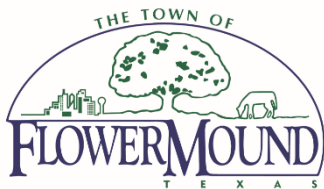


Planning & Zoning Commission



October 28, 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@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

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

E. COORDINATION OF CALENDARS

1. Monday, November 11, 2024
2. Monday, November 25, 2024 - CANCELED
3. Monday, December 9, 2024

F. FUTURE AGENDA ITEM(S)

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

G. STAFF/DIRECTOR REPORT

1. Upcoming P&Z Meetings
2. APA Texas Conference
3. October 17, 2024 Town Council Work Session

H. CONSENT ITEM(S)

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

1. Minutes of October 14, 2024 - Consider approval of the minutes from October 14, 2024.

I. REGULAR ITEM(S)

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

1. Z24-0005 - Sunrise Circle Lot 7, Block 2 - Public Hearing to consider an ordinance amending the zoning (Z24-0005 - Sunrise Circle Lot 7, Block 2) from Interim Holding (IH) uses to Single Family District-10 (SF-10) uses. The property is generally located east of Stonecrest Road and south of Sunrise Circle.
2. MPA24-0004 - Watermere at Flower Mound Phase II - Public Hearing to consider an ordinance amending the Master Plan (MPA24-0004 – Watermere at Flower Mound Phase II) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Office uses to High Density Residential uses. The property is generally located south of Dixon Lane and west of Whyburn Drive.
3. ZPD24-0005 - Watermere at Flower Mound Phase II - Public Hearing to consider an ordinance amending the zoning (ZPD24-0005 – Watermere at Flower Mound Phase II) by replacing Tract 1 of Planned Development District No. 167 (PD-167) with Office District uses with a new Tract 1 of Planned Development District No. 167 (PD-167) with Age-Restricted, High Density Residential uses, with certain modifications to the Code of Ordinances including but not limited to a modification to Section 82-242 "Street buffer landscaping" and a modification to Section 94-62 "Street buffer trees" of the Town's Code of Ordinances. The property is generally located south of Dixon Lane and west of Whyburn Drive.

J. ADJOURN

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

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: October 24, 2024, at 5:45 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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

Planning & Zoning Commission



October 14, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

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

Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Donald Gilmore, Place 6
Scott Jostes, Place 7
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
None

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

Alicia Kreh, Town Attorney
Lexin Murphy Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
Chuck Russell, Principal Planner
Claire Barnes, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. ELECTION OF OFFICERS

1. Chair

ACTION: Commissioner Langley nominated Commissioner Gilmore to continue the role as Planning & Zoning Commission Chair. Commissioner Geddie seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes, Gilmore

NAYS: None

RESULT: 7 : 0

2. Vice-Chair

ACTION: Commissioner Schultz nominated Commissioner Hobbs to continue the role as Planning & Zoning Commission Vice-Chair. Commissioner Bayuk seconded the motion.

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

NAYS: None

RESULT: 7 : 0

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.

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

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

** Indicates person did not wish to speak*

F. COORDINATION OF CALENDARS

1. Monday, October 28, 2024
2. Monday, November 11, 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.

None

H. STAFF/DIRECTOR REPORT

1. 2025 Legislative Priorities

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 September 23, 2024 - Consider approval of the minutes from September 23, 2024.

Vice-Chair Hobbs requested to remove Item I.1 from Consent for discussion.

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

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

NAYS: None

RESULT: 6 : 0

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. SP23-0010 - Embree Whataburger - Consider a Site Plan (SP23-0010- Embree Whataburger) to develop a fast-food restaurant with a drive through window. The property is generally located west of Long Prairie Road and south of Sagebrush Drive.

STAFF PRESENTATION:
Codie Freeman, Planner

APPLICANT PRESENTATION:
Mike McDaniel, Whataburger Project Manager; present for questions, no presentation

ACTION: Vice-Chair Hobbs moved to approve J.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. SP24-0011 - Auto Zone Flower Mound Road - Consider a request for a Site Plan (SP24-0011 – Auto Zone Flower Mound Road) to develop a retail building. The

property is generally located north of Flower Mound Road and west of Long Prairie Road.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Patrick Colliflower, Foresite Group LLC; present for questions, no presentation

ACTION: Commissioner Bayuk moved to approve J.2. as presented in the agenda caption. Commissioner Jostes seconded the motion.

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

NAYS: None

RESULT: 6 : 0

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. SUP24-0005 - Back Nine Golf, Prairie Plaza Building 4 - Public Hearing to consider an ordinance granting Specific Use Permit No. 494 (SUP24-0005 – Back Nine Golf, Prairie Plaza Building 4) to permit an amusement and recreation (indoors) use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Reagan Bluth, Back Nine Golf; present for questions, no presentation

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

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

NAYS: None

RESULT: 6 : 0

L. ADJOURN

Chair Gilmore adjourned the meeting at 7:07 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: October 28, 2024
FROM: Codie Freeman, Planner
ITEM: **Public Hearing to consider an ordinance amending the zoning (Z24-0005 - Sunrise Circle Lot 7, Block 2) from Interim Holding (IH) uses to Single Family District-10 (SF-10) uses. The property is generally located east of Stonecrest Road and south of Sunrise Circle.**

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 this application is to zone approximately 0.4462 acres of land, going from Interim Holding (IH) uses to Single Family District-10 (SF-10) uses to allow for the development of a single-family residence. The subject property is currently undeveloped and is a platted lot within the Sunrise Circle Estates subdivision.

The subject property is currently designated Interim Holding (IH). This is the default zoning automatically attributed to property at the time that property had been annexed into the Town. Pursuant to state law, this property is not considered to be “zoned” in accordance with state law. As a result, strictly speaking, this is not an application for “rezoning” but instead an application for original zoning. The references to “rezoning” in the legal notices and caption are for convenience purposes only and are not intended to serve as a legal characterization of the application. However, this fact alone does not change the Planning and Zoning Commission’s purview over this application and the Commission’s procedural consideration of this application is identical to an application for rezoning.

The Sunrise Circle Estates Addition was platted in 1984 and was annexed into the town in 1999 under Ordinance No. 58-99.

In 2023, there was a larger discussion regarding this area consisting of Sunrise Circle and Stonecrest South subdivisions with the Town Council and one of the action items from the discussion was the direction from Council to bring forward Town-initiated zoning of the properties in compliance with the Master Plan designation for this area upon receiving a request from the property owner(s). Please follow the link to [‘Sunrise Circle’](#) for additional zoning related FAQs.

Based on this direction from Town Council, the Town has received a request from the property owner for the zoning of the 0.4462 acres of land designated as Lot 7, Block 2 of the Sunrise Circle Estates

Addition to replace temporary zoning of Interim Holding (IH) with a permanent Single-Family District-10 (SF-10) zoning district. The proposed zoning change will allow the lot to legally conform with the Town's regulations.

The Town's Master Plan designation for the subject property is Office or Medium Density Residential Uses. The applicant's request is in compliance with the Medium Density Residential land use designation, which is defined as "residential development, typically being single family detached residential development with minimum 10,000 square foot lots (nominally 1/4 acre) or greater".

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. Z24-0005 had a total of 25 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:

Alicia Kreh, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

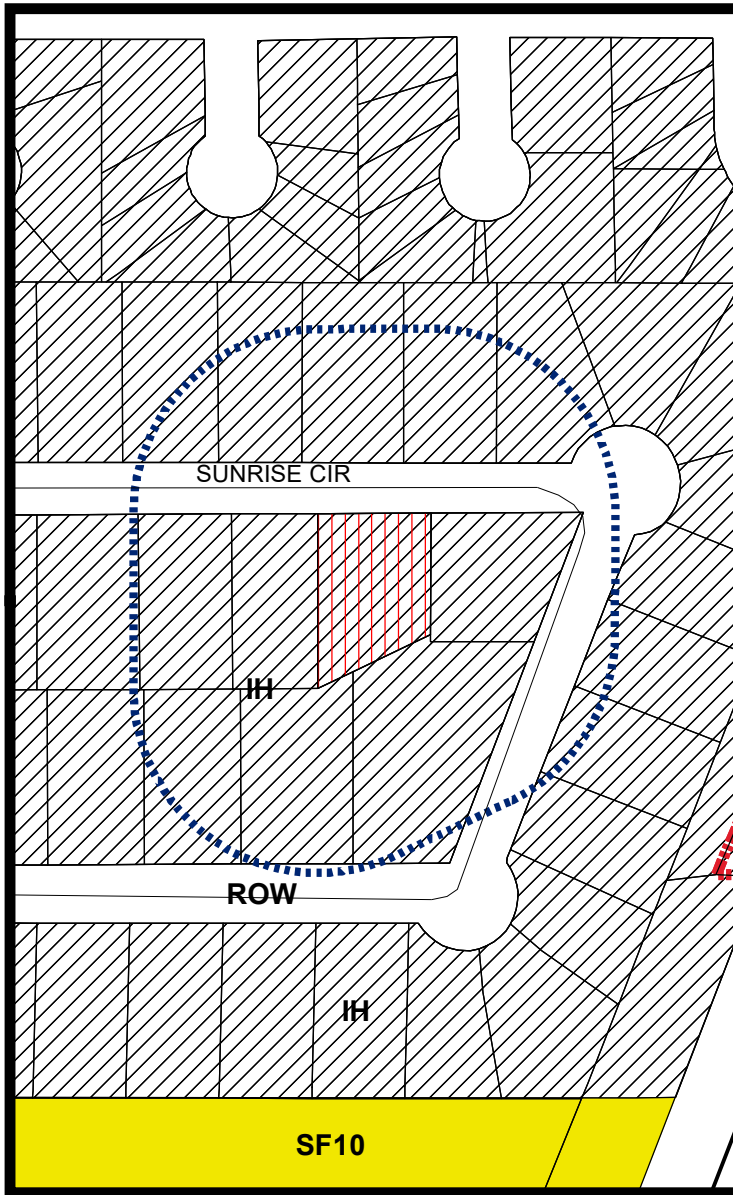
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Recorded Plat - Sunrise Circle Estates

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

Vicinity Map

Z24-0005: Sunrise Circle Lot 7, Block 2



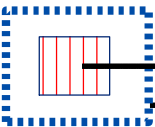
LEGEND



Interim Holding



Single Family 10

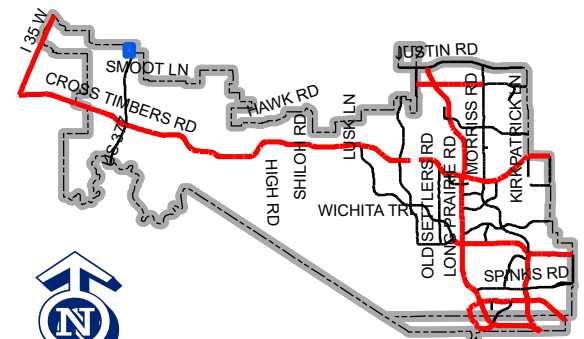


Subject Property

200 ft Notification Buffer around Property

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

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location

0 155 310 620 Feet

Dear Town Planning Department,

I am writing on behalf of Iliana Lopez and Glaiber R. Lopez Zuniga, the property owners of Lot #7 Block #2 of the Sunrise Circle Subdivision in the Town of Flower Mound. We request that our property be rezoned from the current Interim Holding (IH) zoning district to the Single Family 10 (SF-10) zoning district, per the Town's Master Plan. We understand that final action on this request will require approval from the Town Council, following a recommendation from the Planning and Zoning Commission.

This rezoning request aims to facilitate the construction of a single-family residence that complies with the regulations of the SF-10 zoning. Documents illustrating our proposed construction plans are attached to this email.

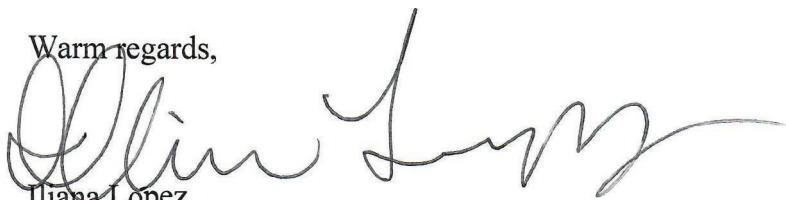
As property owners in Flower Mound, our family has grown to love the community and its values. We are eager to build our dream home, which aligns with our vision of a comfortable and spacious living environment. The SF-10 zoning would not only accommodate our desire for a larger home but also allow us to maintain the aesthetic and character synonymous with Flower Mound.

We understand and respect the city's specific zoning regulations, which are aimed at ensuring that the area's development aligns with the community's goals. We believe that by transitioning our property to SF-10, we can positively contribute to the neighborhood and enhance the overall appeal of our surroundings.

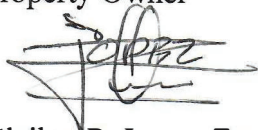
Furthermore, we are committed to adhering to all building codes and regulations mandated by the city, ensuring that our construction will be a valuable addition to the community.

We would greatly appreciate the opportunity to discuss this request further and to explore any requirements or considerations necessary for this change. Thank you for your time and attention to this matter. We look forward to your positive response.

Warm regards,



Iliana Lopez
281-965-6142
Property Owner



Glaiber R. Lopez Zuniga
214-284-2498
Property Owner

52122
FILED FOR RECORD

84 OCT 1 AM 12:42

MARY J. HILL, CO. CLERK
DENTON COUNTY, TEXAS

DEPUTY

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

WHEREAS, THE OWNERS (as listed separately below), are the sole owners of their respective following described tracts of land.

Lots 1 thru 26, Block 1, and Lots 1 thru 16, Block 2, Sunrise Circle Estates, a proposed subdivision in Denton County, Texas.

AND WHEREAS, THE OWNERS, are the sole owners of their respective portions of the following described tract of land situated in the F. W. Thornton Survey, Abstract No. 1244, and the Thomas Burress Survey, Abstract No. 33, Denton County, Texas, being a part of a certain (called) 69.560 acre tract described in a deed from Ernest A. Tinnerello to Phyllis Elaine Tinnerello on the 21st day of April, 1960 and recorded in Volume 1013, Page 631, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCE at a found steel pin at the Northwest corner of said 69.560 acre tract in a public road, said corner being also the Northwest corner of Stonecrest South Addition to said Thornton Survey, of record in Volume 5, Page 23, Plat Records, Denton County, Texas, thence S. 1° - 49' - 39" W. with the West boundary line of said 69.560 acre tract in said road, a distance of 708.03 feet to a corner in said road at the Southwest corner of Stonecrest South Addition for the POINT OF BEGINNING of the herein described tract;

THENCE S. 86° - 56' - 15" E. with the South boundary line of said Addition pass at 25.0 feet a steel pin on the East boundary line of said road and in all a distance of 1261.40 feet to a steel pin at a fence on the Westerly right-of-way of the Texas & Pacific Railroad and the Easterly boundary line of said 69.650 acre tract;

THENCE S. 24° - 13' - 00" W. with said fence and said Railroad right-of-way pass the South boundary line of said Thornton Survey which is the North boundary line of said Burress Survey, a distance of 949.49 feet to a steel pin;

THENCE N. 86° - 56' - 15" W. a distance of 919.66 feet to a corner in a public road on the West boundary line of said 69.650 acre tract and on the West boundary line of said Burress Survey;

THENCE N. 1° - 49' - 39" E. in said road pass the Northwest corner of said Burress Survey on the South boundary line of said Thornton Survey, a distance of 885.71 feet to the POINT OF BEGINNING and containing 22.372 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, the undersigned owners of Lot 1, Block 1.

CARLOS RAY SHELTON, the undersigned owner of Lot 2, Block 1.

JEANIE O'SHIELD, the undersigned owner of Lot 3, Block 1.

STEVE A. HORN et ux RHONDA B., the undersigned owners of Lot 4, Block 1.

STEVE YEARY et ux MARLENE, the undersigned owners of Lot 5, Block 1.

EDWIN W. QUINTON et ux PATRICIA G., the undersigned owners of Lot 7, Block 1.

JERRY W. WOOD et ux LULA M., the undersigned owners of Lot 8, Block 1.

ROBERT BRADLEY PRICE et ux RHONDA JUNE, the undersigned owners of Lot 9, Block 1.

JEANETTE W. DUTTON et vir LARRY, the undersigned owners of Lot 23, Block 1.

GARY KIEITH HESTER et ux MEREDITH ANN, the undersigned owners of Lot 3, Block 2.

ROBERT CRAIG SMITH et ux LAURA LOUISE, the undersigned owners of Lot 4, Block 2.

LOWELL DUNCAN et ux GERALDINE, the undersigned owners of Lot 5, Block 2.

SUNRISE VENTURES, INC., the undersigned owner of the remaining portion of said tract do hereby adopt this plat designating the hereinabove described real property as Lots 1 thru 26, Block 1 and Lots 1 thru 16, Block 2, Sunrise Circle Estates, Denton County, Texas, and does hereby dedicate to the use of the public all streets and easements as shown thereon.

WITNESS OUR HAND, this 19th day of March, 1984.
Ricky A. Whitte Lot 1, Block 1
Kim Webster Lot 1, Block 1
Carlos Ray Shelton Lot 2, Block 1
Jeanie O'Shield Lot 3, Block 1
Steve A. Horn Lot 4, Block 1
Rhonda B. Horn Lot 4, Block 1
Steve Yeary Lot 5, Block 1
Marlene Yeary Lot 5, Block 1
Edwin W. Quinton Lot 7, Block 1
Patricia G. Quinton Lot 7, Block 1

STATE OF TEXAS
COUNTY OF
SUNRISE VENTURES, INC. - K. WAYNE LEE, PRESIDENT

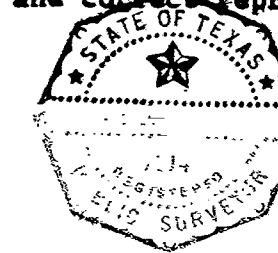
BEFORE ME, the undersigned authority, on this day personally appeared K. WAYNE LEE, Carlos Ray Shelton, Jeanie O'Shield, Steve A. Horn, Rhonda B. Horn, Steve Yeary, Marlene Yeary, Edwin W. Quinton, Patricia G. Quinton, Jerry W. Wood, Lula M. Wood, Robert Bradley Price, Rhonda June Price, Jeanette W. Dutton, Larry Dutton, Gary Keith Hester, Meredith Ann Hester, Robert Craig Smith, Laura Louise Smith, Lowell Duncan, Geraldine Duncan, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein stated.

GIVEN UNDER my hand and seal of office this 19th day of March, 1984.
Walter W. Ward, Registered Public Surveyor

CERTIFICATE OF SURVEYOR

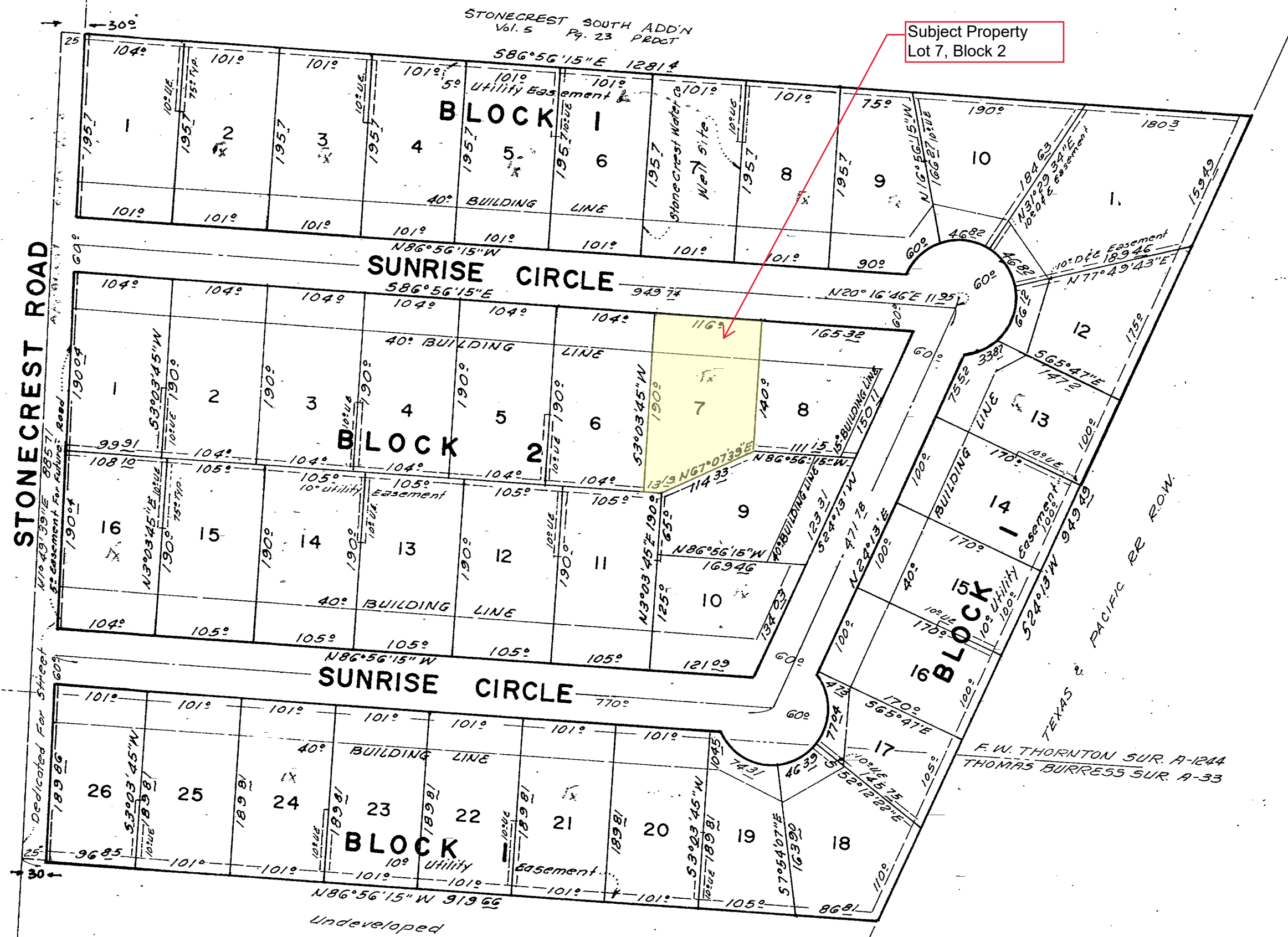
I, Walter W. Ward, the undersigned, a registered public surveyor in the State of Texas, hereby certify that this plat is a true and correct representation of a survey made on the ground.

Date 12-7-83
12/7/83



Walter W. Ward, Registered Public Surveyor

WARD SURVEYING COMPANY
P.O. BOX 12345
FORT WORTH, TEXAS 76118
PHONE AC (817) 281-5411



PLAT SHOWING

SUNRISE CIRCLE ESTATES

A SUBDIVISION OF A PORTION OF THE

F. W. THORNTON SURVEY, A-1244

and the

THOMAS BURRESS SURVEY, A-38

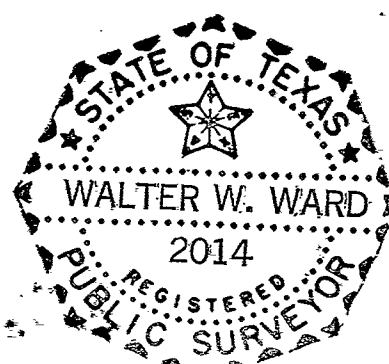
Situated in

DENTON COUNTY, TEXAS

22.37 Acres

RESIDENTIAL MODULAR MOBILE

OWNER & DEVELOPER:
SUNRISE VENTURES, INC.
K. WAYNE LEE, PRES.

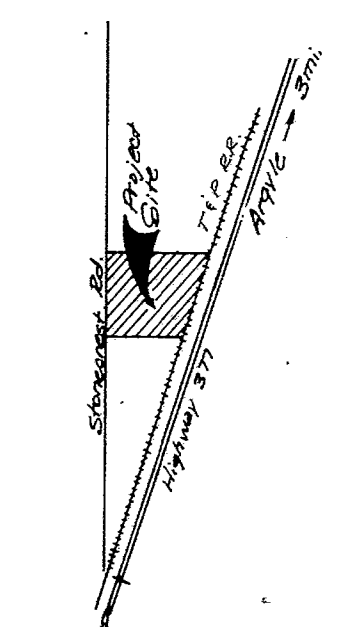


Average Lot = 0.44 Acres

John Robert
DENTON COUNTY PLAT DEPT.
P. O. Box 1249
Denton, Texas 76201

Graphic Scale
in feet
Scale: 1" = 100'

Note: Iron Pins will be set at all
corners upon approval of
plat



LOCATION MAP

PERCOLATION TEST RESULTS

LOT & BLOCK	PERCOLATION RATE
BLOCK 1, LOT 1	43
" " " " " "	47
" " " " " "	39
" " " " " "	30
" " " " " "	20
" " " " " "	36
" " " " " "	40
" " " " " "	45
" " " " " "	39
" " " " " "	34
" " " " " "	44

Note: Groundwater Absent On All Tests

PLAT APPROVED AND ACCEPTED FOR COUNTY MAINTENANCE
PURPOSES ON THIS DAY OF OCTOBER, 1984
COMMISSIONERS COURT OF DENTON COUNTY, TEXAS

BY: Dudley COUNTY JUDGE

APPROVED:
COMMISSIONERS COURT
DENTON COUNTY, TEXAS

BY: COUNTY JUDGE



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

DATE: October 28, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider an ordinance amending the Master Plan (MPA24-0004 – Watermere at Flower Mound Phase II) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Office uses to High Density Residential uses. The property is generally located south of Dixon Lane and west of Whyburn Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

The project has a companion application, Zoning Planned Development (ZPD24-0005), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the current land use designation from Office uses to High Density Residential uses on approximately 3.38 acres of land. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with 24 residential units located within nine single story structures. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

The Town's Master Plan defines Office uses as "Office and service uses ranging from garden office developments for small professional practices to larger, multi-story facilities for large tenants. This category would not typically include retail uses, except for incidental service or convenience retail for the office building tenants. In larger office districts, restaurants are encouraged within walking distance of the office buildings."

The Town's Master Plan defines High Density Residential uses as "Residential development with 5 dwelling units per net acre or greater. Included in this category are duplexes, townhouses and garden apartments."

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. MPA24-0004 had a total of 5 Property Owner Notifications mailed. At the time this report was written, staff had received 1 item of correspondence in support and 0 items of correspondence in opposition.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW:

Alicia Kreh, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

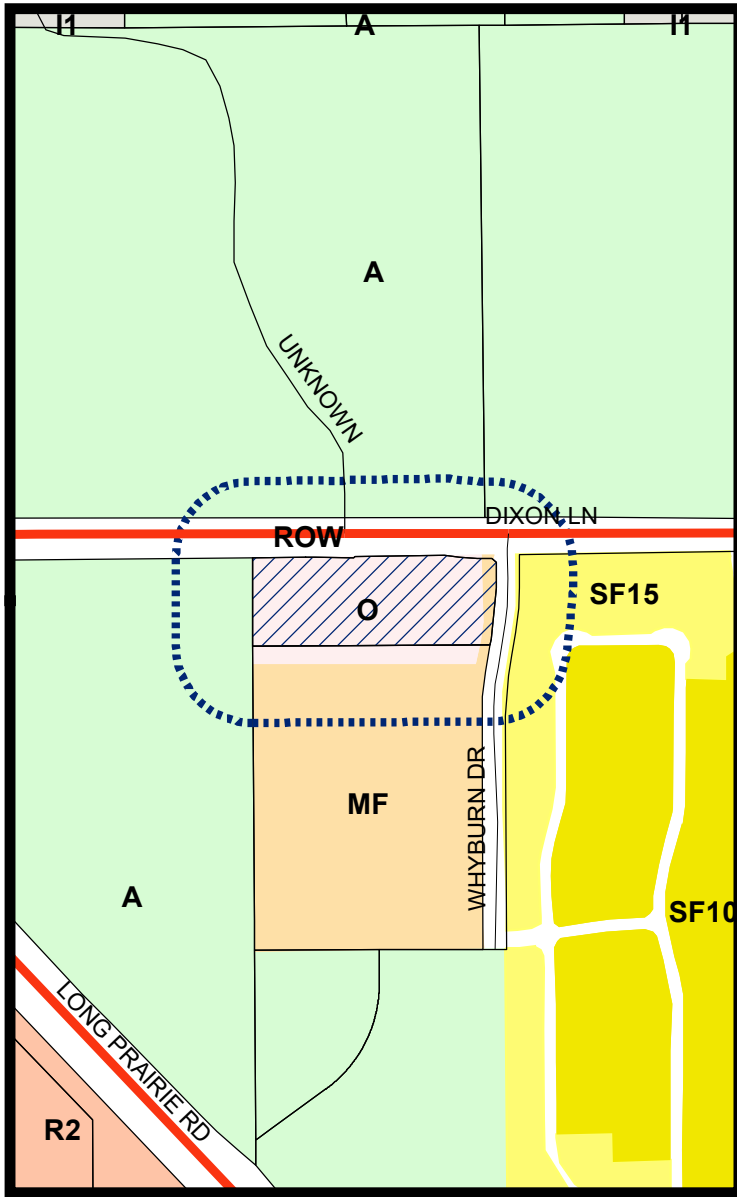
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Master Plan Exhibit

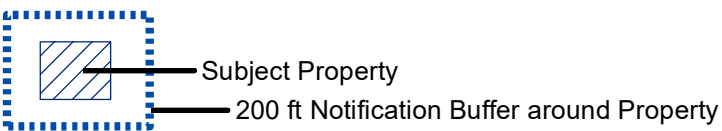
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

MPA24-0004 & ZPD24-0005: Watermere at Flower Mound Phase II

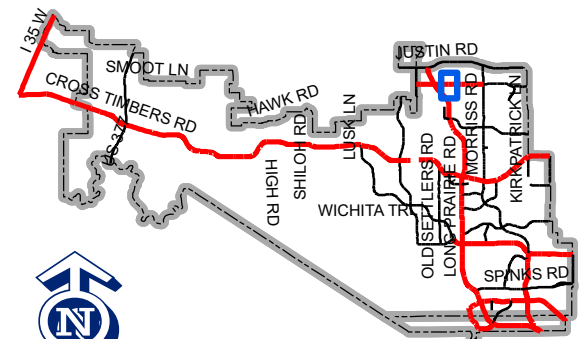


LEGEND

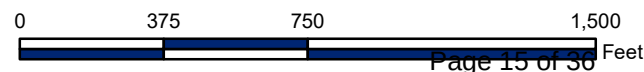


Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location





LETTER OF INTENT

To: Town of Flower Mound
Planning Services
2121 Cross Timbers Road
Flower Mound, Texas

From: Stephanie Tutt, P.E. (TX)
Kimley-Horn and Associates, Inc.

Date: October 22, 2024

Subject: Planned Development (PD) Amendment Application – Watermere at Flower Mound
Phase II
2651 Whyburn Drive
Flower Mound, Texas

Dear sir or madam:

The subject property is located at the southwest corner of Dixon Lane and Whyburn Drive at 2651 Whyburn Drive. The existing lot size is 3.34 acres and currently platted as Lot 1, Block A, Whyburn Addition. Currently the site is undeveloped. The site currently is zoned Planned Development (PD-167) which allows office use for the proposed site.

The proposed development is Phase II of an existing development, Watermere at Flower Mound, a senior living facility development. Phase II development consists of 24 for-rent villa units. These units consist of different floor plans with some villas combined to form a duplex facility.

The site requires a PD Amendment to be submitted for and reviewed by the Town to expand to allowed uses of the site. We are proposing to amend the Master Plan to High Density Residential Use.

We are requesting the following deviations from code for the site:

REQUESTED DEVIATIONS		
STANDARD	REQUIRED	REQUESTED
Parking Ratio Requirement	2 spaces/unit	1.5 spaces/unit
Driveway Length	NA	15'
Whyburn Dr Landscaping Requirements	11 Canopy Trees	4 ornamental trees
Enhanced Landscape	NA	16 (total) additional trees along Dixon Lane and the western property line
Enhanced Landscape	NA	800 SF of enhanced landscaping along Whyburn Dr
Enhanced Landscape	NA	580 SF of enhanced landscaping along Dixon Dr
Enhanced Landscape	NA	Enhanced landscaping in front of each townhome unit

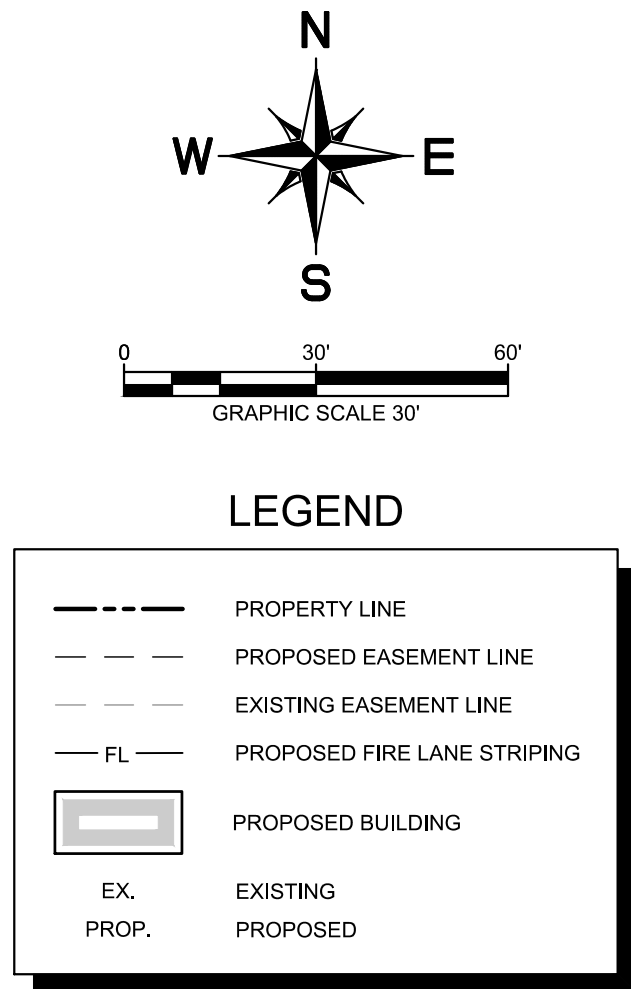
We request to modify the parking ratio per the provided parking study. A 15' driveway length will be required as similarly constructed in Watermere Phase I. Whyburn Dr landscaping requirements cannot be met due to the existing 20' utility easement. Enhanced landscaping listed above is proposed to mitigate for the required Whyburn Dr requirements that cannot be met.

Should you have any questions, please feel free to contact me.

Sincerely,

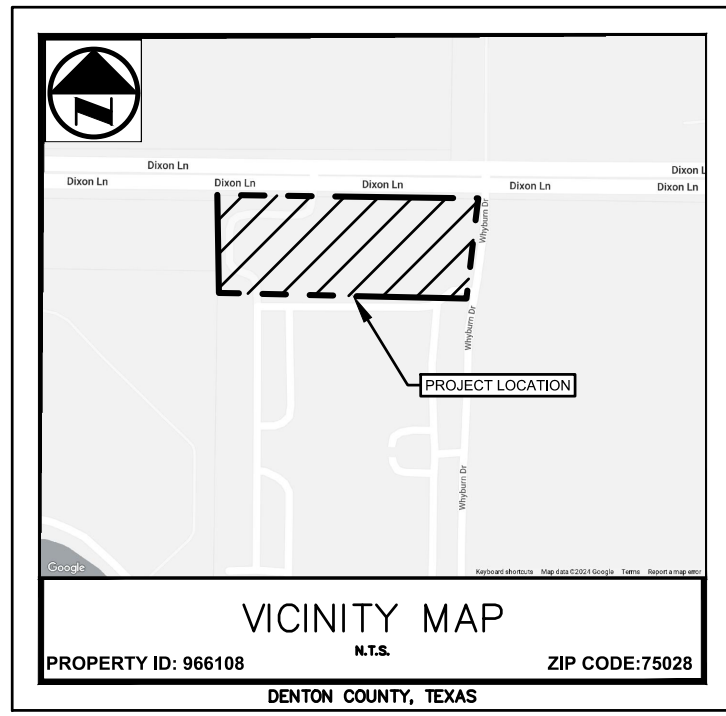
A handwritten signature in black ink that reads "Stephanie Tutt". The signature is written in a cursive, flowing style.

Stephanie Tutt, P.E. (TX)
Project Manager



BENCH MARK LIST	
# 7	BM FLOWER MOUND #7 NORTHING: 7,069,770.64 EASTING: 2,405,620.28 ELEVATION: 588.14'
# 301	CP "X" CUT IN CONCRETE NORTHING: 7,073,096.97 EASTING: 2,404,574.66 ELEVATION: 602.67'
# 302	CP "X" CUT IN CONCRETE NORTHING: 7,072,576.89 EASTING: 2,404,469.78 ELEVATION: 603.57'
# 304	BM FLOWER MOUND #7 NORTHING: 7,073,843.68 EASTING: 2,405,531.03 ELEVATION: 619.61'
# 305	CP "X" CUT IN CONCRETE NORTHING: 7,073,844.74 EASTING: 2,406,060.20 ELEVATION: 637.39'
# 406	CP "X" CUT IN CONCRETE NORTHING: 7,072,758.06 EASTING: 2,404,599.99 ELEVATION: 600.14'

ZONING DATA TABLE			
ZONING EXISTING: PD-167 (OFFICE DISTRICT) PROPOSED: PD-167 (HIGH-DENSITY RESIDENTIAL)	EXISTING MF MULTIFAMILY DISTRICT	EXISTING TRACT 1 (OFFICE DISTRICT)	PROPOSED TRACT 1 (HIGH-DESITY RESIDENTIAL)
MIN. LOT SIZE	2,800 SQ. FT / UNIT	NONE	N/A
MIN. LOT WIDTH	60 FT	NONE	NONE
MIN. FLOOR AREA	700 SQ. FT / UNIT	NONE	SEE PD 167
MIN. FRONT YARD	25 FT	NONE	15 FT
MIN. SIDE YARD	10 FT	NONE	NONE
MIN. REAR YARD	20 FT	15 FT	NONE
MAX. LOT COVERAGE	40%	40%	40%
MAX. FLOOR AREA RATIO	NONE	1:1	NONE
MAX HEIGHT (STORIES/FL)	3/35 FT	3/35 FT	3/35 FT



ZONING EXHIBIT

WATERMERE AT FLOWER MOUND

PHASE II

LOT 1, BLOCK A

WHYBURN ADDITION

3.38 Acres

Town of Flower Mound, Denton County, Texas

Submitted: 10/21/2024

Owner:
Ian Nicholas Whyburn 2017 Revocable Trust
Gordan P. Whyburn 2021 Revocable Trust
126 Selby Lane
Athena, CA 94027

Surveyor:
Spencer and Associates
309 Buyers Street, Suite 100
Euless, TX 76039
Contact: Eric Spooner, RPLS
Phone: (817) 312-4405

Landscape Architect:
Kintley-Horn and Associates, Inc.
260 E. Davis Street Suite 100
McKinney, TX 75069
Contact: Marie Roberts, PLA, LI
Phone: (469) 287-5196

Civil Engineer:
Kintley-Horn and Associates, Inc.
2600 N. Central Expwy, Suite 100
Richardson, TX 75080
Contact: Stephanie Tutt, P.E.
Phone: (469) 301-2586

SHEET NUMBER	ZONING EXHIBIT		KHA PROJECT 06864-5008	DATE 10/21/2024	SCALE AS SHOWN	DESIGNED BY ST	DRAWN BY RK	CHECKED BY ST	WATERMERE AT FLOWER MOUND PHASE II	FLORISSANT TOWNSHIP THE TOWN OF FLOWER MOUND TEXAS	PRELIMINARY FOR REVIEW ONLY Not for construction, bidding, or permit purposes. Kimley-Horn & Associates, Inc. Engineer STEPHANIE TUTT P.E. No. 145394 Date OCT 2024	Kimley-Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 2600 N. CENTRAL EXPY., SUITE 400 RICHARDSON, TX 75080 PHONE: 214-617-0535 WWW.KIMLEY-HORN.COM TX 1-928	No.	REVISIONS	DATE	BY
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PLANNING & ZONING COMMISSION AGENDA I.3. REGULAR ITEM(S)

DATE: October 28, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD24-0005 – Watermere at Flower Mound Phase II) by replacing Tract 1 of Planned Development District No. 167 (PD-167) with Office District uses with a new Tract 1 of Planned Development District No. 167 (PD-167) with Age-Restricted, High Density Residential uses, with certain modifications to the Code of Ordinances including but not limited to a modification to Section 82-242 “Street buffer landscaping” and a modification to Section 94-62 “Street buffer trees” of the Town’s Code of Ordinances. The property is generally located south of Dixon Lane and west of Whyburn Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

The project has a companion application, Master Plan Amendment (MPA24-0004), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to amend Tract 1 of Planned Development District-167 (PD-167) from Office District uses to age-restricted Multifamily (MF) uses. Approval of this proposal will allow the applicant to expand the existing age-restricted residential development situated south of the subject property. The applicant is proposing to build 24 residential units located within nine single-story structures. The site is currently undeveloped and contains 3.38 acres.

On February 18, 2019, the Town Council approved PD-167. Tract 2 of this PD has since been developed with a three-story age restricted residential building containing 210 dwelling units and four one-story “villa” buildings (similar to what is being proposed with this application) containing 14 dwelling units. The approved conceptual plan for Tract 1 of PD-167 depicted three two-story office buildings containing a total of 45,840 square feet of floor area and 186 parking spaces.

Access to the site is provided from existing driveways on Dixon Lane and Whyburn Drive and through an existing mutual access drive from the existing development to the south. The applicant is requesting a modified parking ratio which is consistent with the existing development to the south (see Requested Modifications section below).

Due to an existing utility easement along Whyburn Drive, the applicant is proposing a modification to the required street landscape buffer and street yard trees (see Requested Modifications section below). All other landscaping requirements are being met or exceeded. The proposed conceptual elevations are in compliance with the Urban Design Plan and are consistent with the previously approved elevations for the one-story “villas” constructed with the first phase of this development.

III. REQUESTED MODIFICATIONS

A. Parking

The Town Code requires 2 parking spaces per dwelling unit for all residential uses. The applicant is requesting an alternate parking ratio of 1.5 spaces per dwelling unit with a total of 38 spaces provided, including both garage spaces and 6 visitor spaces. The rationale for this proposed modification is provided in the attached parking study. Essentially, based on the applicant’s 12 other similar existing projects containing 2,174 dwelling units, the proposed ratio exceeds the 1.06 average spaces per unit provided in these existing developments. A ratio of 1.2 spaces per unit was approved with the first phase of this development. A slightly higher ratio is warranted for the proposed project since the mutual access drives that serve the buildings are also required 26-foot-wide fire lanes and parking will be prohibited within these fire lanes. Each unit not only provides a garage space but also adequate driveway space for parking an additional vehicle outside of the fire lane.

B. Development Standards

The applicant is proposing to modify the Town Code development standards for the MF zoning district, which is the only existing zoning district that can be used as the base for the proposed development. The applicant has provided a chart that compares the Town Code MF district standards, the existing Office district standards and the proposed MF district standards (see Zoning Data Table below). The Town's minimum floor area standard is normally 700 square feet. The applicant is proposing a minimum of 600 square feet. However, there shall be an average minimum floor area per unit of 850 square feet.

C. Street Buffer and Street Yard Modifications

Section 82-242 of the Town Code requires a minimum 15-foot-wide landscape buffer along both Dixon Lane and Whyburn Drive. Street buffer trees are required to be provided at a ratio of one tree for every 30 feet of linear frontage, excluding any necessary driveways.

The subject property is encumbered by a 20-foot-wide utility easement along Whyburn Road and large canopy trees cannot be planted within this easement. The Town Code requires 9 street buffer trees and 11 street yard trees along Whyburn Drive. Street buffer trees can be counted towards meeting the street yard tree requirement. The applicant has worked with staff to relocate eight of the required street buffer trees to the Dixon Lane street buffer, and with one of the required trees being located along the western property line. The buffer along Whyburn Drive will contain 4 ornamental trees as well as 800 square feet of enhanced landscaping. In addition to this, the applicant is providing an additional 9 large canopy trees along the western property line.

All the required 21 trees are provided within the Dixon Lane street buffer. The total number of required large canopy street buffer and street yard trees for the entire site is 32 trees. The applicant is providing the equivalent of 39 large canopy trees on the site with an additional 2 large canopy mitigation trees which do not count towards the required total.

BOARD REVIEW/CITIZEN FEEDBACK:

IV. PARKS BOARD

On August 1, 2024, the Parks Board voted to recommend acceptance of cash, in the amount of \$106,560, in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$ 33,312. The August 1, 2024, Parks Board meeting can be viewed here:

<https://flowermoundtx.new.swagit.com/videos/311389>

V. CORRESPONDENCE

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. ZPD24-0005 had a total of 5 Property Owner Notifications mailed. At the time this report was written, staff had received 1 item of correspondence in support and 0 items of correspondence in opposition.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

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

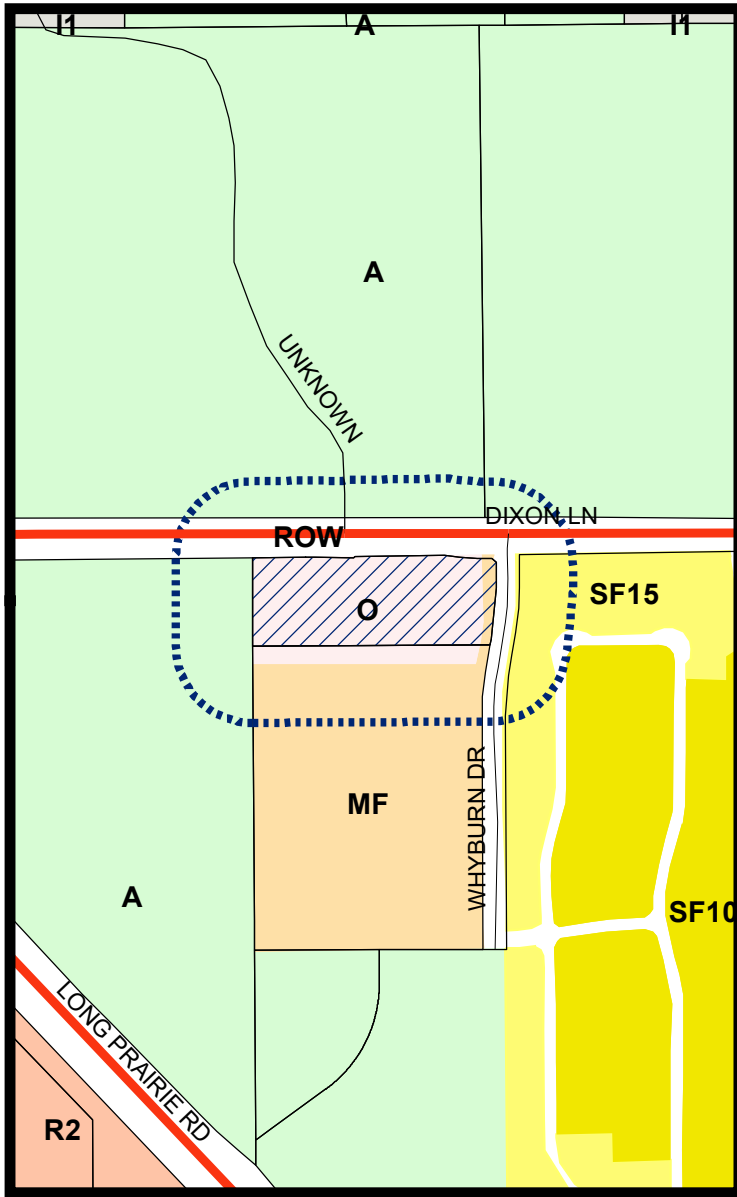
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Study
4. Zoning Data Table
5. Zoning Planned Development Package
6. Draft Planned Development (PD) Standards

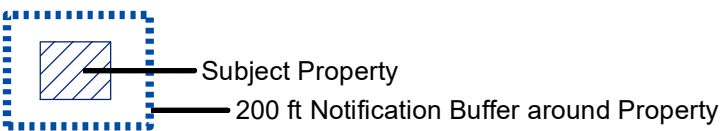
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

MPA24-0004 & ZPD24-0005: Watermere at Flower Mound Phase II

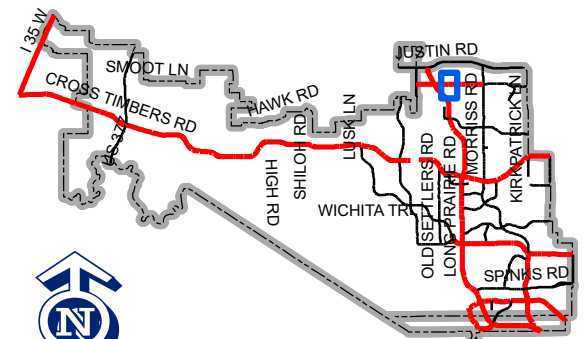


LEGEND

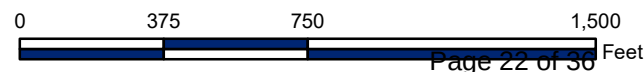


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Map Location





LETTER OF INTENT

To: Town of Flower Mound
Planning Services
2121 Cross Timbers Road
Flower Mound, Texas

From: Stephanie Tutt, P.E. (TX)
Kimley-Horn and Associates, Inc.

Date: October 22, 2024

Subject: Planned Development (PD) Amendment Application – Watermere at Flower Mound
Phase II
2651 Whyburn Drive
Flower Mound, Texas

Dear sir or madam:

The subject property is located at the southwest corner of Dixon Lane and Whyburn Drive at 2651 Whyburn Drive. The existing lot size is 3.34 acres and currently platted as Lot 1, Block A, Whyburn Addition. Currently the site is undeveloped. The site currently is zoned Planned Development (PD-167) which allows office use for the proposed site.

The proposed development is Phase II of an existing development, Watermere at Flower Mound, a senior living facility development. Phase II development consists of 24 for-rent villa units. These units consist of different floor plans with some villas combined to form a duplex facility.

The site requires a PD Amendment to be submitted for and reviewed by the Town to expand to allowed uses of the site. We are proposing to amend the Master Plan to High Density Residential Use.

We are requesting the following deviations from code for the site:

REQUESTED DEVIATIONS		
STANDARD	REQUIRED	REQUESTED
Parking Ratio Requirement	2 spaces/unit	1.5 spaces/unit
Driveway Length	NA	15'
Whyburn Dr Landscaping Requirements	11 Canopy Trees	4 ornamental trees
Enhanced Landscape	NA	17 (total) additional trees along Whyburn Dr and the western property line
Enhanced Landscape	NA	800 SF of enhanced landscaping along Whyburn Dr
Enhanced Landscape	NA	580 SF of enhanced landscaping along Dixon Dr
Enhanced Landscape	NA	Enhanced landscaping in front of each townhome unit

We request to modify the parking ratio per the provided parking study. A 15' driveway length will be required as similarly constructed in Watermere Phase I. Whyburn Dr landscaping requirements cannot be met due to the existing 20' utility easement. Enhanced landscaping listed above is proposed to mitigate for the required Whyburn Dr requirements that cannot be met.

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Tutt". The signature is written in a cursive, flowing style.

Stephanie Tutt, P.E. (TX)
Project Manager



Parking Study

Watermere Phase 2 at Flower Mound

Prepared by Stephanie Tutt, P.E. #145394

Introduction:

The subject property is located at the southwest corner of Dixon Lane and Whyburn Drive at 2651 Whyburn Drive. The existing lot size is 3.34 acres and currently platted as Lot 1, Block A, Whyburn Addition. Currently the site is undeveloped. The site currently is zoned Planned Development (PD-167) which allows office use for the proposed site. The proposed development is Phase II of an existing development, Watermere at Flower Mound, a senior living facility development. Phase II development consists of 24 for-rent villa units. The Conceptual Site Plan is provided as reference to this study.

Summary of parking requirements and parking provided for:

Integrated Real Estate Group Independent Living Projects

- Independent Living projects managed by Applicant: 12
- Total number of Units: 2,174
- Average Acreage = 8.03 acres
- Average Number of Units = 181 units
- Average Density = 22.54 units/acre

Average Required Parking = 0.91 spaces/unit

Average Provided Parking = 1.06 spaces/unit

Watermere Phase 1 at Flower Mound Actual Parking Ratio = 1.20 spaces/unit

Town Parking Standard = 2.00 spaces/unit

Parking for Watermere Phase 2 at Flower Mound

- Acreage = 3.38 acres
- Number of Units = 24 units
- Density = 7.10 units/acre

Proposed ZPD Parking Standard = 1.5 spaces/unit

Provided Parking = 1.58 spaces/unit

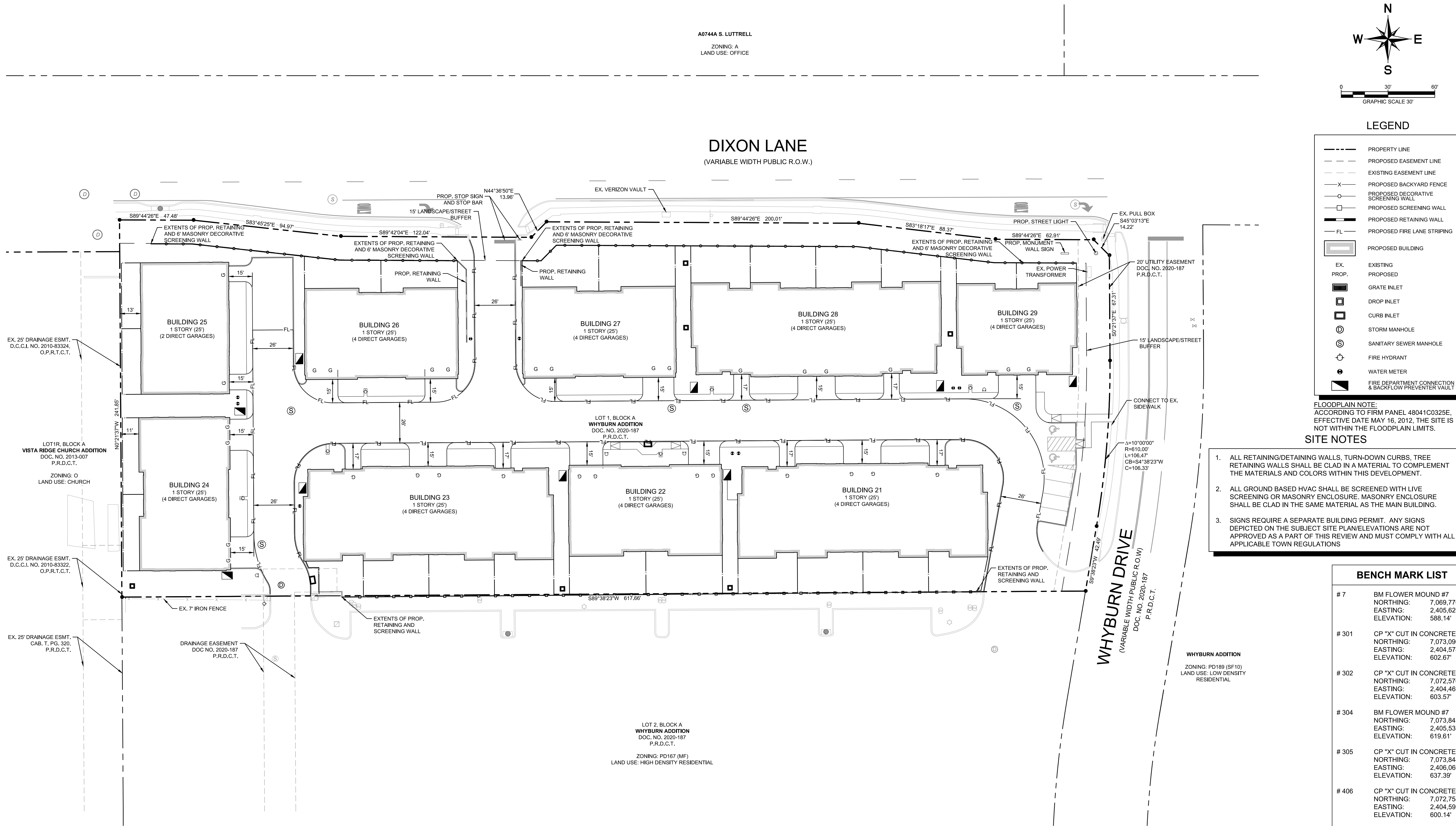
PARKING				
PD STANDARD: 1.5 SPACES PER UNIT				
TOTAL UNITS 24		# UNITS	REQUIRED	GARAGE PARKING PROVIDED
BUILDING 21	2 BEDROOM	4	-	4
BUILDING 22	2 BEDROOM	2	-	4
BUILDING 23	2 BEDROOM	4	-	4
BUILDING 24	2 BEDROOM	2	-	4
BUILDING 25	2 BEDROOM	2	-	2
BUILDING 26	2 BEDROOM	2	-	4
BUILDING 27	2 BEDROOM	2	-	4
BUILDING 28	2 BEDROOM	4	-	4
BUILDING 29	2 BEDROOM	2	-	2
TOTAL		24	36	32
TOTAL PARKING (INCLUDES GARAGE AND SURFACE PARKING)			36	38
ACCESSIBLE PARKING			2	2

Conclusion:

The Watermere Phase 2 at Flower Mound parking ratio of 1.58 is above the 1.06 spaces per unit for similar housing independent projects and will provide more than adequate parking for the 24 residential units at Watermere Phase 2. We request to modify the PD-167 parking ratio to be 1.50 spaces per unit instead of 2.00 spaces per unit.

ZONING DATA TABLE			
ZONING EXISTING: PD-167 (OFFICE DISTRICT) PROPOSED: PD-167 (HIGH-DENSITY RESIDENTIAL)	EXISTING MF MULTIFAMILY DISTRICT	EXISTING TRACT 1 (OFFICE DISTRICT)	PROPOSED TRACT 1 (HIGH-DENSITY RESIDENTIAL)
MIN. LOT SIZE	2,800 SQ. FT / UNIT	NONE	N/A
MIN. LOT WIDTH	60 FT	NONE	NONE
MIN. FLOOR AREA	700 SQ. FT / UNIT	NONE	SEE PD 167
MIN. FRONT YARD	25 FT	NONE	15 FT
MIN. SIDE YARD	10 FT	NONE	NONE
MIN. REAR YARD	20 FT	15 FT	NONE
MAX. LOT COVERAGE	40%	40%	40%
MAX. FLOOR AREA RATIO	NONE	1:1	NONE
MAX HEIGHT (STORIES/FL)	3/35 FT	3/35 FT	3/35 FT

This document, together with the concepts and designs presented herein, as :

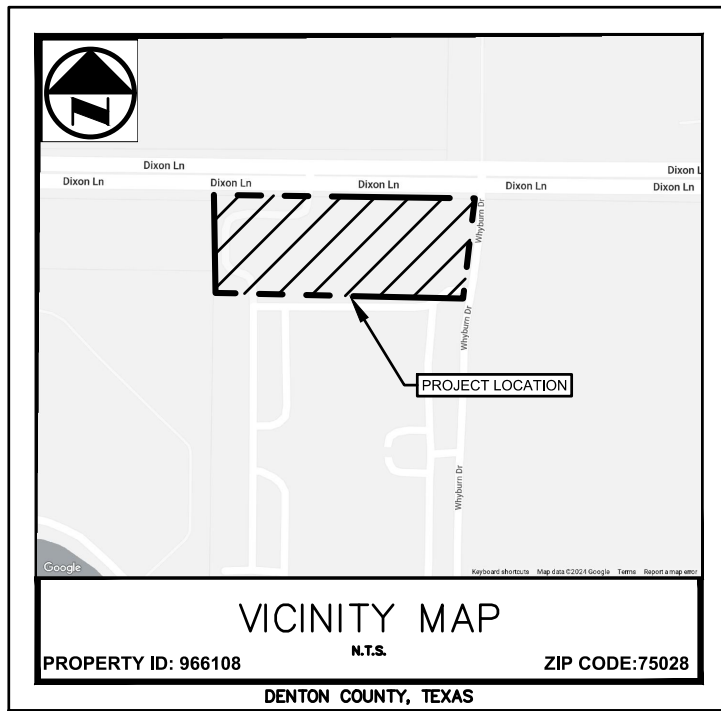


MASTER PLAN INFORMATION	
LAND USE PLAN	EXISTING: OFFICE USES PROPOSED: HIGH DENSITY RESIDENTIAL USES
AREA PLAN	NA
URBAN DESIGN PLAN	NA
PARKS AND TRAILS PLAN	PARK LAND DEDICATED IS 2.4 ACRES PER 100 DWELLING UNITS FOR AGE RESTRICTED OR PAYMENT OF CASH IN LIEU OF THE DEDICATION OF PARK LAND EXISTING MULTI-USE - GENERAL ALONG DIXON LANE AND RUNS ALONG PROPERTY FRONTAGE ALONG DIXON LANE.
OPEN SPACE PLAN	15' LANDSCAPE BUFFER ALONG DIXON LANE 25' LANDSCAPE BUFFER ALONG WESTERN BOUNDARY 15' LANDSCAPE BUFFER ALONG WHYBURN DRIVE 10' LANDSCAPE AND BUILDING BUFFER ALONG SOUTHERN BOUNDARY
THOROUGHFARE PLAN	DIXON LANE - URBAN MINOR ARTERIAL (90' ROW) WHYBURN DRIVE (60' ROW)
WATER PLAN	EXISTING 8" WATER LINE STUB LOCATED WITHIN SITE AT NW CORNER. PROPOSED FIRE LINE SHALL
WASTEWATER PLAN	EXISTING SEWER ALONG DIXON ROAD
ECONOMIC IMPACT	NA

ZONING DATA TABLE			
ZONING EXISTING: PD-167 (OFFICE DISTRICT) PROPOSED: PD-167 (HIGH-DENSITY RESIDENTIAL)	EXISTING MF MULTIFAMILY DISTRICT	EXISTING TRACT 1 (OFFICE DISTRICT)	PROPOSED TRACT 1 (HIGH-DENSITY RESIDENTIAL)
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MIN. FRONT YARD	25 FT	NONE	15 FT
MIN. SIDE YARD	10 FT	NONE	NONE
MIN. REAR YARD	20 FT	15 FT	NONE
MAX. LOT COVERAGE	40%	40%	40%
MAX. FLOOR AREA RATIO	NONE	1:1	NONE
MAX HEIGHT (STORIES)/FL	3/35 FT	3/35 FT	3/35 FT

SITE AREA CALCULATIONS	
HEIGHT	1 STORY
TOTAL LOT AREA	3.38 ACRES / 147,424 SQ.FT
TOTAL IMPERVIOUS COVERAGE	89,292 SQ FT (60.6%)
TOTAL BUILDING COVERAGE	56,804 SQ FT (38.5%)
TOTAL PAVING COVERAGE	32,488 SQ FT (22.0%)
TOTAL OPEN SPACE	58,132 SQ FT (39.4%)

PARKING				
PD STANDARD: 1.5 SPACES PER UNIT				
TOTAL UNITS 24		# UNITS	REQUIRED	GARAGE PARKING PROVIDED
BUILDING 21	2 BEDROOM	4	-	4
BUILDING 22	2 BEDROOM	2	-	4
BUILDING 23	2 BEDROOM	4	-	4
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BUILDING 26	2 BEDROOM	2	-	4
BUILDING 27	2 BEDROOM	2	-	4
BUILDING 28	2 BEDROOM	4	-	4
BUILDING 29	2 BEDROOM	2	-	2
TOTAL		24	36	32
TOTAL PARKING (INCLUDES GARAGE AND SURFACE PARKING)			36	38
ACCESSIBLE PARKING			2	2



CONCEPTUAL SITE PLAN

WATERMERE AT FLOWER MOUND

PHASE II

LOT 1, BLOCK A

WHYBURN ADDITION

3.38 Acres

Town of Flower Mound, Denton County, Texas

Submitted: 10/21/2024

<u>Owner:</u> Ian Nicholas Whyburn 2017 Revocable Trust Gordan P. Whyburn 2021 Revocable Trust 126 Sully Lane Atherton, CA 94027	<u>Surveyor:</u> Spencer and Associates 309 Buyers Street, Suite 100 Euless, TX 76039 Contact: Eric Spooner, RPLS Phone: (817) 312-4405
<u>Landscape Architect:</u> Kimley-Horn and Associates, Inc. 260 E. Davis Street Suite 100 McKinney, TX 75069 Contact: Marie Robirds, P.L.A. Phone: (469) 287-5196	<u>Civil Engineer:</u> Kimley-Horn and Associates, Inc. Mkley M. Central Expy. Suite 400 Richardson, TX 75080 Contact: Stephanie Tull, P.E. Phone: (469) 301-2586

[illegible]



SHEET NUMBER L1.03	PLANTING PLAN	WATERMERE FLOWER MOUND PHASE 2	FLOWER MOUND, TX	KHA PROJECT 068645008	DATE 7/10/2024	SCALE AS SHOWN	DESIGNED BY MMS	DRAWN BY MMS	CHECKED BY MER
				 Kimley-Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2600 N. CENTRAL EXPY, SUITE 400 RICHARDSON, TX 75080 PHONE: 214-617-0535 WWW.KIMLEY-HORN.COM TX F-698					
				PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes. Kimley-Horn P.L.A. MARIE E. ROBBINS L.A. No. 3369 Date 10/21/2024					
									
				No.					
				REVISIONS					
				BY					
				DATE					

ENHANCED LANDSCAPE (PROVIDED ABOVE CODE)
The following additional landscape has been provided above and beyond code requirements:

1. 16 (total) additional trees along Dixon Lane and the western property line
2. 800 sf of enhanced landscaping along Whyburn Drive
3. 580 sf of enhanced landscaping along Dixon Lane
4. Enhanced landscaping in front of each townhome unit

GROUND COVERS					
	Bermuda Grass / Cynodon dactylon	sod		50,179 sf	REFER TO SPECIFICATIONS
	Wintercreeper / Euonymus fortunei	1 gal	8"t x 8"w	12" o.c.	324 CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
<u>MISC</u>	<u>COMMON / BOTANICAL NAME</u>				<u>SPECIFICATIONS</u>
	Shredded Hardwood Mulch				Min. 3" depth, trees in sod to receive 4' dia. mulch ring, dark brown in color
	Steel Edge				3/16" black

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.

FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONTINUOUS SLOPE TO PLANTING.

ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.

LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.

ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SPECIES SHALL BE FULLY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR PLANT STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSEMEYEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.

ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.

PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VEHICULAR AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.

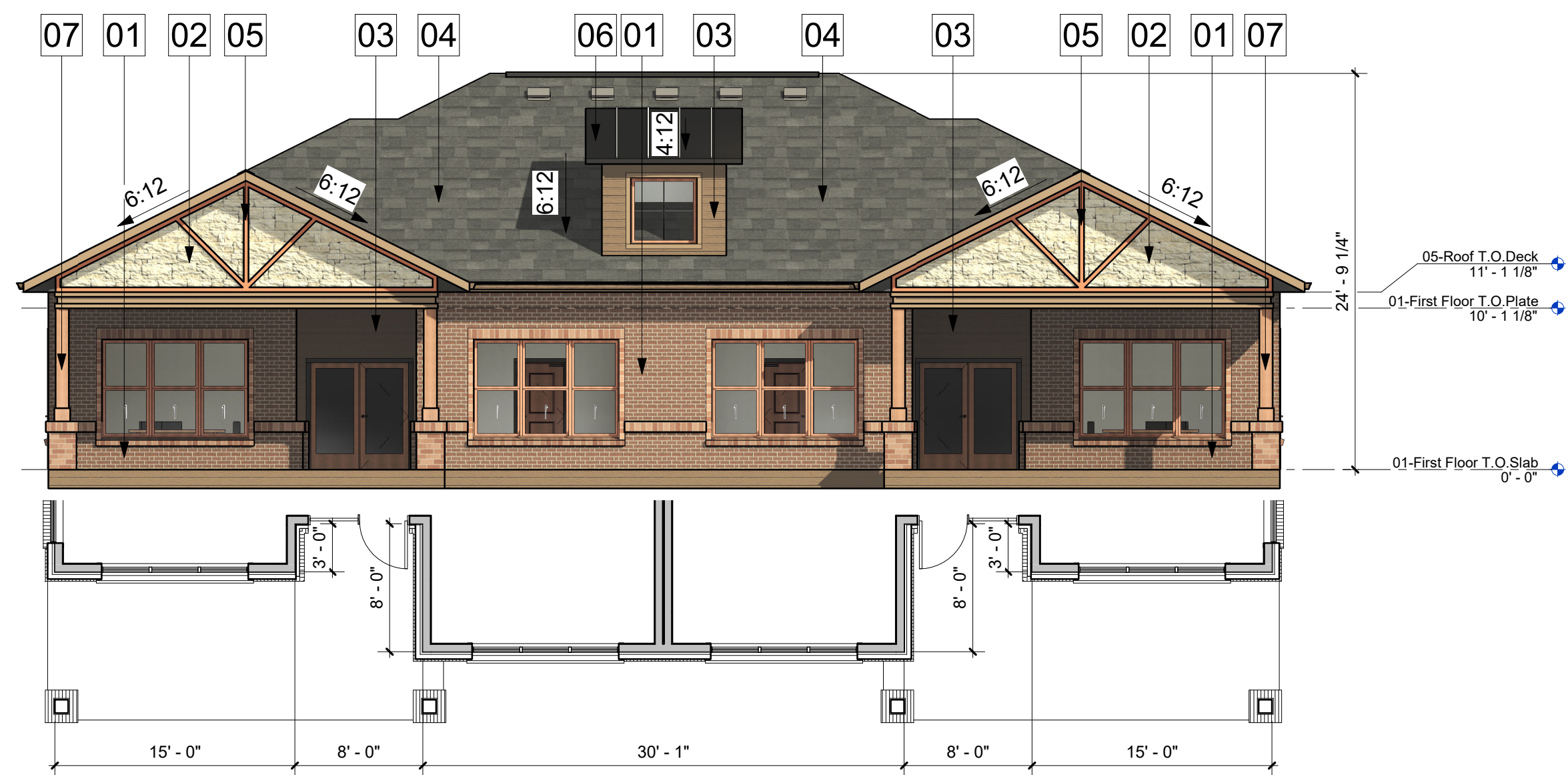
LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.

ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.

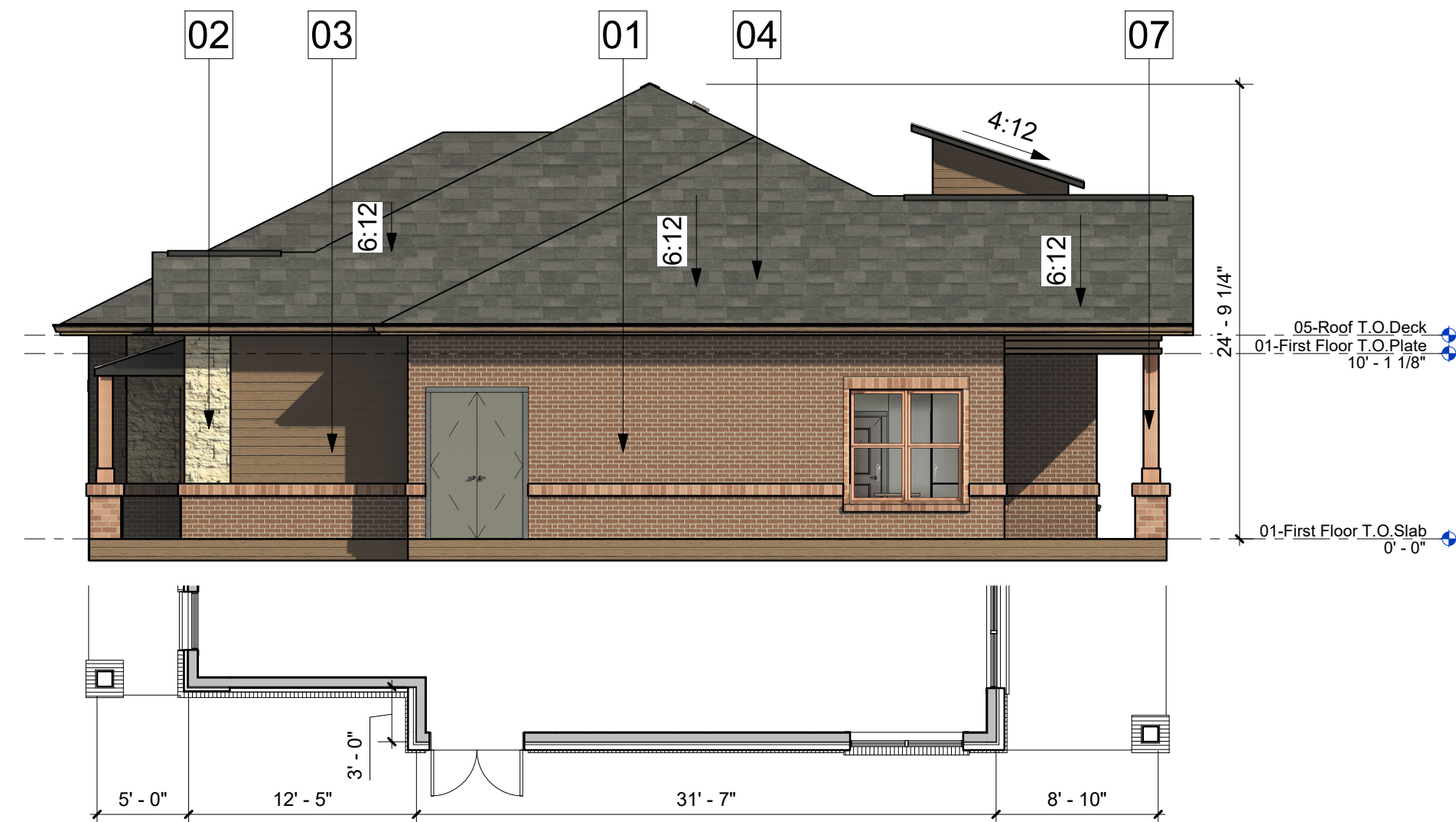
TREES EXCEEDING 18" DBH FOR WALKWAYS AND PARKING SHALL HAVE A 7" MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STRIPS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14" MINIMUM CLEAR TRUNK HEIGHT.

CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

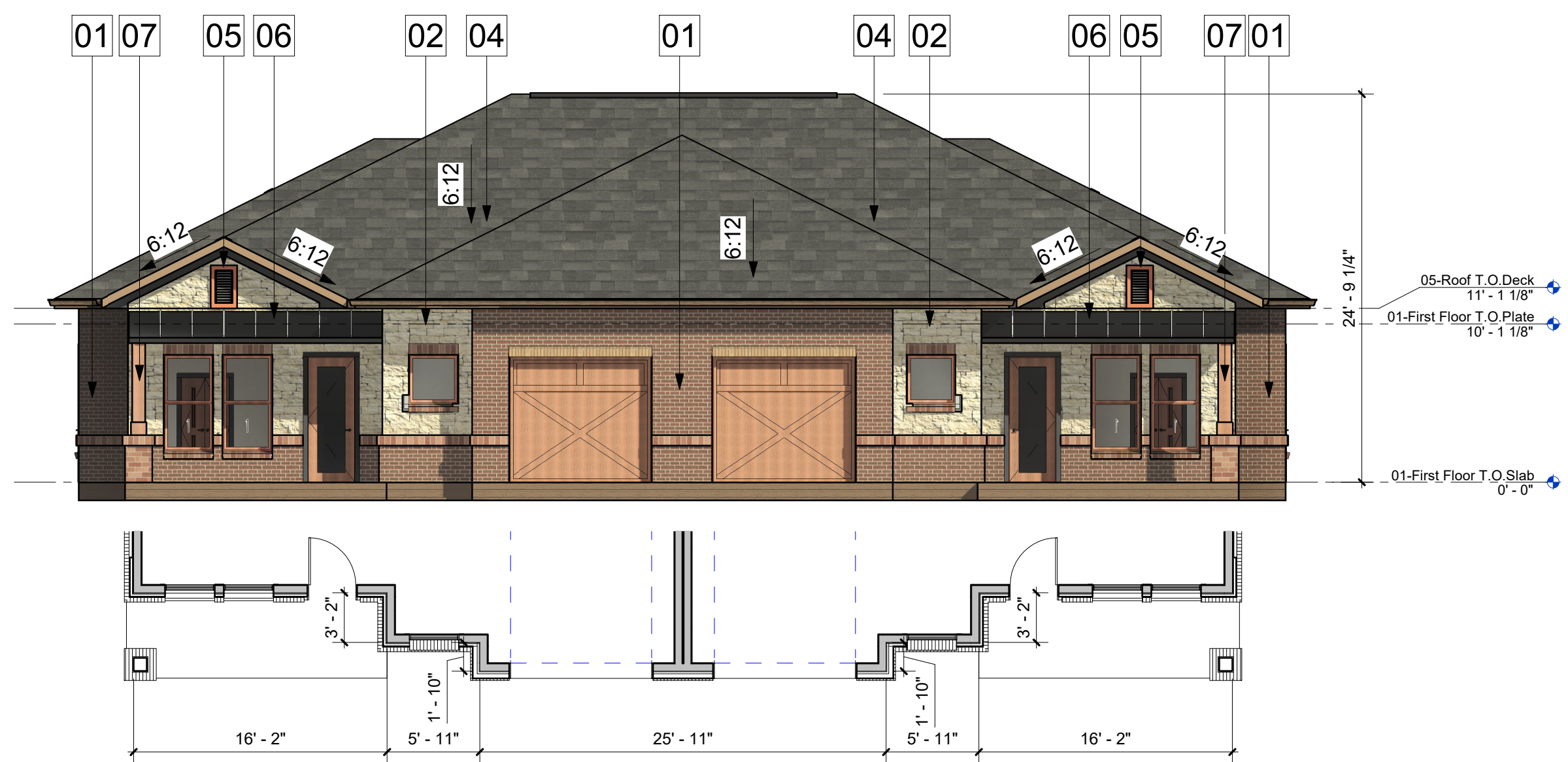
SHEET NUMBER		L1.04	
PLANTING SCHEDULE AND CALCS		WATERMERE FLOWER MOUND PHASE 2	
		KHA PROJECT 088645008	
		DATE 7/10/2024	
		SCALE AS SHOWN	
		DESIGNED BY MMS	
		DRAWN BY MMS	
CHECKED BY MER		FLOWER MOUND, TX	
FOR REVIEW ONLY Not for construction or permit purposes.  P.L.A. _____ MARIE E. ROBBERS L.A. No. 3369 Date 10/21/2024			
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2600 N. CENTRAL EXPY., SUITE 400 RICHARDSON, TX 75080 PHONE: 214-617-0535 WWW.KIMLEY-HORN.COM TX 1-828			
No.	REVISIONS	DATE	BY



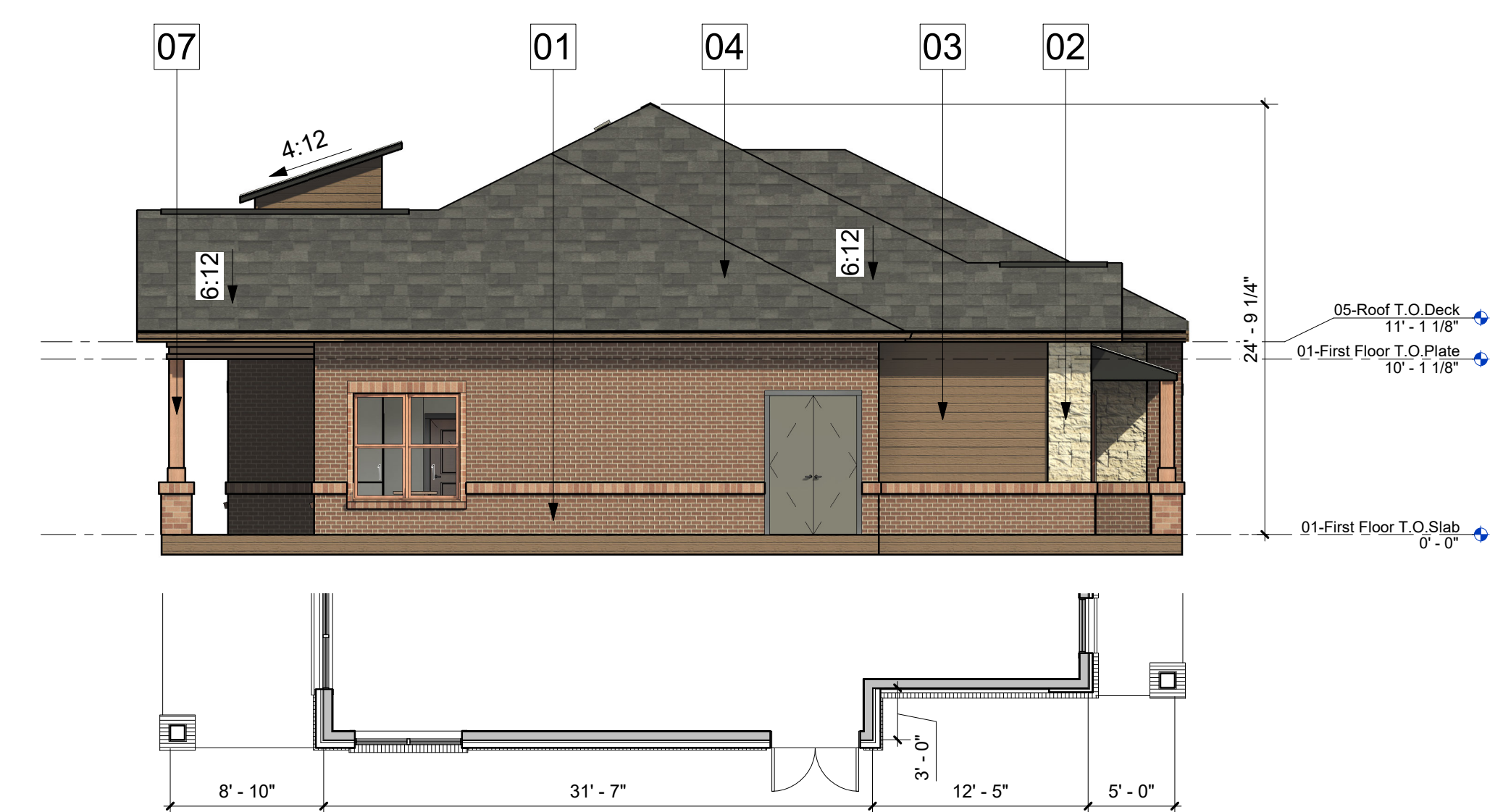
01 2PLEX V0-North-Dixon Ln Side (A)
1/8" = 1'-0"



02 2PLEX V0-East-Whyburn Dr Side (B)
1/8" = 1'-0"



03 2PLEX V0-South-Entry Side (C)
1/8" = 1'-0"



04 2PLEX V0-West-Non Visible Side (D)
1/8" = 1'-0"

MATERIAL LEGEND

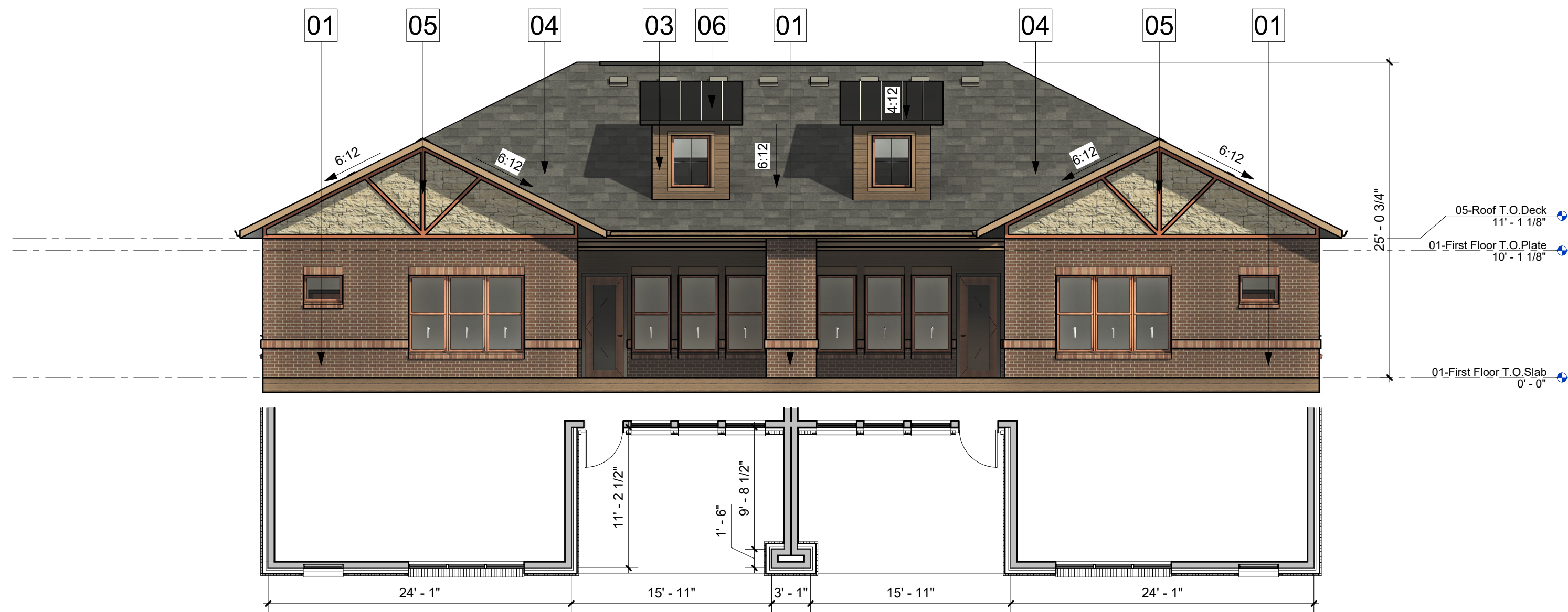
01	BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND	05	STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN
02	STONE VENEER-TEXAS CREAM	06	METAL ROOF-SEALSKIN
03	HARDI SIDING-CARAIBE	07	WOOD COLUMN-CEDAR STAIN MEDIUM BROWN
04	ROOF COMP. SHINGLES-ONYX BLACK		

NOTES:

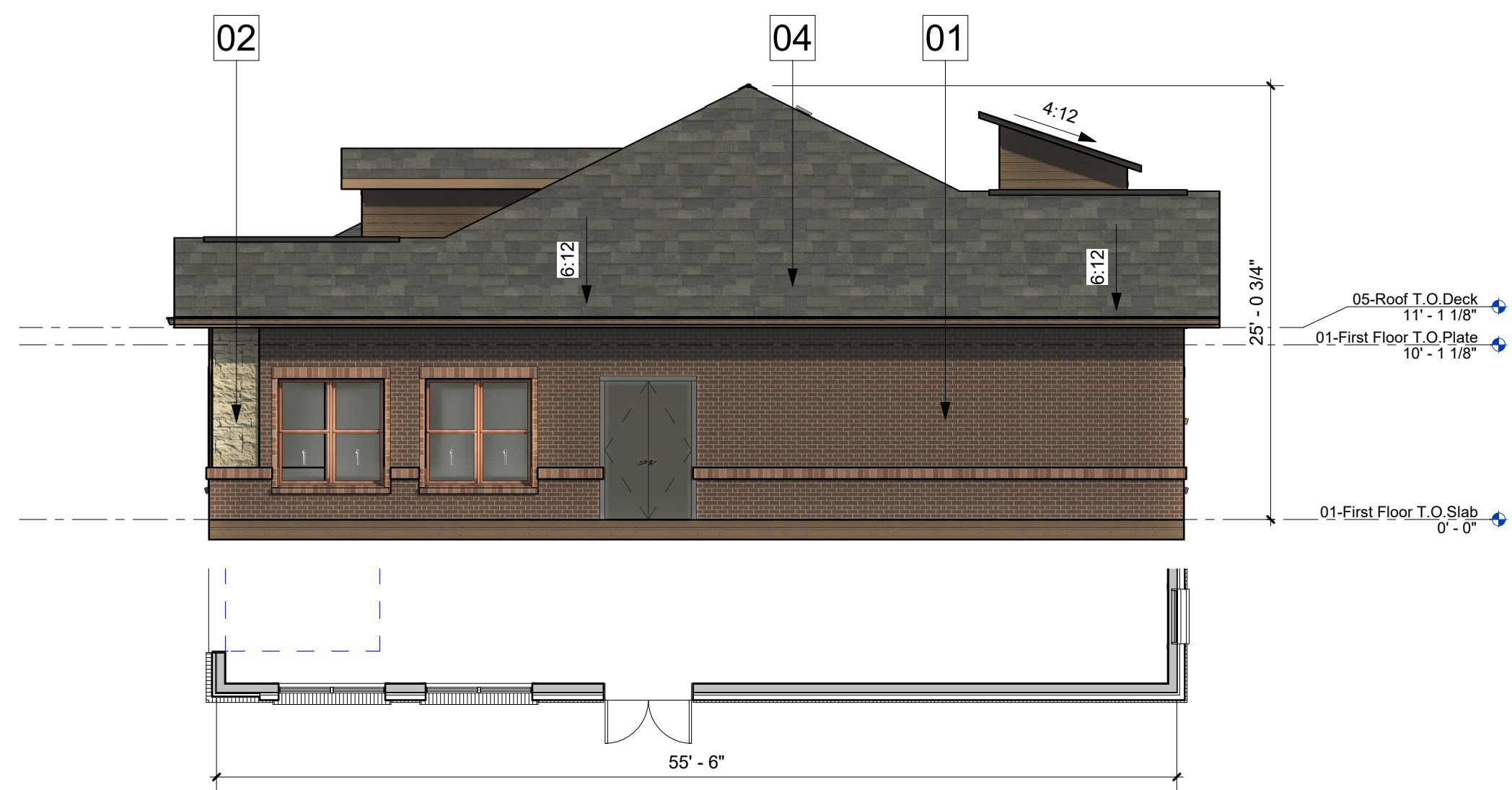
- ALL RETAINING /DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ELECTRICAL PANEL AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPERATE BUILDING PERMIT
- SIGNS REQUIRE A SEPERATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A SPART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
- IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

- REFERENCE TO DIRECTIONAL ORIENTATION FOR EACH RESPECTIVE FACADE FOR EACH BUILDING, WILL BE CLARIFIED AT SITE PLAN APPLICATION

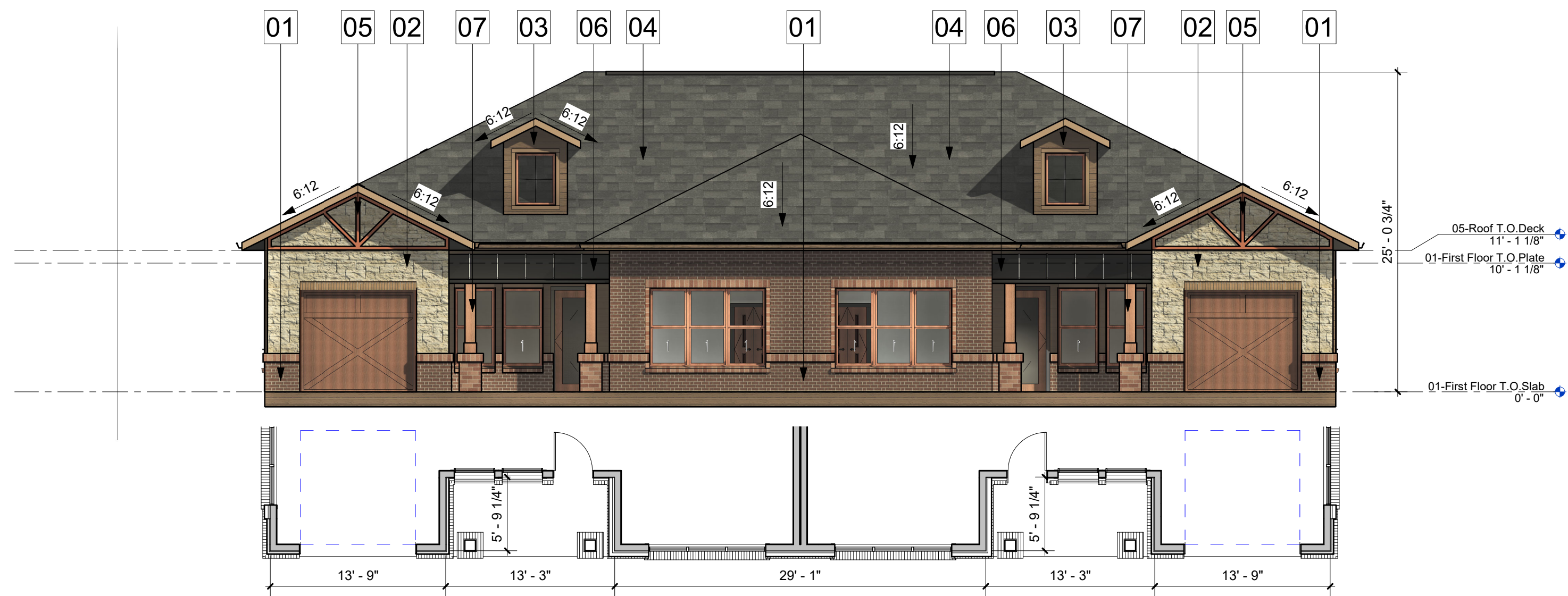
MATERIAL TABULATION CHART WATERMERE AT FLOWER MOUND									
	North		South		East		West		
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	
1	Total Facade S.F.								
2	Doors, Windows, Railing S.F.								
3	Facade S.F. (exclusive of doors, windows and railings)								
4	Primary Masonry totals (Min. 80%)								
	• Brick s.f. (as applicable)								
	• Stone s.f. (as applicable)								
	• Stucco s.f. (as applicable)								
	• Tilt Wall s.f. (as applicable)								
5	Secondary Masonry totals (max. 20%)								
	• Hardiplank s.f. (as applicable)								
	• Detail any additional (as applicable)								



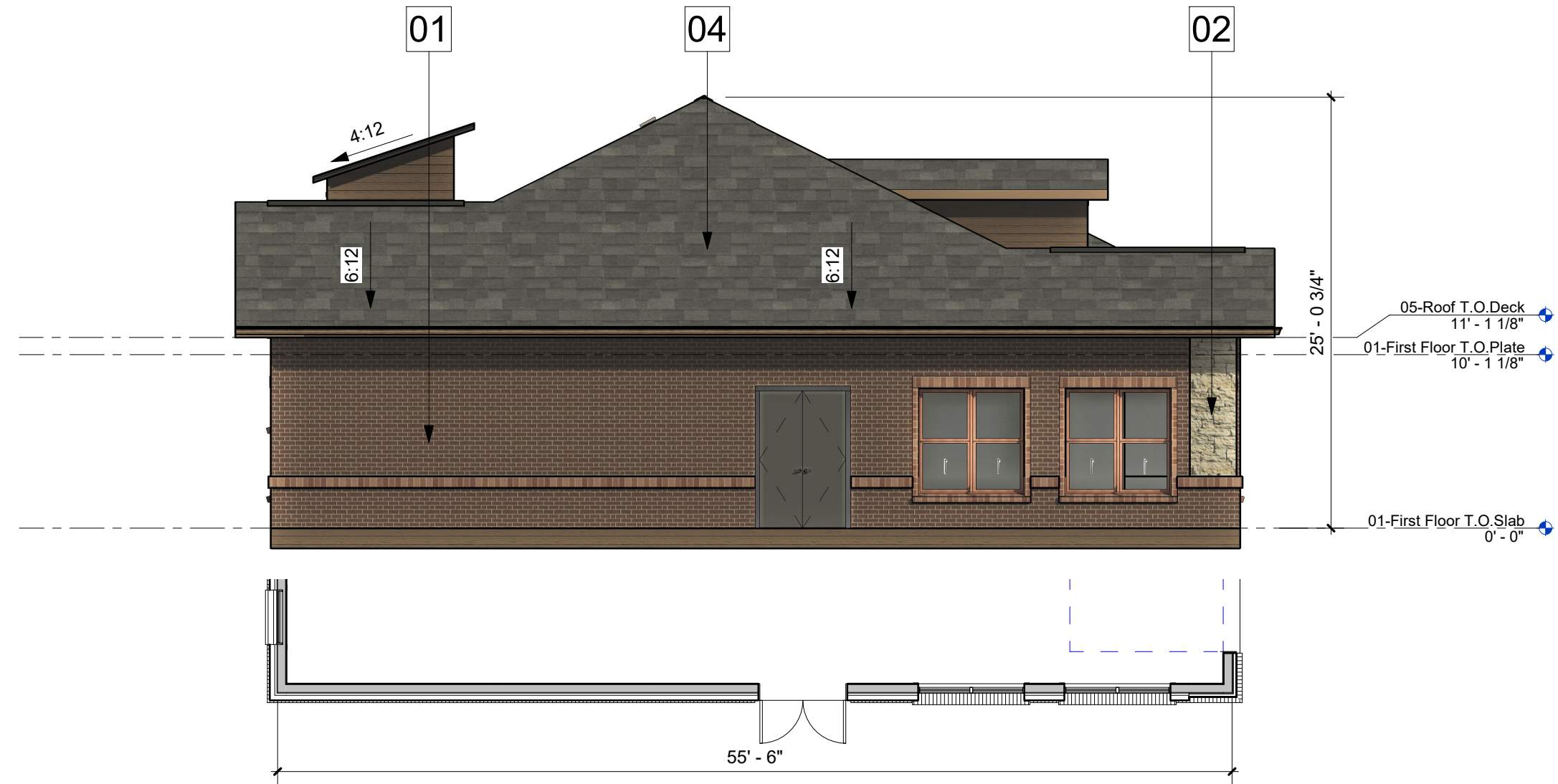
01 2PLEX V1-North (E)
1/8" = 1'-0"



02 2PLEX V1-East-Dixon Ln Side (F)
1/8" = 1'-0"



03 2PLEX V1-South-Entry Side (G)
1/8" = 1'-0"



04 2PLEX V1-West-Non Visible Side (H)
1/8" = 1'-0"

MATERIAL LEGEND

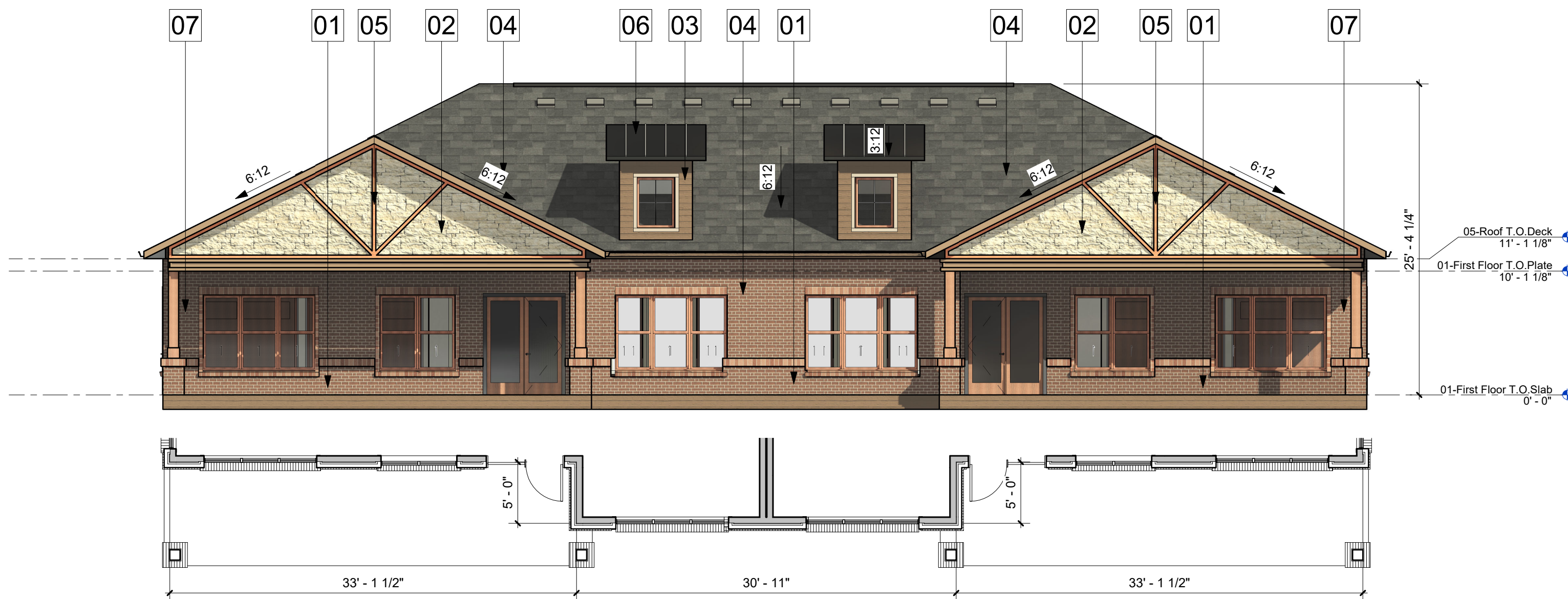
- | | | | |
|----|---|----|---|
| 01 | BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND | 05 | STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN |
| 02 | STONE VENEER-TEXAS CREAM | 06 | METAL ROOF-SEALSKIN |
| 03 | HARDI SIDING-CARAIBE | 07 | WOOD COLUMN-CEDAR STAIN MEDIUM BROWN |
| 04 | ROOF COMP. SHINGLES-ONYX BLACK | | |

NOTES:

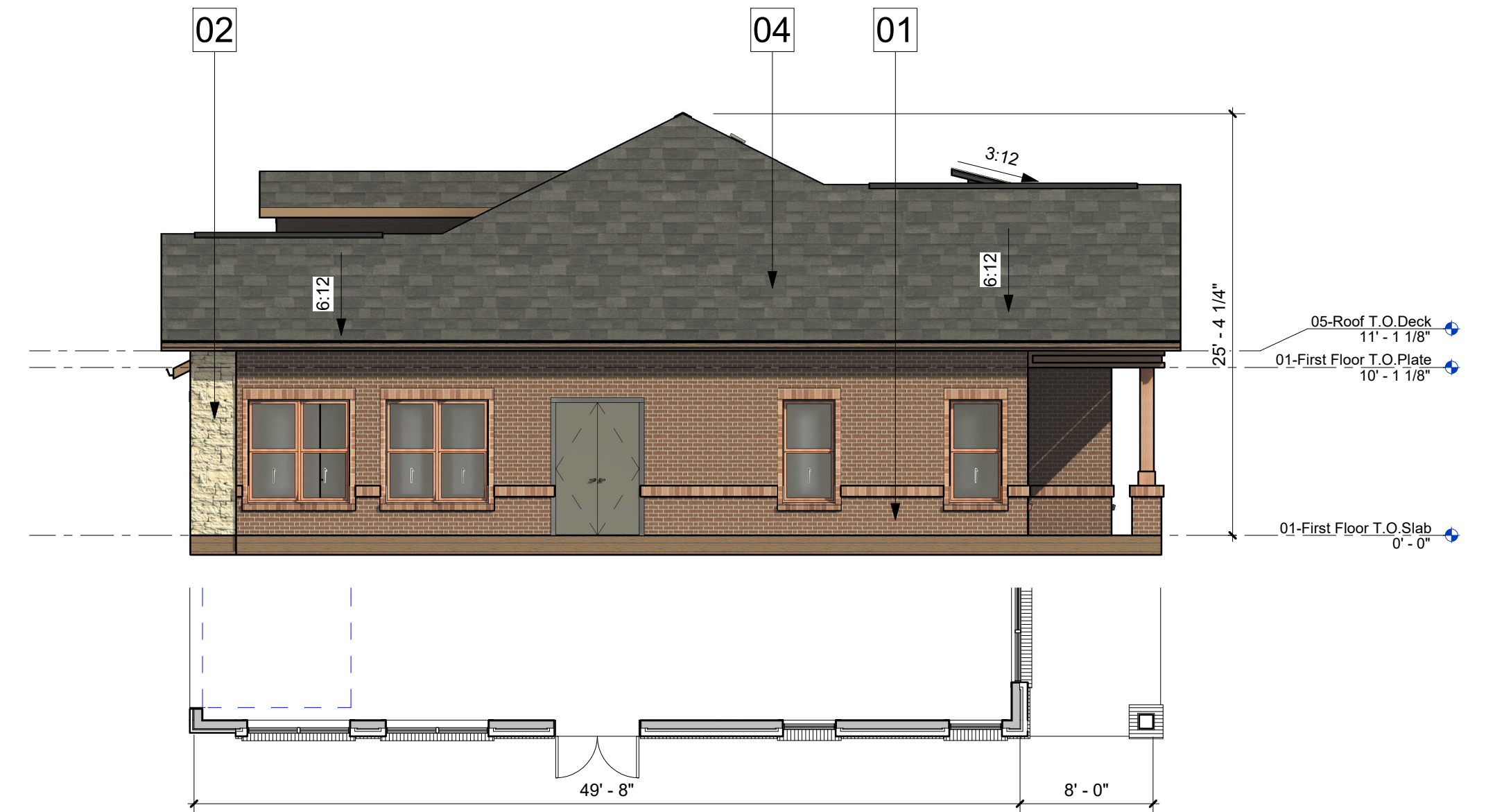
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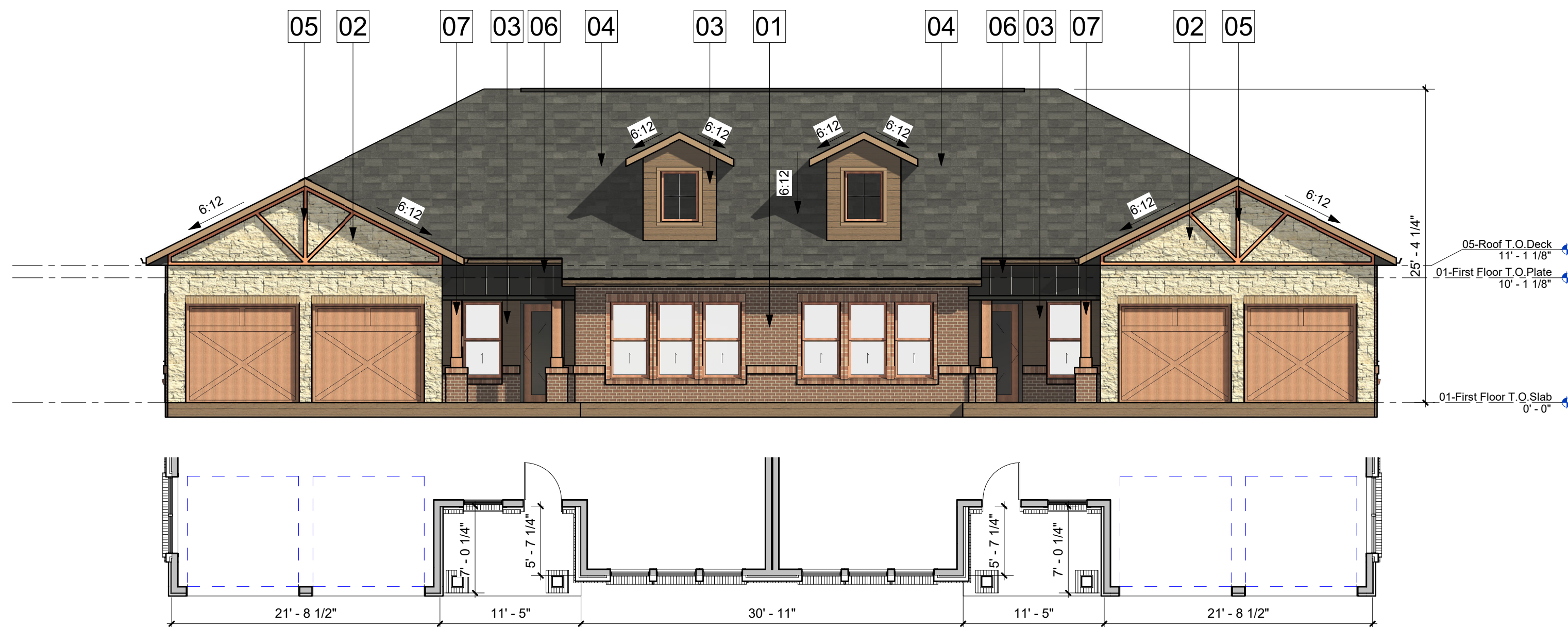
MATERIAL TABULATION CHART WATERMERE AT FLOWER MOUND									
		North		South		East		West	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	1210		1075		623		623	
2	Doors, Windows, Railing S.F.	330		424		122		122	
3	Facade S.F. (exclusive of doors/windows and railings)	880		651		501		501	
4	Primary Masonry totals (Min. 80%)	732	83.18%	528	81.11%	501	100.00%	501	100.00%
	• Brick s.f. (as applicable)	244	27.73%	305	46.85%	456	91.02%	456	91.02%
	• Stone s.f. (as applicable)	488	55.45%	223	34.25%	45	8.98%	45	8.98%
	• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Tilt Wall s.f. (as applicable)	...		...		...		...	
5	Secondary Masonry totals (max. 20%)	148	16.82%	123	18.89%	0	0.00%	0	0.00%
	• Hardiplank s.f. (as applicable)	148	16.82%	123	18.89%	0	0.00%	0	0.00%
	• Detail any additional (as applicable)	...		...		...		...	



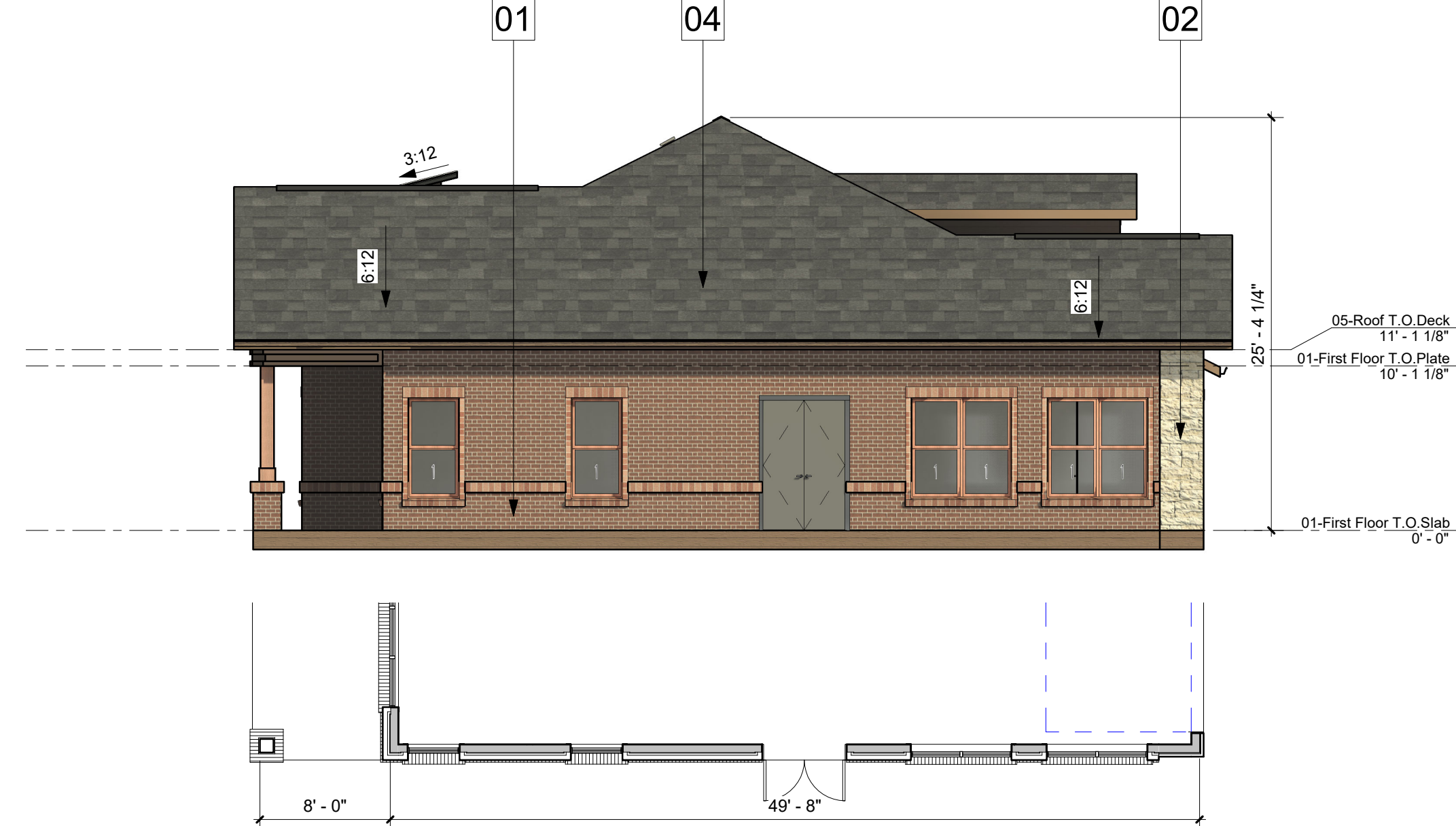
01 2PLEX V2- North (J)
1/8" = 1'-0"



02 2PLEX V2- East (K)
1/8" = 1'-0"



03 2PLEX V2- South (L)
1/8" = 1'-0"



04 2PLEX V2- West (M)
1/8" = 1'-0"

MATERIAL LEGEND

- | | |
|--|--|
| 01 BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND | 05 STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN |
| 02 STONE VENEER-TEXAS CREAM | 06 METAL ROOF-SEALSKIN |
| 03 HARDI SIDING-CARAIBE | 07 WOOD COLUMN-CEDAR STAIN MEDIUM BROWN |
| 04 ROOF COMP. SHINGLES-ONYX BLACK | |

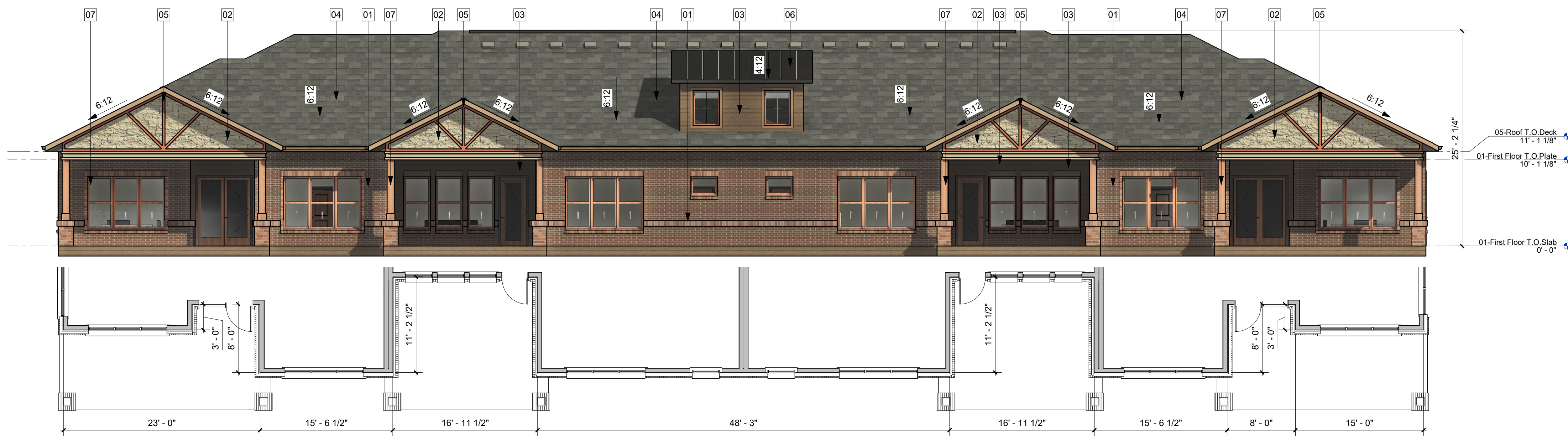
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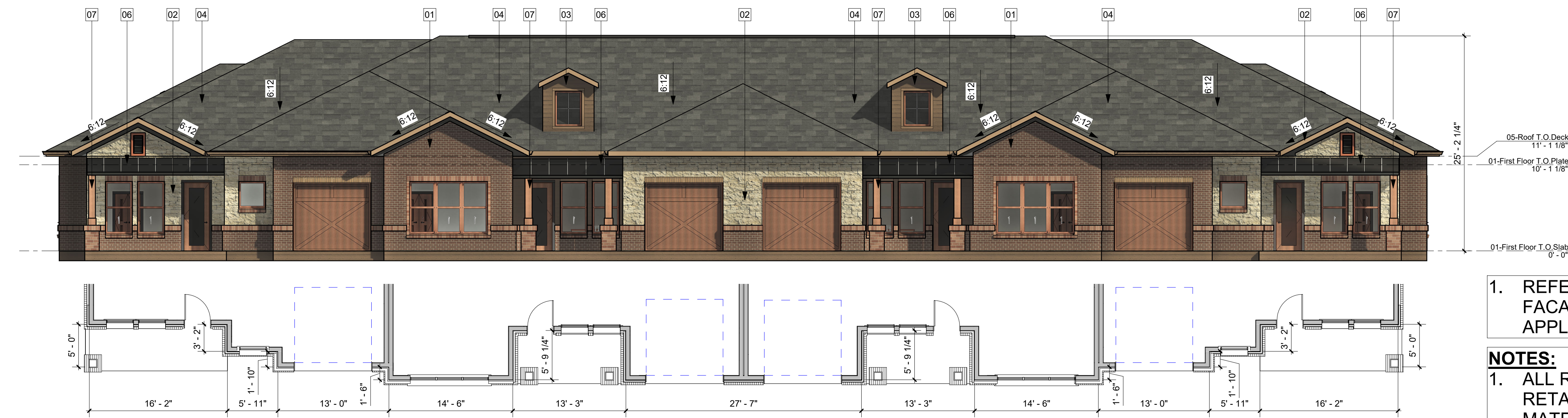
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MATERIAL TABULATION CHART WATERMERE AT FLOWER MOUND									
	North		South		East		West		
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	
1 Total Facade S.F.	1518		1232		620		620		
2 Doors, Windows, Railing S.F.	439		535		161		161		
3 Façade S.F. (exclusive of doors, windows and railings)	1079		697		459		459		
4 Primary Masonry totals (Min. 80%)	957	88.69%	581	83.36%	451	98.26%	451	98.26%	
• Brick s.f. (as applicable)	608	56.35%	244	35.01%	420	91.50%	420	91.50%	
• Stone s.f. (as applicable)	349	32.34%	337	48.35%	31	6.75%	31	6.75%	
• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
• Tilt Wall s.f. (as applicable)	...		...		...		...		
5 Secondary Masonry totals (max. 20%)	121	11.21%	116	16.64%	8	1.74%	8	1.74%	
• Hardiplank s.f. (as applicable)	121	11.21%	116	16.64%	8	1.74%	8	1.74%	
• Detail any additional (as applicable)	...		...		...		...		

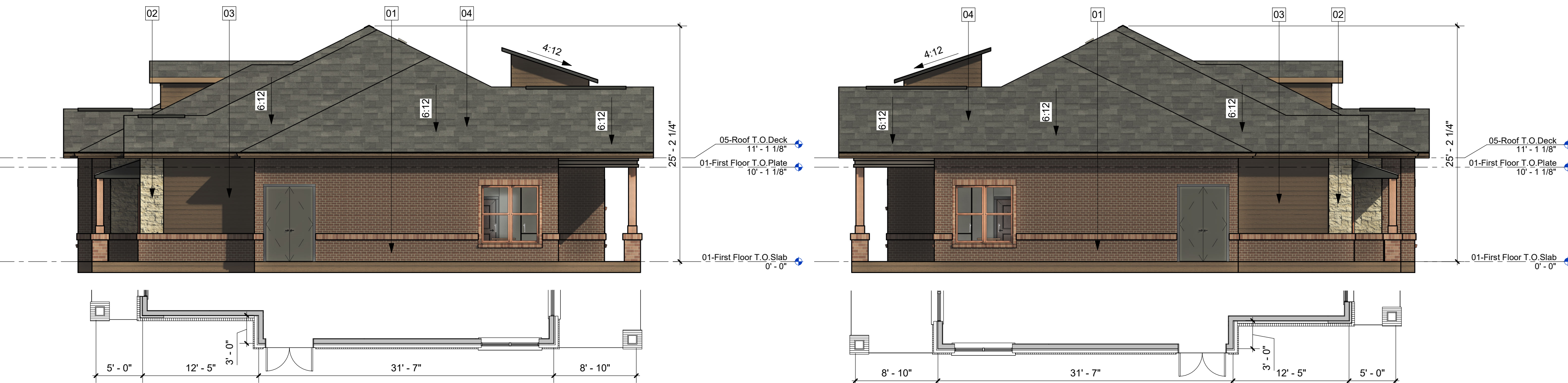
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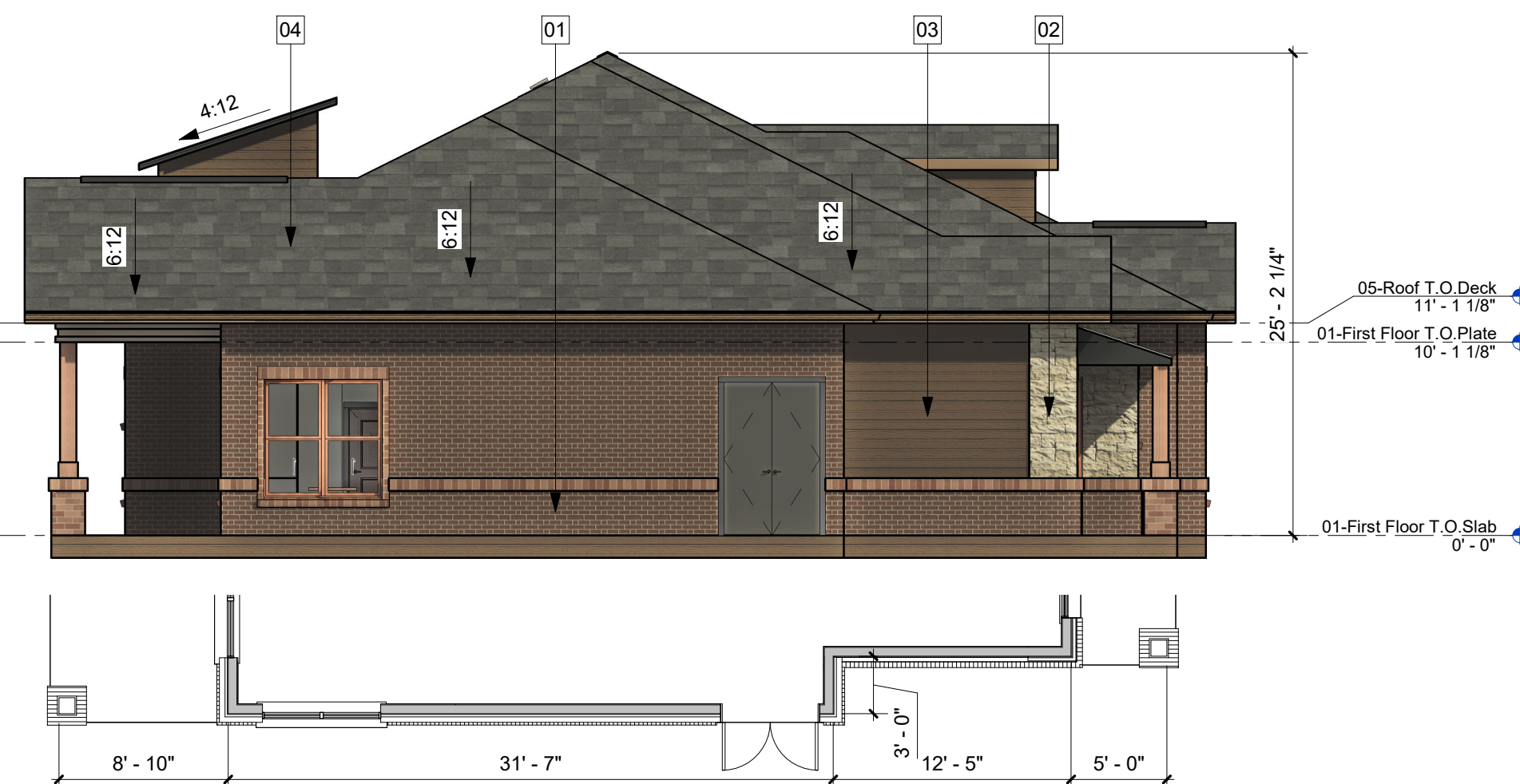
01 4PLEX-North-Upgraded Side (Q)
1/8" = 1'-0"



02 4PLEX-South-Entry Side (S)
1/8" = 1'-0"



03 4PLEX-East-Upgraded Side (R)
1/8" = 1'-0"



04 4PLEX-West-Upgraded Side (T)
1/8" = 1'-0"

MATERIAL LEGEND

- 01 BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND
- 02 STONE VENEER-TEXAS CREAM
- 03 HARDI SIDING-CARAIBE
- 04 ROOF COMP. SHINGLES-ONYX BLACK
- 05 STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN
- 06 METAL ROOF-SEALSKIN
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7. IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

MATERIAL TABULATION TABLE WATERMERE AT FLOWER MOUND									
		North		South		East		West	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	2130		1997		618		618	
2	Doors, Windows, Railing S.F.	666		728		123		123	
3	Facade S.F. (exclusive of doors, windows and railings)	1464		1269		495		495	
4	Primary Masonry totals (Min. 80%)	1190	81.28%	1113	87.71%	408	82.42%	408	82.42%
	• Brick s.f. (as applicable)	921	62.91%	715	56.34%	362	73.13%	362	73.13%
	• Stone s.f. (as applicable)	269	18.37%	398	31.36%	46	9.29%	46	9.29%
	• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Tilt Wall s.f. (as applicable)	...		...		...		...	
5	Secondary Masonry totals (max. 20%)	274	18.72%	156	12.29%	87	17.58%	87	17.58%
	• Hardiplank s.f. (as applicable)	274	18.72%	156	12.29%	87	17.58%	87	17.58%
	• Detail any additional (as applicable)	...		...		...		...	

A5.00 PRESENTATION EXTERIOR ELEVATIONS

Watermere at Flower Mound
Flower Mound, Texas

Architecture
Planning
Project Management
ARRIVE
ARCHITECTURE GROUP
2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com
Ph 817.514.0584 • Fx 817.514.0694

REVISION
DRAWN BY: AAG
CHECKED BY: JMT
ISSUED FOR: SD Set
SUBMITTAL DATE: 06/14/2024
SHEET NO. A5.00
SCALE: 1/8" = 1'-0"

Exhibit “B”

Development Standards

Planned Development District - 167 (PD-167) Watermere at Flower Mound Tract 1

The development on the property comprising approximately 3.38 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. EXHIBITS

The following Exhibits are incorporated into this Planned Development:

1. Exhibit “C”: Conceptual Site Plan.
2. Exhibit “D”: Conceptual Landscape Plan.
3. Exhibit “E”: Conceptual Elevations.

B. PERMITTED USES.

Permitted uses on the Property shall be limited to the following:

1. Accessory use, general, subject to section 98-972.
2. Church or rectory.
3. Dwelling, multifamily.
4. Off-street parking, accessory.
5. Park or playground, public.
6. Swimming pool, private, subject to section 98-996.

C. SPECIFIC USES.

The uses listed as Specific Uses in the Multifamily District (MF) in the Town’s Zoning Ordinance are prohibited within this Planned Development District.

D. TEMPORARY USES.

The uses listed as Temporary Uses in the Multifamily District (MF) in the Town’s Zoning Ordinance may be permitted only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits.”

E. DIMENSIONAL REGULATIONS.

The dimensional regulations listed for Multifamily District (MF) in the Town’s Zoning Ordinance shall be required for all uses under this this Planned Development except dwelling, multifamily uses, which shall comply with the following dimensional regulations:

1. Minimum lot area per dwelling. There shall be no minimum lot area per dwelling.
2. Minimum lot width. There shall be no minimum lot width.
3. Minimum floor area per unit. The minimum floor area per unit shall be 600 square feet. There shall be an average minimum floor area per unit of 850 square feet.
4. Minimum front yard. There shall be no minimum front yard.

5. Minimum side yard. There shall be no minimum side yard.
6. Minimum rear yard. The minimum rear yard shall be 15 feet.
7. Maximum lot coverage. Maximum lot coverage shall be 40 percent.
8. Maximum floor area ratio: There shall be no maximum floor area ratio.
9. Maximum height. The maximum height shall be three stories or 35 feet. Architectural features may project an additional ten feet above the maximum height.

F. LANDSCAPE AND HARDSCAPE STANDARDS.

Landscaping hardscape features will generally be located as shown on Exhibit "D" and shall require final detail with the site plan application.

F. MISCELLANEOUS STANDARDS. This Planned Development shall be subject to the following standards:

1. Elevations. All site plan applications submitted for approval shall comply with the depiction of buildings as shown on Exhibit "E."
2. Required parking for multifamily dwellings shall be 1.5 spaces per unit.
3. The maximum number of dwelling units shall be 24.
4. With the first site plan or subdivision site plan application for any residential development, the developer shall submit Covenants, Conditions and Restrictions ("Deed Restrictions") to the Town for the Town's review and approval that restrict the age of the residents within the development to persons age 55 or older in accordance with the provisions of the Housing for Older Persons Act of 1995, as amended, ("HOPA") established in the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619)("FHA").

G. EXCEPTIONS. The following exceptions to the Town's Ordinances shall apply to this Planned Development.

1. Street buffer landscaping and trees – sections 82-242 and 94-62.
 - a. An exception to section 82-242(a)(1), "Street buffer landscaping," is granted for the Property frontage along Whyburn Drive to permit a variable width landscape buffer as shown on Exhibit "D."
 - b. An exception to section 94-62, "Street buffer trees," is granted for the planting location for required street buffer trees along Whyburn Drive as shown on Exhibit "D."