

Planning & Zoning Commission



June 10, 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. ELECTION OF OFFICERS

1. Vice-Chair

E. 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.

F. COORDINATION OF CALENDARS

1. Monday, June 24, 2024
2. Monday, July 8, 2024

G. 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.

H. STAFF/DIRECTOR REPORT

1. Training Opportunities

I. 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 May 13, 2024 - Consider approval of the minutes from May 13, 2024.

J. 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. SP24-0001 - Casa Fiori - Consider a request for a Site Plan (SP24-0001 - Casa Fiori) to develop one mixed-use building. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard.
2. SP24-0004 - Hopewell Gerault Industrial - Consider a request for a Site Plan (SP24-0004 – Hopewell Gerault Industrial) to develop an office, warehouse and distribution facility. The property is generally located south of Lakeside Parkway and east of Gerault Road.

K. 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. CSP24-0002 - HTeaO Comprehensive Sign Package - Public Hearing to consider a request for a Comprehensive Sign Package (CSP24-0002- HTeaO Comprehensive Sign Package) to allow a larger wall sign and additional wall signs on the building. The property is generally located south of Cross Timbers Road and west of Morriss Road.
2. ZPD24-0002 - Oncor Dunham Substation - Public Hearing to consider an ordinance for rezoning (ZPD24-0002 – Oncor Dunham Substation) to amend Planned Development District No. 195 (PD-195) with Single Family Estate (SF-E) uses to modify conceptual plans. The property is generally located south of Dunham Road and east of Haynes Road.

L. 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: June 6, 2024, at 5:00 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



May 13, 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 6:30 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Jason Hobbs, Place 2
Scott Langley, Place 5
Scott Jostes, Place 7
Todd Bayuk, Place 9 Alternate

with the following member(s) absent:

Janvier Werner, Place 3, Vice Chair
Gregory Schultz, Place 1
Vacant, Place 4
Cheryl Moore, Place 8 Alternate

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

Bryn Meredith, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Planning Manager
Chuck Russell, Principal Planner
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)
1.	Janvier Werner, 2829 Bob White Ln.	Goodbye
2.	Fred Vincent, 3933 Bordeaux Cir.	Environment

** Indicates person did not wish to speak*

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.

None

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

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

AYES: Jostes, Hobbs, Langley, Bayuk

NAYS: None

RESULT: 4 : 0

I. REGULAR ITEM(S)

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

1. 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.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Jay Robertson, Child's Play; present for questions, no presentation

ACTION: Commissioner Langley moved to recommend approval of I.1. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

AYES: Jostes, Hobbs, Langley, Bayuk

NAYS: None

RESULT: 4 : 0

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.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

At 7:23 p.m., Chair Gilmore called a recess to address a technical issue.

At 7:33 p.m., Chair Gilmore called the meeting back to order.

APPLICANT PRESENTATION:

Mike Boswell, Toll Brothers

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	None	Tom Clark, 8704 Baltusrol Dr.	Bronz Peterson, 5104 Saddle Dr. (with time donated by Cara Peterson, 5104 Saddle Dr.; and Brandy Peterson, 5104 Seville Ln.)
2.		Fred Vincent, 3933 Bordeaux Cir.	
3.		Ricky Clark, 4016 Dawn Dr.	
4.		*Andrea Jeraci, 2906 River Bend Trl.	
5.		*Cindy Clark, 8704 Baltusrol Dr	
6.		*Laverne Amsterdam, 7505 Pine Valley Dr.	
7.		*Helen Jarnigan, 5700 Southern Hills Dr.	
8.		*Sarah Skelly, 5101 River Hill Dr.	
9.		*Ryan Skelly, 5101 River Hill Dr.	

** Indicates person did not wish to speak*

ACTION: Commissioner Hobbs moved to recommend approval of I.2. as presented in the agenda caption, with the exception that the minimum side yard setback shall be 25 feet instead of 15 feet. Commissioner Langley seconded the motion.

AYES: Jostes, Hobbs, Langley

NAYS: Bayuk

RESULT: 3 : 1

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 9:17 p.m.

At 10:01 p.m., the Planning and Zoning Commission reconvened into regular session.

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.

STAFF PRESENTATION:

Lexin Murphy, Director of Development Services

APPLICANT PRESENTATION:

Brad Williams, Greenbrick Partners

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	*Nicholas Lowry, 4705 High Ridge Trl.	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Bayuk moved to recommend approval of I.3. as presented in the agenda caption. Commissioner Hobbs seconded the motion.

AYES: Jostes, Hobbs, Langley, Bayuk

NAYS: None

RESULT: 4 : 0

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.

STAFF PRESENTATION:

Lexin Murphy, Director of Development Services

APPLICANT PRESENTATION:

Brad Williams, Greenbrick Partners

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	*Nicholas Lowry, 4705 High Ridge Trl.	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Langley moved to recommend approval of I.4. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

AYES: Jostes, Hobbs, Langley, Bayuk

NAYS: None

RESULT: 4 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 10:41 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: June 10, 2024
FROM: Codie Freeman, Planner
ITEM: **Consider a request for a Site Plan (SP24-0001 - Casa Fiori) to develop one mixed-use building. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a mixed-use building on Lot 17, Block C of the Lakeside Village Phase 1 Addition. The subject property is currently undeveloped and contains approximately 0.152 acres.

The property is located within the Lakeside DFW Mixed Use Development. The area of consideration for this site plan application is located within the MU-TEN subzone of the Lakeside Village tract. The Mixed-Use ordinance created distinctive zones within each Tract and provided development standards for each zone in terms of street and thoroughfare standards, open space and landscape standards, parking standards, architectural standards, etc.

The site plan provides for a two-story building. The ground floor office use consists of approximately 3,503 square feet with an additional 1,290 square feet of garage space to serve the two second floor residential units occupying approximately 5,014 square feet. The plan indicates a three-foot tall retaining wall constructed along the edge of eastern property line that is entirely situated on the adjacent open space lot, Lot 18X. A wall maintenance agreement has been provided by the applicant assuming responsibility for wall construction, repair, and perpetual maintenance. Access to the property is provided from Lakeside Village Boulevard.

The office use requires 14 parking spaces calculated at the ratio of one space per 250 square feet and the site plan depicts 14 existing on-street parking spaces available for this use. There are four garage parking spaces available for the two residential units.

The landscape plan depicts existing street trees along Lakeside Village Boulevard with additional landscaping provided on the western portion of the site. The elevations depict a predominately stucco, two-story building with a tile roof to complement the architectural style of adjacent office/retail

building within this subdivision. The attached site plan, landscape plan, and elevations comply with the applicable provisions in the Lakeside DFW MU ordinances and the Town standards.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

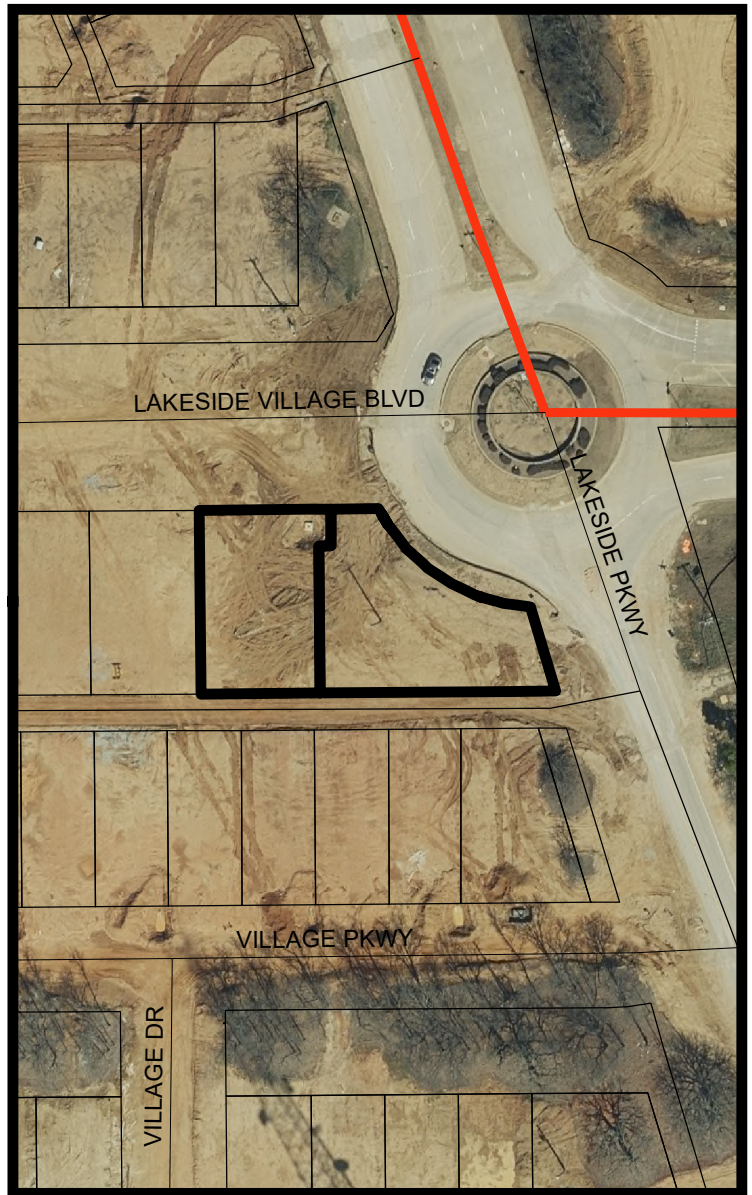
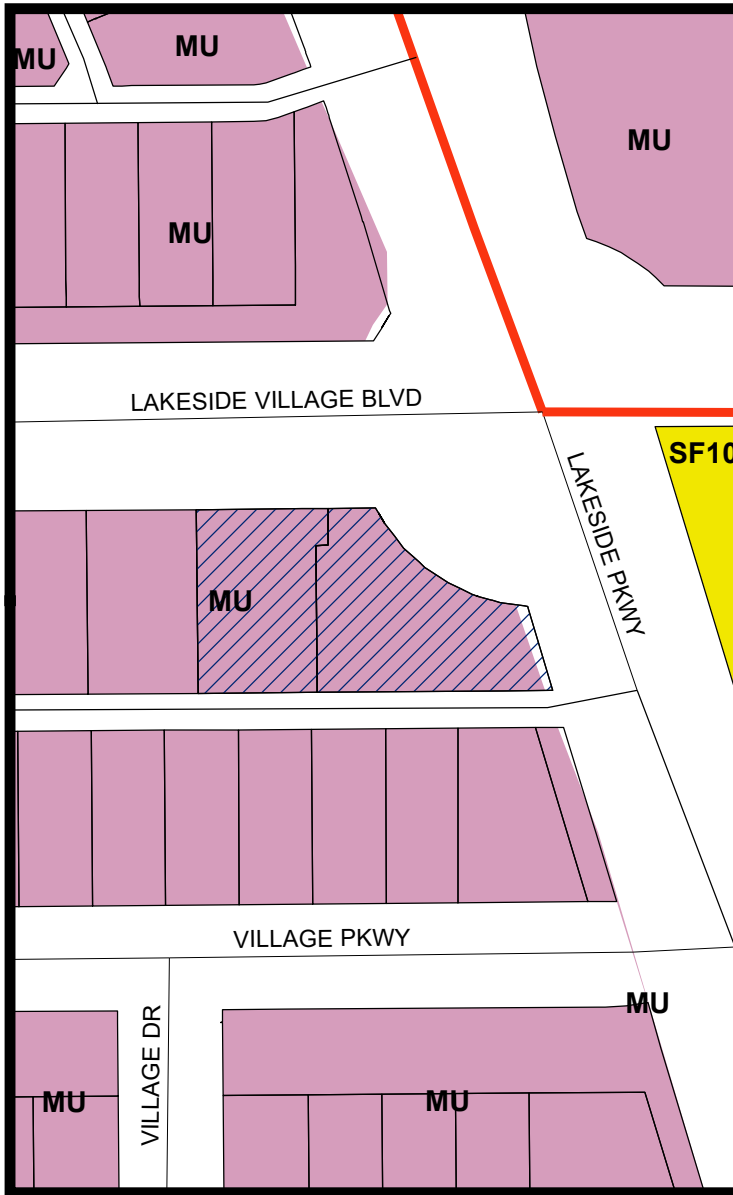
ATTACHMENTS:

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

SP24-0001: Casa Fiori



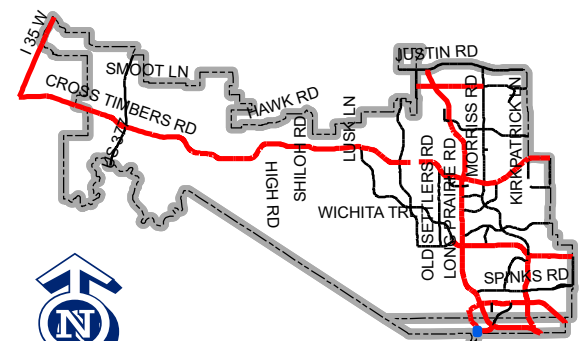
LEGEND

Mixed Use Single Family 10

— Subject Property

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

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



Map Location

0 75 150 300 Feet

May 30, 2024

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

RE: Casa Fiori Building – Site Plan Application

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a site plan application for the Casa Fiori Building. The property is currently zoned as MU17-0002 and is approximately 0.152 acres and is located on lot 17 Block C in Lakeside Village, Phase I. The proposed building is approximately 9,868 SF and will be generally located at the SW corner of Lakeside Village Boulevard and Lakeside Parkway. This will be the second of many buildings within the Lakeside Village development. A previous submittal proposed the re-plat to create this lot.

The proposed building will be two stories in height. The first floor will contain office space and interior garage space. The garage space will provide parking for ~4 cars and will take up ~1,290 SF. The riser room that is located on the east side of the building will take up ~59 SF of the first floor. With the remaining ~3,505 SF of space to serve as office space on the first floor. The second floor is proposed to contain ~5,014 SF of residential space. A retaining wall will be located on the border of lot 17 and lot 18X but the wall will be on lot 18X.

The building design is in line with the architectural theme envisioned for Lakeside Village.

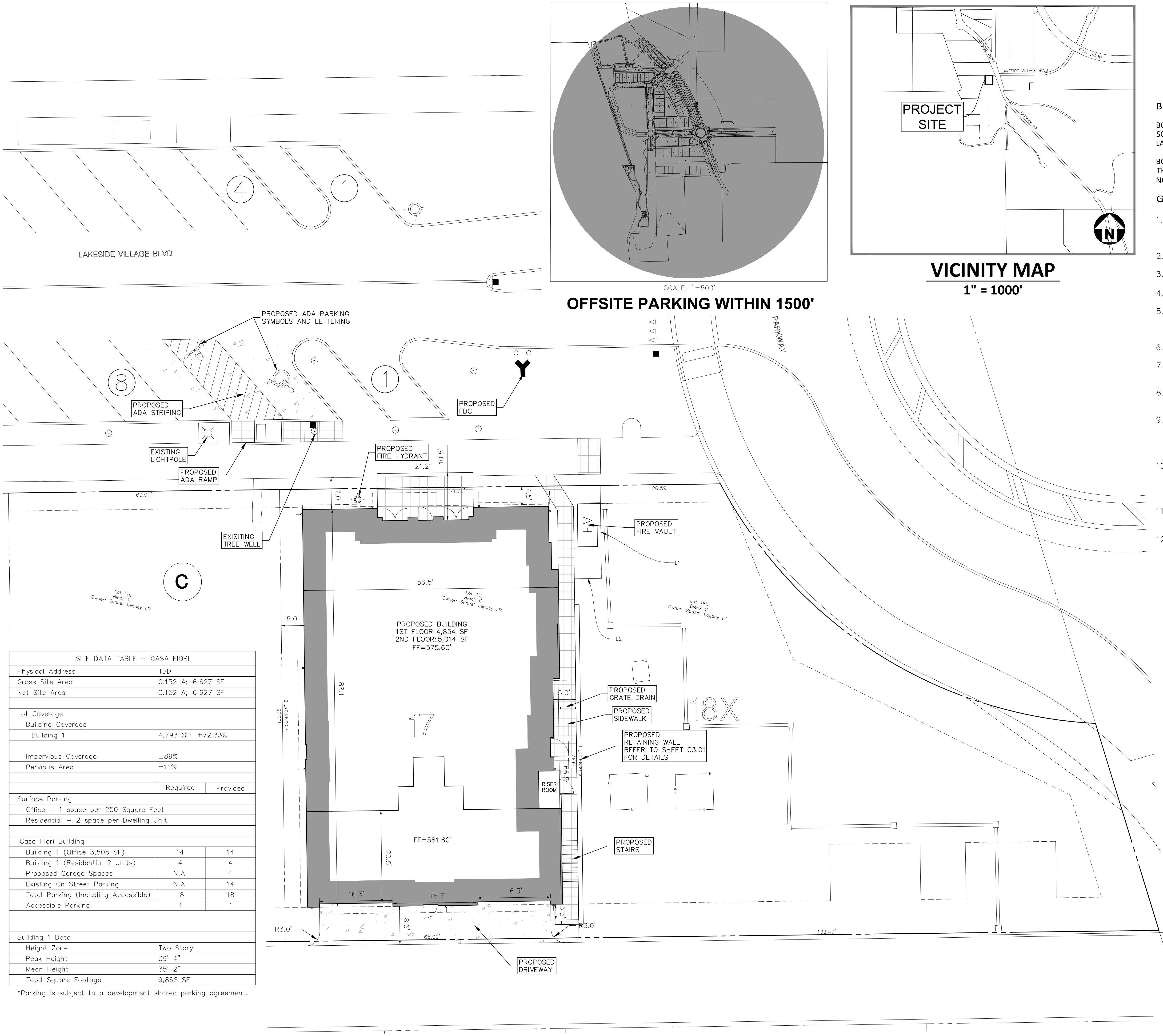
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Bill Seykora
Designer II, Engineering
wseykora@mcadamsco.com
(214) 298 - 4150

cc. Mr. Scott Minnis, McAdams
Ms. Rebecca Everitt, Bellaire Development

M:\Projects\SPEC\2023\SPEC-23566\Construction Drawings\SPEC-23566-S1.dwg, 6/6/2024 12:39:05 PM, Bill Seykora



SITE DATA TABLE – CASA FIORI			
Physical Address		TBD	
Gross Site Area		0.152 A; 6,627 SF	
Net Site Area		0.152 A; 6,627 SF	
Lot Coverage			
Building Coverage			
Building 1		4,793 SF; ±72.33%	
Impervious Coverage		±89%	
Pervious Area		±11%	
		Required	Provided
Surface Parking			
Office – 1 space per 250 Square Feet			
Residential – 2 space per Dwelling Unit			
Casa Fiori Building			
Building 1 (Office 3,505 SF)		14	14
Building 1 (Residential 2 Units)		4	4
Proposed Garage Spaces		N.A.	4
Existing On Street Parking		N.A.	14
Total Parking (Including Accessible)		18	18
Accessible Parking		1	1
Building 1 Data			
Height Zone		Two Story	
Peak Height		39' 4"	
Mean Height		35' 2"	
Total Square Footage		9,868 SF	

*Parking is subject to a development shared parking agreement.

SITE LEGEND		
	SIGNAGE	
	YARD LIGHTS	
	LIGHT POLE	
	POWER POLE	
	TRAFFIC DIRECTIONAL ARROW	
	ACCESSIBLE PARKING STALL	
	VAN ACCESSIBLE PARKING STALL	
	PARKING SPACE COUNT	
	ACCESSIBLE RAMPS	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	EASEMENT LINE	
	CENTERLINE	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

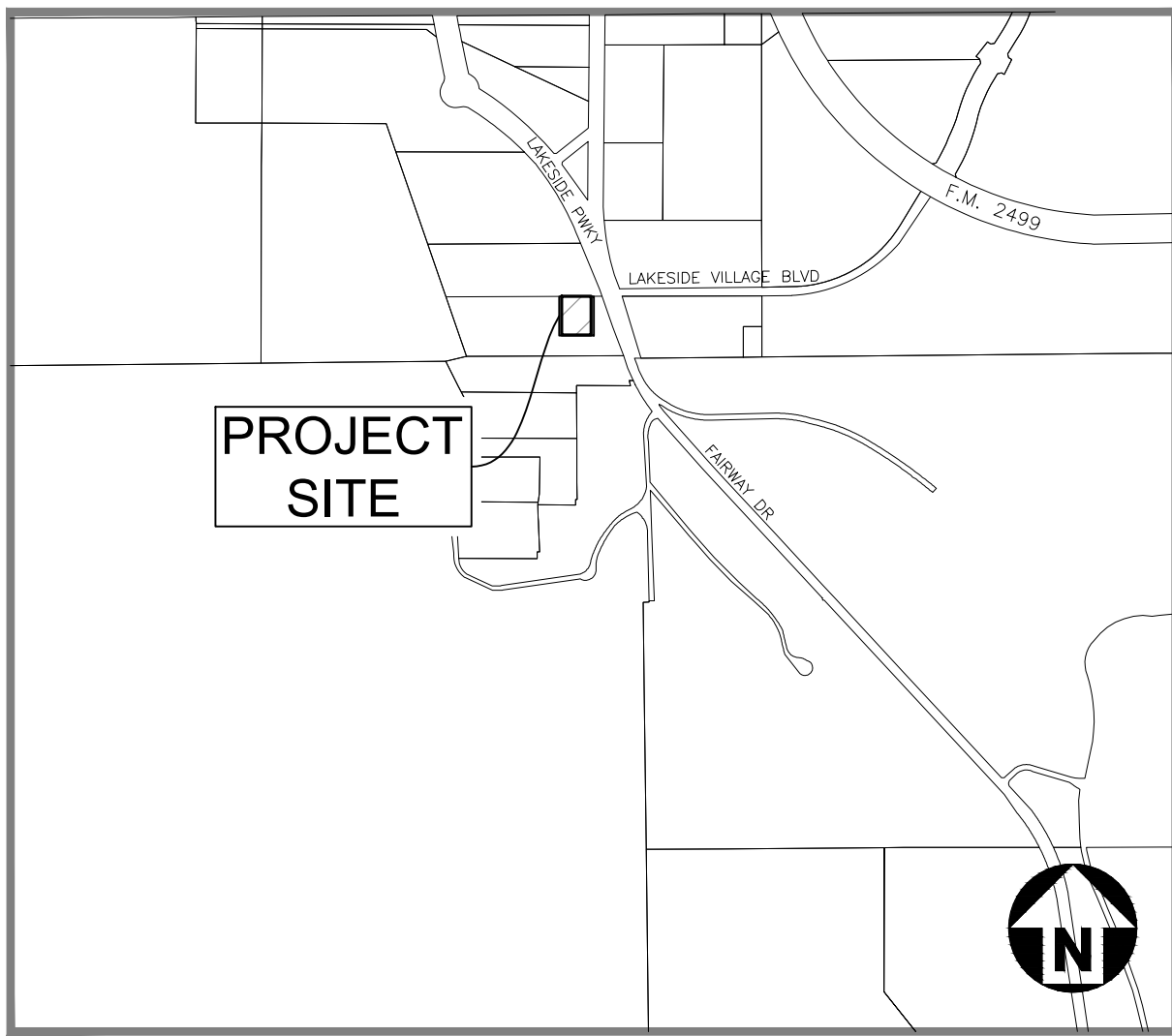
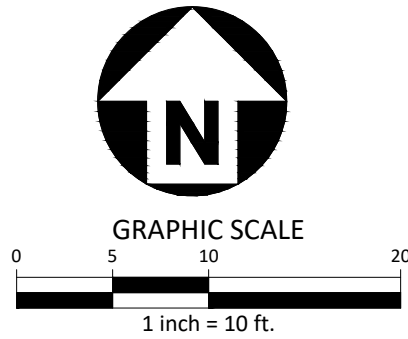
BENCHMARKS:

BOX SET ON THE WESTERLY SIDE OF A LIGHT POLE BASE ~95' SOUTH OF THE ROUNDABOUT AT THE INTERSECTION OF LAKESIDE PKWY. AND EDMERE ROAD. ELEV.=581.76

BOX SET ON THE NE CORNER OF A CURB INLET LOCATED ON THE EAST SIDE OF LAKESIDE PKWY ~537'S. OF THE NORTHWOOD DR/LAKESIDE PKWY INTERSECTION. ELEV.571.00

GENERAL NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' WIDE x 18.0' LONG UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- REFER TO SHEET C7.00 FOR PAVING HATCH LEGEND.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNED.



VICINITY MAP
1" = 1000'

OFFSITE PARKING WITHIN 1500'

CLIENT (OWNER/DEVELOPER)

PBSI, LLC
2800 LAKESIDE PKWY, UNIT 701
FLOWER MOUND, TEXAS 75022
713. 492. 7332
REBECCA EVERITT

CASA FIORI BUILDING SITE PLAN Lot 17 & 18X, Block C LAKESIDE VILLAGE BLVD TOWN OF FLOWER MOUND, TEXAS, 75022



REVISIONS

NO.	DATE	DESCRIPTION
1	03.04.2024	2ND SUBMITTAL
2	04.11.2024	3RD SUBMITTAL
3	05.28.2024	4TH SUBMITTAL
4		
5		
6		

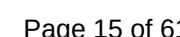
PLAN INFORMATION

PROJECT NO.	SPEC23566
FILENAME	SPEC-23566-S1.DWG
CHECKED BY	TL
DRAWN BY	BS
SCALE	10 SCALE
DATE	05.28.2024

SHEET

SITE & DIMENSIONAL CONTROL PLAN

C2.01





www.mcadamsco.com

PBSI, LLC
2800 LAKESIDE PKWY, UNIT 703
FLOWER MOUND, TEXAS 75022
713. 492. 7332
REBECCA EVERITT

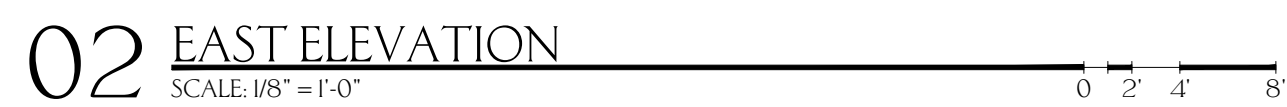
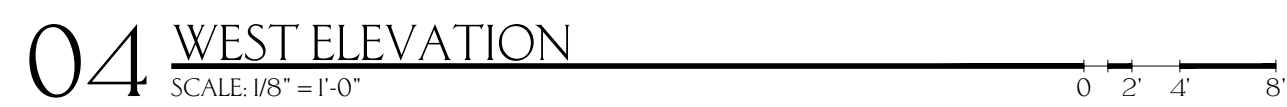


CASA FIORI BUILDING
 Lot 17 & 18X, Block C
 LAKESIDE VILLAGE BLVD
 TOWN OF FLOWER MOUND, TEXAS, 75022

NO.	DATE	DESCRIPTION
1	03.04.2024	2ND SUBMITTA
2	04.11.2024	3RD SUBMITTA
3	05.28.2024	4TH SUBMITTA
4		
5		
6		

PROJECT NO.	SPEC23566
FILENAME	SPEC-23566-LS.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	
DATE	05.28.2024

L5.01



FACADE MATERIAL CALCULATIONS									WINDOW/DOOR AREA CALCULATIONS			EXTERIOR FINISH LEGEND		
	NORTH	%	EAST	%	SOUTH	%	WEST	%	NORTH ELEVATION				A	STUCCO, COLOR: NEUTRAL GROUND
TOTAL FACADE AREA	1654	100.00%	2566	100.00%	1153	100.00%	2442	100.00%	GROUND FLOOR FACADE	AREA BETWEEN 3' AND 9' ABOVE F.F.	340		B	GFR.C, COLOR: NEUTRAL GROUND
DOOR AND WINDOW AREA	349	21.10%	447	17.42%	304	26.37%	418	17.12%		DOOR AND WINDOW AREA	186		C	GLAZING
FACADE AREA MINUS DOORS AND WINDOWS	1305	78.90%	2119	82.58%	849	73.63%	2024	82.88%		PERCENTAGE (BETWEEN 50% & 75%)	55%		D	CLAY BARREL ROOF TILE
													E	BUFF LEUDER'S CUT/CAST STONE
UNRESTRICTED MATERIALS	1196	91.65%	2096	98.91%	849	100.00%	2001	98.86%	UPPER FLOOR FACADE	AREA BETWEEN 3' AND 9' ABOVE F.F.	340		F	DECORATIVE CERAMIC TILE
STUCCO AREA	1180		2067		849		1966			DOOR AND WINDOW AREA	131		G	WINDOW/DOOR, COLOR: SALTY DOG
CERAMIC TILE	16		29		0		35			PERCENTAGE (BETWEEN 30% & 60%)	39%		H	COPPER GUTTER/METAL FLASHING
									NOTES: 1) ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE EXTERIOR OF THE BUILDING				I	STAINED WOOD, SPECIES: DOUGLAS FIR
LIMITED FACADE MATERIALS (MAX 20%)	109	8.35%	23	1.09%	0	0.00%	23	1.14%					J	FABRIC AWNING, COLOR: NAVY
WOOD	109		23		0		23							



PLANNING & ZONING COMMISSION AGENDA J.2. NON-DISCRETIONARY ITEM(S)

DATE: June 10, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Site Plan (SP24-0004 – Hopewell Gerault Industrial) to develop an office, warehouse and distribution facility. The property is generally located south of Lakeside Parkway and east of Gerault Road.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop two office, warehouse and distribution buildings. The subject property is currently undeveloped and contains approximately 7.83 acres.

On January 16, 2024, the Town Council approved an ordinance establishing Planned Development District No.199 (PD-199) with Campus Industrial District (CI) uses.

The applicant is proposing to develop the site with two warehouse and distribution buildings, each with an office component. Both buildings are one-story in height. The first building will contain 64,406 square feet and the second will contain 59,504 square feet (123,910 total square feet).

Access to the site is provided through existing mutual access drives to the south and northeast as well as a new driveway entrance on Gerault Road that lines up with an existing median opening. Required parking for the proposed buildings is one space per 250 square feet for the office component and one space per 2,000 square feet for the warehouse space component. The total number of required parking spaces is 94 and the site plan depicts 111 spaces which is within the Town's allowable 20 percent parking deviation. A shared parking agreement has been established between the two building sites and will be recorded prior to the issuance of a building permit.

The proposed landscape plan depicts required street buffer, street yard, and parking lot trees that meet or exceed the Town's landscaping requirements. The proposed buildings are predominately textured tilt wall masonry with stone accents, and they comply with the approved conceptual elevations for PD-199 and the Town's Urban Design Plan.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

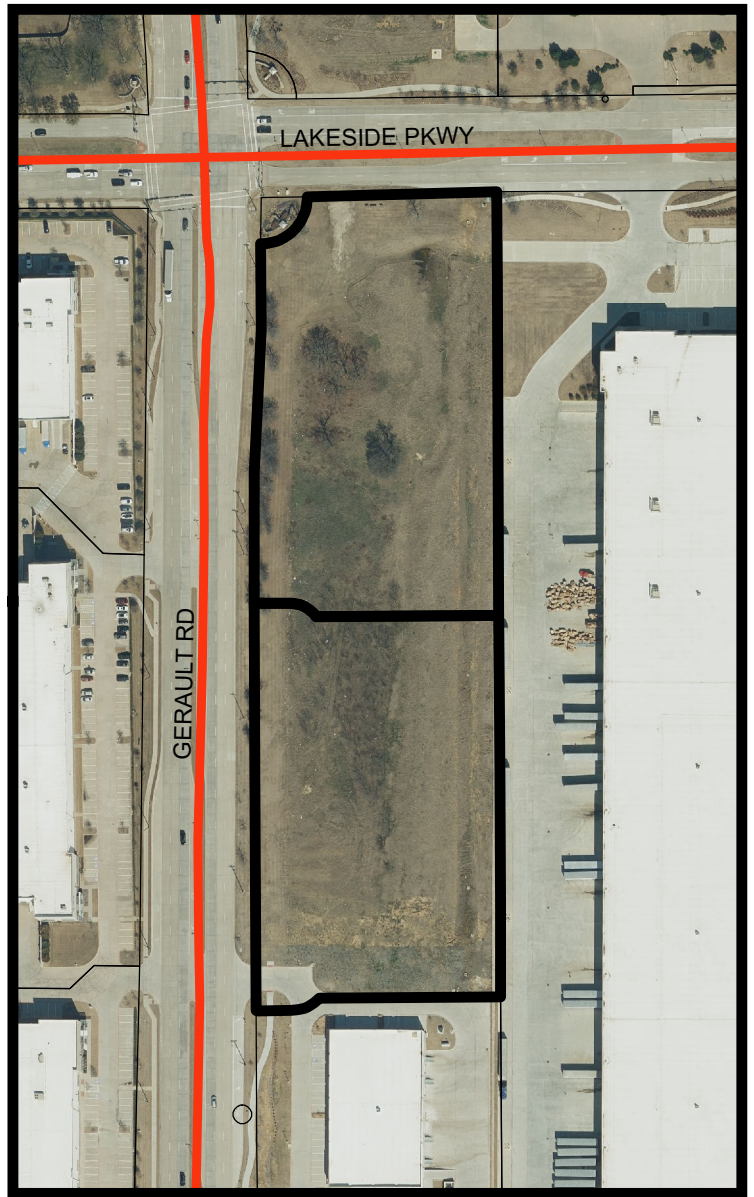
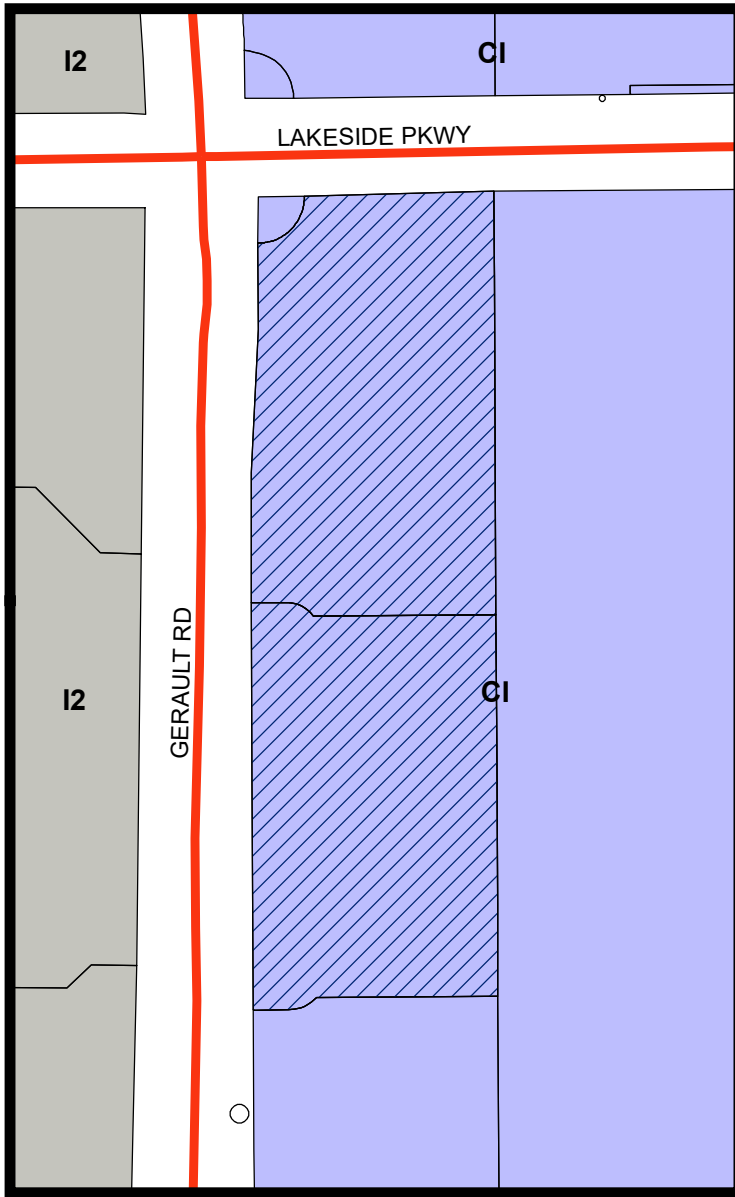
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Site Plan Package
4. Irrevocable Shared Parking Agreement

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

Vicinity Map

SP24-0004: Hopewell Gerault Industrial



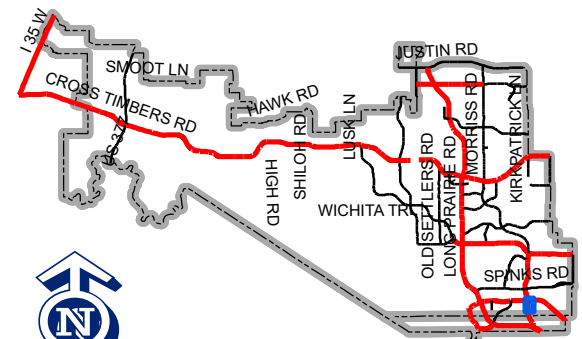
LEGEND

 Campus Industrial  Industrial 2

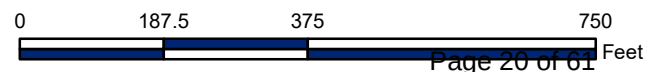
 Subject Property

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

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



Map Location





June 5, 2024

Town of Flower Mound
Planning & Zoning Committee
2121 Cross Timbers Road
Flower Mound, TX 75028

**EXHIBIT A – STATEMENT OF INTENT
SITE PLAN APPLICATION - TOWN OF FLOWER MOUND, TEXAS**

Kimley-Horn on behalf of Hopewell Development II, LP (the “Owner”) is submitting a site plan application for the approximately 7.8 acres of land located at the SE corner of Gerault Rd. and Lakeside Pkwy. and identified by parcel numbers, (524213 and 524212) (the “Property”)

The property is adjacent to Campus Industrial Use zoning on the north, east, and south side of the property, as well as Campus Commercial zoning on the west side of the property. The proposed site plan is consistent with the current zoning of PD with Campus Industrial and is not anticipated to adversely affect adjoining properties. The purpose of the site plan application is to allow the property to be developed for an office and warehouse speculative use buildings with a footprint of 64,406 square feet (S.F.) and 59,504 S.F. The Developer expects a maximum of two occupants, each taking approximately half of the building, approximately 34,320 S.F. The potential future tenants are expected to be contractor supply and service type businesses, (i.e. Garage door supplier that has inventory stored and also has some showroom and office component for sale support). This type of product allows for a variety of wholesale tenants to utilize the space and is typically associated with light manufacturing activities. This development will utilize Town water, sewer, and storm infrastructure. This property is an infill lot with franchise utilities available in the area. Further coordination for service will occur later.

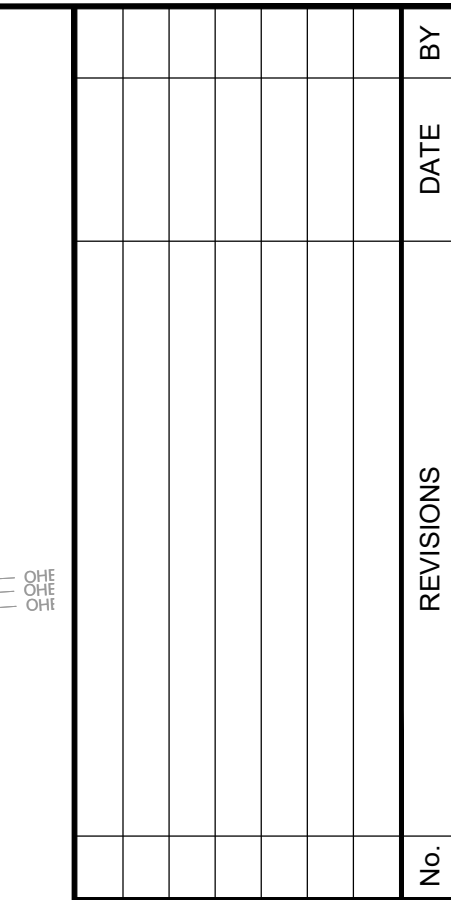
The developer has determined that the developed property will meet the need for office and warehouse demand in the Town of Flower Mound, as well as determined that the proposed development will meet the necessary thresholds needed for the development to be considered economically viable. After the site plan application is complete, the developer intends to submit development plans and building permit for the site following our site plan and replat approval.

We respectfully ask for your consideration and approval of this site plan application.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Scott".

Tyler Scott, P.E.
Kimley-Horn,
Project Manager



A rectangular stamp with a grey header containing the word "PRELIMINARY" in white capital letters. Below the header, the text "FOR REVIEW ONLY" and "Not for construction or permit purposes." is printed. The name "Kimley»Horn" is prominently displayed in a large, bold, black serif font. At the bottom, the text "Engineer TYLER SCOTT, P.E." is printed, followed by "P.E. No. 131358" and "Date 06/04/2024" on the same line.

PROJECT No.	061311115
DATE:	JUNE 2024
SCALE:	AS SHOWN
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

HOPEWELL GERAULT
INDUSTRIAL

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PAVING AND DIMENSIONING PLAN

SHEET NUMBER

C-04

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

- TOWN NOTES

1. ALL RETAINING/DRAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSITE SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. DUMPSITE SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANS/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW
6. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4 - PROHIBITED SIGNS

FLOODPLAIN NOTE:

THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) PER FEMA FIRM NO. 48121C061 DATED APRIL 18, 2011. DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500-YR) ANNUAL CHANCE FLOODPLAIN.

SITE INFORMATION					
GENERAL	EXISTING	PROPOSED	SITE	EXISTING	PROPOSED
USE	VACANT	OFFICE WAREHOUSE	LOT AREA 4R1	3.99 AC	3.43 AC
LAND USE DESIGNATION	C-1	PD W/C-1	LOT AREA 4R2	3.84 AC	4.24 AC
ZONING DISTRICT	PD-199 W/C-1	PD W/C-1	R O W DEDICATION	-	0.16 AC (6,915 SF)
OVERLAYS	-	-	IMPERVIOUS AREA	-	5.92 AC (77.18%)
BUILDING	EXISTING	PROPOSED	PERVIOUS AREA	-	1.75 AC (22.82%)
INTENSITY (FAR)	-	0.37	PARKING REQUIREMENTS	OFFICE: 1 SPACE/ 250 SF WAREHOUSE: 1 SPACE/ 2,000 SF	
TOTAL AREA	-	123,910 S.F.			
COMMERCIAL AREA OFFICE	-	9,300 S.F.	PARKING CALCULATIONS	BUILDING 1 WAREHOUSE: 58,408 SF / 2,000 = 29 SPACES OFFICE: 6,000 SF / 250 = 24 SPACES	
INDUSTRIAL AREA WAREHOUSE	-	114,610 S.F.		BUILDING 2 WAREHOUSE: 66,204 SF / 2,000 = 28 SPACES OFFICE: 3,300 SF / 250 = 13 SPACES	
BUILDING	-	1 STORY			
PEAK HEIGHT	-	40 FEET	TOTAL PARKING	BLDG 1 REQUIRED: 53 SPACES BLDG 1 PROVIDED: 78 SPACES BLDG 2 REQUIRED: 41 SPACES BLDG 2 PROVIDED: 33 SPACES	
MEAN HEIGHT	-	37 FEET			
PROPERTY DEVELOPMENT REGULATIONS			TOTAL REQUIRED: 111 SPACES ADA SPACES PROVIDED: 8 SPACES		

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
3. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
4. ALL CURB RADII ARE 2' OR 10' UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
6. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
7. RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.
8. ALL WALLS TO BE DESIGN BUILD BY CONTRACTOR.
9. CONTRACTOR TO COORDINATE WITH OWNER AND REFERENCE GEOTECH REPORT FOR PAVEMENT OR SUBGRADE ALTERNATIVES.
10. CONTRACTOR SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE, IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED.
11. REFERENCE GENERAL NOTES FOR ADDITIONAL PAVING NOTES

MASTER PLAN FEATURES	
LAND USE PLAN	LU - CAMPUS INDUSTRIAL
URBAN DESIGN PLAN	LAKESIDE BUSINESS DISTRICT
PARKS AND TRAILS	PROPOSED 8' MULTI-USE TRAIL ALONG GERAULT ROAD FRONTAGE
OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	GERAULT ROAD: MAJOR ARTERIAL (120' R.O.W) LAKESIDE PARKWAY: MAJOR ARTERIAL (120' R.O.W)
WATER PLAN	EAST PRESSURE PLANE EXISTING 12" IN LAKESIDE R.O.W. EXISTING 16" IN GERAULT R.O.W EXISTING 8" STUBS TO PRIVATE LOT
WASTE WATER PLAN	LAKESIDE BUSINESS DISTRICT EXISTING 12" IN LAKESIDE R.O.W. EXISTING 12" IN GERAULT R.O.W
ECONOMIC IMPACT	PROPERTY TAX VALUE INCREASE

LEGEND

Legend for pavement and site boundary symbols:

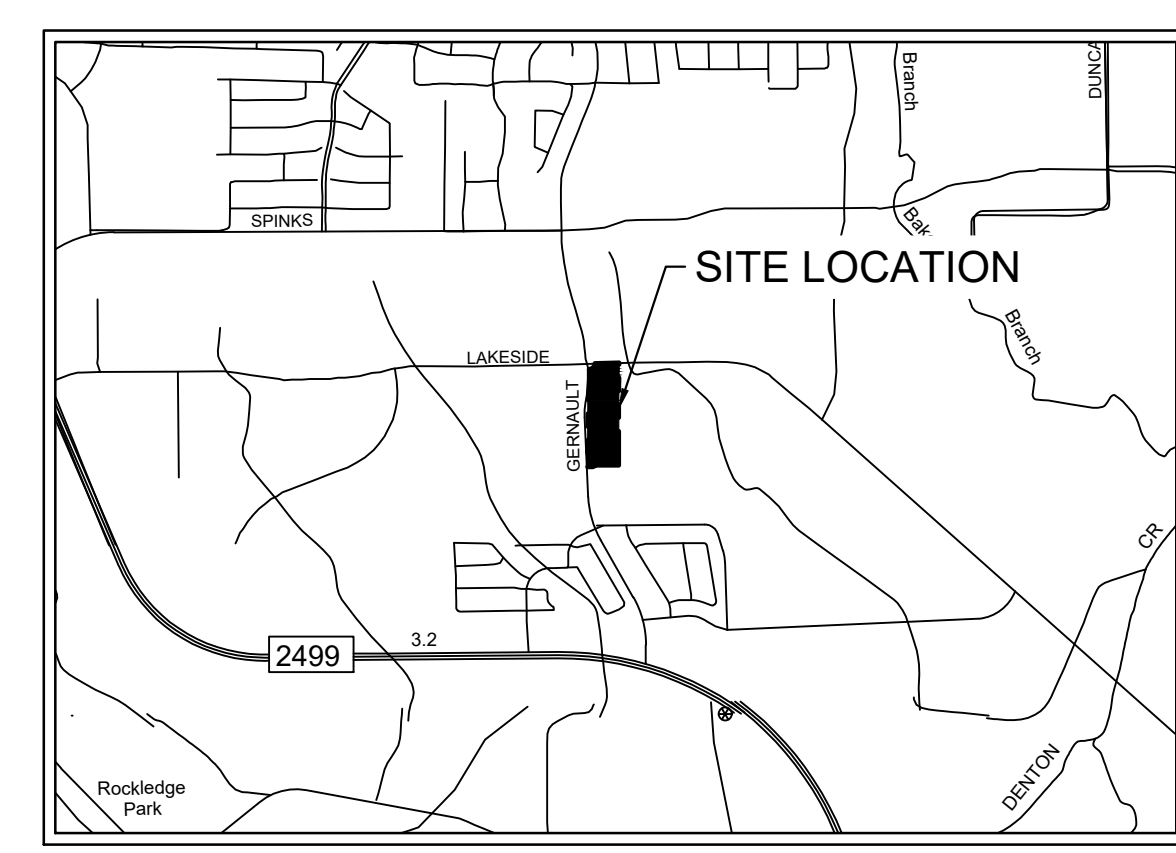
- PROPOSED 4" CONCRETE SIDEWALK (Pattern: small dots)
- PROPOSED 5" CONCRETE PAVEMENT (Pattern: small crosses)
- PROPOSED 6" CONCRETE PAVEMENT (Pattern: diagonal lines)
- PROPOSED 7" CONCRETE PAVEMENT (Pattern: solid gray)
- SITE BOUNDARY (Pattern: dashed line)
- EASEMENT LINE (Pattern: long dashed line)
- PROPOSED SAW-CUT LINE (Pattern: thick solid black line)
- PROPOSED RETAINING WALL (Pattern: thick solid black line with cross-hatching)
- PROPOSED FIRE LANE STRIPING (Pattern: solid line with 'FL' text)
- BARRIER FREE RAMP (BFR) (Symbol: two triangles pointing towards each other)
- NUMBER OF PARKING SPACES PER ROW (Symbol: square with '#')

NOTE:

PAVEMENT STRENGTH SHALL BE 3,600 PSI
AT 28 DAYS WITH #3 BARS AT 18" C-C BOTH
WAYS PER GEOTECH REPORT 23-27347,
UNLESS SHOWN OTHERWISE.

SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6", RECOMPACTED TO 95% STANDARD PROCTOR DENSITY AND LIME TREATED AT 40 LB PER SY PER GEOTECH REPORT 23-27347, UNLESS SHOWN OTHERWISE.

CONTRACTOR SHALL REFER TO:
GEOTECHNICAL ENGINEERING REPORT
PREPARED BY RONE ENGINEERING
PROJECT NO. 23 - 27347
DATED: APRIL 18, 2023
FOR ALL PAVEMENT AND SUBGRADE
RECOMMENDATIONS.



LOCATION MAP

SCALE: 1" = 2,000'

REVIEWED
TOWN OF FLOWER MOUND
RELEASED FOR CONSTRUCTION

DATE _____

TOWN OF FLOWER MOUND
ENGINEERING SERVICES DIVISION

CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.



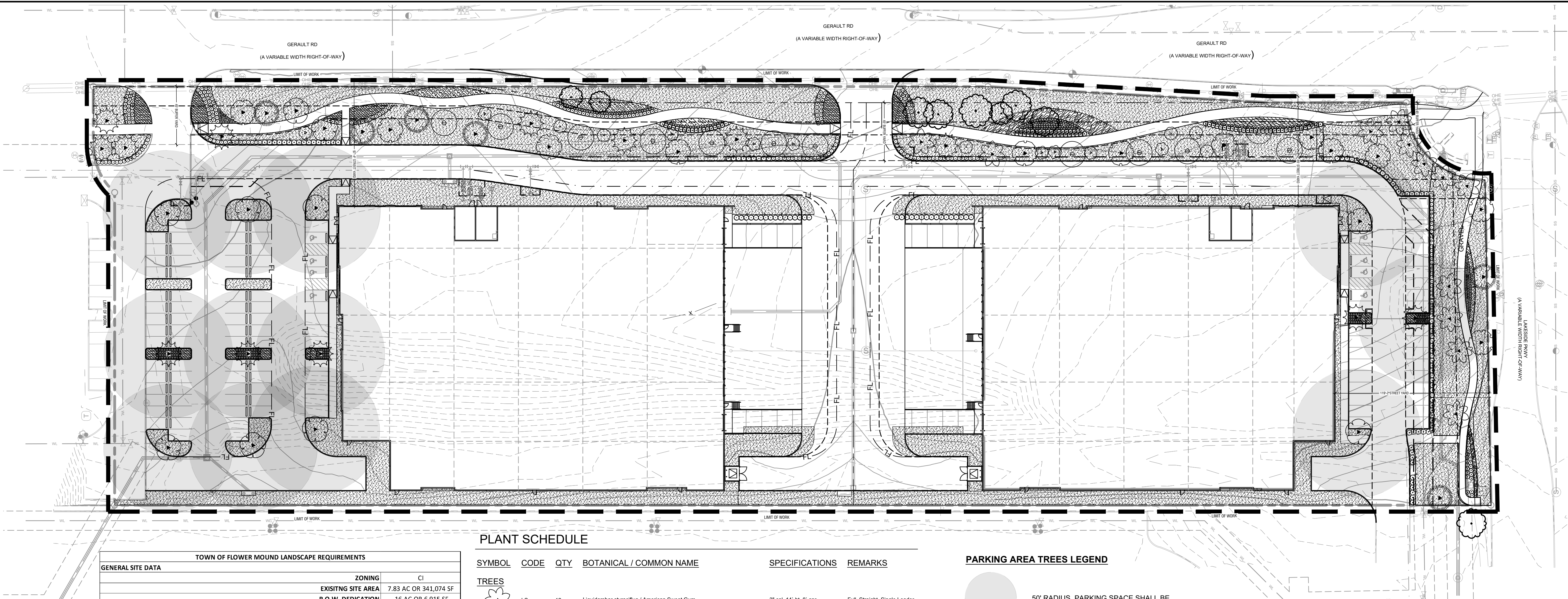
Know what's **below**.
Call before you dig.

BENCH MARK LIST

BM 100	MAG NAIL W/ WASHER SET IN THE SOUTHEAST CORNER OF A CURB INLET ON THE EAST SIDE OF GERAULT ROAD, ±75' SOUTH OF THE INTERSECTION OF THE EAST CURB LINE OF GERAULT ROAD AND THE SOUTH CURB LINE OF LAKESIDE PARKWAY
BM 101	MAG NAIL W/ WASHER SET IN THE EAST CURB LINE OF GERAULT ROAD, ±325' SOUTH OF THE INTERSECTION OF THE EAST CURB LINE OF GERAULT ROAD AND THE SOUTH CURB LINE OF LAKESIDE PARKWAY

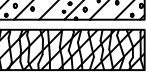
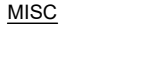
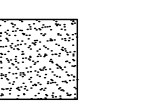
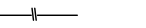
NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on March 9, 2023 with an applied combined scale factor of 1.00015063.

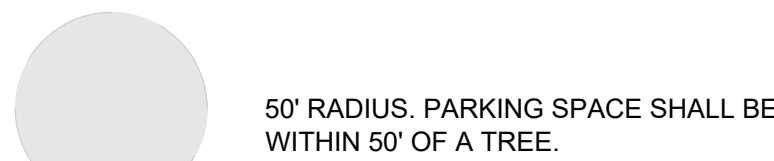


TOWN OF FLOWER MOUND LANDSCAPE REQUIREMENTS			
GENERAL SITE DATA		ZONING	CI
		EXISTING SITE AREA	7.83 AC OR 341,074 SF
		R.O.W. DEDICATION	.16 AC OR 6,915 SF
		PROPOSED SITE AREA	7.67 AC OR 334,159 SF
STREET YARD - GERAULT RD. - TOTAL STREET YARD S.F. 90,130 S.F.		REQUIRED	PROVIDED
10 CANOPY TREES / FIRST 10,000 S.F. 10,000 S.F. = 10 TREES		10 CANOPY TREES	10 CANOPY TREES
1 CANOPY TREE / PER EACH ADDITIONAL 2,500 S.F. 90,130 S.F. - 10,000 = 80,130 / 2,500 = 32 TREES		32 CANOPY TREES	26 CANOPY TREES 5 ORNAMENTAL TREES (15/3 = 5 TREES) 8 EXISTING CANOPY TREES
STREET YARD - LAKESIDE PKWY - TOTAL STREET YARD S.F. 28,900 S.F.		REQUIRED	PROVIDED
10 CANOPY TREES / FIRST 10,000 S.F. 10,000 S.F. = 10 TREES		10 CANOPY TREES	10 CANOPY TREES
1 CANOPY TREE / PER EACH ADDITIONAL 2,500 S.F. 28,900 S.F. - 10,000 = 18,900 S.F. / 2,500 = 7.56 = 8 TREES		8 CANOPY TREES	8 CANOPY TREES
STREET BUFFER - GERAULT RD. - TOTAL STREET YARD S.F. 900 L.F.		REQUIRED	PROVIDED
1 CANOPY TREE / 30 L.F. 45' BUFFER 900 L.F. / 30 L.F. = 30		30 CANOPY TREES	44 CANOPY TREES
STREET BUFFER - LAKESIDE PKWY - TOTAL STREET YARD 252.64 L.F.		REQUIRED	PROVIDED
1 CANOPY TREE / 30 L.F. 45' BUFFER 252.64 L.F. / 30 L.F. = 8.4 = 9		9 CANOPY TREES	10 CANOPY TREES
STREET YARD LANDSCAPE- GERAULT RD.-TOTAL STREET YARD 90,130 S.F.		REQUIRED	PROVIDED
MIN. 20% OF STREET YARD SHALL BE LANDSCAPE		18,026S. F.	39,553 S.F.
90,130 S.F X .20 = 18,026 S.F.			
STREET YARD LANDSCAPE- LAKESIDE PKWY- TOTAL STREET YARD 28,900 S.F.		REQUIRED	PROVIDED
MIN. 20% OF STREET YARD SHALL BE LANDSCAPE 29,900 S.F X .20 = 5,780 S.F.		5,780 S.F.	9,841 S.F.
PARKING LOT TREES- TOTAL PARKING SPACES 111		REQUIRED	PROVIDED
1 TREE / 10 PARKING SPACE ALL PACES ARE WITHIN 50' OF A TREE 111 / 10 = 11.1 = 12		12 TREES	12 TREES
PARKING LOT LANDSCAPE= TOTAL PARKING SPACES 111		REQUIRED	PROVIDED
LANDSCAPE AREA WITHIN OFF STREET PARKING SHOULD HAVE A MIN. OF 90 S.F. PER 12 SPACES. 111 / 12 = 9.25 * 90 = 832.5		832.5 S.F.	985 S.F.
SCREENING OF SURFACE PARKING LOT			
		REQUIRED	PROVIDED
SCREENING TO EXTEND ENTIRE STREET FRONTAGE OF SURFACE PARKING LOT. PLANTING MATERIALS TO BE MIN. 36" IN HEIGHT.		YES	YES
PARKING AREA TREES			
		REQUIRED	PROVIDED
ALL PARKING SPACES MUST BE LOCATED WITHIN 50' OF A TREE		YES	YES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	LS	12	Liquidambar styraciflua / American Sweet Gum	3" cal, 14' ht, 8' spr	Full, Straight, Single Leader
	MG	12	Magnolia grandiflora / Southern Magnolia	3" cal, 12' ht, 5'-7' spr	Full, Straight, Single Leader
	QS	6	Quercus shumardii / Shumard Red Oak	3" cal, 14' ht, 5'-6' spr	Full, Straight, Single Leader
	QV	12	Quercus virginiana / Southern Live Oak	3" cal, 16' ht, 6' spr	Full, Straight, Single Leader
	TD	13	Taxodium distichum / Bald Cypress	3" cal, 14' ht, 5' spr	Full, Straight, Single Leader
	UC	10	Ulmus crassifolia / Cedar Elm	3" cal, 14' ht, 6' spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	JS	32	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	3" cal, 10' ht, 4' spr	Full, Straight, Single Leader
	LN	6	Lagerstroemia x 'Natchez' / Crape Myrtle Natchez	3" cal, 14' ht, 6' spr	Full, Single Leader
	MC	9	Myrica cerifera / Wax Myrtle	3" cal, 14' ht, 5' spr	Full, Multi-Trunk
SHRUBS					
	ABE	109	Abelia x grandiflora / Glossy Abelia	24" ht, 18" spr, 36" oc	Full
	HES	198	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full
	DYH	138	Ilex vomitoria / Dwarf Yaupon Holly	36" ht, 18" spr, 36" oc	Full
	IXH	48	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	36" ht, 24" spr, 48" oc	Full
	LGG	171	Loropetalum chinense / Loropetalum	24" ht, 18" spr, 36" oc	Full
	MCW	86	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 48" oc	Full
	PAS	75	Perovskia atriplicifolia / Russian Sage	18" ht, 18" spr, 24" oc	Full
	PC2	41	Prunus caroliniana / Carolina Cherry Laurel	36" ht, 24" spr, 48" oc	Full
GROUND COVERS					
	EUF	509	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	MIX 1	570	Hemerocallis fulva 'Aztec Gold' / Liriope muscari / Aztec Gold Daylily / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LHG	539	Lantana x 'New Gold' / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
MISC					
	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	
	SOD	TBD	Cynodon dactylon / Common Bermuda	Solid sod, rolled tight with sand filled joints 100% weed, disease, and pest free	
	MULCH	TBD	Shredded hardwood mulch	3" depth. All trees in sod to receive a 4" dia. mulch ring	
	STEEL EDGING	TBD		3/16" x 6", Black	
	EXISTING TREE TO REMAIN				

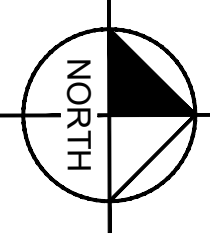
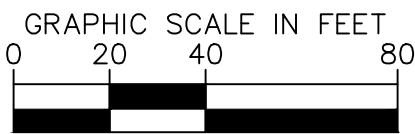
PARKING AREA TREES LEGEND

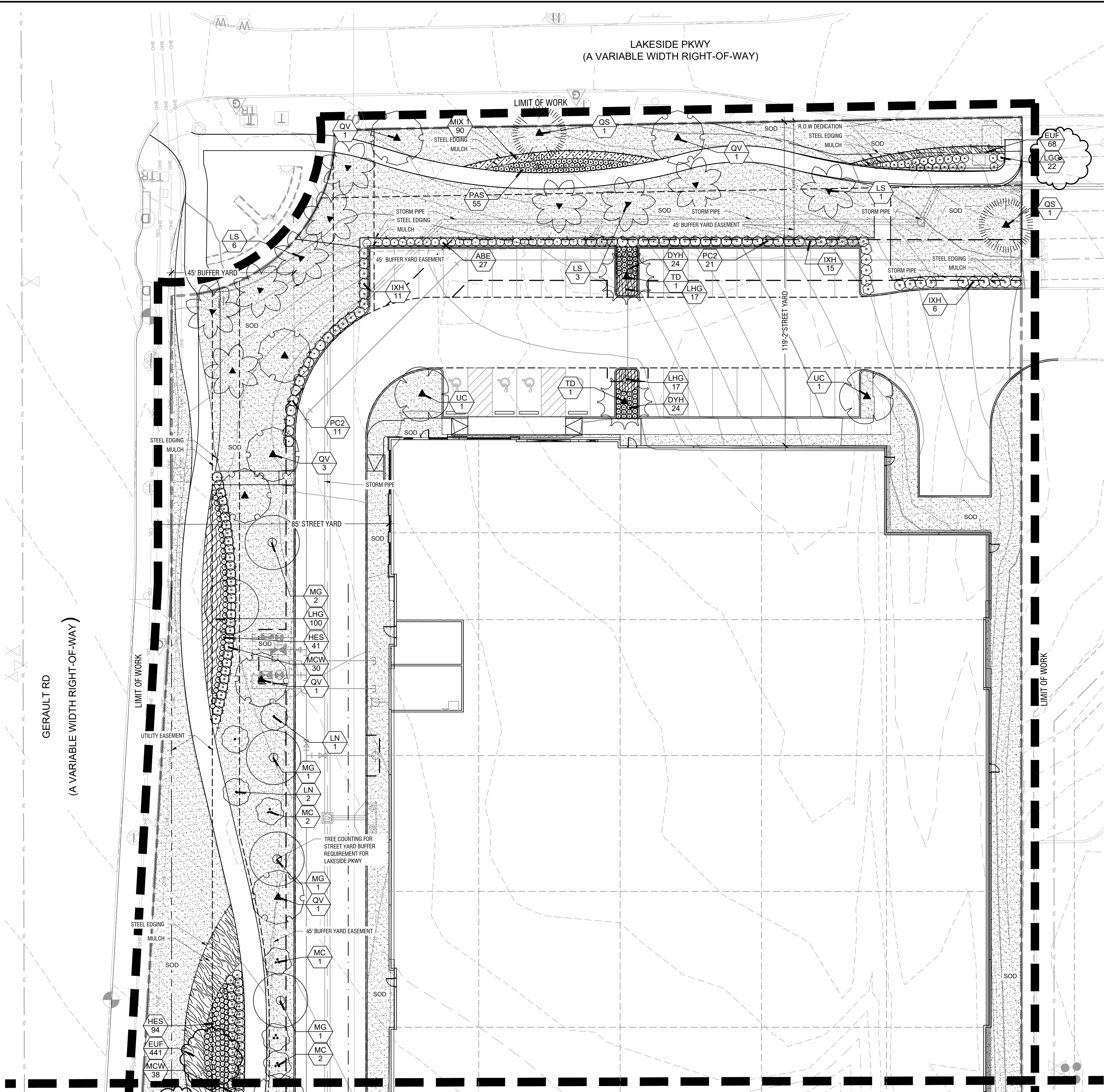


NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

LANDSCAPE TREE PRECENTAGE					
COMMON NAME	# OF TREES	SPECIES	% OF SPECIES	GENUS	% OF GENUS
AMERICAN SWEET GUM	12	STYRACIFLUA	19%	LIQUIDAMBAR	19%
SOUTHERN MAGNOLIA	12	GRANDIFLORA	19%	MAGNOLIA	19%
SHUMARD RED OAK	6	SHUMARDII	9%	QUERCUS	
SOUTHERN LIVE OAK	12	VIRGINIANA	19%	QUERCUS	28%
BALD CYPRESS	12	DISTICHUM	19%	TAXODIUM	19%
CEDAR ELM	10	CRASSIFOLIA	16%	ULMUS	16%
TOTAL # OF TREES	64				



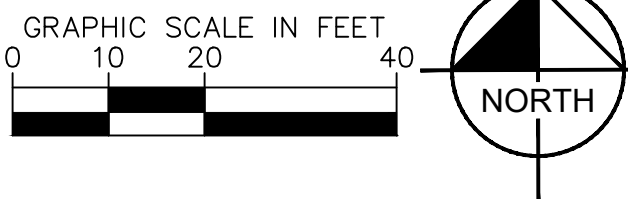


GERAULT RD
(A VARIABLE WIDTH RIGHT-OF-WAY)

LAKESIDE PKWY
(A VARIABLE WIDTH RIGHT-OF-WAY)

REFERENCE LP 1.03

LANDSCAPE TREE PERCENTAGE				
COMMON NAME	# OF TREES	SPECIES	% OF SPECIES	GENUS
AMERICAN SWEET GUM	12	STYRACIFLUA	19%	LIQUIDAMBAR
SOUTHERN MAGNOLIA	12	GRANDIFLORA	19%	MAGNOLIA
SHUMARD RED OAK	6	SHUMARDII	9%	QUERCUS
SOUTHERN LIVE OAK	12	VIRGINIANA	19%	QUERCUS
BALD CYPRESS	12	DISTICHUM	19%	TAXODIUM
CEDAR ELM	10	CRASSIFOLIA	16%	ULMUS
TOTAL # OF TREES	64			



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
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	UC	10	Ulmus crassifolia / Cedar Elm	3" cal, 14' ht, 6' spr	Full, Straight, Single Leader
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	LN	6	Lagerstroemia x 'Natchez' / Crepe Myrtle Natchez	3" cal, 14' ht, 6' spr	Full, Single Leader
	MC	9	Myrica cerifera / Wax Myrtle	3" cal, 14' ht, 5' spr	Full, Multi-Trunk
SHRUBS					
	ABE	109	Abelia x grandiflora / Glossy Abelia	24" ht, 18" spr, 36" oc	Full
	HES	198	Heisteria parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full
	DYH	138	Ilex vomitoria / Dwarf Yaupon Holly	36" ht, 18" spr, 36" oc	Full
	DXH	48	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	36" ht, 24" spr, 48" oc	Full
	LGG	171	Loropetalum chinense / Loropetalum	24" ht, 18" spr, 36" oc	Full
	MCW	86	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 48" oc	Full
	PAS	75	Perovskia atriplicifolia / Russian Sage	18" ht, 18" spr, 24" oc	Full
	PC2	41	Prunus caroliniana / Carolina Cherry Laurel	36" ht, 24" spr, 48" oc	Full
GROUND COVERS					
	EUF	509	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	MIX 1	570	Hemerocallis fulva 'Aztec Gold' / Linopie muscari / Aztec Gold Daylily/Linopie	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LHG	539	Lantana x 'New Gold' / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
MISC					
	SOD	TBD	Cynodon dactylon / Common Bermuda		Solid sod, rolled tight with sand filled joints 100% weed, disease, and pest free
	MULCH	TBD	Shredded hardwood mulch		3" depth. All trees in sod to receive a 4" dia. mulch ring
	STEEL EDGING	TBD			3/16" x 6", Black
	EXISTING TREE TO REMAIN				

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

TOWN OF FLOWER MOUND LANDSCAPE REQUIREMENTS		
GENERAL SITE DATA		
ZONING		CI
EXISTING SITE AREA		7.83 AC OR 341,074 SF
R.O.W. DEDICATION		.16 AC OR 6,915 SF
PROPOSED SITE AREA		7.67 AC OR 334,159 SF
STREET YARD - GERAULT RD. - TOTAL STREET YARD S.F. 90,130 S.F.		
10 CANOPY TREES / FIRST 10,000 S.F. 10,000 S.F. = 10 TREES	REQUIRED 10 CANOPY TREES	PROVIDED 10 CANOPY TREES
1 CANOPY TREE / PER EACH ADDITIONAL 2,500 S.F. 90,130 S.F. - 10,000 = 80,130 / 2,500 = 32 TREES	32 CANOPY TREES	26 CANOPY TREES 5 ORNAMENTAL TREES (15/3 = 5 TREES) 8 EXISTING CANOPY TREES
STREET YARD - LAKESIDE PKWY - TOTAL STREET YARD S.F. 28,900 S.F.		
10 CANOPY TREES / FIRST 10,000 S.F. 10,000 S.F. = 10 TREES	REQUIRED 10 CANOPY TREES	PROVIDED 10 CANOPY TREES
1 CANOPY TREE / PER EACH ADDITIONAL 2,500 S.F. 28,900 S.F. - 10,000 = 18,900 S.F. / 2,500 = 7.56 = 8 TREES	8 CANOPY TREES	8 CANOPY TREES
STREET BUFFER - GERAULT RD. - TOTAL STREET YARD S.F. 900 L.F.		
1 CANOPY TREE / 30 L.F. 45' BUFFER 900 L.F. / 30 L.F. = 30	REQUIRED 30 CANOPY TREES	PROVIDED 44 CANOPY TREES
STREET BUFFER - LAKESIDE PKWY - TOTAL STREET YARD 252.64 L.F.		
1 CANOPY TREE / 30 L.F. 45' BUFFER 252.64 L.F. / 30 L.F. = 8.4 = 9	REQUIRED 9 CANOPY TREES	PROVIDED 10 CANOPY TREES
STREET YARD LANDSCAPE- GERAULT RD.-TOTAL STREET YARD 90,130 S.F.		
MIN. 20% OF STREET YARD SHALL BE LANDSCAPE 90,130 S.F. X .20 = 18,026 S.F.	REQUIRED 18,026 S.F.	PROVIDED 39,553 S.F.
STREET YARD LANDSCAPE- LAKESIDE PKWY- TOTAL STREET YARD 28,900 S.F.		
MIN. 20% OF STREET YARD SHALL BE LANDSCAPE 28,900 S.F. X .20 = 5,780 S.F.	REQUIRED 5,780 S.F.	PROVIDED 9,841 S.F.
PARKING LOT TREES- TOTAL PARKING SPACES 111		
1 TREE / 10 PARKING SPACE ALL PACES ARE WITHIN 50' OF A TREE 111 / 10 = 11.1 = 12	REQUIRED 12 TREES	PROVIDED 12 TREES
PARKING LOT LANDSCAPE= TOTAL PARKING SPACES 111		
LANDSCAPE AREA WITHIN OFF STREET PARKING SHOULD HAVE A MIN. OF 90 S.F. PER 12 SPACES. 111 / 12 = 9.25 * 90 = 832.5	REQUIRED 832.5 S.F.	PROVIDED 985 S.F.
SCREENING OF SURFACE PARKING LOT		
SCREENING TO EXTEND ENTIRE STREET FRONTAGE OF SURFACE PARKING LOT. PLANTING MATERIALS TO BE MIN. 36" IN HEIGHT.	REQUIRED YES	PROVIDED YES
PARKING AREA TREES		
ALL PARKING SPACES MUST BE LOCATED WITHIN 50' OF A TREE	REQUIRED YES	PROVIDED YES

Kimley»Horn

801 CHERRY ST. UNIT 11, STE 950, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928



06/05/2024

PROJECT No. 06131115
DATE: JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: BTM
DRAWN BY: BTM
CHECKED BY: MFP

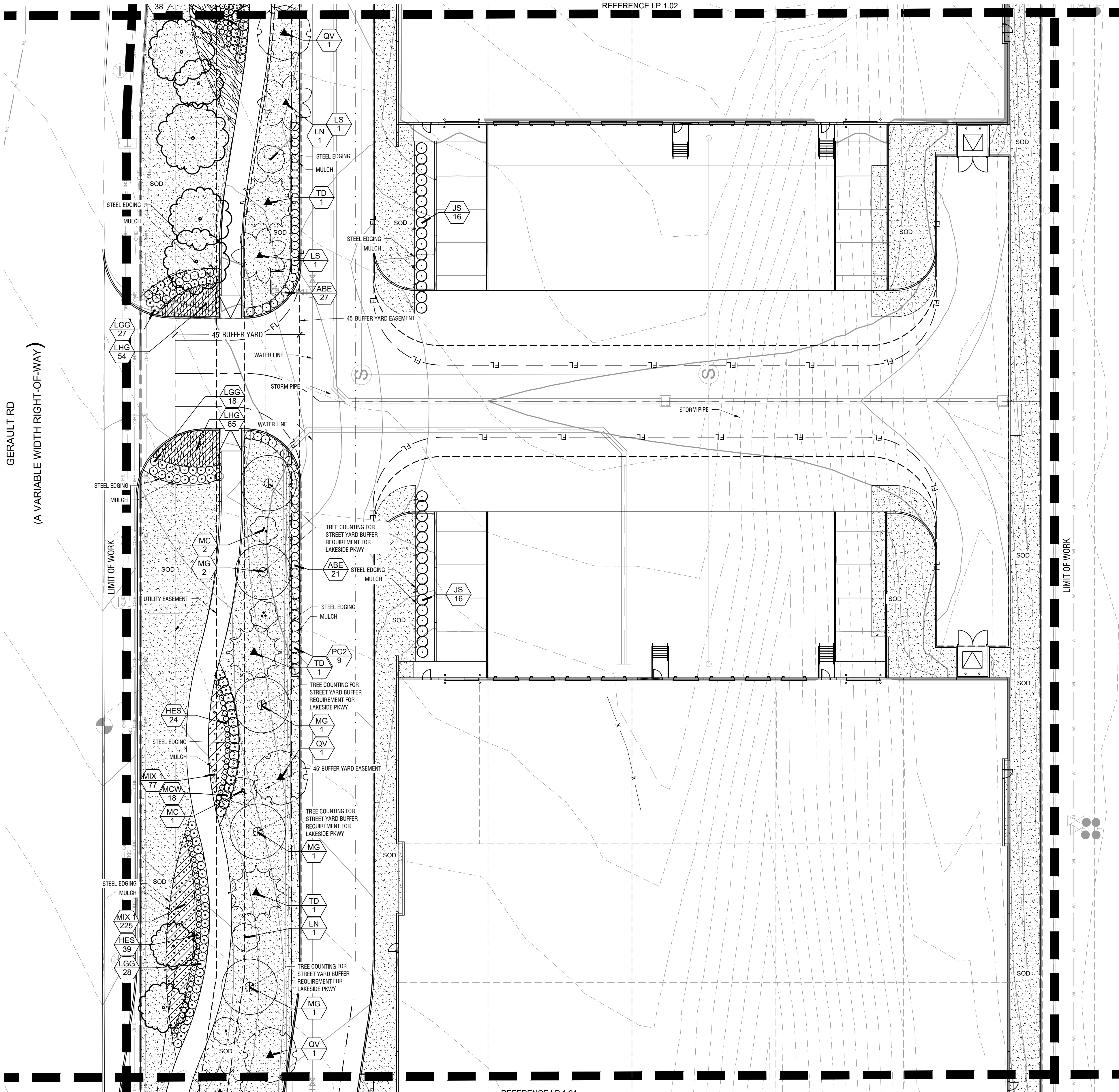
HOPEWELL GERAULT
INDUSTRIAL

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER

LP 1.02



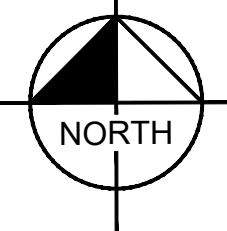
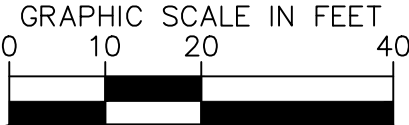
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	LS	12	Liquidambar styraciflua / American Sweet Gum	3" cal, 14' ht, 8" spr	Full, Straight, Single Leader
	MG	12	Magnolia grandiflora / Southern Magnolia	3" cal, 12' ht, 5'-7" spr	Full, Straight, Single Leader
	QS	6	Quercus shumardii / Shumard Red Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader
	QV	12	Quercus virginiana / Southern Live Oak	3" cal, 16' ht, 6" spr	Full, Straight, Single Leader
	TD	13	Taxodium distichum / Bald Cypress	3" cal, 14' ht, 5" spr	Full, Straight, Single Leader
	UC	10	Ulmus crassifolia / Cedar Elm	3" cal, 14' ht, 6" spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	JS	32	Juniperus scopulorum "Skyrocket" / Skyrocket Juniper	3" cal, 10' ht, 4" spr	Full, Straight, Single Leader
	LN	6	Lagerstroemia x "Natchez" / Crape Myrtle Natchez	3" cal, 14' ht, 6" spr	Full, Single Leader
	MC	9	Myrica cerifera / Wax Myrtle	3" cal, 14' ht, 5" spr	Full, Multi-Trunk
SHRUBS					
	ABE	109	Abelia x grandiflora / Glossy Abelia	24" ht, 18" spr, 36" oc	Full
	HES	198	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full
	DYH	138	Ilex vomitoria / Dwarf Yaupon Holly	36" ht, 18" spr, 36" oc	Full
	DXH	48	Ilex x "Nellie R. Stevens" / Nellie R. Stevens Holly	36" ht, 24" spr, 48" oc	Full
	LGG	171	Loropetalum chinense / Loropetalum	24" ht, 18" spr, 36" oc	Full
	MCW	86	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 48" oc	Full
	PAS	75	Perovskia atriplicifolia / Russian Sage	18" ht, 18" spr, 24" oc	Full
	PC2	41	Prunus caroliniana / Carolina Cherry Laurel	36" ht, 24" spr, 48" oc	Full
GROUND COVERS					
	EUF	509	Euonymus fortunei "Coloratus" / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	MIX 1	570	Hemerocallis fulva "Aztec Gold" / Liriope muscari / Aztec Gold Daylily/Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
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MISC					
	SOD	TBD	Cynodon dactylon / Common Bermuda		Solid sod, rolled tight with sand filled joints 100% weed, disease, and pest free
	MULCH	TBD	Shredded hardwood mulch		3" depth. All trees in sod to receive a 4" dia. mulch ring
	STEEL EDGING	TBD			3/16" x 6", Black
			EXISTING TREE TO REMAIN		

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

LANDSCAPE TREE PERCENTAGE					
COMMON NAME	# OF TREES	SPECIES	% OF SPECIES	GENUS	% OF GENUS
AMERICAN SWEET GUM	12	STYRACIFLUA	19%	LIQUIDAMBAR	19%
SOUTHERN MAGNOLIA	12	GRANDIFLORA	19%	MAGNOLIA	19%
SHUMARD RED OAK	6	SHUMARDII	9%	QUERCUS	28%
SOUTHERN LIVE OAK	12	VIRGINIANA	19%	QUERCUS	
BALD CYPRESS	12	DISTICHUM	19%	TAXODIUM	19%
CEDAR ELM	10	CRASSIFOLIA	16%	ULMUS	16%
TOTAL # OF TREES	64				



TOWN OF FLOWER MOUND LANDSCAPE REQUIREMENTS		
GENERAL SITE DATA		
ZONING	C1	
EXISTING SITE AREA	7.83 AC OR 341,074 SF	
R.O.W. DEDICATION	.16 AC OR 6,915 SF	
PROPOSED SITE AREA	7.67 AC OR 334,159 SF	
STREET YARD - GERAULT RD. - TOTAL STREET YARD S.F. 90,130 S.F.		
10 CANOPY TREES / FIRST 10,000 S.F. 10,000 S.F. = 10 TREES	10 CANOPY TREES	10 CANOPY TREES
1 CANOPY TREE / PER EACH ADDITIONAL 2,500 S.F. 90,130 S.F. - 10,000 = 80,130 / 2,500 = 32 TREES	32 CANOPY TREES	26 CANOPY TREES 5 ORNAMENTAL TREES (15/3 = 5 TREES) 8 EXISTING CANOPY TREES
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1 CANOPY TREE / 30 L.F. 45' BUFFER 900 L.F. / 30 L.F. = 30	30 CANOPY TREES	44 CANOPY TREES
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PARKING AREA TREES		
ALL PARKING SPACES MUST BE LOCATED WITHIN 50' OF A TREE	YES	YES

PROJECT No. 06131115
DATE: JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: BTM
DRAWN BY: BTM
CHECKED BY: MFP

HOPEWELL GERAULT INDUSTRIAL
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN
LP 1.03

DATE

REVISIONS

BY

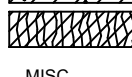
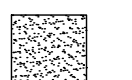
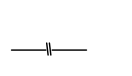
No.

801 CHERRY ST. UNIT 11, STE 950, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

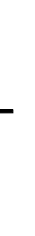
06/05/2024

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	MULCH	TBD	Shredded hardwood mulch	3" depth. All trees in sod to receive a 4" dia. mulch ring	
	STEEL EDGING	TBD		3"16" x 6", Black	

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URBAN DESIGN PLAN

3. FACADE ARTICULATION

3.3. EACH BUILDING ELEVATION GREATER THAN 250 LINEAR FEET, SHOULD HAVE A MINIMUM OF THREE PLANES, EACH OFFSET BY A MINIMUM OF TWO FEET.

5. FACADE MATERIALS

5.1. ELEVATIONS OF LOW-RISE NON-RESIDENTIAL BUILDINGS (ONE TO TWO STORIES) SHOULD BE A MINIMUM OF 50% MASONRY, EXCLUDING DOORS AND WINDOWS, CONSISTING OF STONE, BRICK, STUCCO OR FINISHED TILT-WALL CONCRETE, OR A MIXTURE OF THOSE MATERIALS. SEE EXCEPTIONS FOR WAREHOUSE BUILDINGS LISTED BELOW 13.1.2.

5.3. AT LEAST 80% OF EACH BUILDING ELEVATION, EXCLUDING DOORS AND WINDOWS, SHOULD BE PRIMARY MASONRY, CONSISTING OF... TILT-WALL CONCRETE. UP TO 20% OF EACH BUILDING ELEVATION MAY BE SECONDARY MASONRY.

6. FACADE COLORS

6.1. COLORS COMPRISING AT LEAST 80% OF EACH ELEVATION OF THE BUILDING SHOULD BE PRIMARILY NATURAL AND EARTH TONE COLORS.

7. PEDESTRIAN SCALE

7.1. A PEDESTRIAN SCALE IS DESIRED NEAR ENTRY POINTS OF BUILDINGS TO RELATE TO THE USERS. THIS SCALE CAN BE ACHIEVED THROUGH THE USE... CANOPIES.

8. BUILDING ENTRY POINTS

8.1. BUILDINGS SHOULD HAVE A RECOGNIZABLE MAIN ENTRY, WHICH SHOULD DIRECTLY RELATE TO THE PRIMARY STREET ADDRESS OF THAT BUILDING. THESE ENTRY POINTS SHOULD HAVE AN IDENTIFIABLE DESIGN PRESENCE.

13. "BIG BOX" AND WAREHOUSE/INDUSTRIAL DEVELOPMENT

13.1.1. GENERALLY, BUILDINGS SHOULD AVOID LONG, MONOTONOUS, UNINTERRUPTED WALLS OR ROOF PLANES. THE LOCATION OF REQUIRED BUILDING WALL OFFSETS, INCLUDING PROJECTIONS, AND RECESSES SHOULD BE IN CONTEXT WITH THE LENGTH OF THE BUILDING AND USED TO ADD ARCHITECTURAL INTEREST AND VARIETY. AND TO RELIEVE THE VISUAL EFFECT OF A SIMPLE, LONG WALL. ROOFLINE OFFSETS SHOULD BE PROVIDED IN ORDER TO PROVIDE ARCHITECTURAL INTEREST AND VARIETY TO THE MASSING OF THE BUILDING AND TO BREAK THE ROOF INTO SMALLER SCALE COMPONENTS. CONCENTRATING ARTICULATION FOR "BIG BOX" RETAIL AND LARGE SCALE WAREHOUSE/INDUSTRIAL BUILDINGS AT ENTRY POINTS AND THE CORNERS OF THE BUILDING MAY BE ACCEPTABLE IF OTHER ARCHITECTURAL DETAIL/ACCENTS AND ENHANCED LANDSCAPING ARE USED TO MITIGATE THE EXPANSIVENESS OF THE WALL.

13.1.2. TILT-WALL CONCRETE THAT IS USED TO MEET THE MINIMUM MASONRY REQUIREMENT OF 80% ON ANY ELEVATION SHOULD INCLUDE DETAILS AND PATTERNS THAT PROVIDE INTEREST TO THE TILT-WALL COMPONENT. SUCH DETAIL CAN BE ACCOMPLISHED BY PATTERNED SCORING, CASTING, TEXTURING, OR OTHER FINISHING TREATMENT.

INTERNALIZED SERVICE AREAS: SCREENING SHOULD BE BY PLANTING, LANDFORMS OR WALLS.

ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW BY PARAPET WALLS OR ARCHITECTURAL ELEMENTS TO ONE FOOT ABOVE EQUIPMENT PER TOWN CODE SECTION 82-273.

LEGEND

GLASS: REFER TO MATERIAL BOARD FOR MATERIAL SELECTIONS

VISION GLASS

MATERIALS:

METAL CANOPY, DARK BRONZE

FORMLINER TEXTURE

STONE VENEER MASONRY ACCENT

PAINT COLORS:

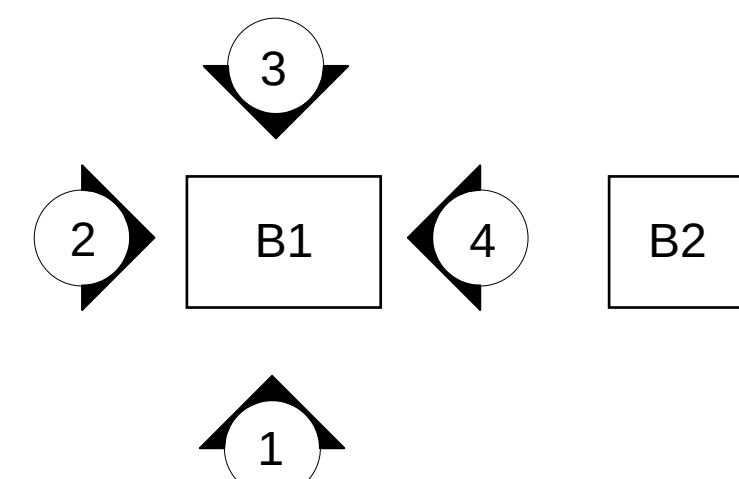
PT-1 = WARM NEUTRAL GRAY, LIGHT

PT-2 = WARM NEUTRAL GRAY, LIGHT-MEDIUM

PT-3 = WARM NEUTRAL GRAY, MEDIUM

PT-4 = WARM NEUTRAL GRAY, DARK

KEY PLAN



WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
3090 Nowitzki Way
Suite 300
Dallas, TX 75219
P 469.363.5979

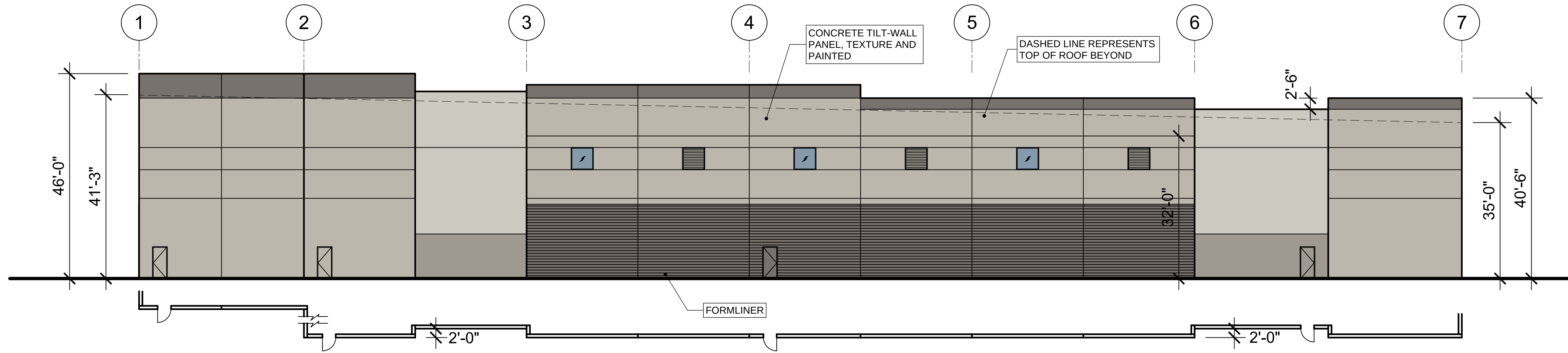
**LAKESIDE RANCH
BUSINESS PARK**
GERAULT RD & LAKESIDE PKWY
FLOWER MOUND, TEXAS 75028

EXTERIOR ELEVATIONS - BLDG 1

EXTERIOR ELEVATIONS - E		REMARKS
DATE	SITE PLAN SUBMITTAL	
02/19/2024		

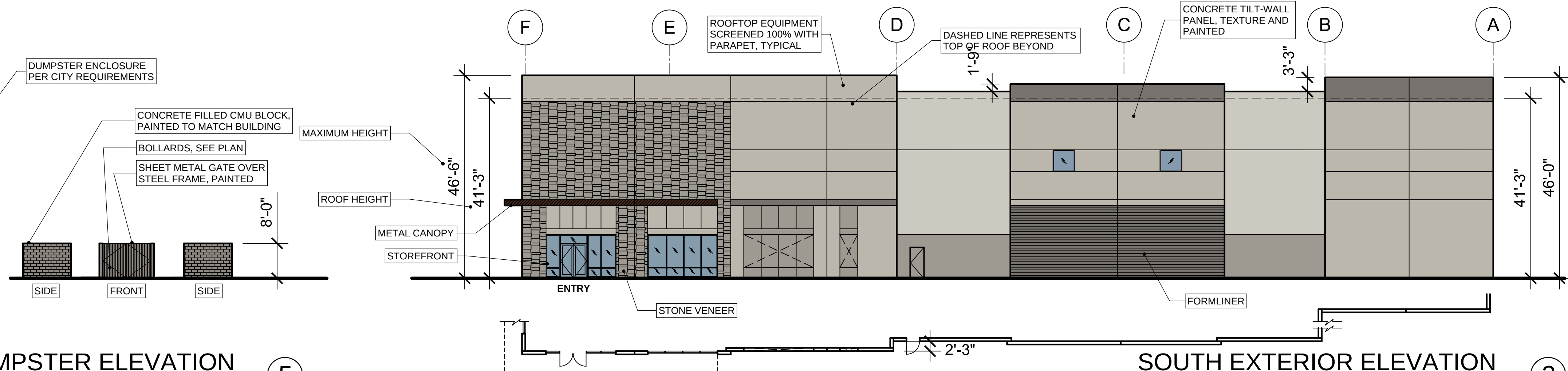
PA/PM:	J.THOMFORDE
DRAWN BY.:	SM/JT
JOB NO.:	DAL22-0111-00

SHEET
A4.1c



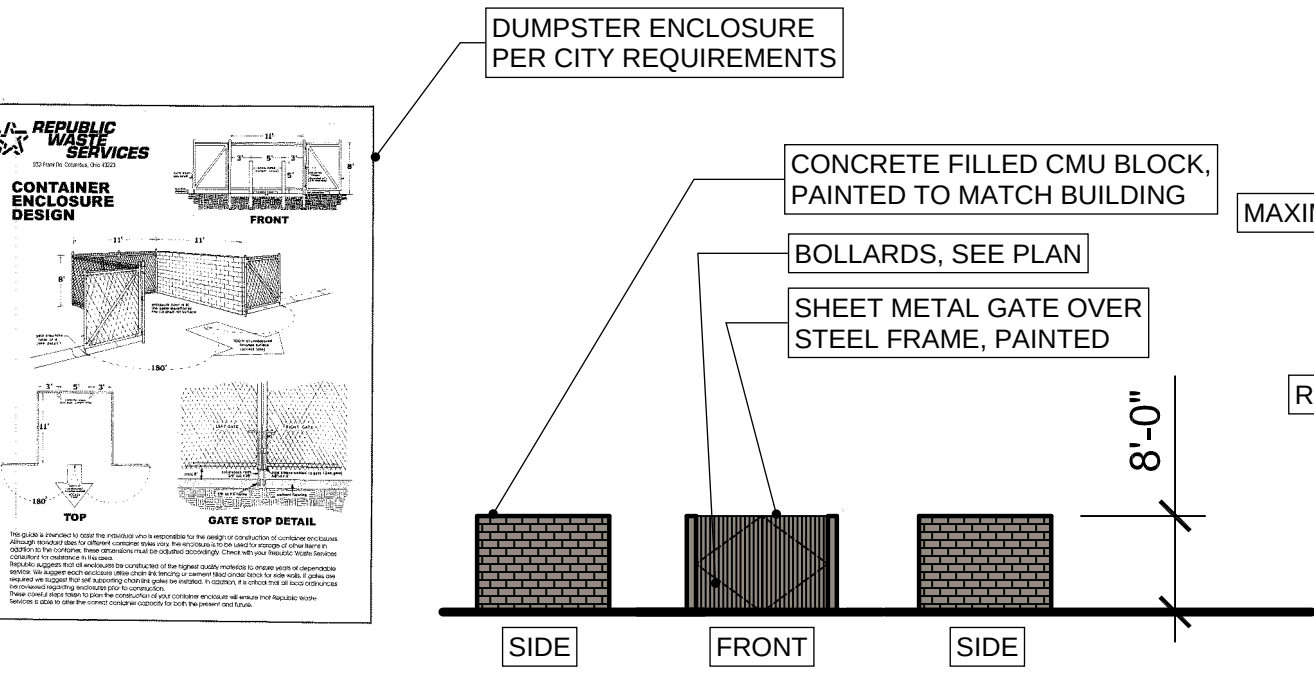
EAST EXTERIOR ELEVATION

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



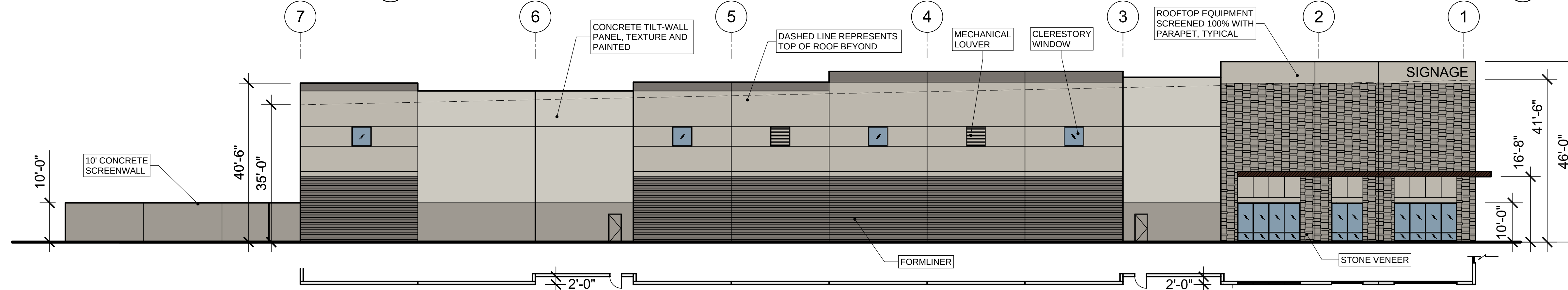
SOUTH EXTERIOR ELEVATION

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



DUMPSTER ELEVATION

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

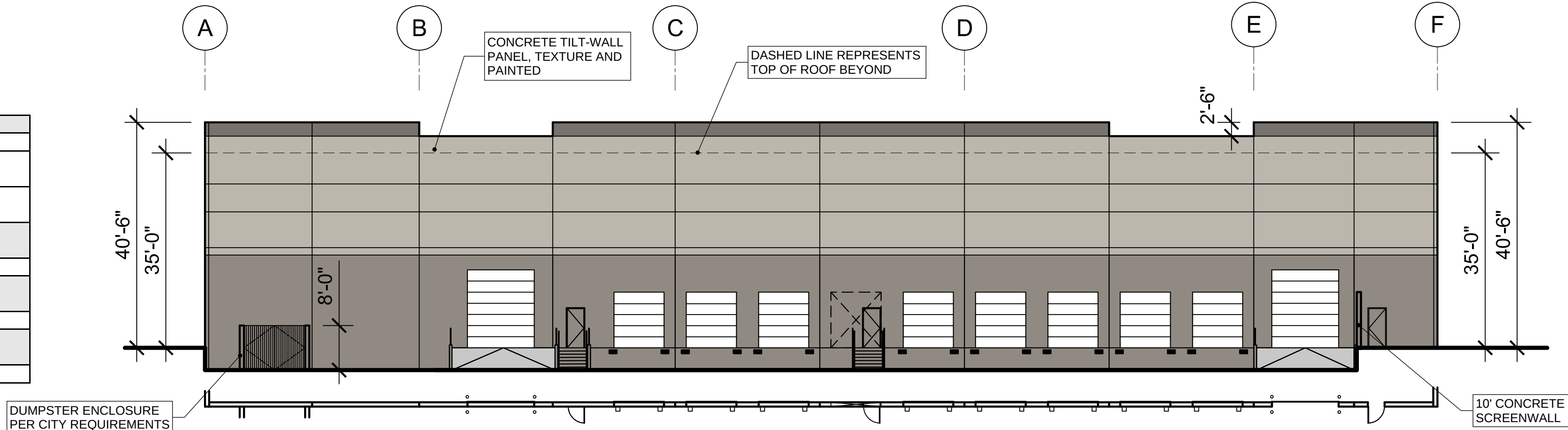


WEST EXTERIOR ELEVATION

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

MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1	TOTAL FAÇADE S.F.	9,500	9,930	12,557	12,557
2	FAÇADE S.F. (exclusive of doors and windows)	8,381	9,539	12,323	11,965
3	DOORS AND WINDOWS S.F.	1,119	391	234	592
4a	PRIMARY MASONRY: TILT WALL	8,381	8,134	12,323	9,994
		100%	85%	100%	84%
4b	PRIMARY MASONRY: STONE VENEER	0	1,340	0	1,885
		0%	14%	0%	16%
5	SECONDARY MATERIAL: METAL CANOPY	0	65	0	86
		0%	1%	0%	1%



NORTH EXTERIOR ELEVATION

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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

OFF-SITE SHARED PARKING IRREVOCABLE CONSENT AGREEMENT FORM

This Off-site Shared Parking Irrevocable Consent Agreement ("Agreement") dated June 3rd, 2024 ("Effective Date"), is entered into between TX Lakeside LP, owner of the property legally described as Lot 4R2A of Block A of the Lakeside Ranch Business Park Addition, Flower Mound, Texas, ("Burdened Property") and TX Lakeside LP, owner of the property legally described as Lot 4R1A of Block A of the Lakeside Ranch Business Park Addition, Flower Mound, Texas ("Benefitted Property").

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

NOW, THEREFORE, in consideration of satisfying the recitals and mutual obligations of the parties herein expressed, we hereby bind ourselves as follows:

1. TX Lakeside LP, as the owner of the Burdened Property agree to provide no less than 8 spaces for vehicular parking on the subject property for use by business(es) on the Benefitted Property. The provided spaces may be used jointly by multiple businesses on both properties. The owner of the Burdened Property confirms through participation in this Agreement that the 8 parking spaces are not required or otherwise allocated to meet minimum parking requirements for any other property outside of this Agreement.
2. The provisions and conditions of this Agreement shall be effective as of the Effective Date hereof, shall continue for an indefinite term, and shall be enforceable against successors in interest and future owners and assigns of the subject properties.
3. The owner of the Burdened Property agrees not to impose, by agreement or otherwise, any covenant or restriction on the subject property that would interfere with the parking use contemplated herein, without prior written consent of the Town.
4. This Agreement may only be terminated with the written approval of the Town. Approval shall be conditioned upon the Benefitted Property developing sufficient on-site parking to comply with the Code or replacing this Agreement with another parking agreement acceptable to the Town.
5. The parties hereto acknowledge that a violation of any term or condition of this Agreement constitutes a violation of Chapter 82 of the Code, and that the Certificate of Occupancy of the offending party may be voided by the Town.

6. The Town shall be a third-party beneficiary to this Agreement and may enforce the terms of this Agreement against the parties hereto.
7. This Agreement shall be kept on file with the Town and shall also be recorded in the real property records of Denton County, Texas.

Owner of TX Lakeside LP _____:

Signature _____

June 5, 2024

Date

Printed Name Don Larke, Authorized Signatory

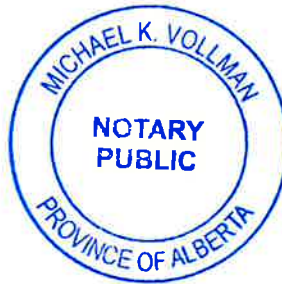
CALGARY, ALBERTA
CANADA

§
§
§

This instrument was acknowledged before me on this the 5th day of
June, 2024, by Don Larke.

My Commission Expires:

N/A



[Signature]
Notary Public - Province of Alberta

Michael Vollman
Type or Print Name

Owner of TX Lakeside LP :

Signature

June 5, 2024

Date

Printed Name Don Larke, Authorized Signatory

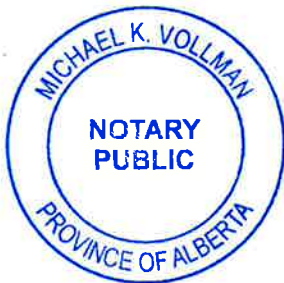
CALGARY, ALBERTA
CANADA

§
§
§

This instrument was acknowledged before me on this the 5 th day of June,
2024, by Don Larke.

My Commission Expires:

N/A



A handwritten signature in blue ink, appearing to read "Michael Vollman".

Notary Public - Province of Alberta

Michael Vollman
Type or Print Name



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

DATE: June 10, 2024
FROM: Claire Barnes, Planner
ITEM: **Public Hearing to consider a request for a Comprehensive Sign Package (CSP24-0002- HTeaO Comprehensive Sign Package) to allow a larger wall sign and additional wall signs on the building. The property is generally located south of Cross Timbers Road and west of Morriss Road.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the request is to obtain approval of a Comprehensive Sign Package (CSP) to allow additional wall signs and one larger wall-sign for HTeao, a drive-thru restaurant located within the Barnett Lane Addition. On July 18, 2022, the Town Council approved a site plan for HTeaO with a waiver to the architectural standards for the building's roof pitch to permit a flat roof design on a building less than 15,000 square feet.

Per the Town's sign ordinance, the building is allowed to have one primary and one secondary wall sign to be placed on the building façade facing Morriss Road (east façade) and one additional side. The applicant has applied for and received building permits for wall signs on the south side above the main entrance and on the east side facing Morriss Road.

The purpose of this application is to request additional wall signs on the west, south, and north facades and to increase the size of the allowed sign on the east façade. The applicant has indicated in the letter of intent that the purpose of requesting additional/larger signs is to gain visibility from the shopping center and Cross Timbers Road and to promote brand recognition. Each requested sign is further described below:

A.2 (East façade): The applicant is requesting a 72-inch (6 feet) tall sign. Based on the façade length, Town code limits the height of the sign to 54 inches (4 feet 6 inches).

A.3 (North façade): Town code limits the applicant to only two signs per building. The applicant has opted to install the two permitted signs on the east and south facades and is requesting to allow an additional 52 square-foot sign on the north façade for visibility from Cross Timbers Road. The proposed sign is 72 inches (6 feet) tall to match the signs proposed on other facades. Due to the

façade length, if the applicant had elected to make this one of their two signs that are normally allowed, special consideration would not be required for the sign height.

A.4 (West façade): Town code limits the applicant to only two signs per building. The applicant has opted to install the two permitted signs on the east and south façades and is requesting to allow an additional 52 square-foot sign on the west façade for visibility from within the development. Additionally, the applicant is requesting the additional sign be a 72-inch (6 feet) tall sign. Based on the façade length, if the applicant had elected to make this one of their two signs that are normally allowed, Town code would limit the height of the sign to 54 inches (4 feet 6 inches).

B.1, B.2, B.3 (South façade): Town code only permits one sign per façade. The applicant has an approved sign permit for one sign above the entrance. The applicant is requesting three additional signs on the south façade. Town code allows for a maximum of 300 square feet of sign surface area. All four signs on the south façade would total 100 square feet.

The Town's Sign Code states that the purpose of a Comprehensive Sign Package is to "allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration."

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. CSP24-0002 had a total of 7 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

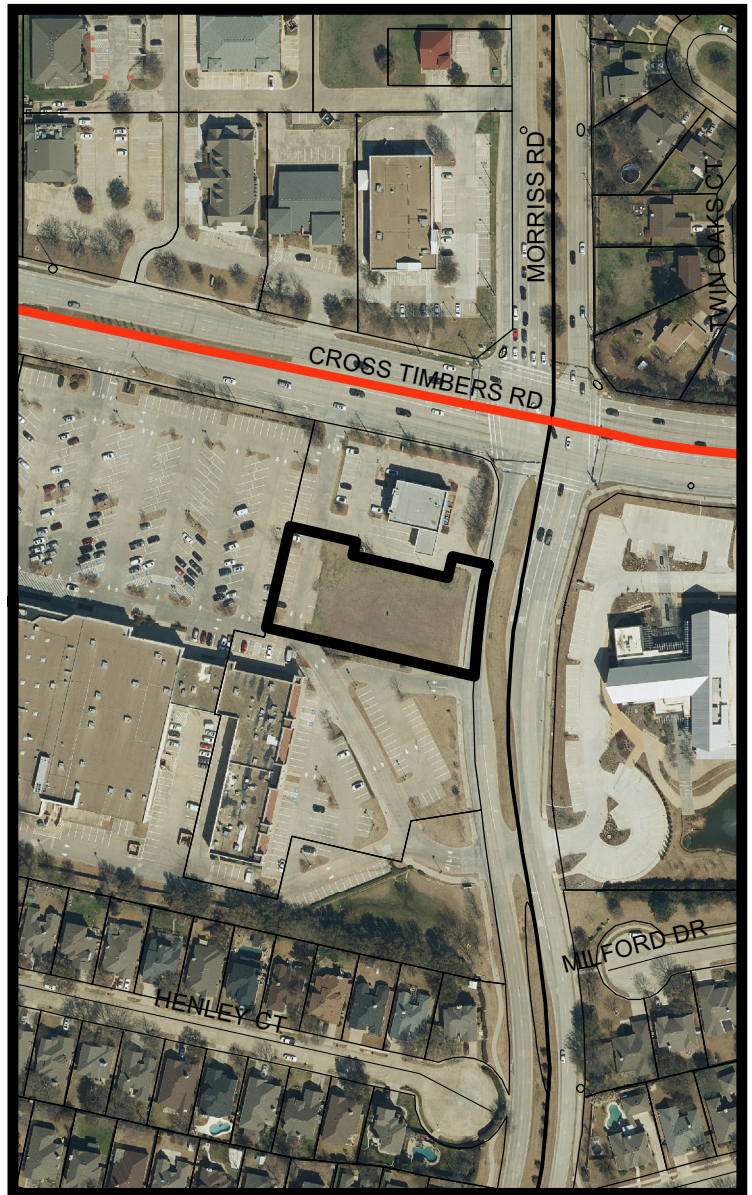
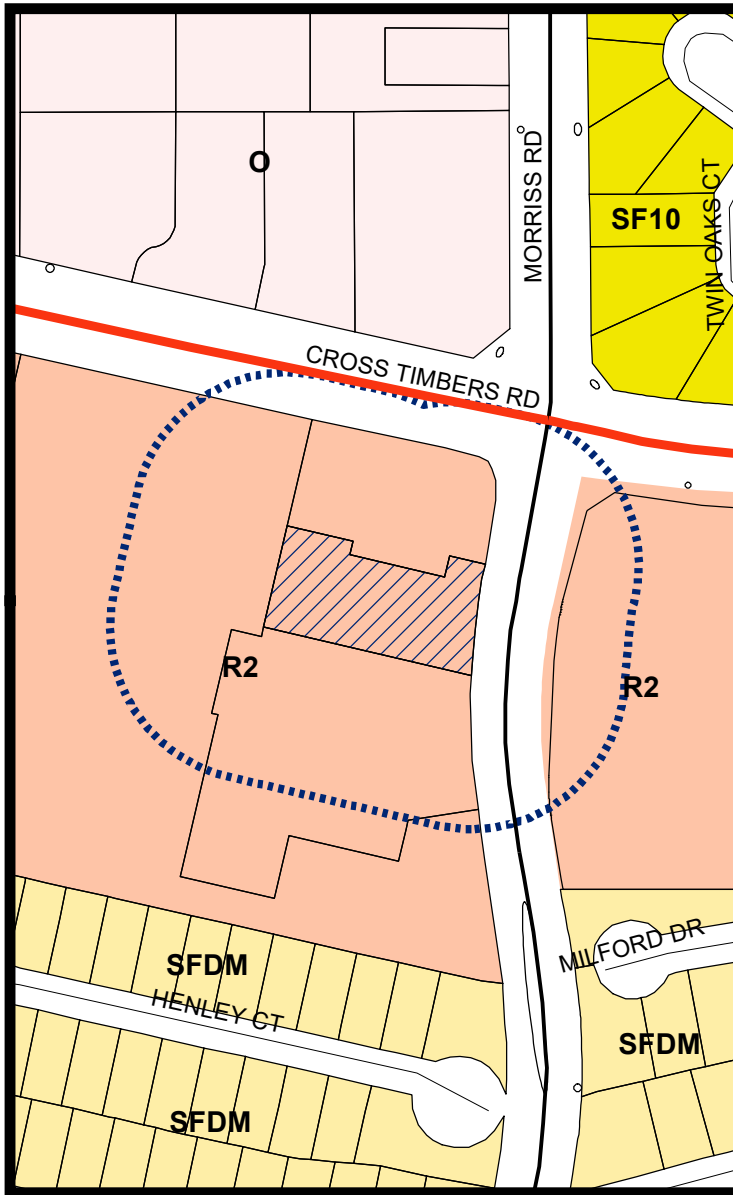
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Comprehensive Sign Package

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

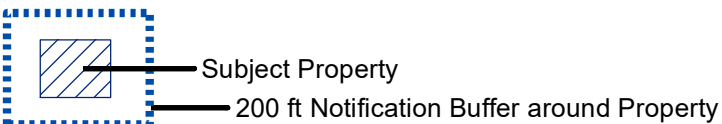
Vicinity Map

CSP24-0002: HTeaO



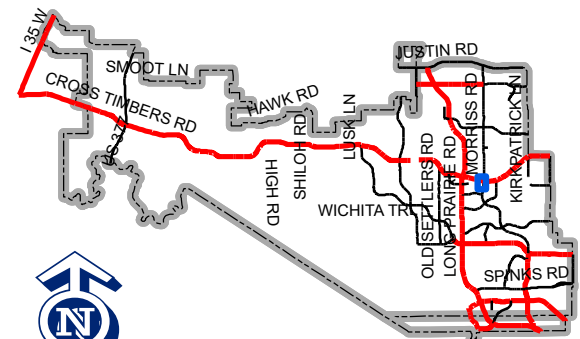
LEGEND

Office
 Retail 2
 Single Family 10
 Single Family Density Medium

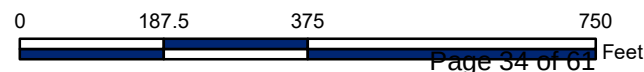


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





To: Planning and Zoning committee, Town of Flower Mound

Date: 05/02/24

Re: Letter of Intent for Signage: HteaO - 3551 Morris RD, Flower Mound, TX 75028

This letter is to request your consideration and approval of a comprehensive sign package for the HteaO franchise located at 3551 Morris Rd in Flower Mound, TX 75028. The location will serve as an iced tea and food business. The subject property falls within the Zoning of Planned Development No. 12 with Retail District-2 (R-2) uses and spans approximately 0.14 AC.

The site has a 39-foot-long front facade facing Morris Rd, and the other elevation facing a street located nearly 140 feet from Cross Timber Rd, with a bank business situated right in between our lot and Cross Timber Rd, making it difficult for our business to be seen. We are investing approximately \$70,000 in exterior building signage efforts to prevent our business from being negatively affected. Therefore, we are seeking support from the Town Council to allow for special consideration on the following building signage.

East Elevation Wall Sign (A.2):

Seeking special consideration to increase the height of this wall sign from the city's permitted 54 inches to a total of 72 inches. If we adhere to the current allowances, each letter of the sign would measure approximately 8 inches, making it almost illegible from a distance. This elevation serves as the front facade and is the only wall facing a street (Morris Rd) without any visual obstructions. Therefore, maintaining the reduced size would compromise visibility, resulting in a negative impact on the overall brand image and reputation.

North Elevation Wall Sign (A.3):

Seeking special consideration to allow for the installation of a 52 sqft. wall sign featuring the official brand logo. This elevation serves as a secondary entrance to the establishment; thus, the absence of any sign would significantly hinder brand recognition, creating challenges for both new and returning customers.

West Elevation Wall Sign (A.4):

Seeking special consideration to permit the installation of a 52 sqft. wall sign featuring the official brand logo. Given its strategic location, it can address visibility challenges posed by the lack of visibility from Cross Timber Rd. We firmly support this installation as it is essential in ensuring consistency in sign language across all building elevations.

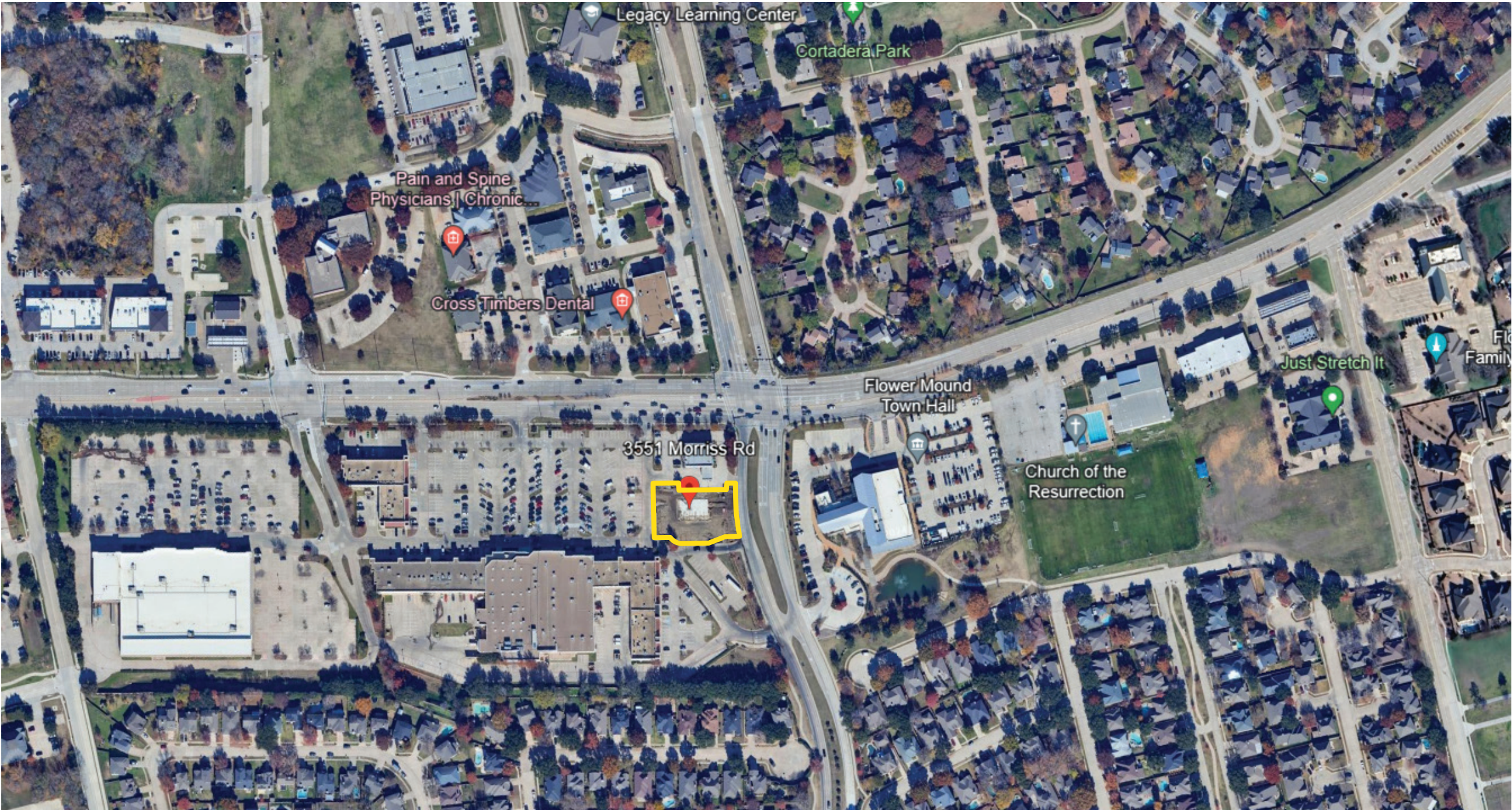
South Elevation Wall Signs (B.1, B.2, B.3):

Seeking special consideration to allow the installation of a wall sign composed of 3 pieces of aluminum with vinyl print, installed horizontally, each measuring 16 square feet, with the purpose of maintaining uniformity according to the building standards set by the franchise. Due to its size, this element is designed as a decoration to be seen by pedestrians within the shopping center.

We respectfully request that the Planning and Zoning committee identify with the above concerns and could allow us special consideration for the requested building signage.

Sincerely,

Cathy Song
Business Owner
Titan Sign Company.



SIGNS - ELECTRICAL - DESIGN - WALL WRAPS
BRAND FORMING - 3D RENDERING - LED DISPLAY
STRUCTURAL ENGINEERING - CNC - INSTALLATION
TITAN SIGN COMPANY, LLC
DBA
TITAN SIGN COMPANY
ELECTRICAL LICENSE
SEC #37286
SIGN LICENSE
SSC #18454
MAIN: (210) 202-0123
FAX: (800) 515-1046
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LOCATION

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
05/24/24

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.

0



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Mauro Jaspe
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

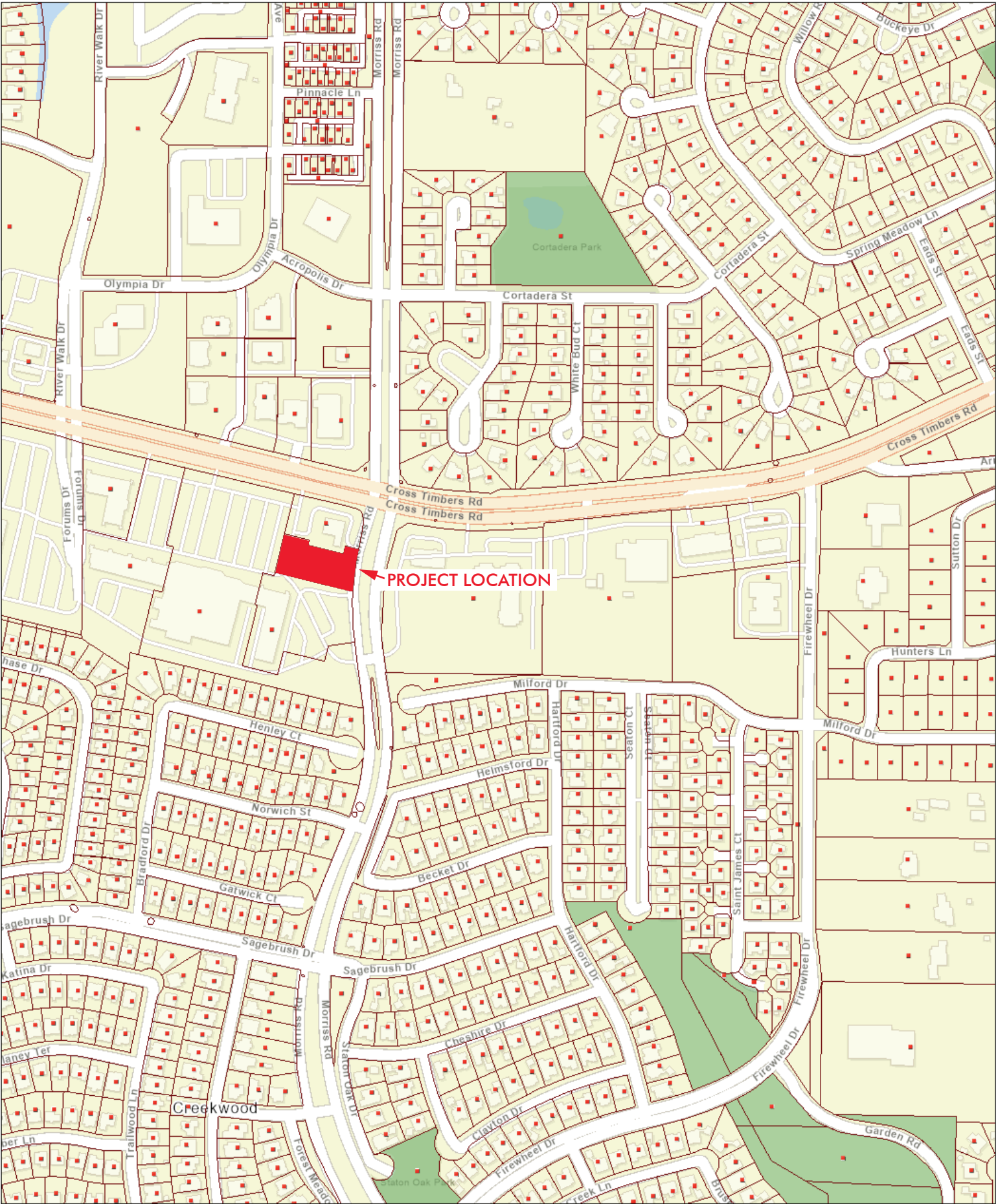
DRAWING

Signature:

Date:

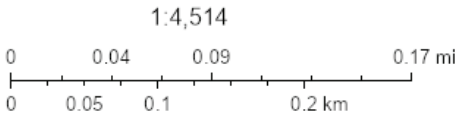
- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit

Town of Flower Mound, TX



3/20/2024, 4:38:56 PM

- Parcel
- County Line
- Town Limits
- Address Points
- Park Location



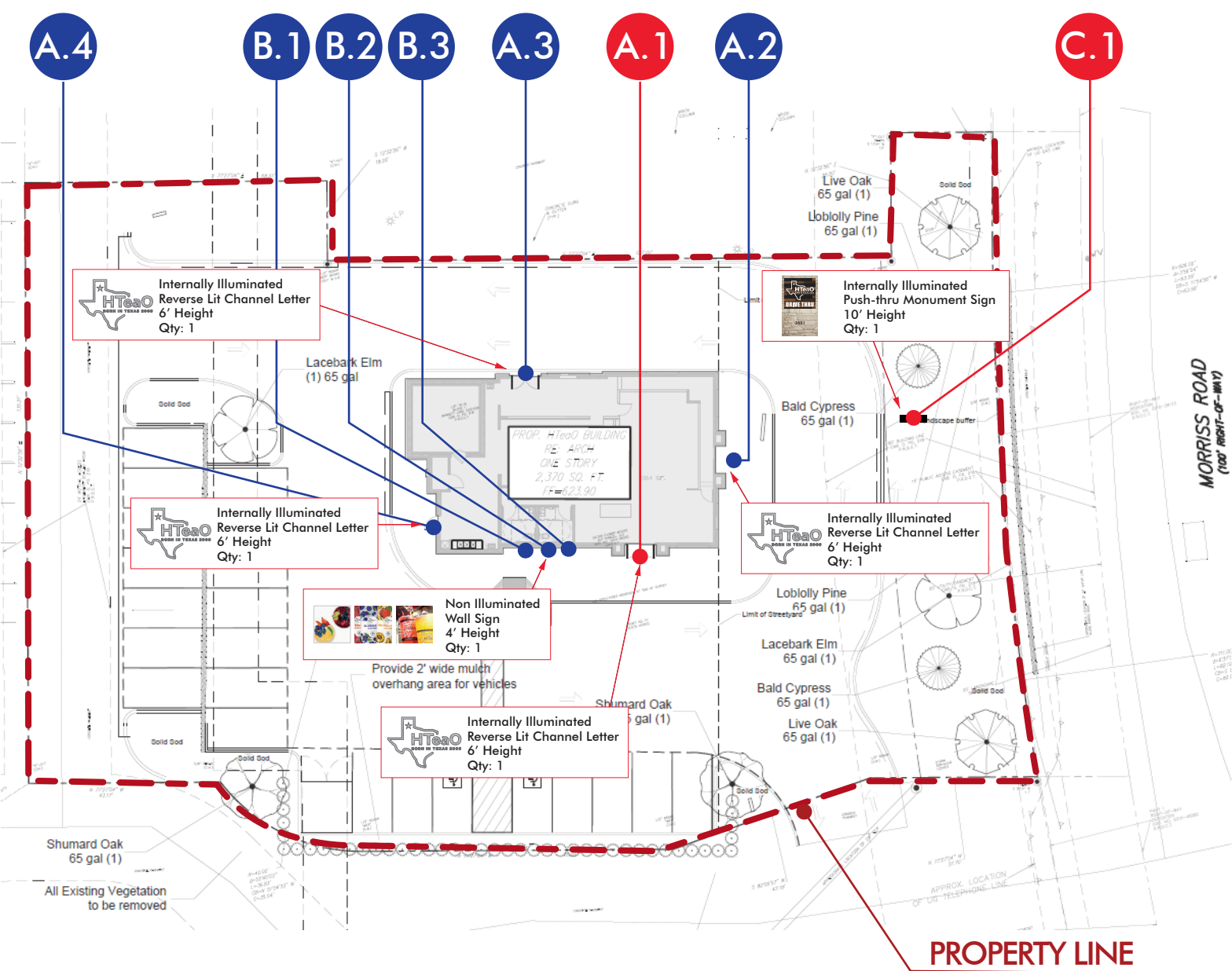
Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA,

LEGEND

(BLUE DOT) REQUESTED SIGNS	DISTANCE TO PROPERTY LINE
A.2 WALL SIGN	61'
A.3 WALL SIGN	24'
A.4 WALL SIGN	91'
B.1 WALL SIGN	68'
B.2 WALL SIGN	68'
B.3 WALL SIGN	68'
(RED DOT) PERMITTED / APPROVED SIGN	DISTANCE TO PROPERTY LINE
A.1 WALL SIGN	65'
C.1 MONUMENT SIGN	15'

SET BACK FROM
MORRISS ROAD

C.1 MONUMENT SIGN	27'
-------------------	-----



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SIGN LOCATION

SHEET TITLE
PROJECT
SCALE AS NOTED
DATE 05/24/24
REVISION DATE
1 -/-/-
2 -/-/-
PERMIT SET

SHEET NO.
2



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Mauro Jaspe
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:
DRAWING

Signature:
Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit

PERMITTED / APPROVED SIGN



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CHANNEL LETTER

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
05/24/24

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

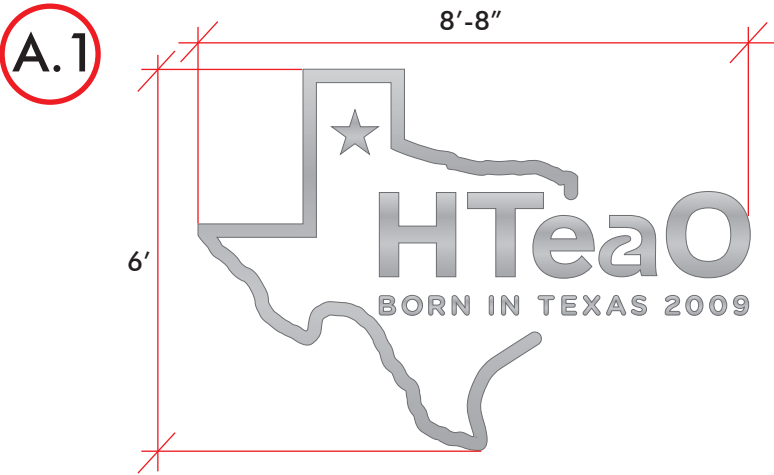
SHEET NO.

3



SOUTH ELEVATION

TOTAL BUILDING SQ. FT: 1,515.40



A.1

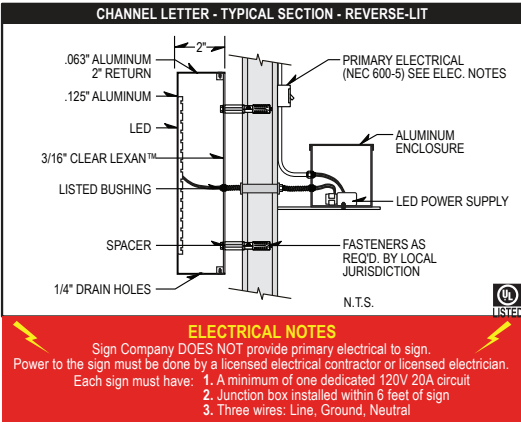
Reverse Lit Channel Letters w/ LED, Individually Mounted, Remote Transformers • Front View
For Permit

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 6' - 0"
Overall Length: 8' - 8"
Total Sq.Ft.: 52
Face/Returns: Aluminum Finish
Backs: Clear Lexan Backs
Illumination: White premium LED

NOTES:
• Individually Mounted
• WHITE interiors for increased illumination

"BORN IN TEXAS 2009" Non Illuminated Flush Mounted FCO Letters



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint: Marie Cuellar
Admin: Marie Cuellar

Design Leader: Mauro Jaspe
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

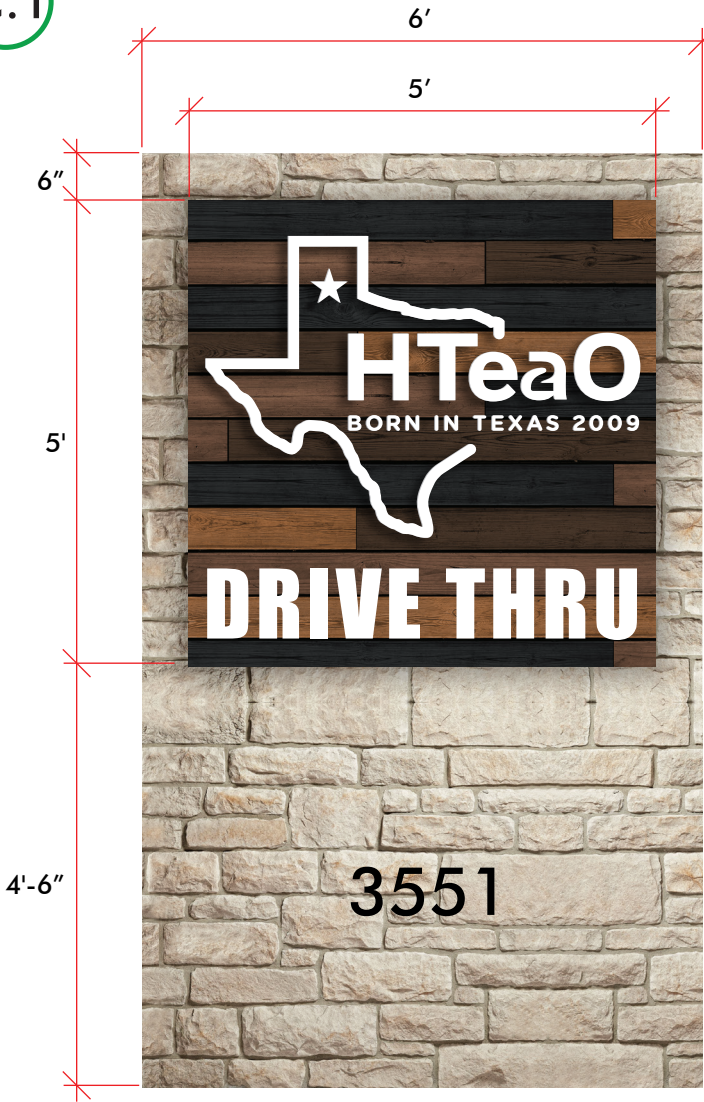
DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit

C.1

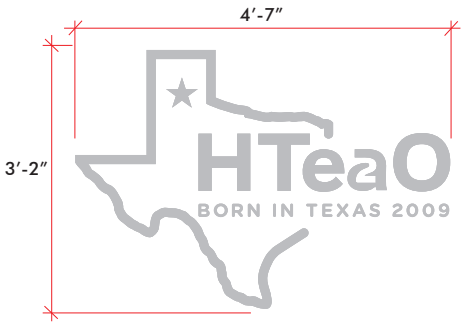
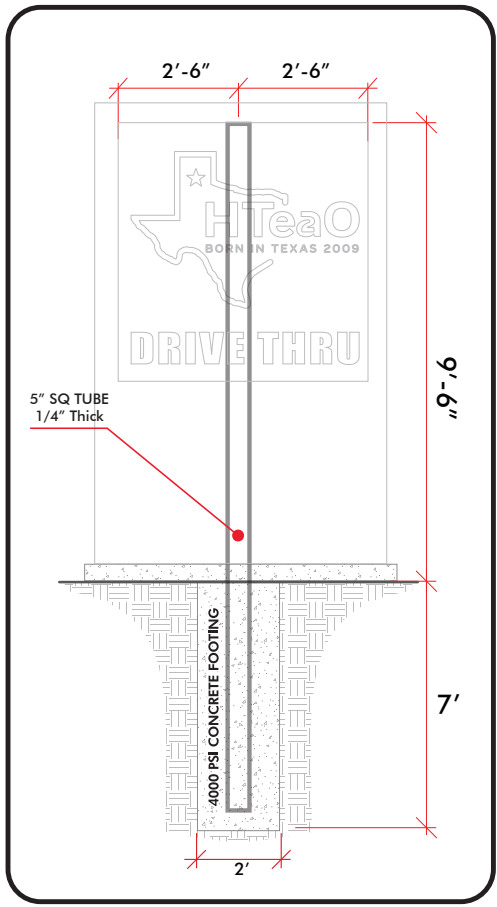


FRONT VIEW



SIDE VIEW

FOOTING PLAN



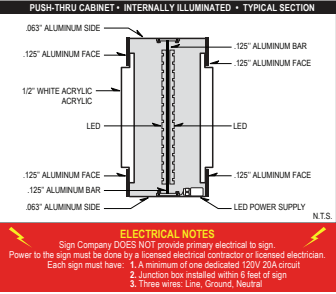
C.1

Monument Sign • Cabinet Box Double Sided • Internally Illuminated
For Permit

PUSH THRU CABINET SIGN INTERNALLY ILLUMINATED (TOP SECTION)

QUANTITY: ONE (1)
Overall Height: 10'-0"
Overall Width: 6'-0"
Cabinet Height: 5'-0"
Cabinet Width: 5'-0"
Total Sq.Ft.: 60
Face: .125 Aluminum / 1/2" White Acrylic 7328
Sides: .063 Black & White Aluminum
Structure: 1 1/2" Sq. Steel Tube 3/16" thick
Pole: 5" Steel Sq. Tube 1/4" Thick
Illumination: White premium LED

NOTES:
• WHITE interiors for increased illumination
• All paint two-stage automotive acrylic
• All stucco texture will be simulated with premium vinyl



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MONUMENT SIGN

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
05/24/24

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.

4



☐ 3D SCAN
☐ AERIAL
☐ FIELD
☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint: Marie Cuellar
Admin: Marie Cuellar

Design Leader: Mauro Jaspe
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

☐ Approved as Submitted
☐ Approved / Revise as Noted
☐ Rejected / Re-Submit
☐ Waiting on Permit

REQUESTED SIGNS



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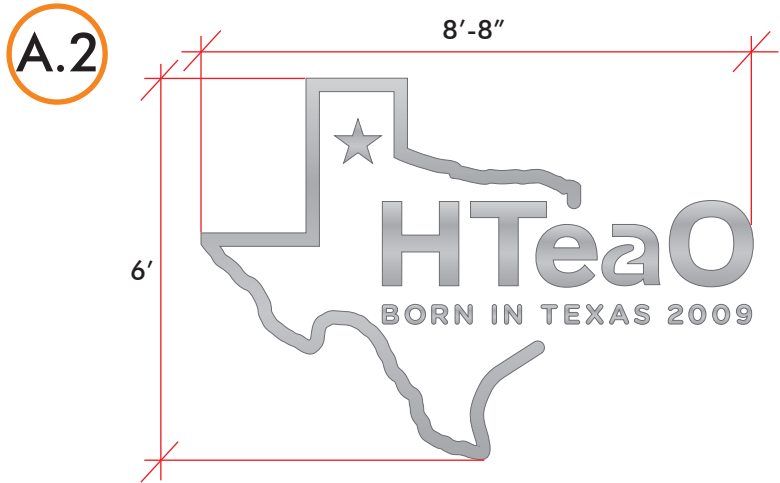
CHANNEL LETTER

SHEET TITLE
PROJECT
SCALE AS NOTED
DATE 05/24/24
REVISION DATE
1 - /-/-
2 - /-/-
PERMIT SET
SHEET NO. 5



EAST ELEVATION

TOTAL BUILDING SQ. FT:941.42



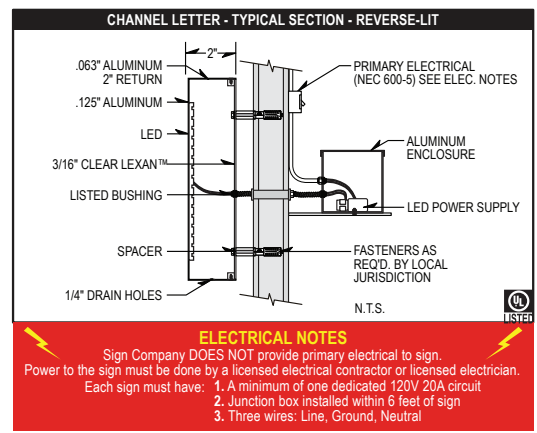
A.2 Reverse Lit Channel Letters w/ LED, Individually Mounted, Remote Transformers • Front View
For Permit

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 6' - 0"
Overall Length: 8' - 8"
Total Sq.Ft.: 52
Face/Returns: Aluminum Finish
Backs: Clear Lexan Backs
Illumination: White premium LED

NOTES:
• Individually Mounted
• WHITE interiors for increased illumination

“BORN IN TEXAS 2009” Non Illuminated Flush Mounted FCO Letters



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Mauro Jaspe
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit



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CHANNEL LETTER

SHEET TITLE

PROJECT

SCALE
AS NOTED

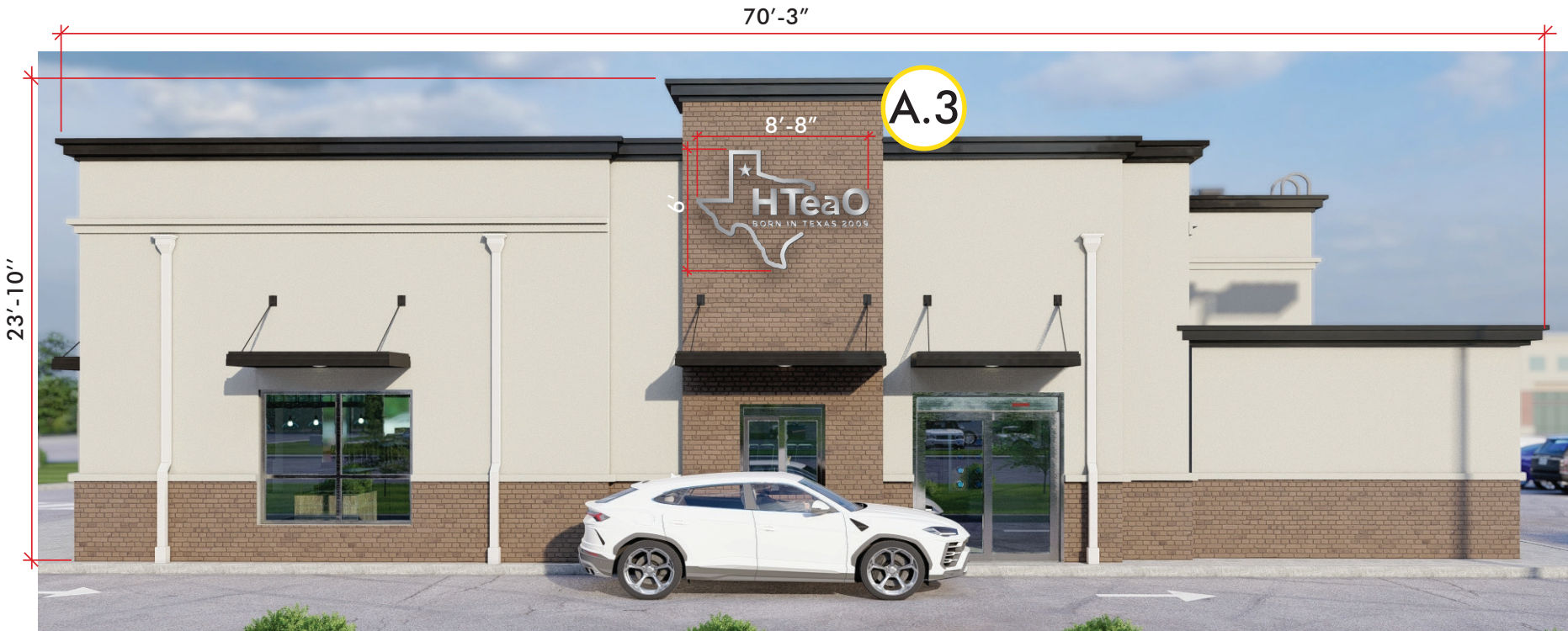
DATE
05/24/24

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

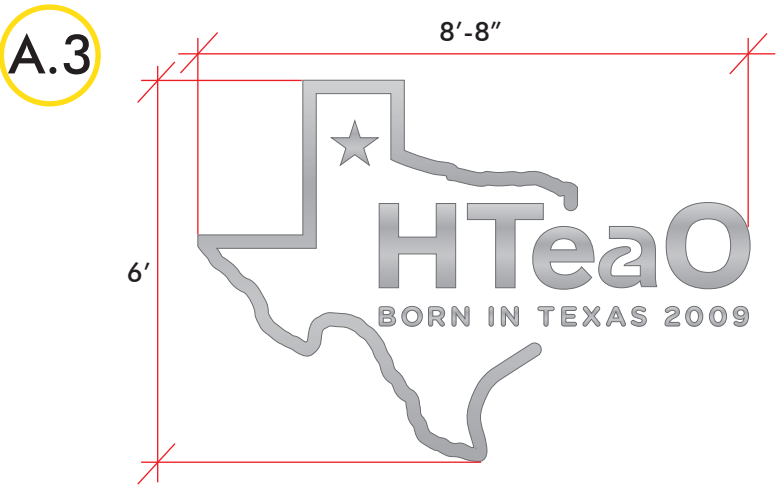
SHEET NO.

6



NORTH ELEVATION

TOTAL BUILDING SQ. FT: 1,674.30



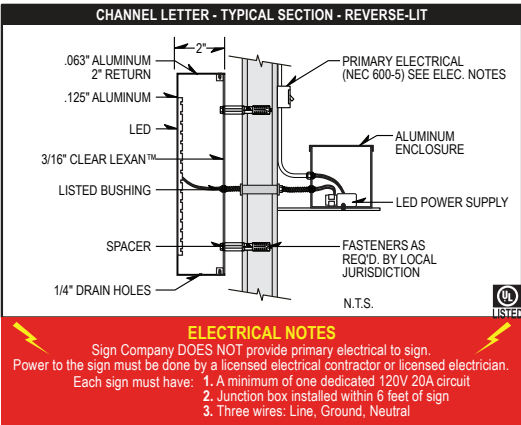
A.3 Reverse Lit Channel Letters w/ LED, Individually Mounted, Remote Transformers • Front View
For Permit

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 6' - 0"
Overall Length: 8' - 8"
Total Sq.Ft.: 52
Face/Returns: Aluminum Finish
Backs: Clear Lexan Backs
Illumination: White premium LED

NOTES:
• Individually Mounted
• WHITE interiors for increased illumination

"BORN IN TEXAS 2009" Non Illuminated Flush Mounted FCO Letters



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint: Marie Cuellar
Admin: Marie Cuellar

Design Leader: Mauro Jaspe
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit



SIGNS • ELECTRICAL • DESIGN • WALL WRAPS
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STRUCTURAL ENGINEERING • CNC • INSTALLATION
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SEC #37286
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CHANNEL LETTER

SHEET TITLE

PROJECT

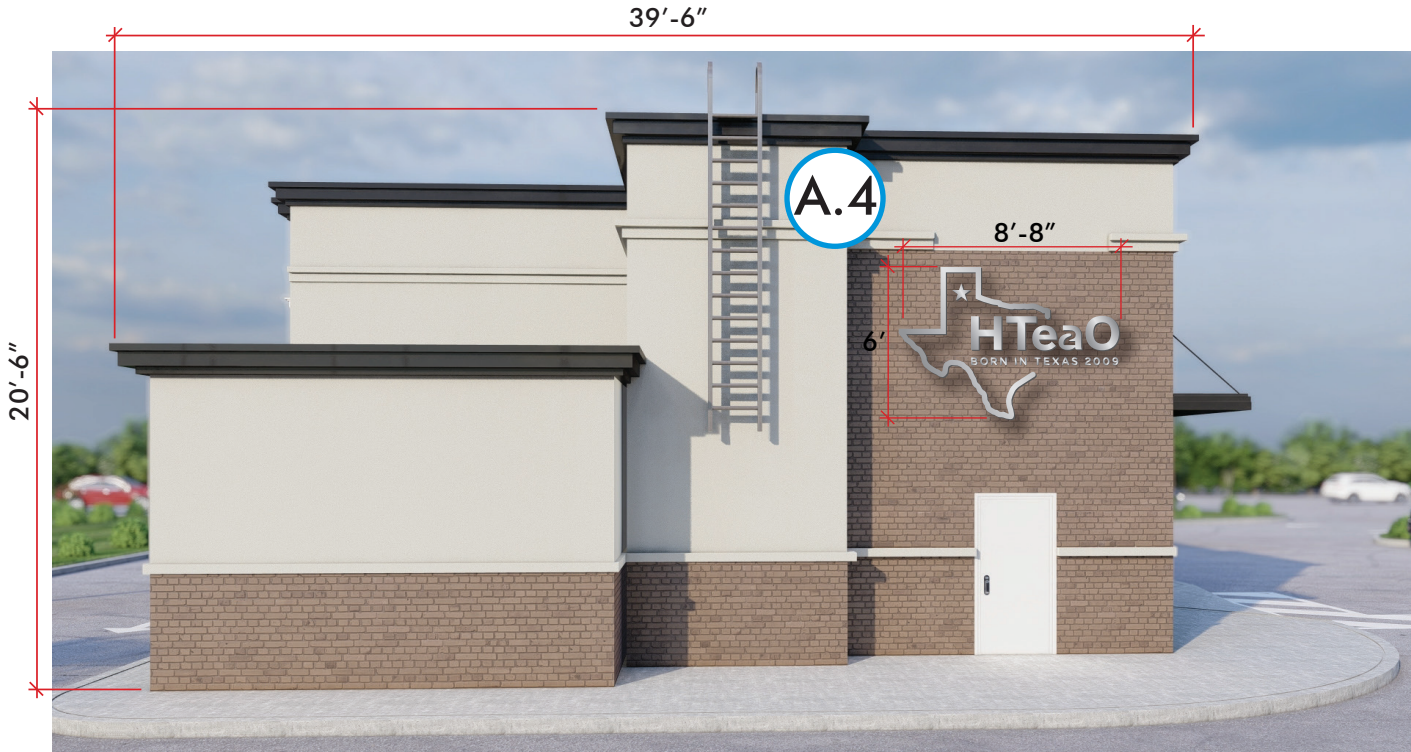
SCALE
AS NOTED

DATE
05/24/24

REVISION DATE
1 -/-/-
2 -/-/-

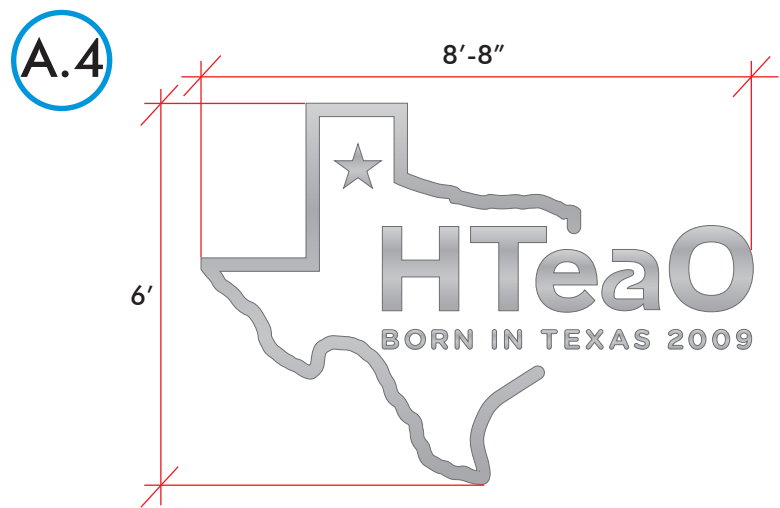
PERMIT SET

SHEET NO.
7



WEST ELEVATION

TOTAL BUILDING SQ. FT:810



A.4

Reverse Lit Channel Letters w/ LED, Individually Mounted, Remote Transformers • Front View
For Permit

A.4

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: ONE (1)

Overall Height: 6' - 0"

Overall Length: 8' - 8"

Total Sq.Ft.: 52

Face/Returns: Aluminum Finish

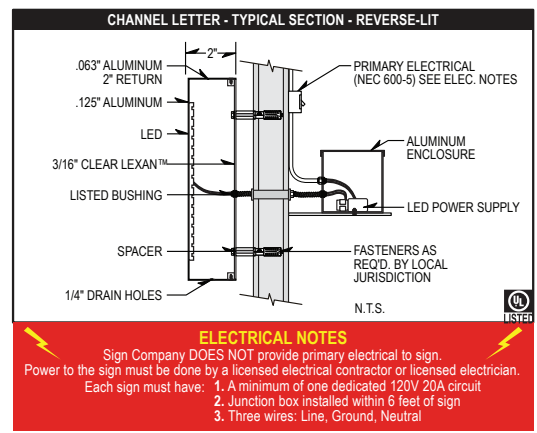
Backs: Clear Lexan Backs

Illumination: White premium LED

NOTES:

- Individually Mounted
- WHITE interiors for increased illumination

"BORN IN TEXAS 2009" Non Illuminated Flush Mounted FCO Letters



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Mauro Jaspe
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit

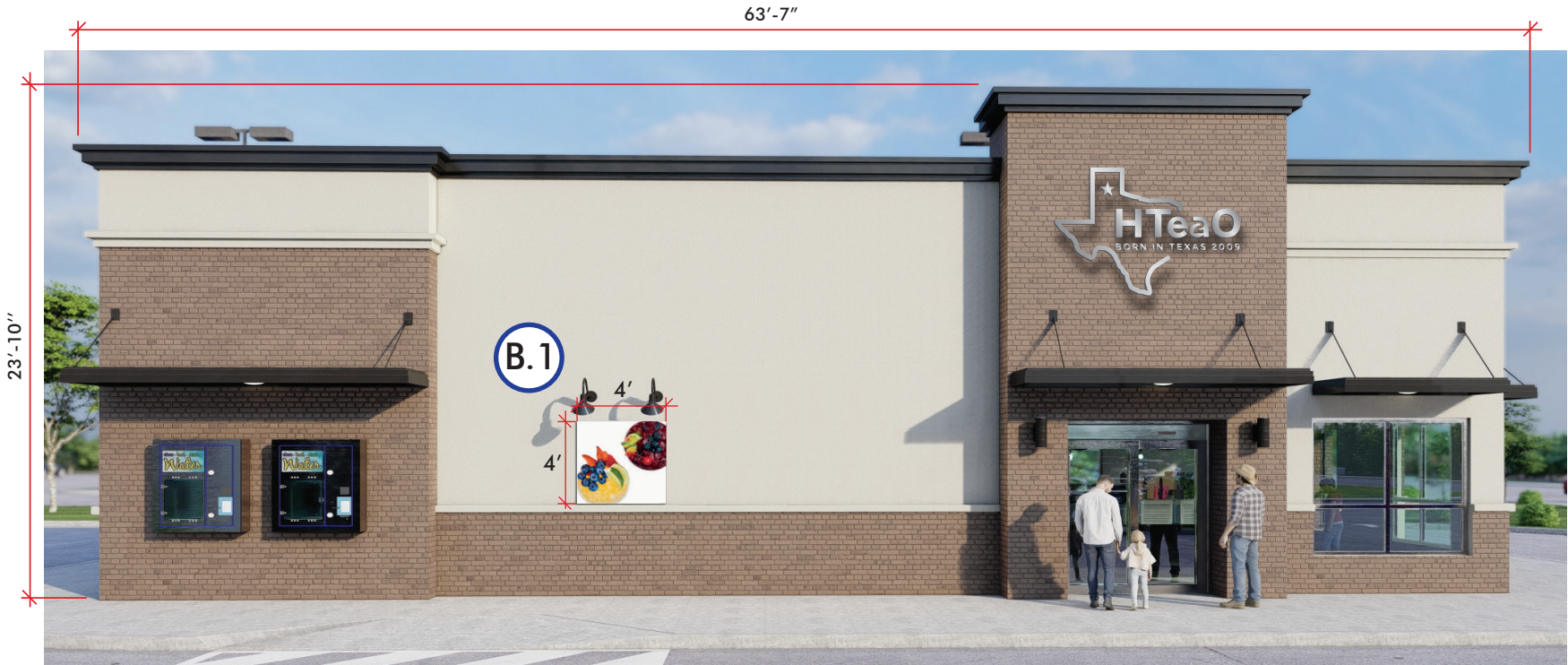


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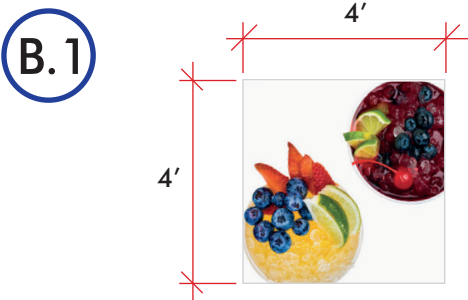


WALL SIGN



SOUTH ELEVATION

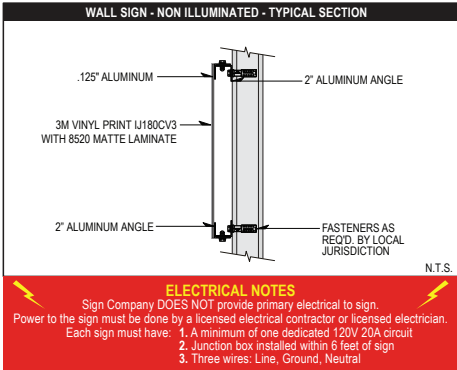
TOTAL BUILDING SQ. FT: 1,515.40



B.1

Wall Sign
For Permit

QUANTITY: ONE (1)
Overall Height: 4' - 0"
Overall Length: 4' - 0"
Total Sq.Ft.: 16'
Face: .125 Aluminum
Frame: 2" Aluminum Angle
First Surface: Vinyl Print IJ180 With 8520 Matte Laminated



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Mauro Jaspe
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
05/24/24

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.

8

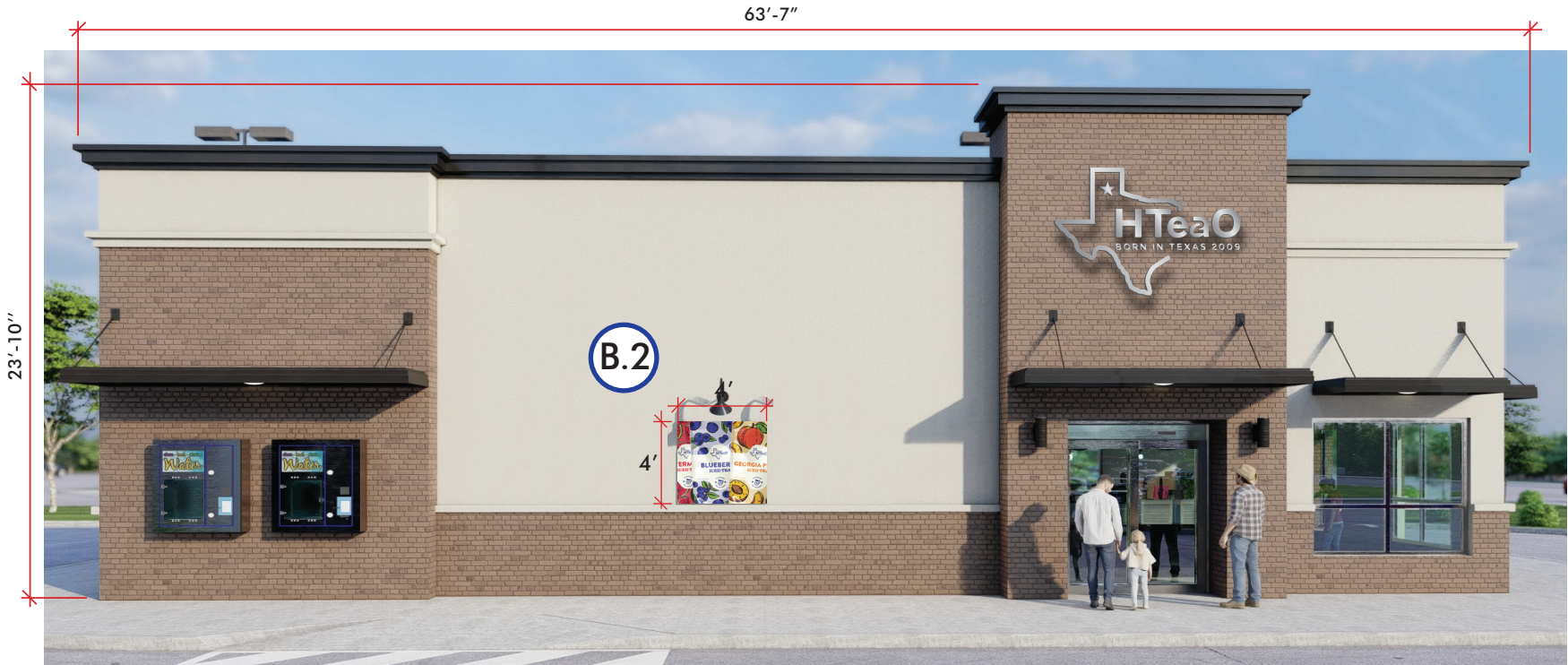


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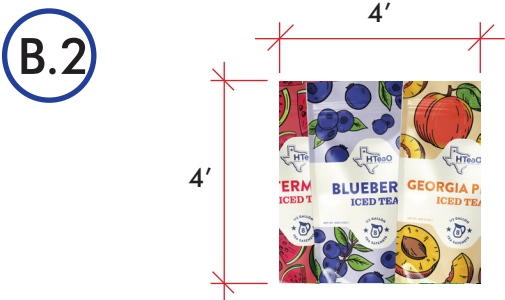


WALL SIGN



SOUTH ELEVATION

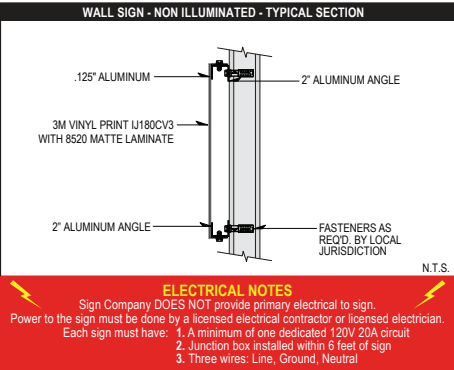
TOTAL BUILDING SQ. FT: 1,515.40



B.2

Wall Sign
For Permit

QUANTITY: ONE (1)
Overall Height: 4' - 0"
Overall Length: 4' - 0"
Total Sq.Ft.: 16'
Face: .125 Aluminum
Frame: 2" Aluminum Angle
First Surface: Vinyl Print IJ180 With 8520 Matte Laminated



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Mauro Jaspe
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
05/24/24

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.

9

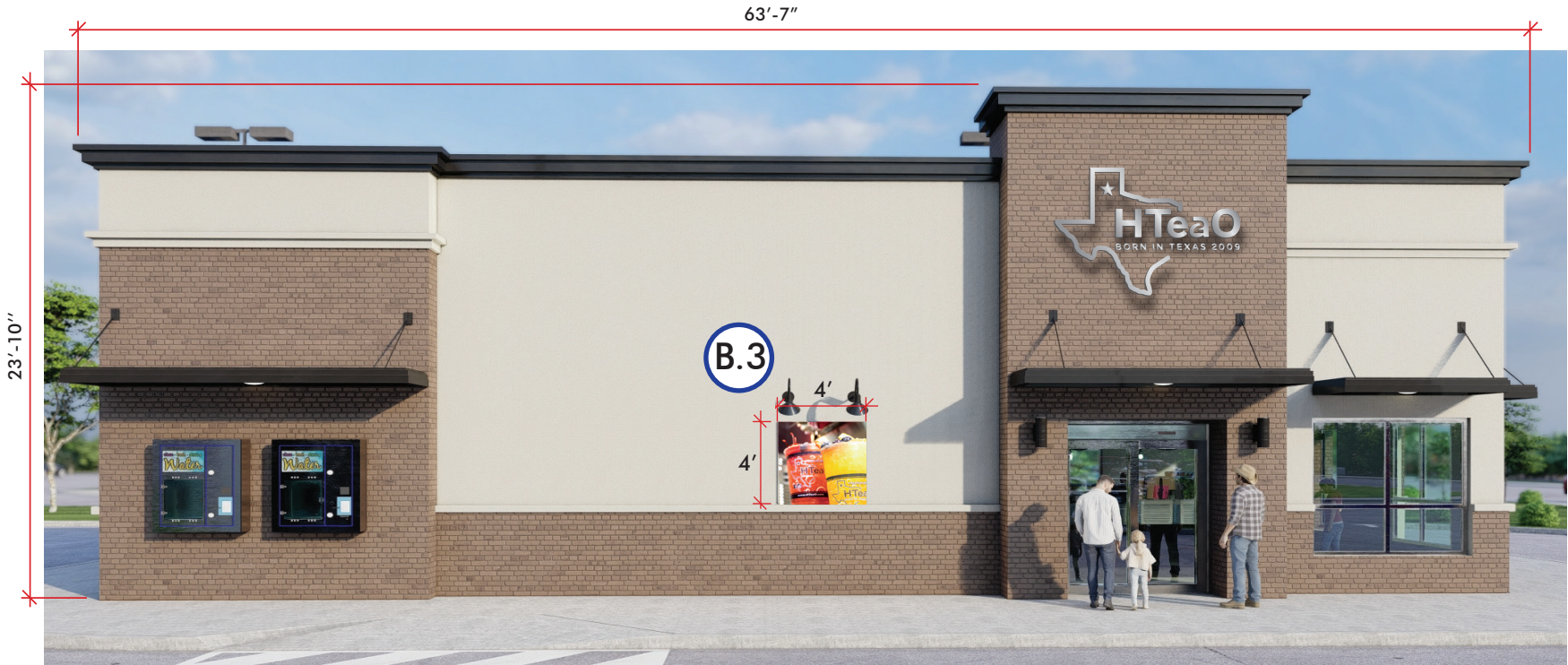


SIGNS - ELECTRICAL - DESIGN - WALL WRAPS
BRAND FORMATS - 3D RENDERING - LED DISPLAY
STRUCTURAL ENGINEERING - CNC - INSTALLATION
TITAN SIGN COMPANY, LLC
DBA
TITAN SIGN COMPANY
ELECTRICAL LICENSE
SEC #37286
SIGN LICENSE
SSC #18454
MAIN: (210) 202-0123
FAX: (800) 515-1046
TitanSignCompany.com

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WALL SIGN



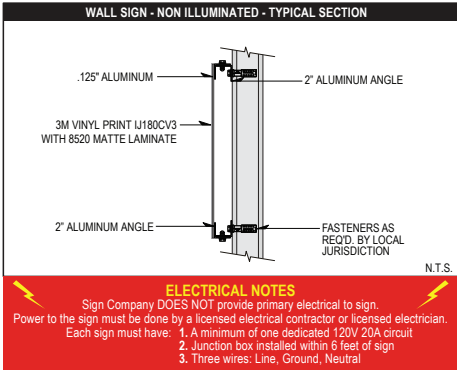
SOUTH ELEVATION

TOTAL BUILDING SQ. FT: 1,515.40



B.3 Wall Sign
For Permit

QUANTITY: ONE (1)
Overall Height: 4' - 0"
Overall Length: 4' - 0"
Total Sq.Ft.: 16'
Face: .125 Aluminum
Frame: 2" Aluminum Angle
First Surface: Vinyl Print IJ180 With 8520 Matte Laminated



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Mauro Jaspe
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
05/24/24

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.

10



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

DATE: June 10, 2024
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD24-0002 – Oncor Dunham Substation) to amend Planned Development District No. 195 (PD-195) with Single Family Estate (SF-E) uses to modify conceptual plans. The property is generally located south of Dunham Road and east of Haynes Road.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On April 10, 2023, the Town Council approved an ordinance establishing Planned Development District-195 (PD-195) for the Oncor Dunham Substation with Single Family-Estate (SF-E) uses. The subject property is approximately 158.8 acres and vacant. The approved concept plan consisted of two tracts. Tract 1 or the northern Tract encompassed approximately 97.19 acres with PD standards limiting the development of this Tract for the purpose of constructing Town Facilities, including parkland and other accessory uses. Tract 2 or the southern Tract consisted of 61.61 acres and allowed the development of an Oncor substation and Oncor switch station facility by right.

At the time of platting, rights-of-way along both Haynes Road and Dunham Road were dedicated, which altered the acreages of both Tracts and specifically reduced the net acreage of Tract 1. The purpose of this application is to modify the internal lot lines between Tract 1 and Tract 2 to ensure the net acreage of Tract 1 remains 97 acres after accounting for the final rights-of-way dedication along both roadways. In order to accomplish this, the applicant is proposing to dedicate right-of-way along Haynes Road that is in excess of what is normally required for this type of street section. The size of Tract 1 is important because this was identified as land that could potentially be dedicated to the Town to meet parkland dedication requirements for the Furst Ranch mixed-use development.

Lastly, the original concept plan identified a 250-foot wide natural buffer zone along the eastern property line. With the proposed boundary amendment, the limit of the natural buffer zone would also be modified to follow the proposed tract line.

On August 28, 2023, the Planning and Zoning Commission approved a site plan to develop a high voltage electric line/substation facility on Tract 2 of PD-195. Upon approval of the proposed PD boundary amendment, Amended Site Plan and Plat applications in conformance with the amended concept plan must be submitted for staff review and approval.

BOARD REVIEW/CITIZEN FEEDBACK: The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. ZPD24-0002 had a total of 17 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

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

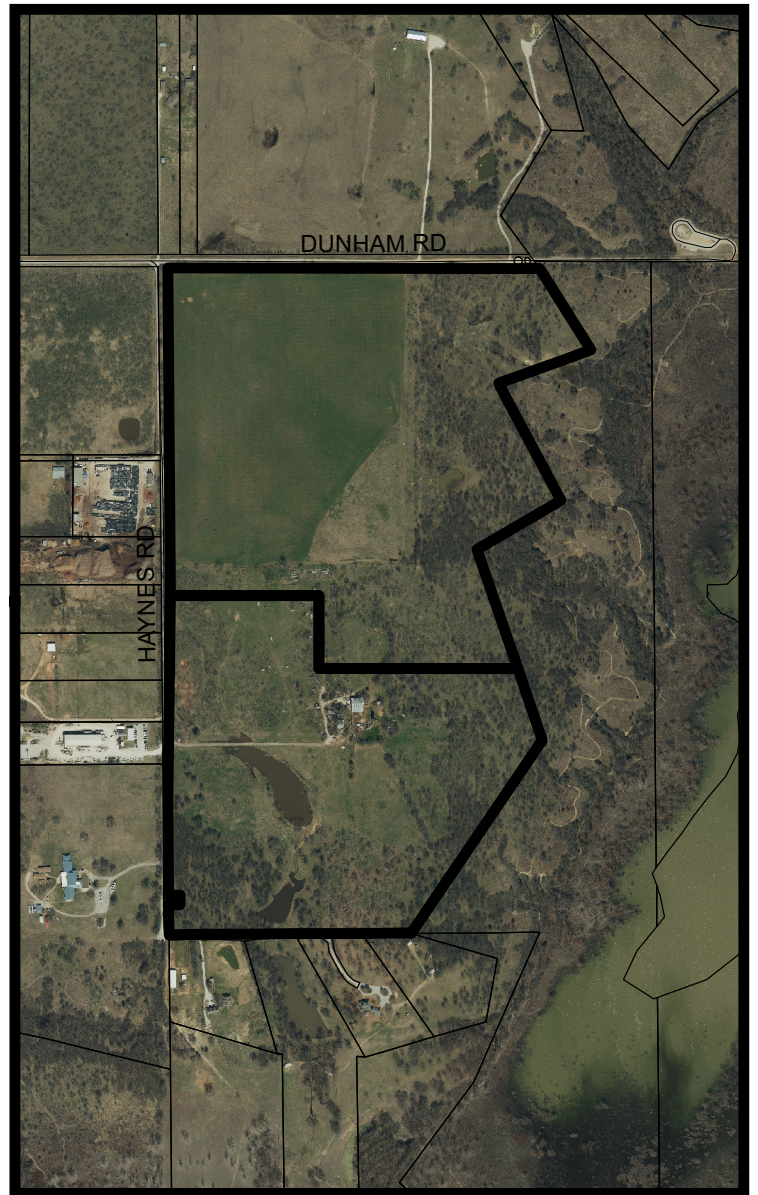
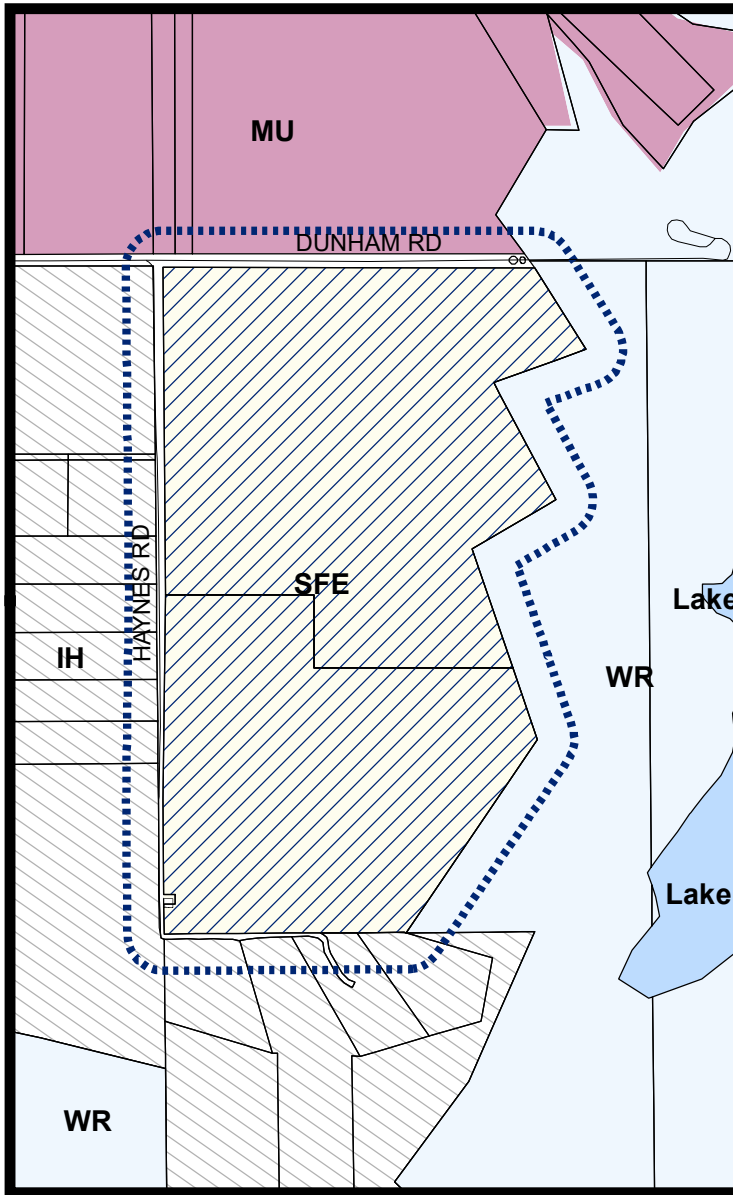
ATTACHMENTS:

1. 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.

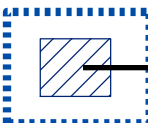
Vicinity Map

ZPD24-0002: Oncor Dunham Substation



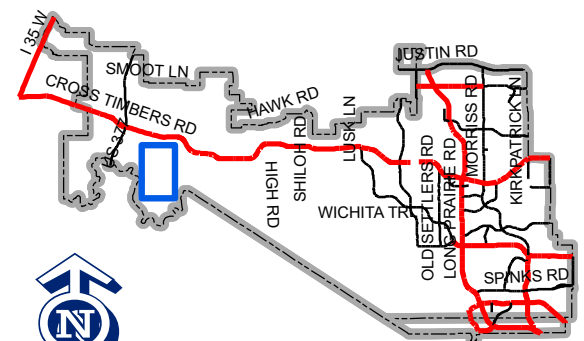
LEGEND

 Interim Holding
  Lake
  Mixed Use
  Water Recreation

 Subject Property
 200 ft Notification Buffer around Property

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

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



Map Location

0 750 1,500 3,000 Feet

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

Location:

The site is located near the southeast corner of the intersection of Dunham Road and Haynes Road in Flower Mound. The proposed development would consist of future parkland on 97.000 acres and one Oncor substation with one Oncor switch station on 57.438 acres.

Purpose of Planned Development (ZPD) Submittal:

The purpose of this ZPD is to revise the existing PD-195 with SF-E zoning to increase the size of Lot 1, Block 1 to 97 acres upon the discovery of a new right-of-way dedication along Dunham Road. The revised lot line between Lots 1 and 2, Block 1 was configured to avoid conflicting with the location of the proposed substation system.

Existing and Proposed Land Use:

Existing Zoning: PD 195 with SF-E

Acreage: Total Acreage is 154.438 acres. Tract 1 is 97.00 acres. Tract 2 is 57.438 acres.

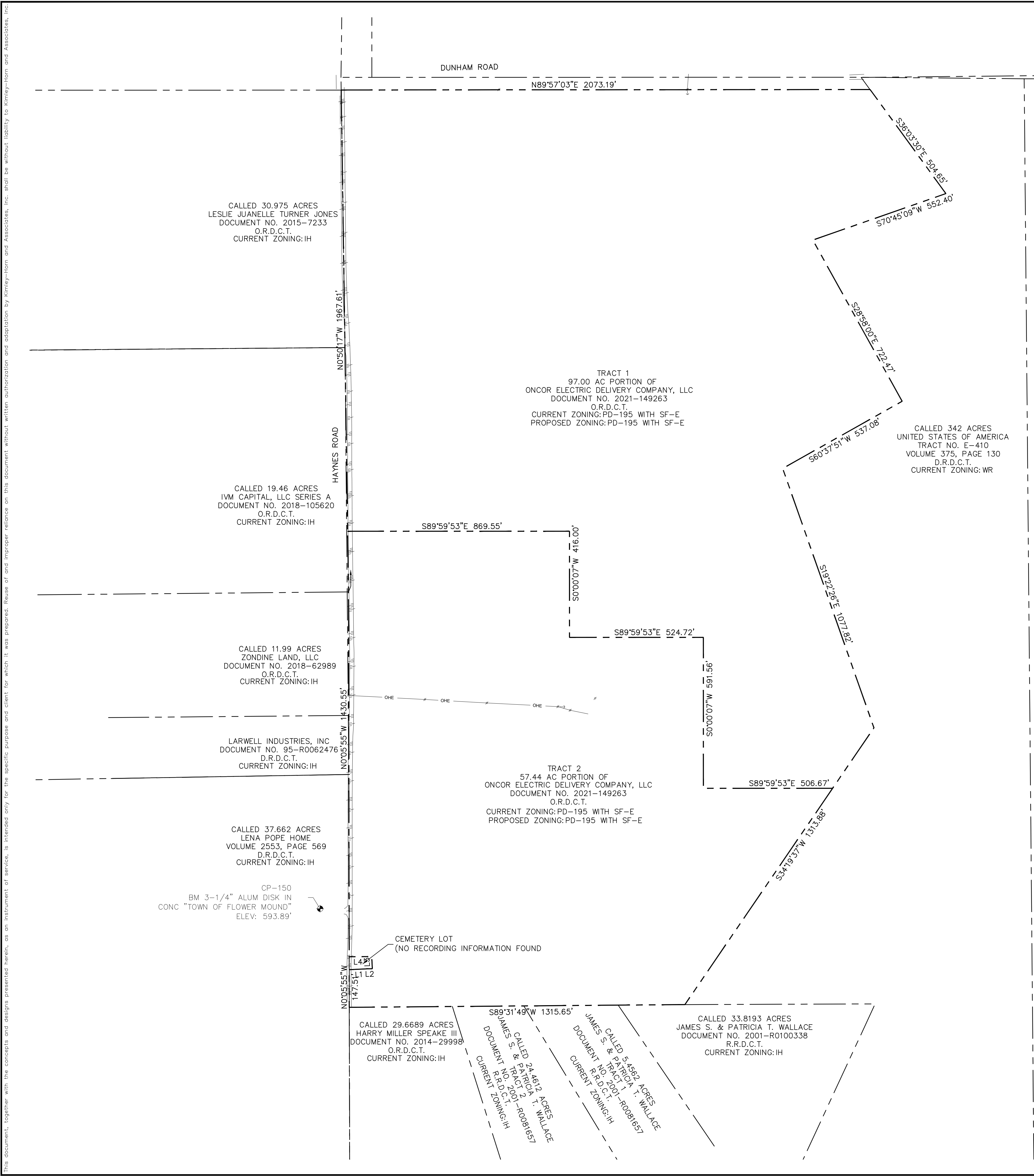
Existing Uses: Site is currently vacant.

Proposed Uses: The proposed development would consist of one Oncor substation and one Oncor switch station to be developed on Tract 2.

Phasing: The proposed Oncor project will be constructed in a single phase.

ROW Dedication: Right of Way Deed 429-158 includes documentation of a right-of-way strip along Dunham Road containing approximately 1.2 acres. This is the northern boundary line of Tract 1. Oncor is proposing to dedicate 25' of right-of-way along Haynes Road instead of the required 13' right-of-way dedication.

PLOTTED BY: JANA, JN116-1162815.08 PM
 DRAWN NAME: KJRI CIVIL/FRISCO SINGLE FAMILY PURSUITS_20120104- ONCOR FLOWER MOUND WEST/CAD/PLANS/ETS/ZPD FILES/CL_ZONING EXHIBIT.DWG [Overall]
 LAST SAVED: 5/15/2024 3:50 PM
 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.



METES AND BOUNDS

BEING a 158.802 acre tract of land situated in the Rhody King Survey, Abstract No. 700, Town of Flower Mound, Denton County, Texas, being all that called 40 acre tract (Exhibit A), that called 115.5 acre tract (Exhibit B), and that called 0.533 acre tract (Exhibit C), described in deed to Ron W. Haynes, Jerry Charles Haynes, & Barry Lee Haynes recorded in Document Number 2016-133948, Official Records of Denton County, Texas (O.R.D.C.T.), said 158.802 acre tract of land being more particularly described as follows;

BEGINNING at a found 1/2-inch iron rod within asphalt pavement known as Haynes Road, for the southwest corner of said Haynes tract, and the northwest corner of a called 29.6689 acre tract of land described in deed to Harry Miller Speake III, as recorded in Document No. 2014-29998, O.R.D.C.T., and being on the east line of a called 37.662 acre tract of land described in deed to Lena Pope Home, as recorded in Volume 2553, Page 569, Deed Records of Denton County, Texas (D.R.D.C.T.), from which a found 3-1/4 inch aluminum cap in concrete stamped "TOWN OF FLOWER MOUND" for Town of Flower Mound Benchmark #41 bears North 15 degrees 49 minutes 47 seconds, a distance of 400.46 feet, said POINT OF BEGINNING being locatable by NAD83 grid coordinates N: 7,061,827.91', E: 2,368,946.40';

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

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

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

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

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

THENCE North 00 degrees 05 minutes 55 seconds West, along the west line of said Haynes tract and the east line of said Pope tract, the east line of a tract of land described in deed to Larwell Industries, Inc recorded in Document No. 95-R0062476, D.R.D.C.T., and the east line of a called 11.99 acres tract of land described in deed to Zondine Land, LLC, recorded in Document No. 2018-62989, O.R.D.C.T., a distance of 1,430.55 feet to a found 1/2-inch iron rod for the northeast corner of said Zondine tract and the southeast corner of a called 19.46 acres tract described in deed to IVM Capital, LLC - Series A recorded in Document No. 2018-105620, O.R.D.C.T.;

THENCE North 00 degrees 50 minutes 17 seconds West, continuing along the west line of said Haynes tract and along the east line of said IVM Capital tract and the east line of a called 30.975 acre tract of land described in deed to Leslie Juanelle Turner Jones recorded in Document No. 2015-7233, O.R.D.C.T., passing at a distance of 1,967.61 feet a found 5/8-inch iron rod for the northeast corner of said Jones tract, continuing in all a distance of 2,017.63 feet to the northwest corner of said Haynes tract within a gravel road known as Dunham Road, said point being locatable by NAD83 grid coordinates N: 7,065,473.78', E: 2,368,914.09', from which said Town of Flower Mound Benchmark #41 bears South 01 degrees 21 minutes 05 seconds West, a distance of 3,262.05 feet;

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

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

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

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

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

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

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

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

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

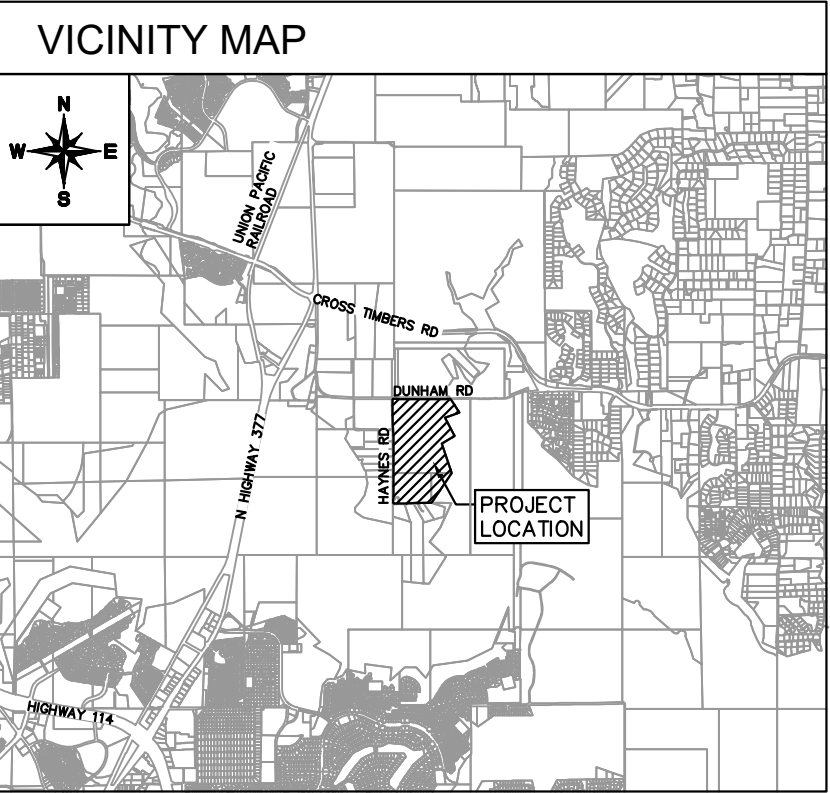
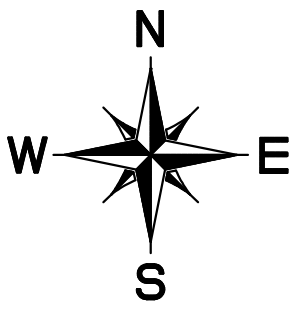
CONTAINING a computed area of 158.802 acres or 6,917,417 square feet of land, more or less.

LINE TABLE		
LINE	LENGTH	BEARING
L1	74.52	N87°13'02.00"E
L2	16.16	N89°54'03.00"E
L3	47.73	N2°34'39.00"W
L4	88.53	S89°45'23.00"W

BENCHMARKS

CP-150:
BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 593.89'

CP-151:
BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 615.94'



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE

MASTER PLAN FEATURES	
LAND USE PLAN	RAIRIE VISTA DISTRICT
URBAN DESIGN PLAN	RAIRIE VISTA DISTRICT
PARKS AND TRAILS	PLANNED EXTENSION OF INDIAN BLANKET TRAIL ALONG DUNHAM RD
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	RURAL COLLECTOR PLANNED AT NORTHWEST CORNER OF TRACT
WATER PLAN	12" WATERLINE PLANNED ALONG FUTURE RURAL COLLECTOR
WASTEWATER PLAN	N/A
ECONOMIC IMPACT	N/A

ZONING DATA TABLE: SF-E		
	TRACT 1	TRACT 2
MIN. LOT SIZE	43,560 SQ. FT.	43,560 SQ. FT.
MIN. LOT WIDTH	150 FT.	150 FT.
MIN. AREA/UNIT	2,400 SQ. FT.	2,400 SQ. FT.
MIN. FRONT YARD	40 FT.	40 FT.
MIN. SIDE YARD	20 FT.	20 FT.
MIN. REAR YARD	20 FT.	20 FT.
MAX. LOT COVERAGE	25%	35%
MAX. HEIGHT (STORIES/FT)	3 STORIES OR 35 FT	85 FT FOR STATION EQUIPMENT

ZONING EXHIBIT OVERALL
FOR
ONCOR DUNHAM SUBSTATION

DUNHAM ROAD & HAYNES ROAD
FLOWER MOUND, TX 76262
DUNHAM ADDITION

TRACT 1
BEING 97.00 ACRES
TRACT 2
BEING 57.44 ACRES
TOTAL ACREAGE: 154.44

OUT OF
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

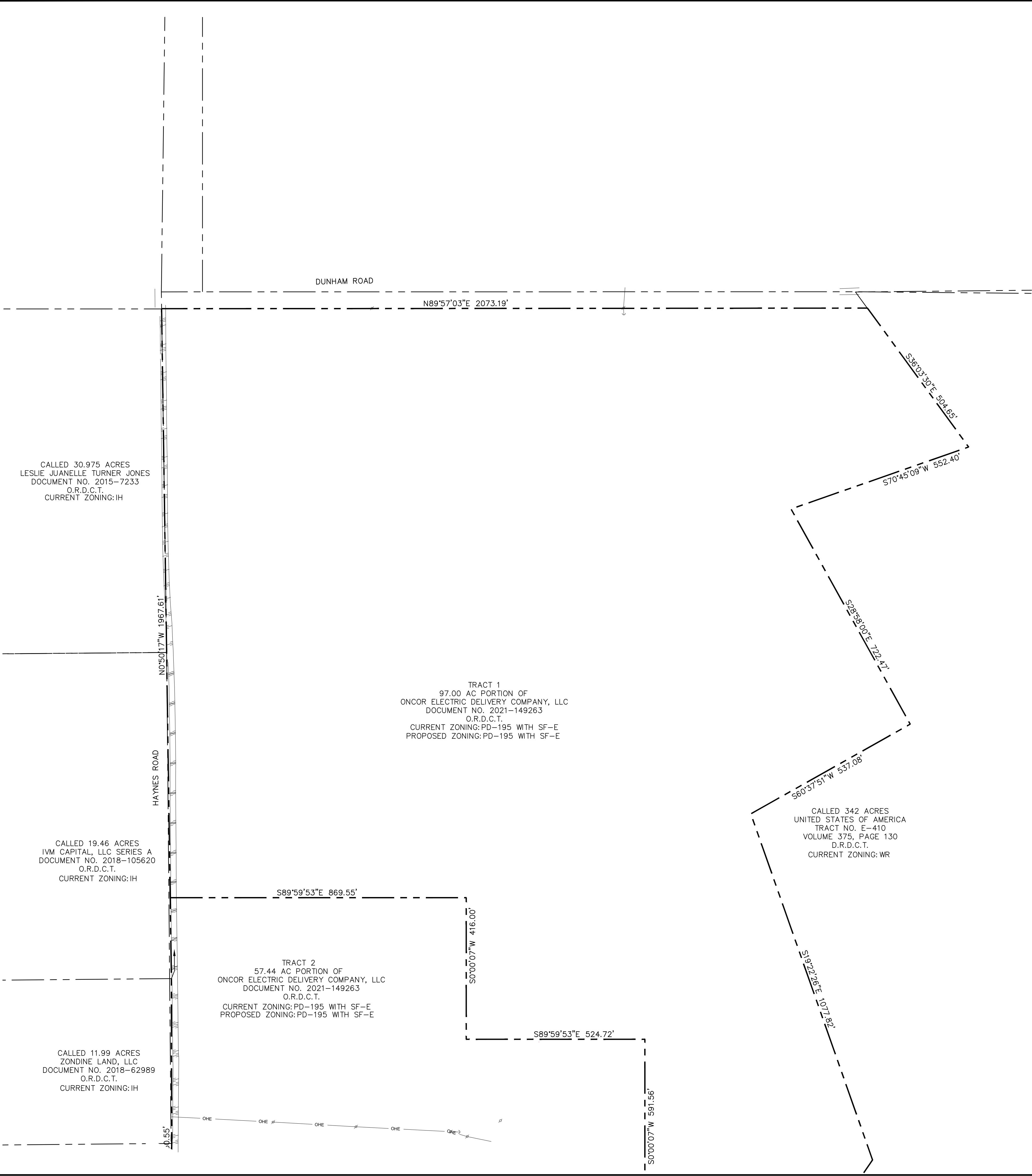
OWNER/DEVELOPER:
Onco
777 Main St, Suite 707
Fort Worth, TX 76102
Tel: (817) 215-6807
Contact: Seth Sampson

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	5/15/2024	064424520

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 LAST SAVED: 4/15/2024 3:56 PM

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METES AND BOUNDS

BEING a 97.197 acre tract of land situated in the Rhody King Survey, Abstract No. 700, Town of Flower Mound, Denton County, Texas, being a portion of the tract of land described in deed to Oncor Electric Delivery Co, LLC recorded in Document Number 2021-149263, Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 97.197 acre tract of land being more particularly described as follows;

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY", on the west line of said Oncor tract, within asphalt pavement known as Haynes Road, from which a found 1/2-inch iron rod for the southwest corner of said Oncor tract, bears South 00 degrees 05 minutes 55 seconds East, a distance of 1,450.37 feet and from which a found 3-1/4 inch aluminum cap in concrete stamped "TOWN OF FLOWER MOUND" for Town of Flower Mound Benchmark #41 bears South 05 degrees 43 minutes 23 seconds, a distance of 1,070.44 feet, said POINT OF BEGINNING being locatable by NAD83 grid coordinates N: 7,063,278.06', E: 2,368,943.91';

THENCE North 00 degrees 05 minutes 55 seconds West, along the west line of said Oncor tract, a distance of 178.63 feet to a found 1/2-inch iron rod for the northeast corner of a tract of land described in deed to Zondine Land, LLC, as recorded in Document No. 2018-62989, O.P.R.D.C.T., and the southeast corner of a tract of land described in deed to IVM Capital, LLC - Series A, as recorded in Document No. 2018-105620, O.P.R.D.C.T.;

THENCE North 00 degrees 50 minutes 17 seconds West, continuing along the west line of said Oncor tract and along the east line of said IVM Capital tract and the east line of a tract of land described in deed to Leslie Juanelle Turner Jones as recorded in Document No. 2015-7233, O.P.R.D.C.T., passing at a distance of 1,967.61 feet a found 5/8-inch iron rod for the northeast corner of said Jones tract, continuing in all a distance of 2,017.63 feet to the northwest corner of said Oncor tract within a gravel road known as Dunham Road, said point being locatable by NAD83 grid coordinates N: 7,065,473.78', E: 2,368,914.09', from which said Town of Flower Mound Benchmark #41 bears South 01 degrees 21 minutes 05 seconds West, a distance of 3,262.05 feet;

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

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

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

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

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

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

South 19 degrees 22 minutes 26 seconds East, a distance of 702.07 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE North 89 degrees 59 minutes 53 seconds West, departing said common line, over and across said Oncor tract, a distance of 1,068.61 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE North 00 degrees 00 minutes 07 seconds East, continuing over and across said Oncor tract, a distance of 416.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE North 89 degrees 59 minutes 53 seconds West, continuing over and across said Oncor tract, a distance of 283.06 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE South 00 degrees 00 minutes 07 seconds West, continuing over and across said Oncor tract, a distance of 97.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE North 89 degrees 59 minutes 53 seconds West, continuing over and across said Oncor tract, a distance of 112.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE South 00 degrees 00 minutes 07 seconds West, continuing over and across said Oncor tract, a distance of 222.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE South 89 degrees 59 minutes 53 seconds East, continuing over and across said Oncor tract, a distance of 112.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE South 00 degrees 00 minutes 07 seconds West, continuing over and across said Oncor tract, a distance of 97.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

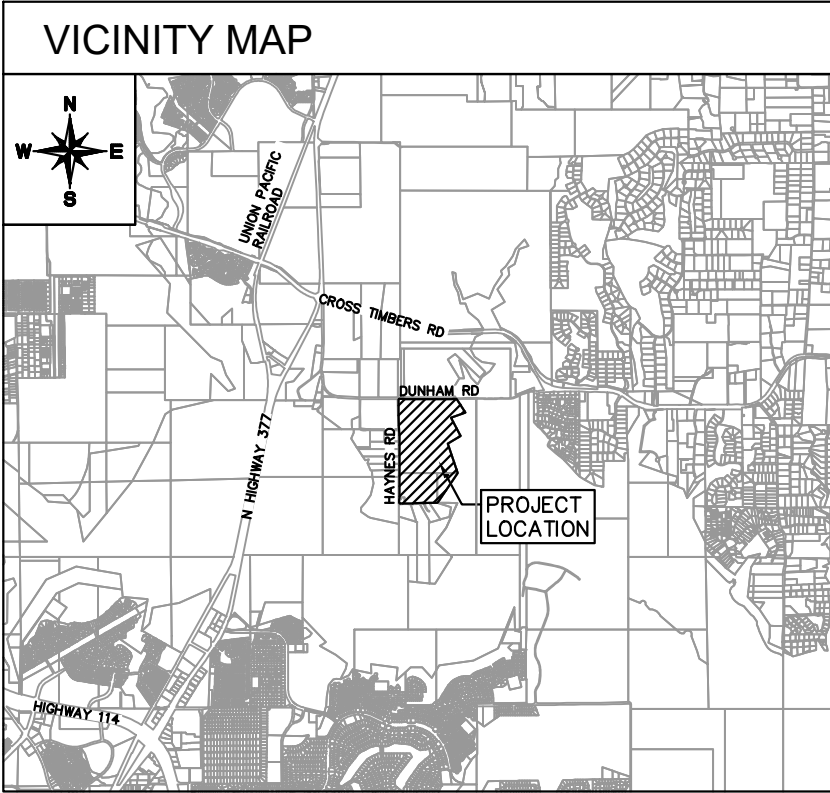
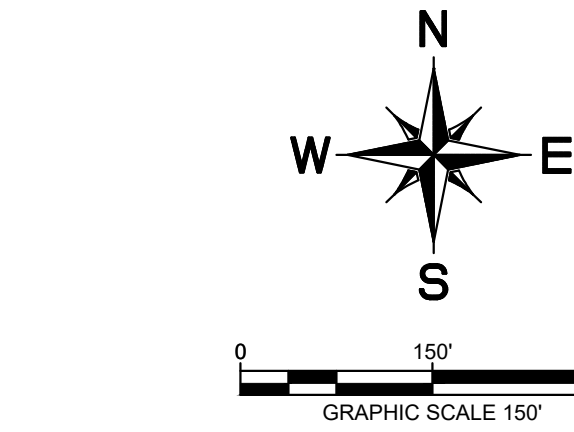
THENCE North 89 degrees 59 minutes 53 seconds West, continuing over and across said Oncor tract, a distance of 582.70 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 97.197 acres or 4,233,888 square feet of land, more or less.

BENCHMARKS

CP=150:
BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 593.89'

CP=151:
BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 615.94'



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE

MASTER PLAN FEATURES	
LAND USE PLAN	PRAIRIE VISTA DISTRICT
URBAN DESIGN PLAN	PRAIRIE VISTA DISTRICT
PARKS AND TRAILS	PLANNED EXTENSION OF INDIAN BLANKET TRAIL ALONG DUNHAM RD
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	RURAL COLLECTOR PLANNED AT NORTHWEST CORNER OF TRACT
WATER PLAN	12" WATERLINE PLANNED ALONG FUTURE RURAL COLLECTOR
WASTEWATER PLAN	N/A
ECONOMIC IMPACT	N/A

ZONING DATA TABLE: SF-E		
	TRACT 1	TRACT 2
MIN. LOT SIZE	43,560 SQ. FT.	43,560 SQ. FT.
MIN. LOT WIDTH	150 FT.	150 FT.
MIN. AREA/UNIT	2,400 SQ. FT.	2,400 SQ. FT.
MIN. FRONT YARD	40 FT.	40 FT.
MIN. SIDE YARD	20 FT.	20 FT.
MIN. REAR YARD	20 FT.	20 FT.
MAX. LOT COVERAGE	25%	35%
MAX. HEIGHT (STORIES/FT)	3 STORIES OR 35 FT	85 FT FOR STATION EQUIPMENT

ZONING EXHIBIT TRACT 1

FOR

ONCOR DUNHAM SUBSTATION

DUNHAM ROAD & HAYNES ROAD

FLOWER MOUND, TX 76262

DUNHAM ADDITION

TRACT 1

BEING 97.00 ACRES

TRACT 2

BEING 57.44 ACRES

TOTAL ACREAGE: 154.44

OUT OF

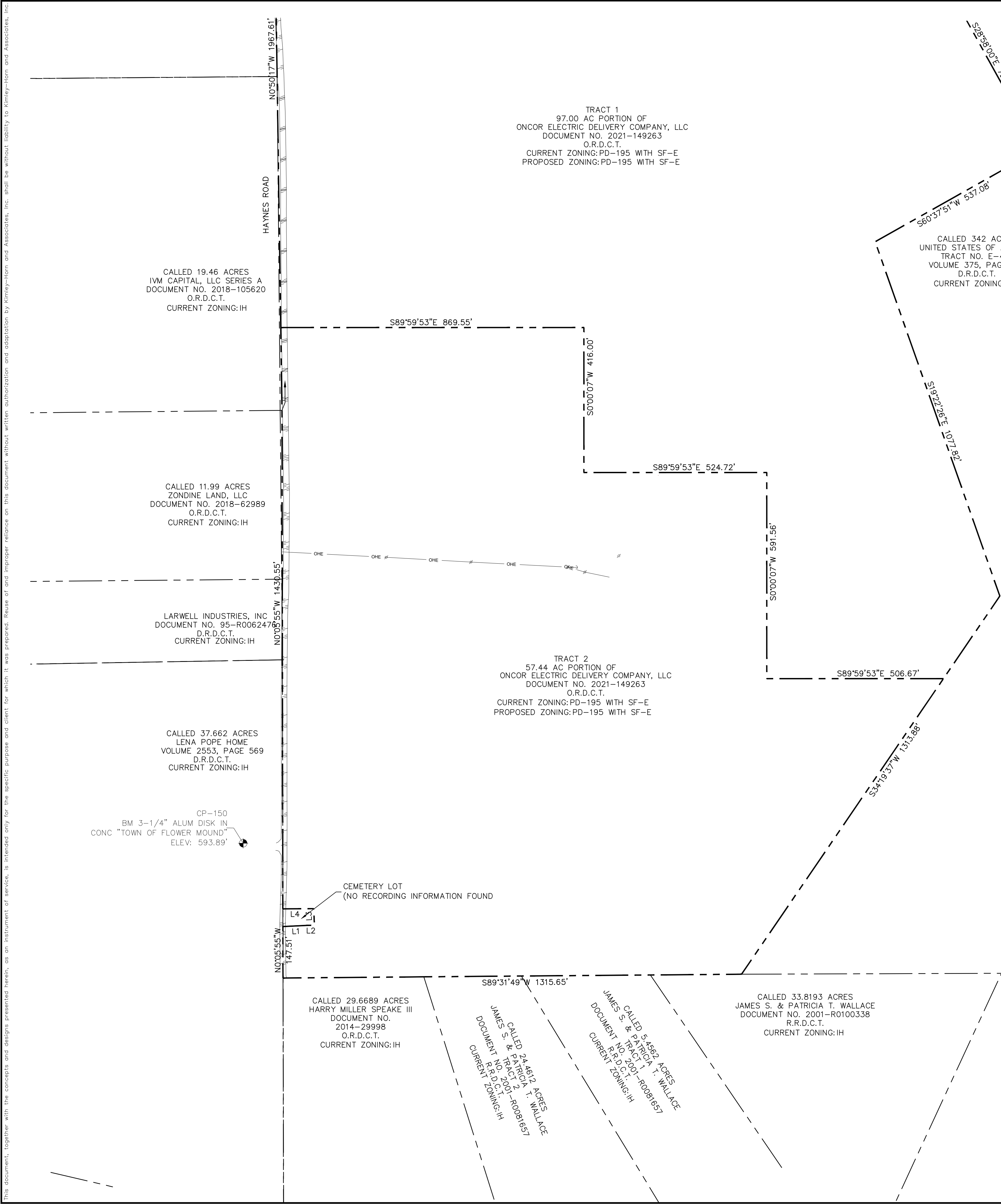
THE RHODY KING SURVEY, ABSTRACT NO. 700

IN THE

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: Oncor 777 Main St, Suite 707 Fort Worth, TX 76102 Tel: (817) 215-6807 Contact: Seth Sampson				ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Rob Myers, P.E.	
DESIGNED: RJM	DRAWN: KPH	CHECKED: RJM	SCALE: AS SHOWN	DATE: 5/15/2024	KH PROJECT NO.: 064424520

PLOTTED BY: JANA, 05/11/2024 1:45:01 PM
 DWGNAME: K:\P\1\KIMLEY-HORN\PROJECTS\2024\20240104-ONCOR FLOWER MOUND WEST\CAD\PLANS\HETS\ZPD\FILESC\ZONING\EXHIBIT.DWG[Tract 2]
 LAST SAVED: 5/15/2024 3:00 PM
 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.



METES AND BOUNDS

BEING a 61.605 acre tract of land situated in the Rhody King Survey, Abstract No. 700, Town of Flower Mound, Denton County, Texas, being a portion of the tract of land described in deed to Oncor Electric Delivery Co, LLC recorded in Document Number 2021-149263, Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 61.605 acre tract of land being more particularly described as follows;

BEGINNING at a found 1/2-inch iron rod within asphalt pavement known as Haynes Road, for the southwest corner of said Oncor tract, from which a found 3-1/4 inch aluminum cap in concrete stamped "TOWN OF FLOWER MOUND" for Town of Flower Mound Benchmark #41 bears North 15 degrees 49 minutes 47 seconds, a distance of 400.46 feet, said POINT OF BEGINNING being locatable by NAD83 grid coordinates N: 7,061,827.91', E: 2,368,946.40';

THENCE North 00 degrees 05 minutes 55 seconds West, along the west line of said Oncor tract, a distance of 147.51 feet;

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

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

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

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

THENCE North 00 degrees 05 minutes 55 seconds West, along said west line, a distance of 1,251.91 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY", being locatable by NAD83 grid coordinates N: 7,063,278.06', E: 2,368,943.91' from which said Town of Flower Mound Benchmark #41 bears South 05 degrees 43 minutes 23 seconds, a distance of 1,070.44 feet;

THENCE departing said west line, over and across said Oncor tract the following courses and distances:

South 89 degrees 59 minutes 53 seconds East, a distance of 582.70 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

North 00 degrees 00 minutes 07 seconds East, a distance of 97.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

North 89 degrees 59 minutes 53 seconds West, a distance of 112.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

North 00 degrees 00 minutes 07 seconds East, a distance of 222.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

South 89 degrees 59 minutes 53 seconds East, a distance of 112.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

North 00 degrees 00 minutes 07 seconds East, a distance of 97.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

South 89 degrees 59 minutes 53 seconds East, a distance of 283.06 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

South 00 degrees 00 minutes 07 seconds West, a distance of 416.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

South 89 degrees 59 minutes 53 seconds East, a distance of 1,068.61 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY" on the common line of said Oncor tract and a tract of land described as Tract No. E-410 in deed to United States of America as recorded in Volume 375, Page 130, Deed Records of Denton County Texas (D.R.D.C.T.);

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

South 19 degrees 22 minutes 26 seconds East, a distance of 375.75 feet to a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 1964"

South 34 degrees 19 minutes 37 seconds West, a distance of 1,313.88 feet to a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 1964" for the southwest corner of said United States of America tract, and the southeast corner of said Oncor tract

THENCE departing said common line, South 89 degrees 31 minutes 49 seconds, along the south line of said Oncor tract, a distance of 1,315.65 feet to the POINT OF BEGINNING.

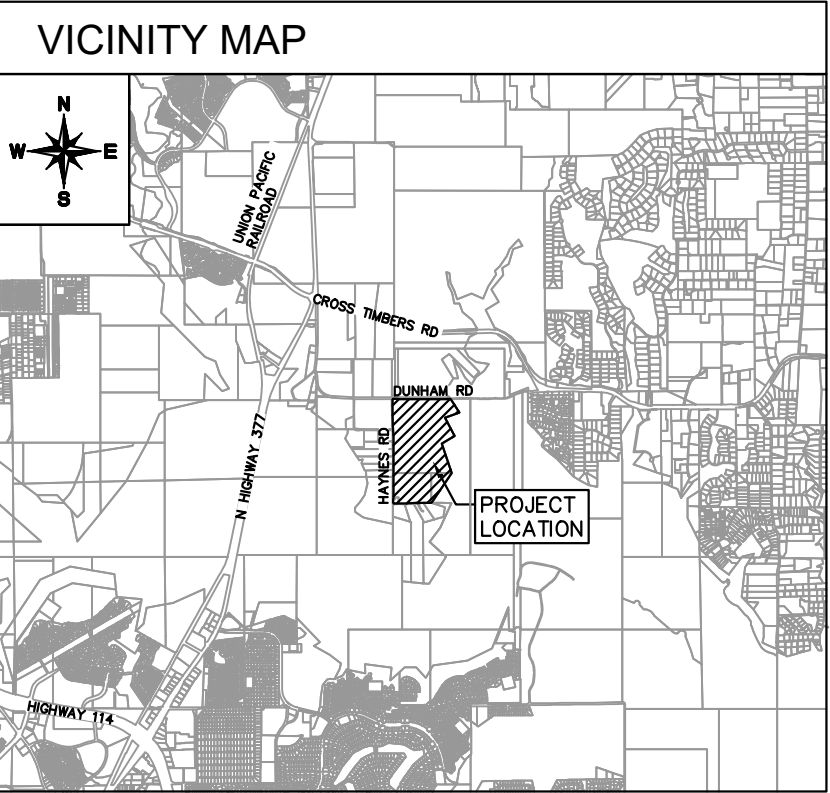
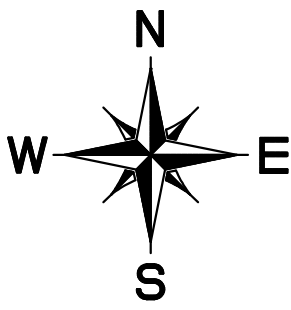
CONTAINING a computed area of 61.605 acres or 2,683,529 square feet of land, more or less.

LINE TABLE		
LINE	LENGTH	BEARING
L1	74.52	N87°13'02.00"E
L2	16.16	N89°54'03.00"E
L3	47.73	N2°34'39.00"W
L4	88.53	S89°45'23.00"W

BENCHMARKS

CP-150:
BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 593.89'

CP=151:
BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 615.94'



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE

MASTER PLAN FEATURES	
LAND USE PLAN	PRAIRIE VISTA DISTRICT
URBAN DESIGN PLAN	PRAIRIE VISTA DISTRICT
PARKS AND TRAILS	PLANNED EXTENSION OF INDIAN BLANKET TRAIL ALONG DUNHAM RD
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	RURAL COLLECTOR PLANNED AT NORTHWEST CORNER OF TRACT
WATER PLAN	12" WATERLINE PLANNED ALONG FUTURE RURAL COLLECTOR
WASTEWATER PLAN	N/A
ECONOMIC IMPACT	N/A

ZONING DATA TABLE: SF-E		
	TRACT 1	TRACT 2
MIN. LOT SIZE	43,560 SQ. FT.	43,560 SQ. FT.
MIN. LOT WIDTH	150 FT.	150 FT.
MIN. AREA/UNIT	2,400 SQ. FT.	2,400 SQ. FT.
MIN. FRONT YARD	40 FT.	40 FT.
MIN. SIDE YARD	20 FT.	20 FT.
MIN. REAR YARD	20 FT.	20 FT.
MAX. LOT COVERAGE	25%	35%
MAX. HEIGHT (STORIES/FT)	3 STORIES OR 35 FT	85 FT FOR STATION EQUIPMENT

ZONING EXHIBIT TRACT 2

FOR

ONCOR DUNHAM SUBSTATION

DUNHAM ROAD & HAYNES ROAD

FLOWER MOUND, TX 76262

DUNHAM ADDITION

TRACT 1

BEING 97.00 ACRES

TRACT 2

BEING 57.44 ACRES

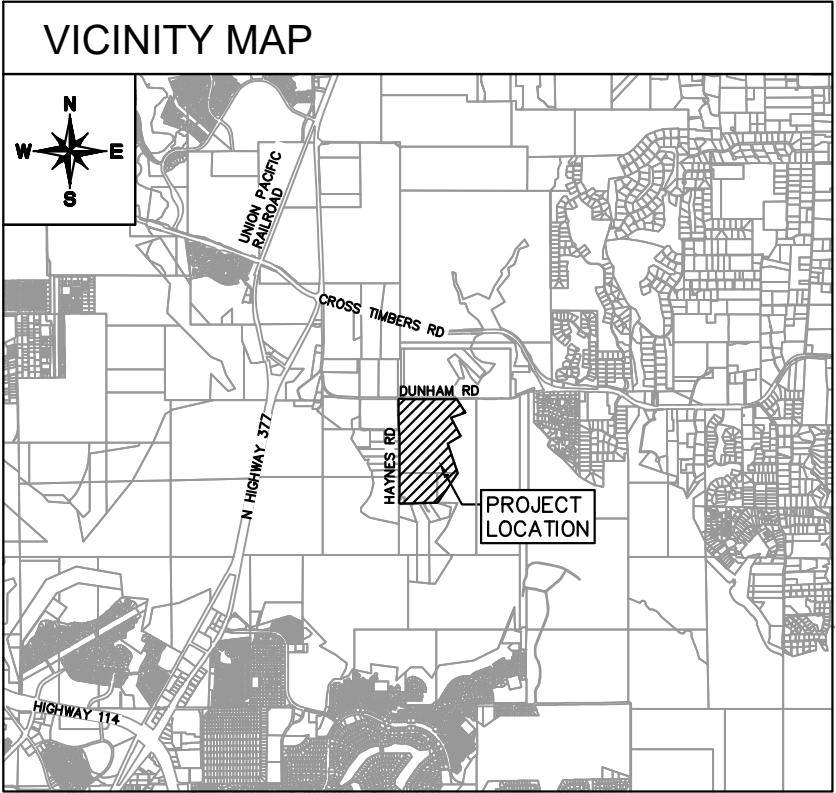
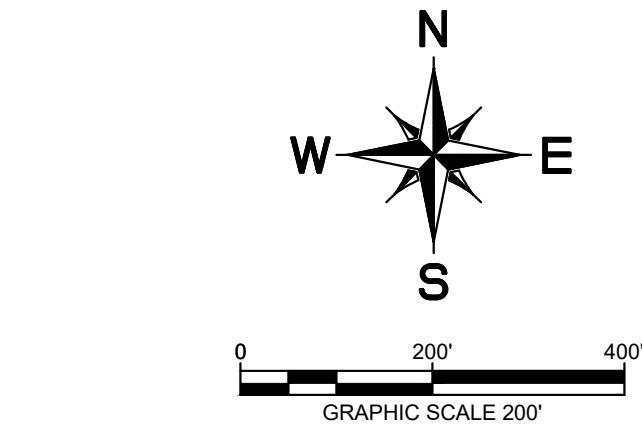
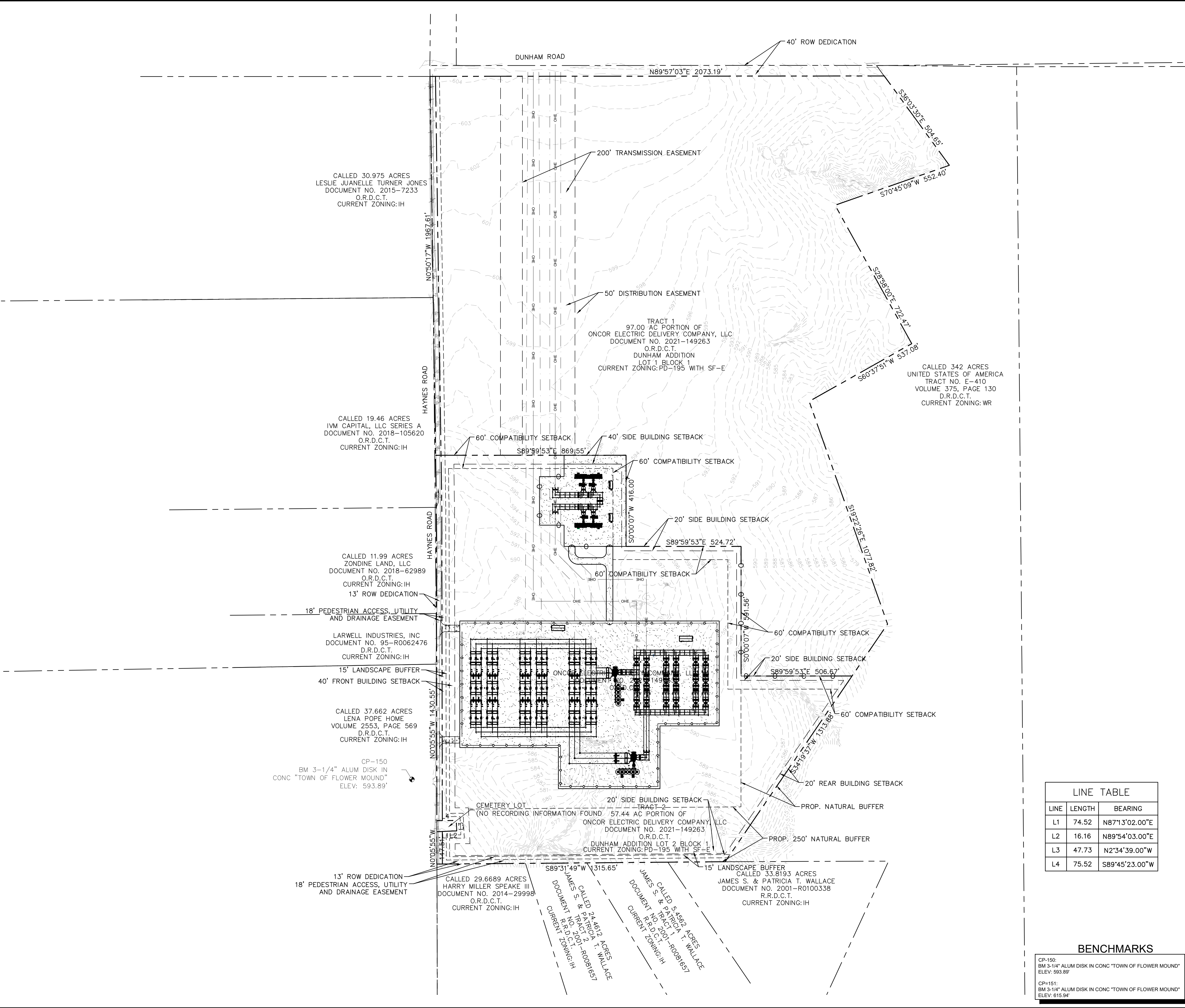
TOTAL ACREAGE: 154.44

OUT OF

IN THE

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: Oncor 777 Main St, Suite 707 Fort Worth, TX 76102 Tel: (817) 215-6807 Contact: Seth Sampson				ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Rob Myers, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	5/15/2024	064424520



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SUBSTATION PAD PAVEMENT: CRUSHED ROCK FLEX BASE PAVEMENT. REFER TO PAVEMENT SECTIONS.
	MEDIUM DUTY CONCRETE PAVEMENT: 6" MEDIUM DUTY CONCRETE PAVEMENT. REFER TO PAVEMENT SECTIONS.

MASTER PLAN FEATURES	
LAND USE PLAN	PRAIRIE VISTA DISTRICT
URBAN DESIGN PLAN	PRAIRIE VISTA DISTRICT
PARKS AND TRAILS	PLANNED EXTENSION OF INDIAN BLANKET TRAIL ALONG DUNHAM RD
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	RURAL COLLECTOR PLANNED AT NORTHWEST CORNER OF TRACT
WATER PLAN	12" WATERLINE PLANNED ALONG FUTURE RURAL COLLECTOR
WASTEWATER PLAN	N/A
ECONOMIC IMPACT	N/A

ZONING DATA TABLE: SF-E		
	TRACT 1	TRACT 2
MIN. LOT SIZE	43,560 SQ. FT.	43,560 SQ. FT.
MIN. LOT WIDTH	150 FT.	150 FT.
MIN. AREA/UNIT	2,400 SQ. FT.	2,400 SQ. FT.
MIN. FRONT YARD	40 FT.	40 FT.
MIN. SIDE YARD	20 FT.	20 FT.
MIN. REAR YARD	20 FT.	20 FT.
MAX. LOT COVERAGE	25%	35%
MAX. HEIGHT (STORIES/FT)	3 STORIES OR 35 FT	85 FT FOR STATION EQUIPMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	74.52	N87°13'02.00"E
L2	16.16	N89°54'03.00"E
L3	47.73	N2°34'39.00"W
L4	75.52	S89°45'23.00"W

BENCHMARKS

CP-150: BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND" ELEV: 593.89'	CP-151: BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND" ELEV: 615.94'
--	--

OVERALL CONCEPTUAL SITE PLAN

FOR ONCOR DUNHAM SUBSTATION

DUNHAM ROAD & HAYNES ROAD

FLOWER MOUND, TX 76262

DUNHAM ADDITION

TRACT 1

BEING 97.00 ACRES

TRACT 2

BEING 57.44 ACRES

TOTAL ACREAGE: 154.44

OUT OF

IN THE

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:

OnCor
777 Main St, Suite 707
Fort Worth, TX 76102
Tel: (817) 215-6807
Contact: Seth Sampson

ENGINEER/SURVEYOR:

Kimley-Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
RJM	KPH	RJM	AS SHOWN	3/18/2024	064424520

CALLED 19.46 ACRES
 IVM CAPITAL, LLC SERIES A
 DOCUMENT NO. 2018-105620
 O.R.D.C.T.
 CURRENT ZONING: IH

CALLED 11.99 ACRES
 ZONDINE LAND, LLC
 DOCUMENT NO. 2018-62989
 O.R.D.C.T.
 CURRENT ZONING: IH

LARWELL INDUSTRIES, INC
 DOCUMENT NO. 95-R0062476
 D.R.D.C.T.
 CURRENT ZONING: IH

CALLED 37.662 ACRES
 LENA POPE HOME
 VOLUME 2553, PAGE 569
 D.R.D.C.T.
 CURRENT ZONING: IH

CALLED 29.6689 ACRES
 HARRY MILLER SPEAKE III
 DOCUMENT NO. 2014-29998
 O.R.D.C.T.
 CURRENT ZONING: IH

CALLED 24.462 ACRES
 JAMES S. & PATRICIA T. WALLACE
 DOCUMENT NO. 2001-R0100338
 R.R.D.C.T.
 CURRENT ZONING: IH

CALLED 5.1582 ACRES
 JAMES S. & PATRICIA T. WALLACE
 DOCUMENT NO. 2001-R0100338
 R.R.D.C.T.
 CURRENT ZONING: IH

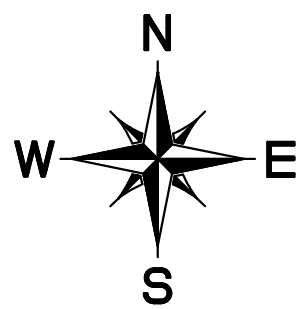
CALLED 33.8193 ACRES
 JAMES S. & PATRICIA T. WALLACE
 DOCUMENT NO. 2001-R0100338
 R.R.D.C.T.
 CURRENT ZONING: IH

TRACT 1
 97.00 AC PORTION OF
 ONCOR ELECTRIC DELIVERY COMPANY, LLC
 DOCUMENT NO. 2021-149263
 O.R.D.C.T.
 DUNHAM ADDITION
 LOT 1 BLOCK 1
 CURRENT ZONING: PD-195 WITH SF-E

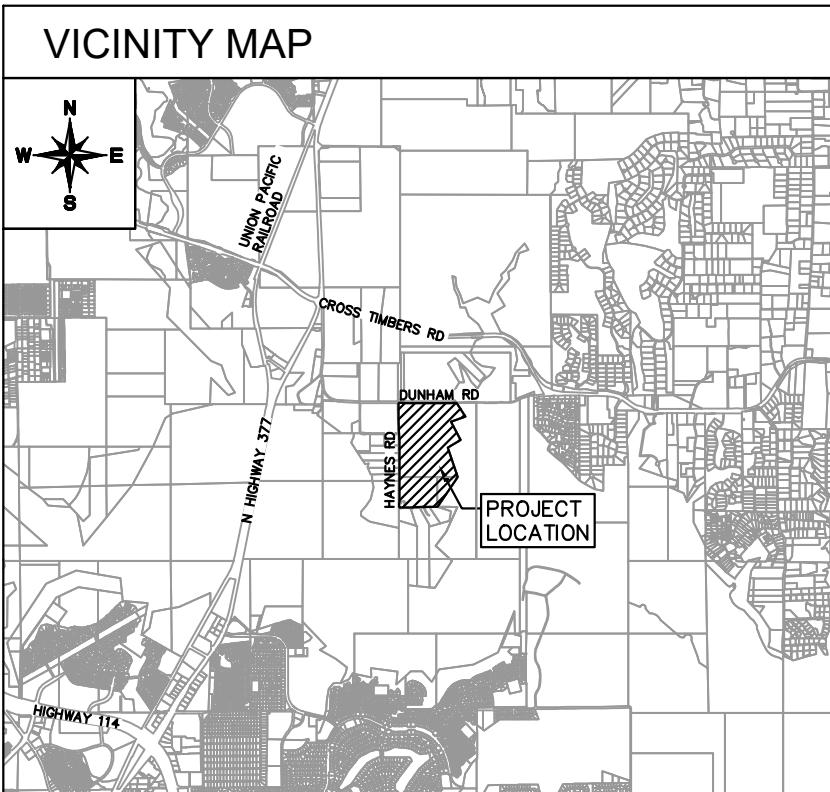
TRACT 2
 57.44 AC PORTION OF
 ONCOR ELECTRIC DELIVERY COMPANY, LLC
 DOCUMENT NO. 2021-149263
 O.R.D.C.T.
 DUNHAM ADDITION LOT 2 BLOCK 1
 CURRENT ZONING: PD-195 WITH SF-E

SITE NOTES

- 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.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.



0 100' 200'
 GRAPHIC SCALE 100'



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SUBSTATION PAD PAVEMENT: CRUSHED ROCK FLEX BASE PAVEMENT. REFER TO PAVEMENT SECTIONS.
	MEDIUM DUTY CONCRETE PAVEMENT: 6" MEDIUM DUTY CONCRETE PAVEMENT. REFER TO PAVEMENT SECTIONS.

MASTER PLAN FEATURES	
LAND USE PLAN	PRAIRIE VISTA DISTRICT
URBAN DESIGN PLAN	PRAIRIE VISTA DISTRICT
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WATER PLAN	12" WATERLINE PLANNED ALONG FUTURE RURAL COLLECTOR
WASTEWATER PLAN	N/A
ECONOMIC IMPACT	N/A

ZONING DATA TABLE: SF-E	
	TRACT 2
MIN. LOT SIZE	43,560 SQ. FT.
MIN. LOT WIDTH	150 FT.
MIN. AREA/UNIT	2,400 SQ. FT.
MIN. FRONT YARD	40 FT.
MIN. SIDE YARD	20 FT.
MIN. REAR YARD	20 FT.
MAX. LOT COVERAGE	35%
MAX. HEIGHT (STORIES/FT)	85 FT FOR STATION EQUIPMENT

CONCEPTUAL SITE PLAN - TRACT 2

FOR
ONCOR DUNHAM SUBSTATION
 DUNHAM ROAD & HAYNES ROAD
 FLOWER MOUND, TX 76262
 DUNHAM ADDITION
 TRACT 1
 BEING 97.00 ACRES
 TRACT 2
 BEING 57.44 ACRES
 TOTAL ACREAGE: 154.44
 OUT OF
 THE RHODY KING SURVEY, ABSTRACT NO. 700
 IN THE
 TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
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 Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	3/18/2024	064424520

BENCHMARKS

CP-150:
 BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
 ELEV: 593.89'
 CP-151:
 BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
 ELEV: 615.94'

LINE TABLE		
LINE	LENGTH	BEARING
L1	74.52	N87°13'02.00"E
L2	16.16	N89°54'03.00"E
L3	47.73	N2°34'39.00"W
L4	88.53	S89°45'23.00"W

Exhibit “B”

DEVELOPMENT STANDARDS Planned Development District No. 195 (PD-195)

Oncor Substation

The development on the property comprising approximately 158.80 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound 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. SF-E Single Family-Estate uses:

TRACT 1

Development of PD-195 designated on Exhibit “C,” the Concept Plan, comprising approximately ~~97.19~~ 97.00 acres, shall be in compliance with all regulations applicable to SF-E Single-Family Estate District uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. PERMITTED USES: Only uses associated with Town Facilities and the following uses shall be permitted within PD-195, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended.
 - a. Accessory use, general, subject to section 98-972;
 - b. Local Utility Line;
 - c. Public building, shop or yard;
 - d. Solar panel systems, subject to section 98-1002; and
 - e. Telephone equipment station.
2. SPECIFIC USES: Any uses associated with Town Facilities and the following uses requiring a Specific Use Permit listed for Single-Family Estate shall be permitted within PD-195, upon Town Council’s approval of a specific use permit and shall be subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended.
 - a. Communication tower, commercial, subject to section 98-977;
 - b. Electrical line/substation, high voltage, subject to section 98-979;
 - c. Private franchise utility (not listed); and
 - d. Transmission pipeline, subject to section 98-997.
3. TEMPORARY USES: Only the following temporary uses may be permitted within PD-195 subject to 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; and
 - b. Field office, temporary.

4. DIMENSIONAL REGULATIONS: The dimensional regulations listed for SF-E Single-Family Estate District in the Town's Zoning Ordinance shall be required for this Planned Development.

TRACT 2

Development of PD-195 designated on Exhibit "C," the Concept Plan, for the Oncor Substation, comprising approximately ~~61.61~~ 57.44 acres, shall be in compliance with all regulations applicable to SF-E Single-Family Estate District uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. PERMITTED USES: The following uses shall be permitted within PD-195, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended.
 - a. Accessory use, general, subject to section 98-972;
 - b. Local utility line; and
 - c. Electrical line/substation, high voltage, subject to [section 98-979](#).
2. SPECIFIC USES: No uses requiring a Specific Use Permit shall be permitted within PD-195.
3. TEMPORARY USES: Only the following temporary uses may be permitted within PD-195 subject to 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; and
 - b. Field office, temporary.
4. DIMENSIONAL REGULATIONS: The dimensional regulations listed for SF-E Single-Family Estate District in the Town's Zoning Ordinance shall be required for this Planned Development, except as listed below:
 - a. *Maximum lot coverage*. The maximum lot coverage in the SF-E Single-Family Estate District shall be 35 percent for all uses, subject to section 98-129.

B. Supplementary Standards

1. To develop Tract 1 with a use other than Town Facilities, an amendment to PD-195 shall be required in order to provide updated conceptual plans and development standards.
2. Vinyl coated chain link fence in either black or green color shall be installed where indicated on the Concept Plan.
3. The height of the dead-end towers shall not exceed 85 feet (85').

4. Existing trees and shrubs situated east of the switch station as identified on the concept plan and situated within a 250-foot-wide buffer measured from the southern property line of Tract 2 and extending north, shall be preserved.

C. Exceptions for Tract 2

The following exceptions and waivers shall apply to this Planned Development.

1. There shall be no requirement for required planting within the 15-foot (15') landscape buffer along Haynes Road.
2. Compatibility Buffer-Section 82-302.
 - a. The planting requirements of the compatibility buffer shall not apply along the northern boundary of Tract 2.
 - b. An eight-foot (8') masonry wall along the northern property boundary shall be provided as indicated on the Concept Plan. Approximately ~~720~~ 1,098 linear feet of minimum six-foot (6') tall vinyl coated chain link fence with one-foot (1') three-strand barbed wire fence on top shall be permitted in the location as indicated on the Concept Plan.
3. Tract 2 shall not be subject to the water impoundment protection requirement of the Environmental Survey Analysis.