

Planning & Zoning Commission



March 24, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

(or immediately following the SMARTGrowth Committee meeting)

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. PUBLIC COMMENT

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

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

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

C. COORDINATION OF CALENDARS

1. Monday, April 14, 2025
2. Monday, April 28, 2025

D. 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.

E. STAFF/DIRECTOR REPORT

1. Focus North Texas
2. Upcoming Work Sessions

F. CLOSED MEETING

The Planning & Zoning Commission to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Planning & Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning & Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the below-referenced items.

1. Consultation with Town Attorney - Development Standards

G. 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 February 24, 2025 - Consider approval of the minutes from February 24, 2025.

H. 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. SSP24-0003 - Knight's Landing - Public hearing to consider a request for a Subdivision Site Plan (SSP24-0003- Knight's Landing) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Sunset Trail and west of Rocky Point Road.
2. MPA23-0002 - Lakeside DFW / Lakeside East - Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0002 – Lakeside DFW / Lakeside East) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation from Lakeside Business District Area Plan with Campus Commercial uses to Mixed Use. The property is generally located east of Long Prairie Road and between Spinks Road and Lakeside Parkway.
3. MU23-0001 - Lakeside DFW / Lakeside East - Public Hearing to consider an ordinance amending the zoning (MU23-0001 – Lakeside DFW / Lakeside East) from Planned Development District No. 38 (PD-38) with Commercial District-2 (C-2) uses and Planned Development District No. 39 (PD-39) with Commercial-2 District (C-2) uses to Mixed Use District-1 (MU-1) for Lakeside DFW, and to amend Mixed Use District-1 (MU-1) standards to include conceptual plans and development standards for Lakeside East, to modify Lakeside DFW development standards to transfer unutilized residential density from the MU-C(1), MU-C(4), and MU-N(1) subzones to the proposed MU-N(2) subzone, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located east and west Long Prairie Road and north and south of Lakeside Parkway.
4. MPA25-0001 - Furst Ranch Thoroughfare Plan Amendment - Public Hearing to consider a request for a Master Plan Amendment (MPA25-0001 – Furst Ranch Thoroughfare Plan Amendment) to amend Section 7.0 - Thoroughfare Plan to change the classification from Mixed-Use (MU) Arterial to Urban Minor Arterial for the first MU Arterial street located east of the intersection of Cross Timbers Road (FM 1171) and U.S. Highway (US) 377 north to the roundabout and the MU Arterial street located north of the intersection of Cross Timbers Road (FM 1171) and US 377 east to the roundabout. The property is generally located in the northeast quadrant of Cross Timbers Road and US 377. (Transportation Commission recommended approval by a vote of 5 to 1 at their March 11, 2025, meeting.)

I. 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: March 20, 2025, at 4:45 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



February 24, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

(or immediately following the Capital Improvements Advisory Committee meeting)

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
Todd Bayuk, Place 3
Scott Langley, Place 5
Scott Jostes, Place 7
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:

Gregory Schultz, Place 1
Ryan Geddie, Place 4

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Town Engineer
Poornima Kashyap, Planning Manager
Claire Barnes, Senior Planner
LauriAnn Cash, Executive Assistant

B. PUBLIC COMMENT

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

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

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

** Indicates person did not wish to speak*

C. COORDINATION OF CALENDARS

1. Monday, March 10, 2025 (LISD & AISD Spring Break)
2. Monday, March 24, 2025

D. 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

E. STAFF/DIRECTOR REPORT

1. Quarterly Development Report

F. CLOSED MEETING

The Planning & Zoning Commission to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Planning & Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning & Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the below-referenced items.

1. Consultation with Town Attorney
 - a. Enforcement of Zoning Regulations

The Planning and Zoning Commission convened into closed session at 6:44 p.m.

At 7:16 p.m., the Planning and Zoning Commission reconvened into regular session.

G. 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 February 10, 2025 - Consider approval of the minutes from February 10, 2025.

ACTION: Commissioner Harris moved to approve G.1. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

AYES: Hobbs, Bayuk, Langley, Jostes, Jackson, Harris

NAYS: None

RESULT: 6 : 0

H. 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. Z25-0001 - Sunrise Circle Lot 24, Block 1 - Public Hearing to consider an ordinance amending the zoning (Z25-0001- Sunrise Circle Lot 24, Block 1) 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.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

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

AYES: Hobbs, Bayuk, Langley, Jostes, Jackson, Harris

NAYS: None

RESULT: 6 : 0

2. LDR25-0001 - Land Use Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0001 - Land Use Update) by amending Chapter 82 "Development Standards," Chapter 90 "Subdivisions," Chapter 98 "Zoning," and Appendix A "Fees," related to clarifying and adding exception provisions for setback and landscaping standards, clarifying lot width and depth standards, adding turnaround standards for gated entry of private subdivisions, amending setback standards within the Campus Commercial and Campus Industrial districts, updating accessory dwelling standards, adding

standards for parking lot lights, and updating fees related to land development within the Town.

STAFF PRESENTATION:

Lexin Murphy, Director of Development Services

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Jackson moved to recommend approval of H.2. as presented in the agenda caption. Commissioner Harris seconded the motion.

AYES: Hobbs, Bayuk, Langley, Jostes, Jackson, Harris

NAYS: None

RESULT: 6 : 0

I. ADJOURN

Chair Gilmore adjourned the meeting at 7:43 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: March 24, 2025
FROM: Codie Freeman, Planner
ITEM: **Public hearing to consider a request for a Subdivision Site Plan (SSP24-0003-Knight's Landing) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Sunset Trail and west of Rocky Point Road.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to approve infrastructure for a proposed subdivision consisting of nine residential lots with a minimum lot size of two-acres that is in conformance with the Town's Master Plan designation of Rural Residential land use within the Cross Timbers Conservation Development District (CTCDD) Area Plan and the current Agricultural zoning district regulations. The site is approximately 24.13 acres and is undeveloped.

On November 6, 2023, the Town Council approved Ordinance No. 49-23 that in part established the Subdivision Site Plan (SSP) process. The explanation for the establishment of this process was outlined in the staff report at that time as follows:

During the 2023 Texas legislative session, HB 3699 was adopted regarding municipal regulation and approval of subdivision plats. This legislation defines when a plat document is considered "filed" for the purpose of meeting statutory deadlines and streamlines and/or minimizes the materials that can be considered as part of a plat application.

In order to ensure that subdivisions and any new lots created within them still comply with the Town's minimum development regulations, the Town is incorporating a Subdivision Site Plan application that must be approved by the Town before a Record Plat, Minor Record Plat, or Replat application is submitted.

An SSP is now required for residential projects containing five or more residential lots, require commonly-held properties or x-lots, extension of public improvements, tree removal permits, or exceptions, and must have been approved before the submittal of a Record Plat or Replat. Requirements for an SSP application include engineering/construction plans, a tree survey

and a subdivision landscape plan that includes all landscaping that must be installed with the Development permit.

As part of the application, the applicant is requesting exceptions to the Code of Ordinances (see Section III, below, for details).

Exceptions:

- Exception to the Town's Engineering Design Criteria and Construction Standards regarding grading and drainage standards
- Exception to Section 82-376, Underground utilities

The access to the subdivision is provide from Sunset Trail and Rocky Point Road. The subdivision site plan depicts necessary easements, setbacks, landscape buffers, and right-of-way dedication along Rocky Point.

The subdivision landscape plan depicts the required landscape street buffer trees along Rocky Point Road, Sunset Trail, and Surveyors Lane that meet or exceed the Town's landscaping requirements. The plans include details of the proposed subdivision entrance sign and six-foot tall pipe-rail perimeter fencing that complies with CTCDD fencing standards.

III. EXCEPTIONS AND WAIVERS

A. Lot grading and drainage

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires residential lots to be graded and benched prior to the acceptance of the subdivision. The applicant is requesting an exception to delay lot grading and benching of pads that will allow individual lots to be graded at the time of building permit application for each lot. If P&Z were to recommend approval of this exception, staff recommends including the conditions listed below in the motion.

House Pad Benching. Developer shall prepare and submit a complete subdivision design including general grading, drainage and pad elevation plans in accordance with the Engineering Design Criteria and Construction Standards. The general pad elevations for the lots within the development shall be included in the subdivision design plans but are not required to be "benched" prior to the Town's final acceptance of the proposed subdivision. Developer agrees that for each pad site that is not being benched, prior to final acceptance of the lot improvements, the following will occur:

- a. Developer shall retain a professional licensed engineer to design plans for the review and approval of any modification in the benching data for each and every pad site identified herein as well as any design modifications required to address changes in drainage flows, velocities and direction that deviate from the original approved plans and prepare and submit any proposed revisions to the Town for approval and acceptance before each such pad site or group of pad sites within a particular phase is benched;
- b. Erosion control measures shall be maintained in compliance with an approved Stormwater Pollution Prevention Plan (SWPPP) including silt fencing, check dam, bar ditch and storm water pipe system cleaning shall be performed on a routine basis as needed and no less

frequently than at least one time every six months or more frequently as may be required and directed by the Town Manager or his designee;

c. Developer shall be responsible for weekly monitoring, clean-up and removal of construction debris, waste and litter that is dumped, accumulates or is otherwise stockpiled within the development;

d. Developer shall remove check dams and silt fencing as appropriate and in accordance with best management practices after all pad sites within the phase have been benched and stabilized and a final phase inspection of the newly benched pad sites has been performed and approved by the Town.

e. A tree survey stamped by a certified arborist or landscape architect is required to be submitted with the application for single family development building permits on lots that have not been benched and contain protected or specimen trees.

B. Exception to Section 82-376, Underground utilities.

Section 82-376 states that all existing overhead utilities, save and except transmission facilities identified in the Town Code, shall be placed underground in conjunction with the development of property, and prior to the Town's acceptance of the subdivision, subject to the certain provisions. The applicant is requesting an exception to burying approximately 2,170 linear feet of overhead utility lines located along the Sunset Trail and Rocky Point frontage.

As required by Section 83-377, the applicant has provided perspectives of the development along Sunset Trail to illustrate how the development would appear with and without the overhead lines. The applicant has also provided correspondence from Oncor detailing what would be required if the lines were buried, including but not limited to a minimum 10-foot-wide easement with 20' x 20' easements for switch gears. Based on Oncor's preliminary estimate, the burial of overhead utilities would cost approximately \$260,000.

BOARD REVIEW/CITIZEN FEEDBACK:

Environmental Conservation Commission:

On February 4, 2025, the [Environmental Conservation Commission](#) (ECC) reviewed and recommended denial of the removal of two specimen trees for Knight's Landing development.

Upon receiving recommendation from the ECC, the applicant has updated the tree survey to request removal of one specimen tree while proposing to preserve the second specimen tree that was previously requested for removal.

Parks Board:

On June 6, 2024, the [Parks Board](#) voted to recommend fees in lieu of land to satisfy the Park Land Dedication in the amount of \$30,240.00 for nine lots and Park Development Fee requirements of \$12,492.00 for the proposed development.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

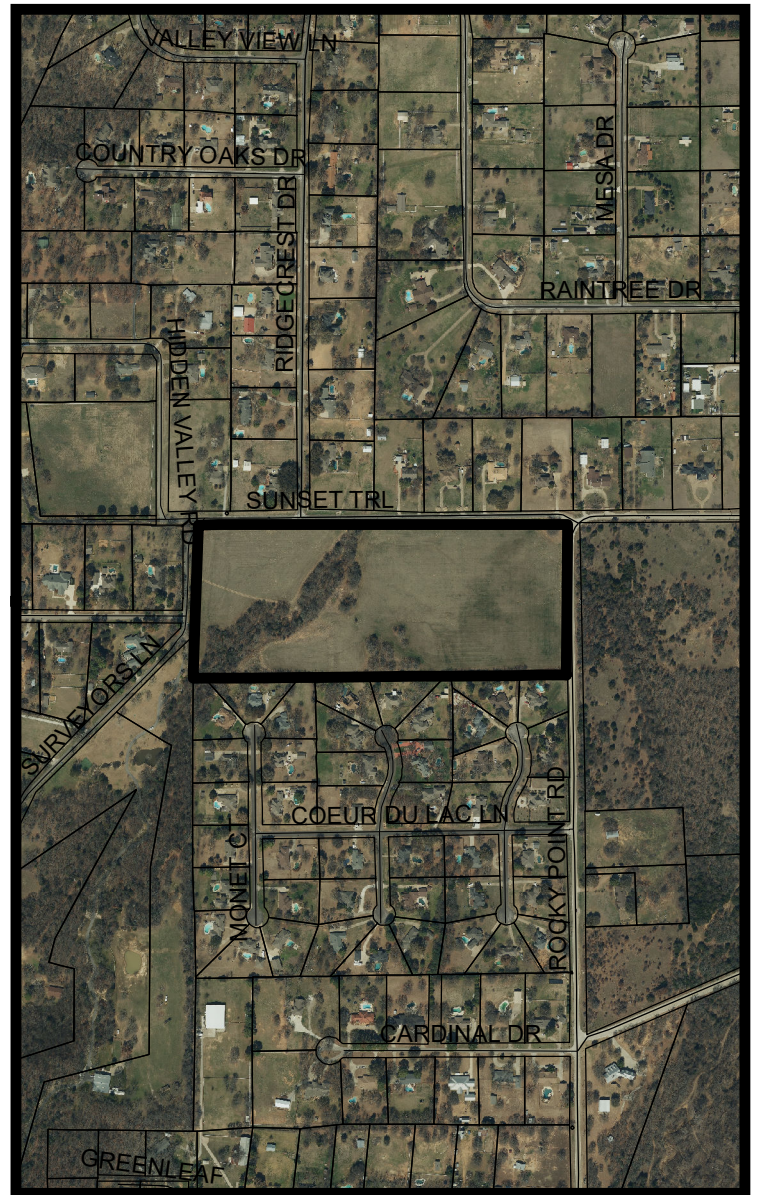
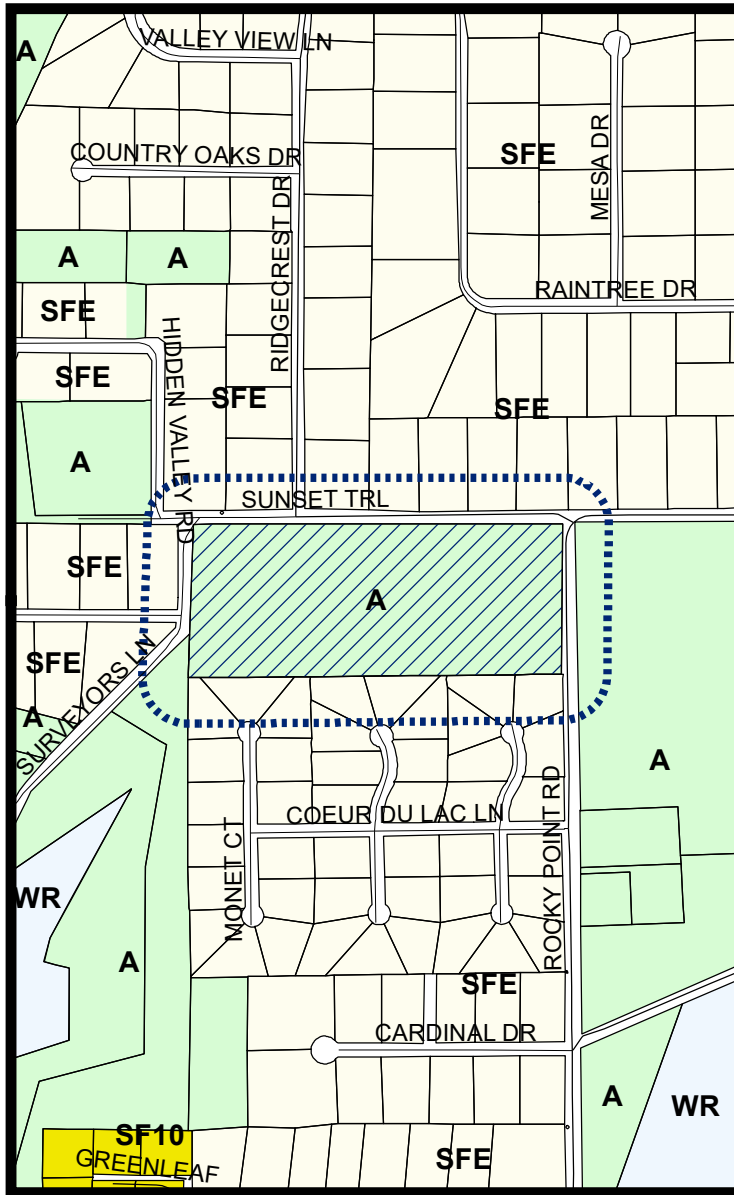
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Subdivision Site Plan Package
4. Underground Utility Exception Package

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

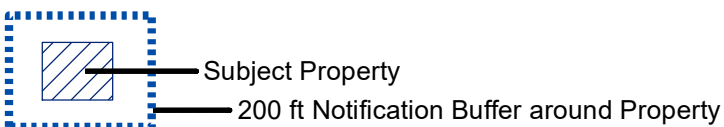
Vicinity Map

SSP24-0003: Knight's Landing



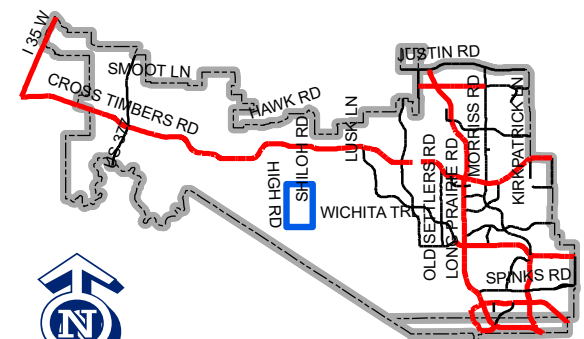
LEGEND

- Agriculture
- Single Family 10
- Single Family Estate
- Water Recreation

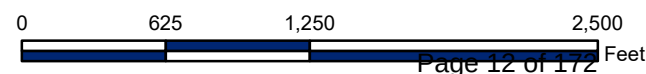


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





March 20, 2025

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

RE: Subdivision Site Plan
2800 Surveyors Lane

Planning Department:

Mycoskie & Associates, Inc. (mma, inc.), on behalf of the property owner and developer, Knight Family Living Trust, respectfully submits a Subdivision Site Plan for property located at 2800 Surveyors Lane. The property is currently zoned "A" Agriculture and is 24.32-acres.

The proposed zoning is "A" Agriculture and will be for single family residential uses. The development will consist of nine (9) buildable lots having a minimum lot area of two (2) acres and three (3) x-lots. The development will be constructed in one (1) phase.

The property has a natural drainage feature which bisects the site from Sunset Trail to the southwest corner of the property. Variances which are being requested with this application include:

1. Overhead Utility Lines
 - a. Overhead utility lines shall remain along Sunset Trail and Rocky Point Road. The approximate length of the requested overhead lines not to be buried is 2,170 linear feet.
 - b. The relocation line underground is cost prohibitive. Oncor's preliminary estimate would be approximately \$260,000 (\$28,888.88 per lot), plus taxes and fees. The costs of burying the lines are not proportionate to the proposed development.
 - c. Oncor would require a minimum of 10' wide easements, with 20'x 20' easements for switch gears. The total area required for easement would be approximately 22,560 square feet (0.52 ac). These easements would overlap with the required landscape buffers.
 - d. The said lines serve the surrounding residential neighborhoods and could impact service to many residents in the area.
 - e. Should the line be relocated underground, it would conflict with existing city storm infrastructure along Sunset Trail and an existing creek. The root systems for existing significant trees on the property would be impacted by the relocation. These being a 30" Live Oak, 27" Live Oak, 23" Live Oak, 18" Post Oak, and 16" Post Oak.



2. House Pad Benching

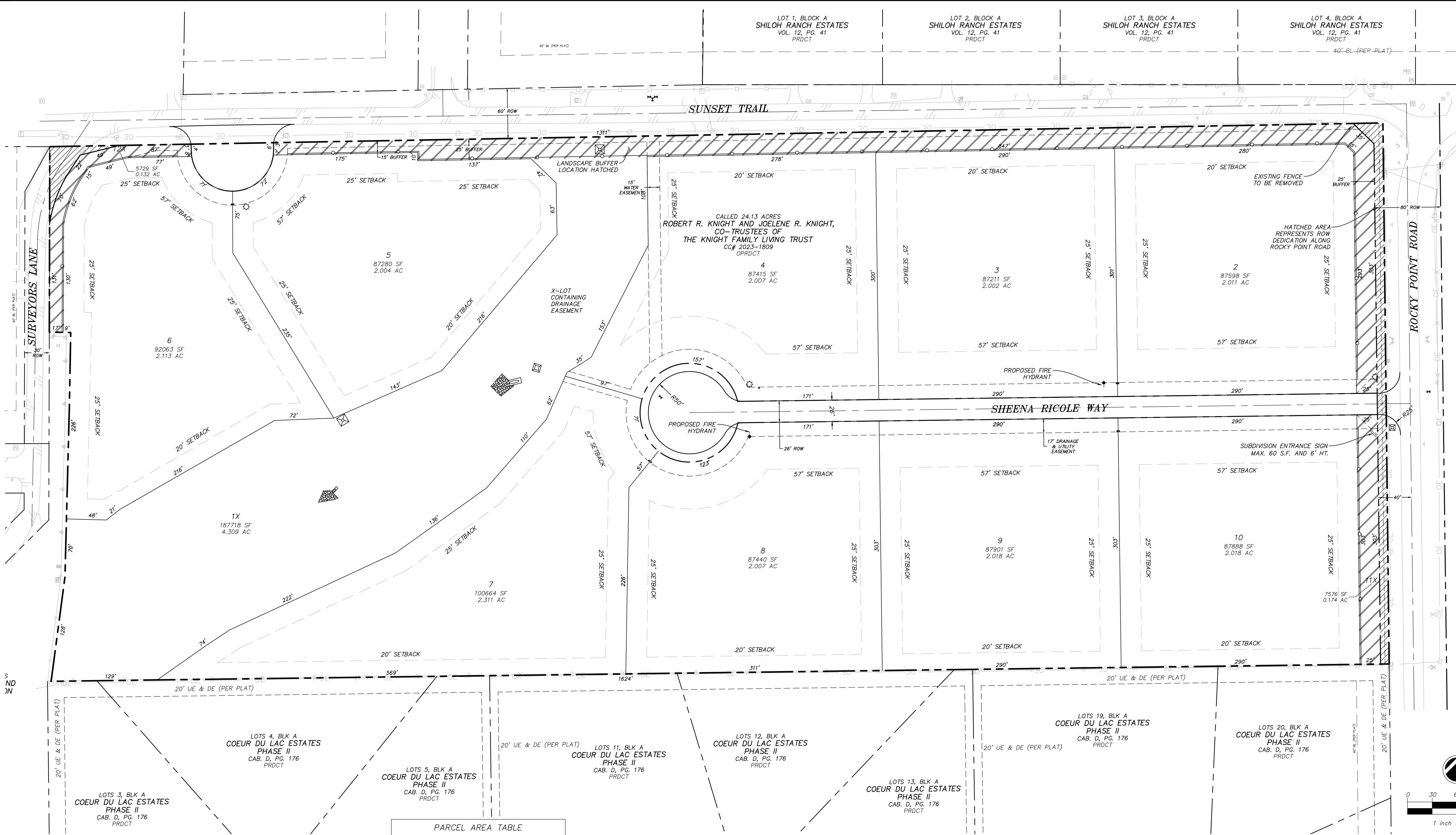
- a. We are requesting to defer the lot benching until the time of building permit application for all lots within the Knight Landing subdivision. The reason for request is the lots are 2 acres plus, and the homes and potential accessory structures will be custom designs, so it is hard to determine the pad locations at this time.
- b. Proposed grading activities will be limited to those required to construct the subdivision improvements which include swales within the lots, to avoid lot to lot drainage, and swales along the public right-of-way.
- c. If pad benching were to be included with the subdivision improvements a standard pad dimension would be used, which is not ideal as there would more than likely be changes as the home designs are not available.
- d. By deferring the pad benching, flexibility will remain to allow for the preservation of trees and custom designs for homes and accessory structures.
- e. The intent is to keep the lots natural by leaving native vegetation in place which will alleviate any chances for erosion to occur. This will also provide a more aesthetically pleasing lot to view for the surrounding residents and for marketing purposes.

Sincerely,



Jacob Sumpter, AICP
President
mma, inc.

PLOTTED BY: C:\E\LAND\ANGLE DATE: 26/02/2025 4:53 PM PATH: P:\3697-00-02\700 Land Development\700 Construction Documents\Drawings\PL Subdiv\Site Plan.dwg
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MASTER PLAN FEATURES	
PLAN COMPONENT	APPLICABLE DETAILS
LAND USE PLAN	RURAL DENSITY
AREA PLANS	GROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT, FENCING REQUIREMENTS & LANDSCAPE BUFFERS
URBAN DESIGN PLAN	NOT APPLICABLE
MEDIAN & ROW DESIGN GUIDELINES	COUNTRY ROAD LANDSCAPE TREATMENT
PARKS AND TRAILS	NOT APPLICABLE
OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	SUNSET TRAIL – RURAL COLLECTOR W/ 60'-ROW ROCKY POINT – RURAL COLLECTOR W/ 80'-ROW
WATER PLAN	TOWN OF FLOWER MOUND – WEST PRESSURE PLANE 12" LINE ALONG ROCKY POINT LOOPED TO 6" LINE IN SUNSET TRAIL
WASTEWATER PLAN	NOT APPLICABLE
ECONOMIC IMPACT	NOT APPLICABLE

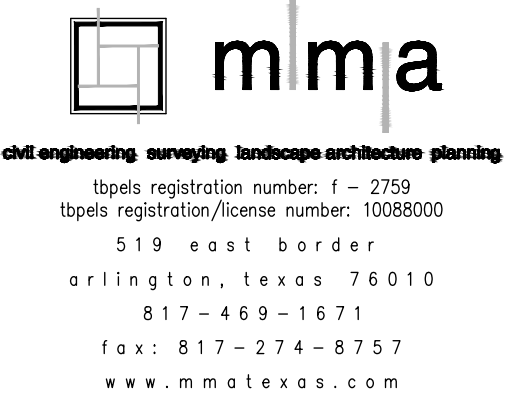
PARCEL AREA TABLE		
SORT	LOT NUMBER	AREA
LOT 1X BLOCK 1	1	187718 SF 4.309 ACRES
LOT 2 BLOCK 1	2	87598 SF 2.011 ACRES
LOT 3 BLOCK 1	3	87211 SF 2.002 ACRES
LOT 4 BLOCK 1	4	87415 SF 2.007 ACRES
LOT 5 BLOCK 1	5	87280 SF 2.004 ACRES
LOT 6 BLOCK 1	6	92063 SF 2.113 ACRES
LOT 7 BLOCK 1	7	100664 SF 2.311 ACRES
LOT 8 BLOCK 1	8	87440 SF 2.007 ACRES
LOT 9 BLOCK 1	9	87901 SF 2.018 ACRES
LOT 10 BLOCK 1	10	87888 SF 2.018 ACRES
LOT 11X BLOCK 1	11	7576 SF 0.174 ACRES
LOT 12X BLOCK 1	12	5729 SF 0.132 ACRES

LOT ANALYSIS	
AVERAGE LOT SIZE	89493 SF 2.05 ACRES
LARGEST LOT SIZE	100664 SF 2.311 ACRES
SMALLEST LOT SIZE	87211 SF 2.002 ACRES
TOTAL LOTS (INCLUDING X LOTS)	12
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	9

SPECIMEN TREES PRESENT WITHIN BUILDABLE LOTS WILL REQUIRE ENVIRONMENTAL CONSERVATION COMMITTEE RECOMMENDATION AND TOWN COUNCIL APPROVAL IF FUTURE SITE PLAN REQUIRES REMOVAL

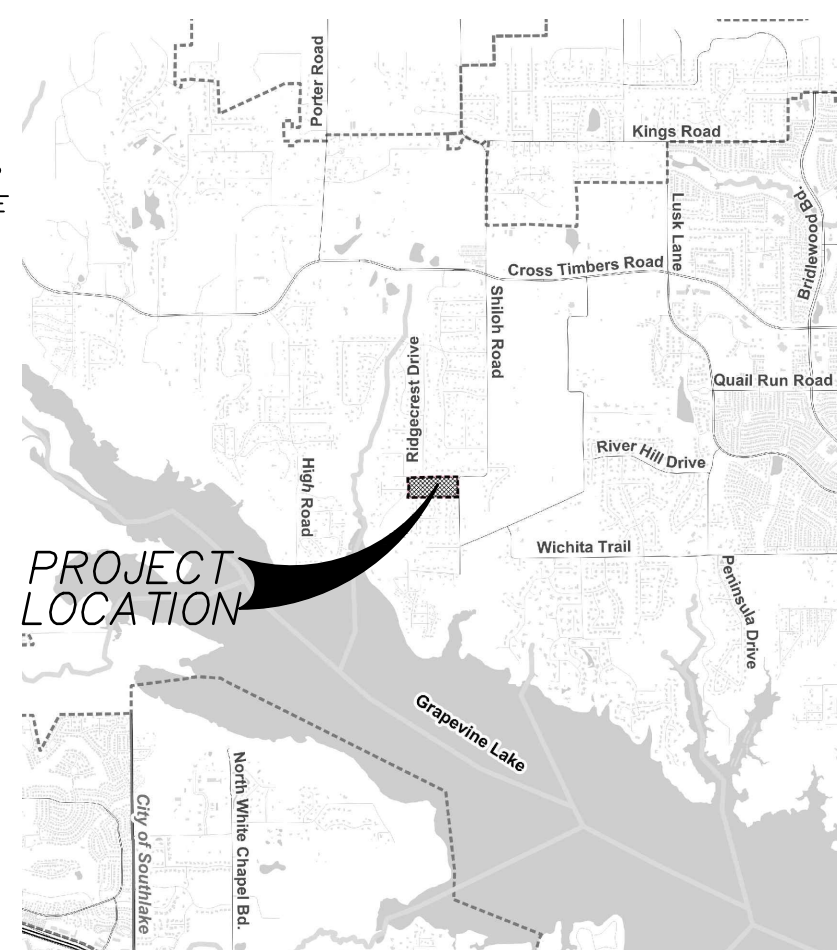
- NOTES
- TOTAL AREA=24.13 ACRES
 - PROJECT IS LOCATED IN DENTON COUNTY, TEXAS
 - NO FLOODPLAIN IS LOCATED ADJACENT ON THE PROPERTY AS SHOWN ON FIRM MAP 48121C0520C DATED 4/18/2011.
 - PURSUANT TO THE ORDINANCE NO. 361-82 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURVES OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
 - ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
 - FLOOD ZONE ANALYSIS – NOT REQUIRED.
 - RESIDENTIAL LOTS ADJACENT TO EXISTING FLOOD PLAIN WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION 18" ABOVE THE 100-YEAR FLOOD ELEVATION. ACTUAL ELEVATION TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - ENVIRONMENTAL PROTECTION PLAN – REQUIRED
 - ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 - DRAINAGE EASEMENTS WITH OPEN CHANNEL MAY BE CROSSED BY TUBULAR STEEL FENCING. THERE MUST BE A MINIMUM OF 4" OF CLEARANCE BETWEEN THE LOWEST PART OF A FENCE AND THE TOP OF A PRIVATE SWALE. DRAINAGE EASEMENTS MUST BE KEPT IN A STATE THAT WILL NOT INHIBIT FLOW.
 - INTERNAL FENCING SHOULD BE OPEN AIR AND MEET MINIMUM SAFETY REQUIREMENTS FOR RESIDENTIAL POOLS

ENGINEER:

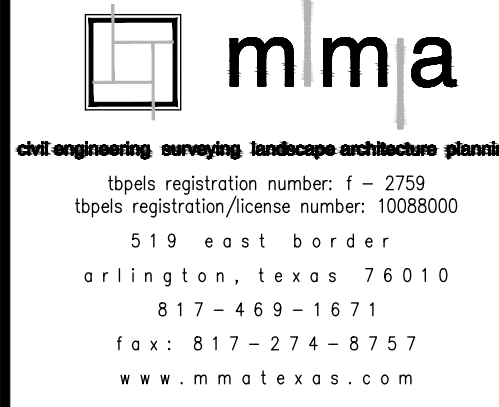


OWNER/DEVELOPER:

ROBERT KNIGHT
 KNIGHT FAMILY LIVING TRUST
 3451 SERENDIPITY HILL TRAIL
 CORINTH, TEXAS 76210
 TEL: 469-774-8172
 EMAIL: ROB@BC.US
 CONTACT: ROB KNIGHT



KNIGHT'S LANDING FLOWER MOUND, TEXAS SUBDIVISION SITE PLAN



PROJECT NUMBER: 3697-00-02
 PROJECT MANAGER: B. GADDIS
 DRAWN BY: D. ANGLE
 CHECKED BY: B. GADDIS
 ISSUE DATE: 01/23/2025

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 SITE PLAN

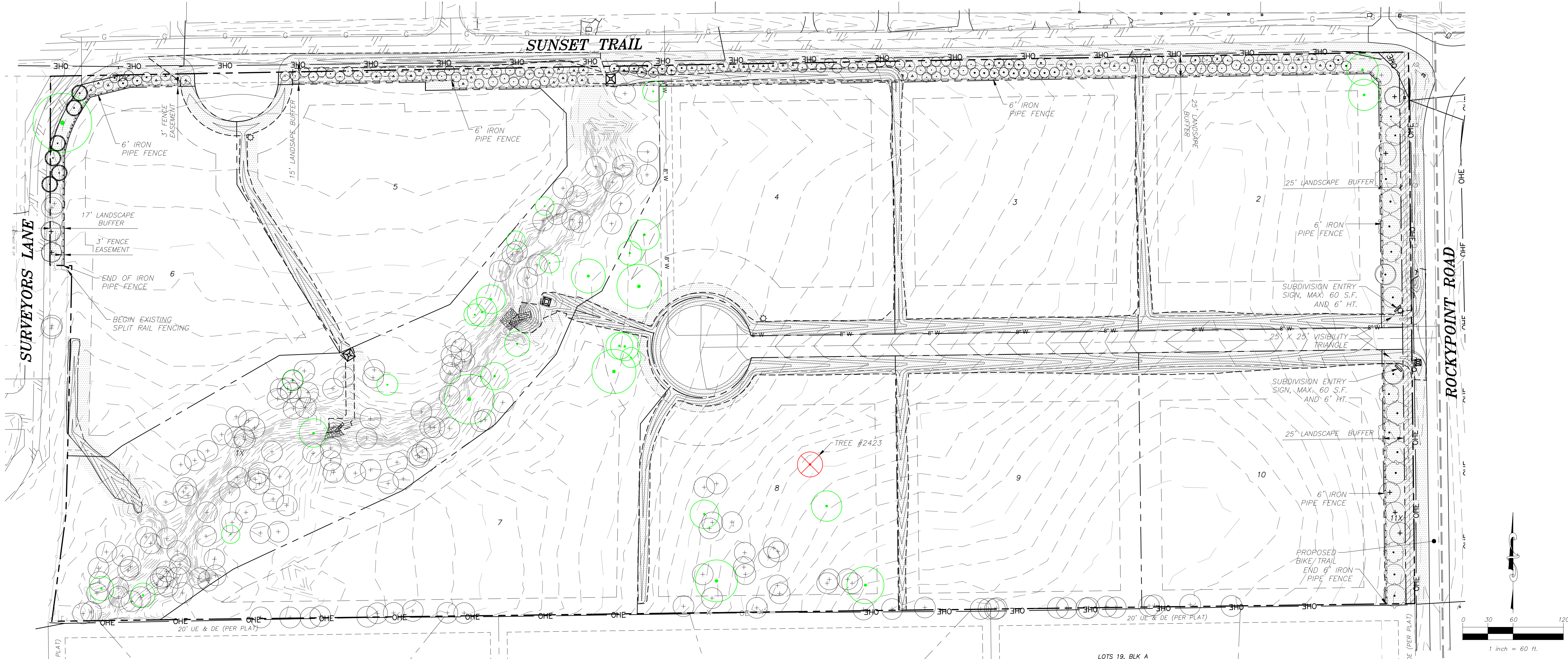
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PLANT SCHEDULE								
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CALIPER	CONTAINER	HEIGHT	SPREAD	BUFFER TREE CREDITS
LARGE TREES								
	BO	5	BURR OAK QUERCUS MACROCARPA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD	5
	CO	3	CHINQUAPIN OAK QUERCUS MUEHLENBERGII NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 7' SPREAD	3
	JE	6	EASTERN REDCEDAR JUNIPERUS VIRGINIANA	3" CAL.	B&B OR CONTAINER	8'-9' HT.	MIN. 7' SPREAD	6
	CE	8	CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD	8
	LO	2	LIVE OAK QUERCUS VIRGINIANA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 7' SPREAD	2
	MO	4	MONTEREY OAK QUERCUS POLYMORPHA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	10'-11' HT.	MIN. 7' SPREAD	4
	RO	2	SHUMARD RED OAK QUERCUS SHUMARDII NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 7' SPREAD	2
ORNAMENTAL TREES								
	CM	31	GRAPE MYRTLE 'CATAWBA' LAGERSTROEMIA INDICA 'CATAWBA'	3" CAL.	B&B OR CONTAINER	MIN. 8' HT.	MIN. 6' SPREAD	10-1/3
	ERB	30	EASTERN REDBUD CERCIS CANADENSIS NURSERY GROWN	3" CAL.	B&B OR CONTAINER	MIN. 8' HT.	MIN. 6' SPREAD	10
	PM	34	MEXICAN PLUM PRUNUS MEXICANA	3" CAL.	B&B OR CONTAINER	MIN. 8' HT.	MIN. 6' SPREAD	11-2/3
	TWRB	33	TEXAS WHITE REDBUD CERCIS CANADENSIS TEXENSIS 'TEXAS WHITE'	3" CAL.	B&B OR CONTAINER	MIN. 8' HT.	MIN. 6' SPREAD	10-2/3
	YH	31	YAUPON HOLLY ILEX VOMITORIA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	MIN. 8' HT.	MIN. 6' SPREAD	10-1/3
TOTAL BUFFER TREE CREDITS								83

TREE BIODIVERSITY TABLE					
COMMON NAME	QTY	SPECIES	%	GENUS	%
CEDAR ELM	8	CRASSIFOLIA	4.2%	ULMUS	4.2%
MONTEREY OAK	4	POLYMORPHA	2.1%	QUERCUS	12.1%
LIVE OAK	2	VIRGINIANA	1.1%		
SHUMARD OAK	2	SHUMARDII	1.1%		
CHINQUAPIN OAK	3	MUhlenbergia	1.5%		
BURR OAK	5	MACROCARPA	2.6%	JUNIPERUS	3.2%
EASTERN RED CEDAR	6	VIRGINIANA	3.2%		
CREPE MYRTLE	31	INDICA	16.3%	LAGERESTOMIA	16.3%
EASTERN REDBUD	30	CANADENSIS	15.8%	CERCIS	34.7%
TEXAS WHITE REDBUD	33	CANADENSIS TEXENSIS	17.4%		
MEXICAN PLUM	34	MEXICANA	17.9%	PRUNUS	17.9%
YAUPON HOLLY	32	VOMITORIA	16.8%	ILEX	16.8%
TOTAL TREE COUNT	190				

STREET BUFFER TABULATIONS			
TREE REQUIREMENT	BUFFER LENGTH	TREES REQUIRED	TREES PROVIDED
1 PER 30 L.F.	ROCKYPOINT ROAD = 657 L.F.	22 TREES IN A 25' BUFFER	23 PROPOSED TREES
1 PER 30 L.F.	SUNSET TRAIL = 409 L.F. OF 15' BUFFER AND 1153 L.F. OF 25' BUFFER (REFER TO PLAN FOR BUFFER LOCATIONS)	53 TREES IN REQUIRED BUFFER	159 ORNAMENTAL TREES = SUBSTITUTING FOR 53 LARGE TREES AT THE RATE OF 3 FOR 1 AND (1) EXISTING TREE, #2113
1 PER 30 L.F.	SURVEYORS LANE BUFFER LENGTH = 224 L.F.	7 TREES IN A 17" BUFFER	8 PLANTED AND 3 EXISTING(#100000, #100001, AND #100002, 11 TOTAL
SPECIMEN TREE LEGEND			
	SPECIMEN TREE TO BE PRESERVED REF. TREE MITIGATION DOCUMENTS FOR ADDITIONAL INFORMATION		
	SPECIMEN TREE TO BE REMOVED, #2423		



KNIGHT'S LANDING
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

chil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
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817-469-1671
fax: 817-274-8757
www.mjmpa.com

2017
STATE OF TEXAS

2025-02-13

PROJECT NUMBER:	3697-00-02
PROJECT MANAGER:	B. GADDIS
DRAWN BY:	D. JOINER
CHECKED BY:	J. SUMPTER
ISSUE DATE:	01/23/2025

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LANDSCAPE PLAN

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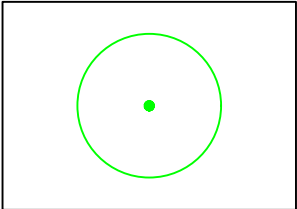
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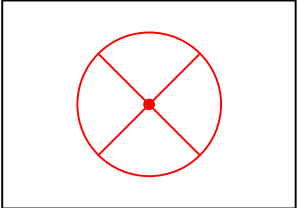
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SPECIMEN TREE TABLE										
TREE #	COMMON NAME	BOTANICAL NAME	CAL. INCHES	CONDITION	CANOPY, AVG. S.F.	STATUS	KEEP OR REMOVE	BUILDABLE AREA	NORTHING	EASTING
111	POST OAK	Quercus stellata	24	GOOD	1299	SPECIMEN	PRESERVE	YES	7060344	2386419
157	BLACKJACK OAK	Quercus marilandica	24	GOOD	1299	SPECIMEN	PRESERVE	YES	7060592	2386646
171	POST OAK	Quercus stellata	25	GOOD	1354	SPECIMEN	PRESERVE	YES	7060671	2386759
179	POST OAK	Quercus stellata	26	GOOD	1408	SPECIMEN	PRESERVE	YES	7060671	2386863
180	POST OAK	Quercus stellata	35	GOOD	1896	SPECIMEN	PRESERVE	YES	706074	2686872
182	POST OAK	Quercus stellata	23	GOOD	1192	SPECIMEN	PRESERVE	YES	7060689	2386882
186	POST OAK	Quercus stellata	22	GOOD	1192	SPECIMEN	PRESERVE	YES	7060760	2386912
188	POST OAK	Quercus stellata	22	GOOD	1192	SPECIMEN	PRESERVE	YES	7060800	2386946
2112	LIVE OAK	Quercus virginiana	30	GOOD	1625	SPECIMEN	PRESERVE	NO	7060962	2387921
2114	LIVE OAK	Quercus virginiana	27	GOOD	1462	SPECIMEN	PRESERVE	YES	7060933	2387923
2115-A	BLACKJACK OAK	Quercis marilandica	20	GOOD	1083	SPECIMEN	PRESERVE	YES	7060937	2387076
2128	POST OAK	Quercus stellata	26	GOOD	1408	SPECIMEN	PRESERVE	YES	7060766	2387065
2129	POST OAK	Quercus stellata	24	GOOD	1300	SPECIMEN	PRESERVE	YES	7060744	2387048
2130	BLACKJACK OAK	Quercis marilandica	28	GOOD	1517	SPECIMEN	PRESERVE	YES	7060763	2387067
2137	POST OAK	Quercus stellata	24	GOOD	1300	SPECIMEN	PRESERVE	YES	7060732	2386952
2141	POST OAK	Quercus stellata	24	GOOD	1300	SPECIMEN	PRESERVE	YES	7060717	2386999
2154	POST OAK	Quercus stellata	26	GOOD	1408	SPECIMEN	PRESERVE	YES	7060636	2386914
2157	BLACKJACK OAK	Quercus marilandica	20	GOOD	1083	SPECIMEN	PRESERVE	YES	7060598	2386900
2161	POST OAK	Quercus stellata	36	GOOD	1625	SPECIMEN	PRESERVE	YES	7060570	2386857
2182	POST OAK	Quercus stellata	22	GOOD	1192	SPECIMEN	PRESERVE	YES	7060530	2386671
2197	POST OAK	Quercus stellata	22	GOOD	1192	SPECIMEN	PRESERVE	YES	7060409	2386572
2294	POST OAK	Quercus stellata	22	GOOD	1192	SPECIMEN	PRESERVE	YES	7060337	2386468
2402	BLACKJACK OAK	Quercis marilandica	22	GOOD	1192	SPECIMEN	PRESERVE	YES	7060704	2387058
2404	BLACKJACK OAK	Quercis marilandica	34	GOOD	1841	SPECIMEN	PRESERVE	YES	7090903	2387029
2405	BLACKJACK OAK	Quercis marilandica	24	GOOD	1300	SPECIMEN	PRESERVE	YES	7060620	2387049
2406	BLACKJACK OAK	Quercis marilandica	19	GOOD	1029	SPECIMEN	PRESERVE	YES	7060633	2387042
2410	POST OAK	Quercus stellata	34	GOOD	1841	SPECIMEN	PRESERVE	YES	7060433	2387137
2417	POST OAK	Quercus stellata	50	GOOD	2708	SPECIMEN	PRESERVE	YES	7060354	2387157
2423	POST OAK	Quercus stellata	26	GOOD	1408	SPECIMEN	REMOVE	YES	7060442	2387282
2424	POST OAK	Quercus stellata	22	GOOD	1192	SPECIMEN	PRESERVE	YES	7060492	2387263
2460	POST OAK	Quercus stellata	22	GOOD	1192	SPECIMEN	PRESERVE	YES	7060349	2387329
100000	AMERICAN ELM	ULMUS AMERICANA	45	GOOD	2437	SPECIMEN	PRESERVE	NO	7060657	2386358

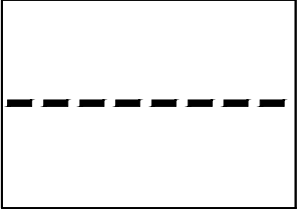
LEGEND



SPECIMEN TREE
TO BE PRESERVED



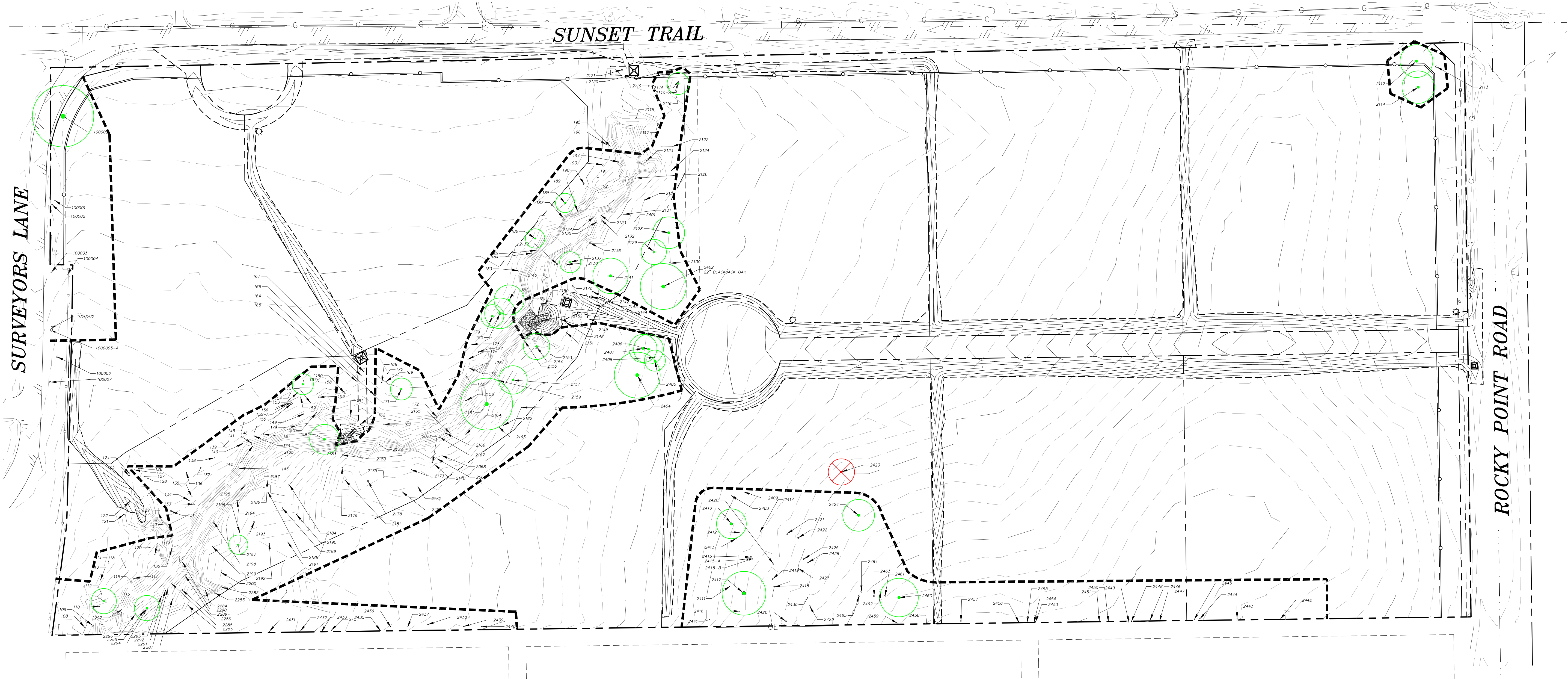
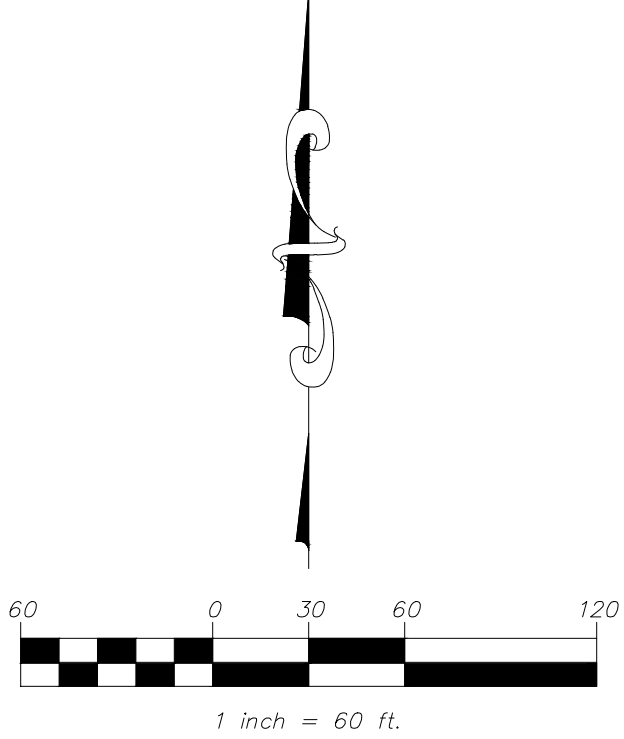
SPECIMEN TREE
TO BE REMOVED



6'H. CHAINLINK TREE
PROTECTION FENCING

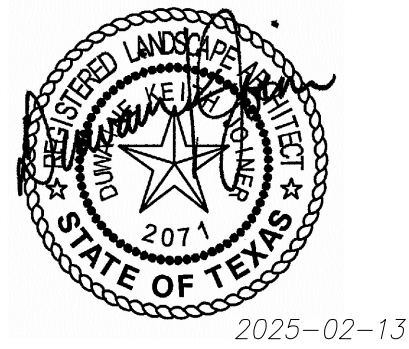
TREE SURVEY AND MITIGATION DATA

STATUS	COUNT	MITIGATION REQUIRED	MITIGATION PROVIDED
NUMBER OF TREES SURVEYED	267		
NUMBER OF OFF SITE TREES SURVEYED	7		
NUMBER OF PROTECTED TREES SURVEYED	193		
TOTAL CALIPER INCHES SURVEYED	3587		
PROTECTED TREE TO BE REMOVED FROM BUILDABLE AREA AS DEFINED IN SECTION 94-32	24	(24) 3" CAL. TREES	(24) MITIGATION TREES
PROTECTED TREES TO BE PRESERVED IN BUILDABLE AREA	195		
PROTECTED TREES TO BE REMOVED IN NON-BUILDABLE AREA	(1), 18" TREE	27" CAL. IN.	(9) MITIGATION TREES
PROTECTED TREES TO BE PRESERVED IN NON-BUILDABLE AREA	4		
SPECIMEN TREES REMOVED	1	1	18 DEBITS
MITIGATION CREDITS	526		
TOTAL DEBITS FROM PROTECTED AND SPECIMEN TREES	51		



KNIGHT'S LANDING
FLOWER MOUND, TEXAS
TREE SURVEY


civil engineering surveying landscape architecture planning
tpeels registration number: f - 2759
tpeels registration/license number: 10088000
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arlington, texas 76010
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fax: 817-274-8757
www.mmatexas.com



PROJECT NUMBER:	3697-00-02
PROJECT MANAGER:	B. GADDIS
DRAWN BY:	D. JOINER
CHECKED BY:	J. SUMPTER
ISSUE DATE:	01/23/2025

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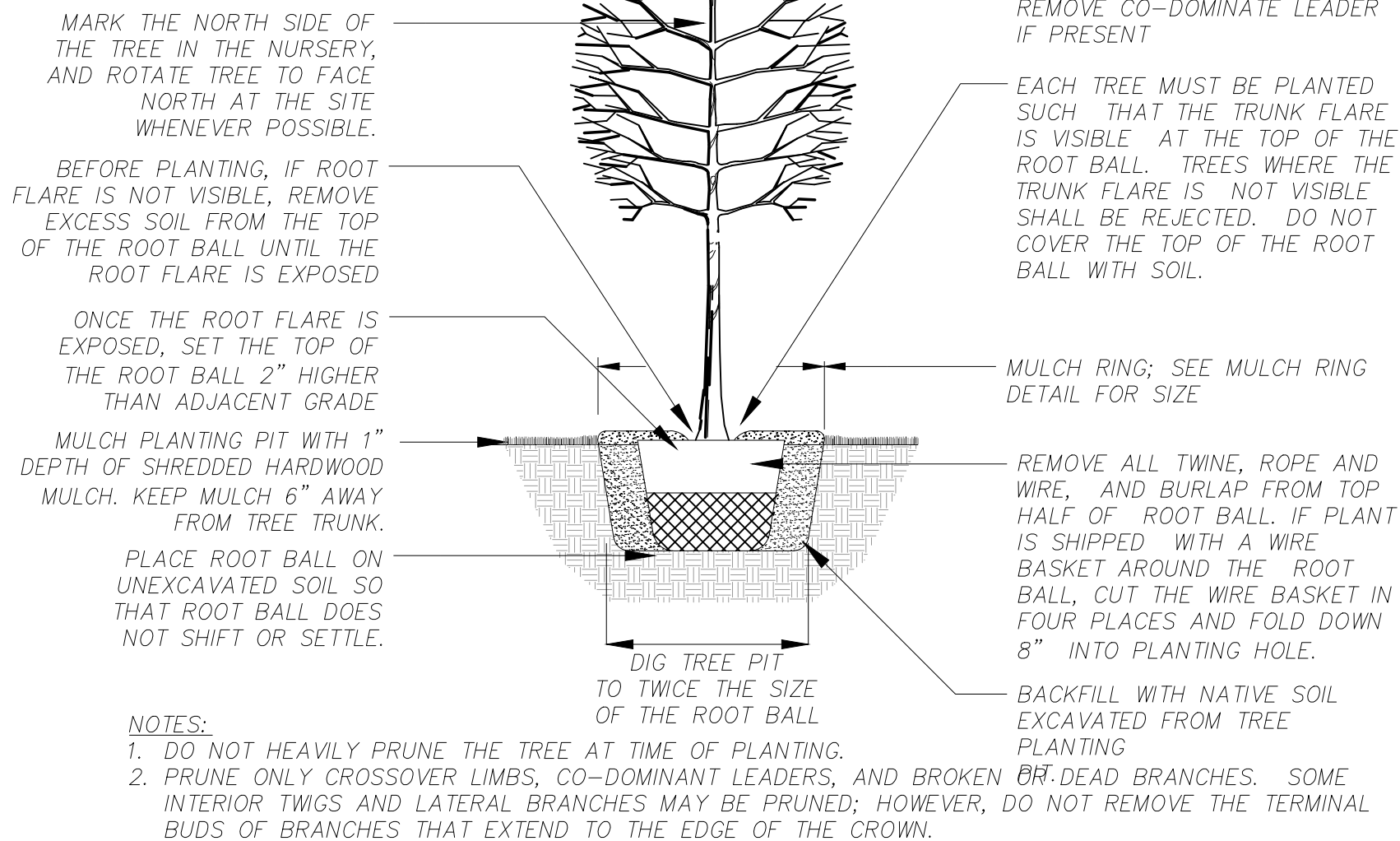
TREE SURVEY

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IMPORTANT BACKFILL NOTE:

ADD 2/3 CUPS PER CALIPER INCH OF MEDIUM TEXTURE TERRA-SORB HYDROGEL TO TOP SIX INCHES OF NATIVE SOIL BACKFILL MATERIAL. THOROUGHLY MIX TERRA-SORB INTO BACKFILL.

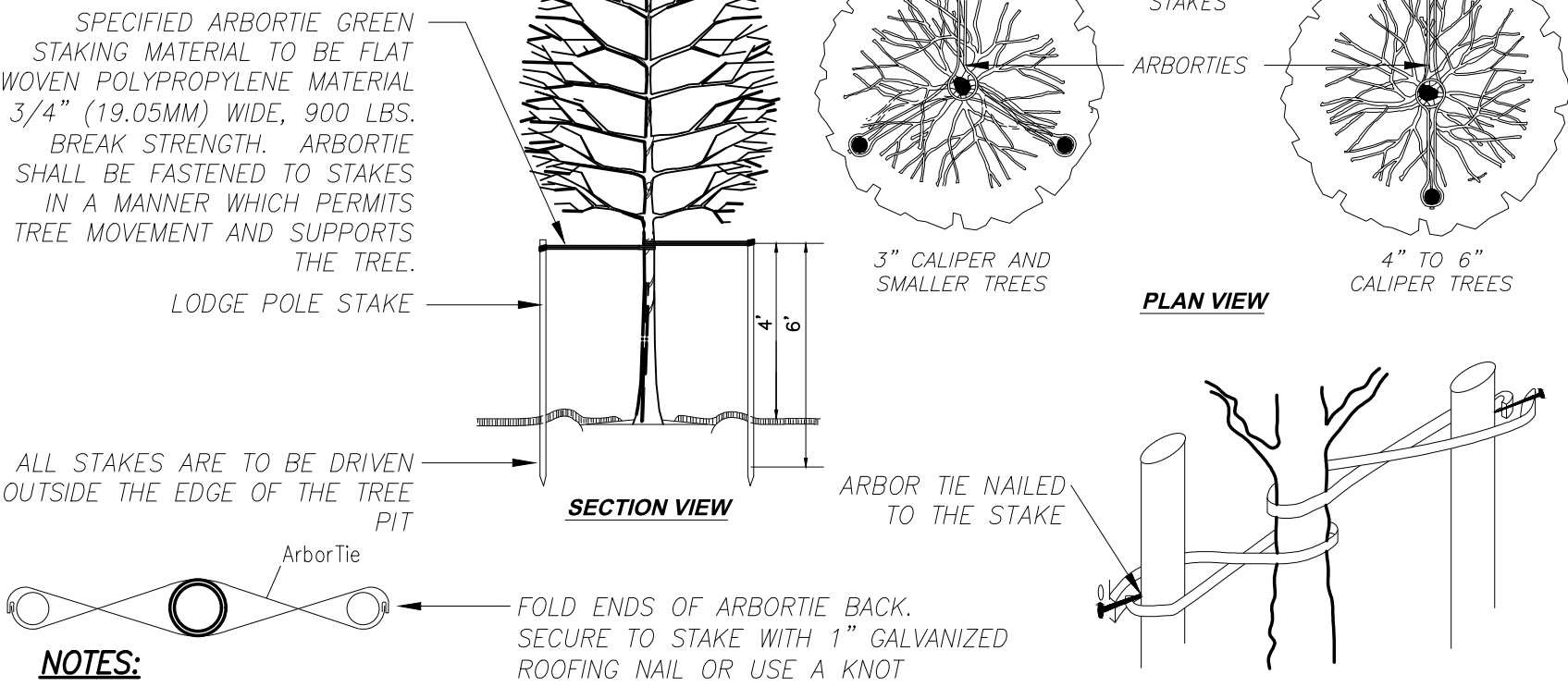


1 TREE PLANTING DETAIL IN ALL SOIL TYPES

NTS

SPECIAL BIDDING NOTE:

CONTRACTOR IS DIRECTED TO BID TREE STAKING AS AN ADD ALTERNATE, BY PROVIDING AN "EACH" PRICE FOR STAKING TREES. TREES WILL BE STAKED ON AN "AS NEEDED" BASIS ONLY!



2 TREE STAKING, 3" CALIPER AND SMALLER, AND 4" TO 6" CALIPER

NTS

LANDSCAPE NOTES

- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN HEALTHY GROWING CONDITION AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
- ALL PROPOSED LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER LOCAL CITY ORDINANCES AND STATE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- NO SPECIFIED PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NOTIFY LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING LAYOUT.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL.
- TREE ARE TO BE PLANTED WITH TRUNKS STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR LANDSCAPE ARCHITECT TO BE STAKED. ALL TREES REQUIRED TO BE STAKED AND CURED SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD AT WHICH TIME THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE IF REMOVAL IS APPROPRIATE.
- ALL TREES LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND TOP OF ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF 6", ADDING A 3" MIN. LAYER OF LIVING EARTH COMPOST BY LIVING EARTH, 972-869-4332, OR APPROVED EQUAL.
- ALL LANDSCAPE BEDS SHALL RECEIVE A 2" TOP DRESS LAYER AND THE TREE PLANTING PITS A 1" LAYER OF NATIVE HARDWOOD MULCH, BY LIVING EARTH, 972-869-4332 EQUAL.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS OF THE GOVERNING MUNICIPALITY.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.
- APPLICABLE REFERENCES / STANDARDS / SPECIFICATIONS: AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE - STANDARDIZED PLANT NAMES, SECOND EDITION, 1942; AMERICAN ASSOCIATION OF NURSERYMEN: AMERICAN STANDARD OF NURSERY STOCK, 1973.
- SHOULD EXISTING UTILITIES BE DAMAGED OR DISTURBED DURING CONSTRUCTION, NOTIFY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE AND PROPER AUTHORITIES FOR RESTORATION.
- CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR ONE YEAR FROM DATE OF WRITTEN FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- GUARANTEE DEFINITION: AT ANY AND ALL TIMES THROUGHOUT THE YEAR (WITHIN TWO WEEKS OF NOTIFICATION BY OWNER / LANDSCAPE ARCHITECT), ALL DEAD PLANTS (EXCEPT THOSE DEAD DUE TO OWNER NEGLECT) AND ALL THOSE DETERMINED NOT TO BE IN A NORMAL, VIGOROUS GROWING CONDITION, ARE TO BE REPLACED WITH SIMILAR SIZE AND TYPE PLANTS AT NO EXPENSE TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. CONTRACTOR SHALL CLEAN JOB SITE AT THE CONCLUSION OF EACH WORKDAY UNTIL DATE OF FINAL ACCEPTANCE.
- CONTRACTOR IS REQUIRED TO PERFORM A PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STANDPIPE. ALL SUMPS SHOULD BE INCLUDED IN THE BASE BID AND PROVIDED AS A DEDUCT ALTERNATE IF NOT REQUIRED AFTER THE PERCOLATION TEST IS PERFORMED.

KNIGHT'S LANDING
FLOWER MOUND, TEXAS
LANDSCAPE PLAN



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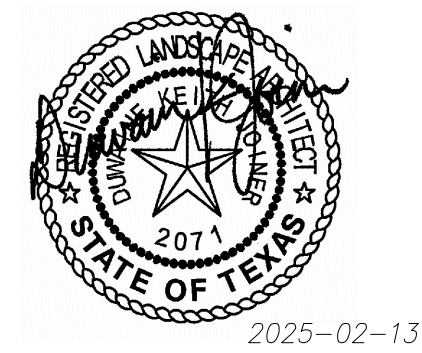
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 arlington, texas 76010

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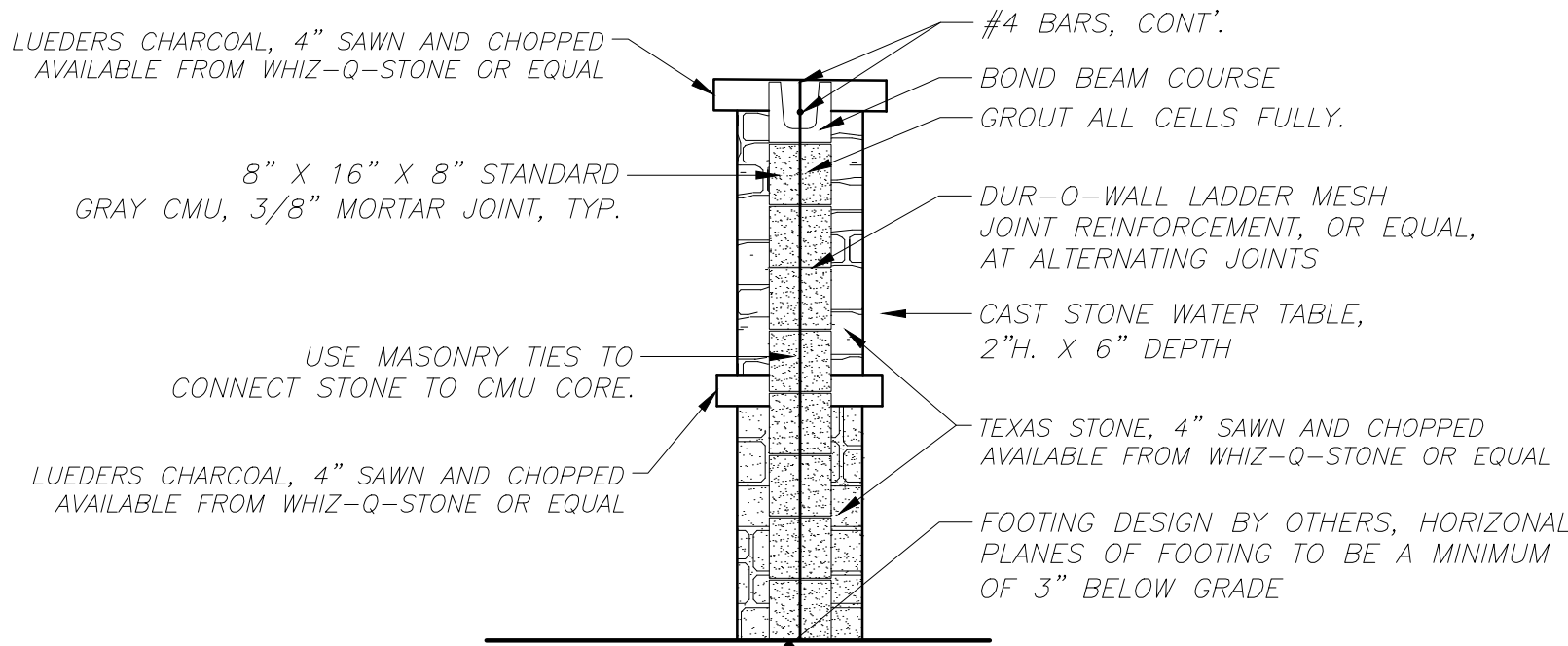
LANDSCAPE / FENCING NOTES AND DETAILS

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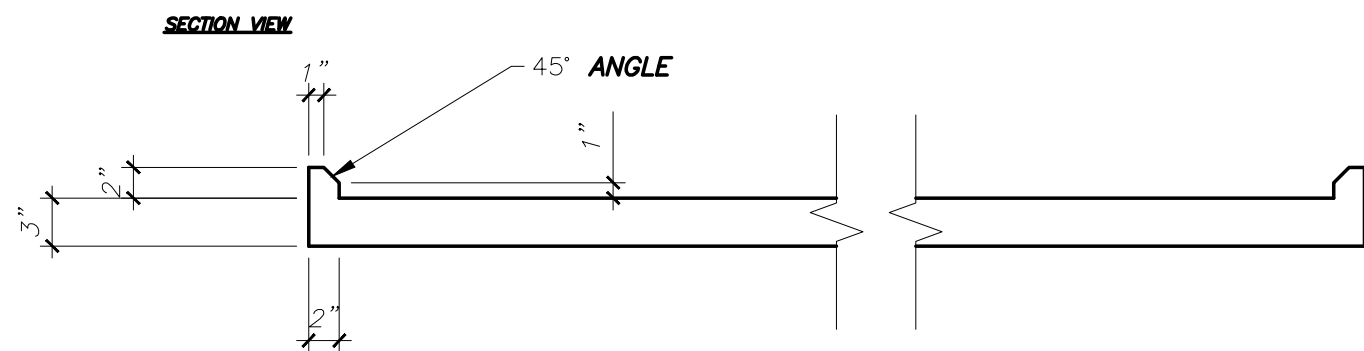
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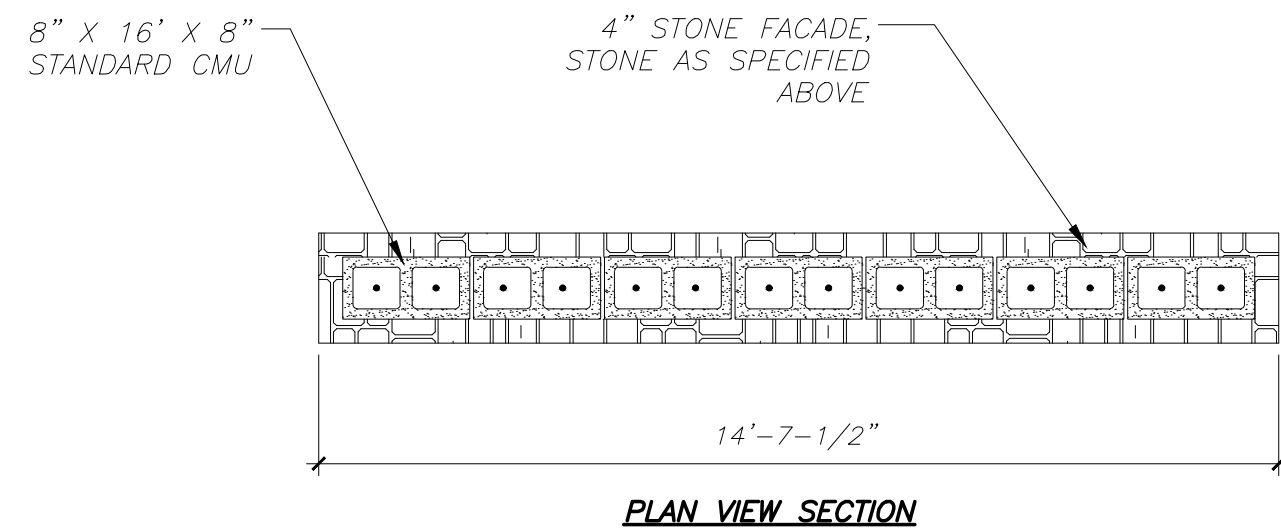
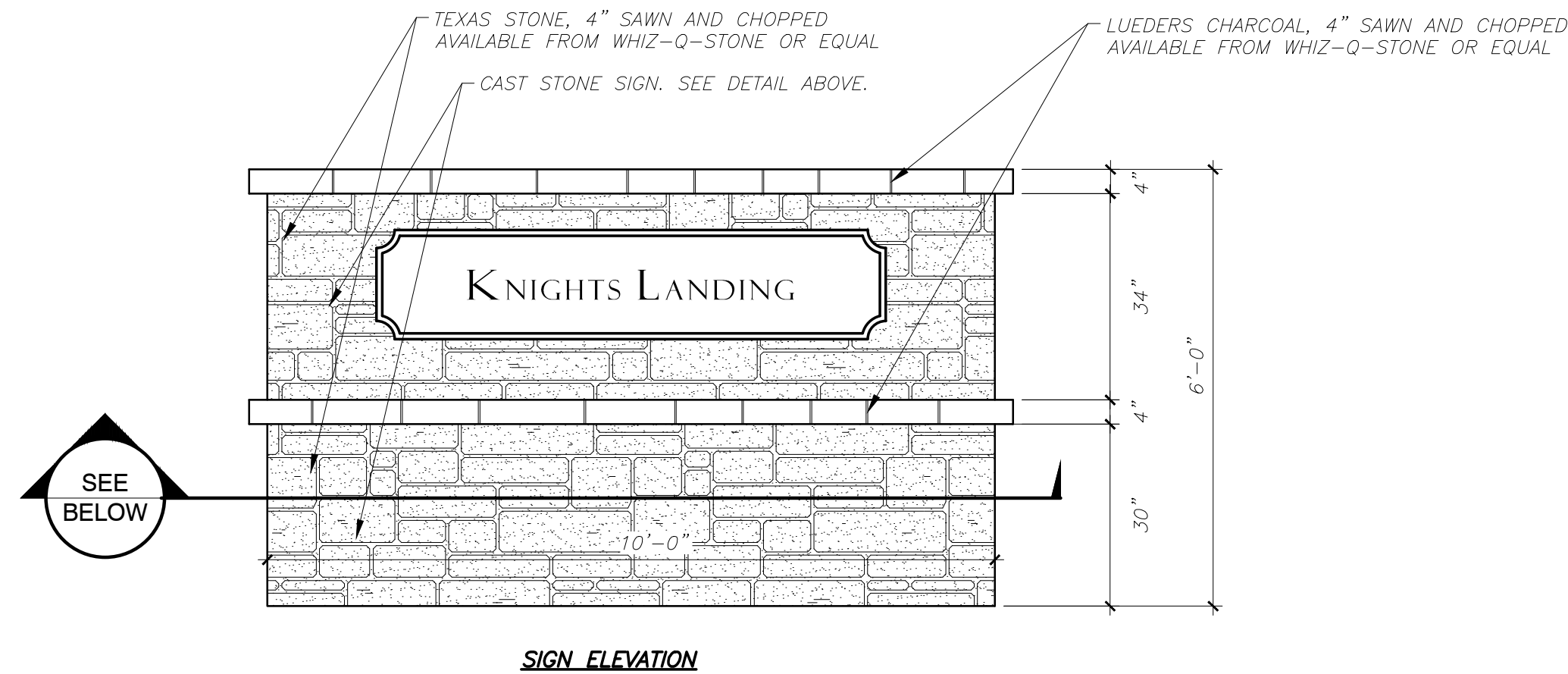
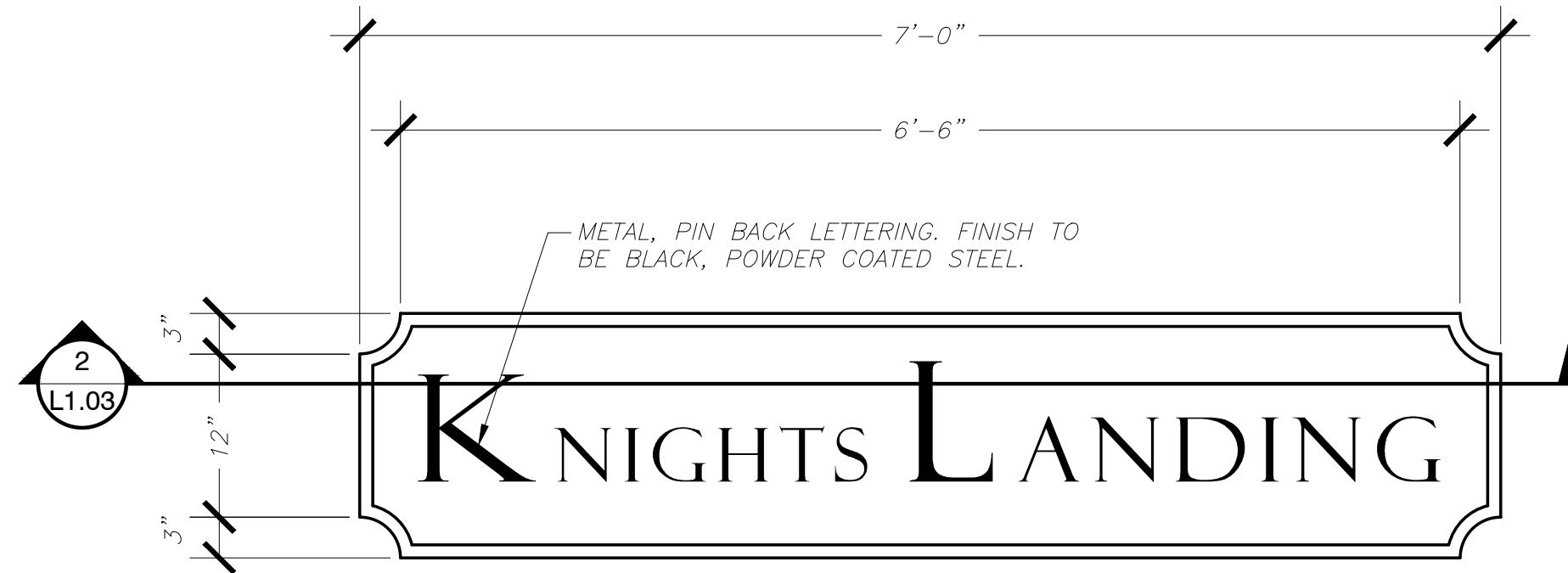
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3 VERTICAL SECTION THRU SIGN WALL
 SCALE: 1/2" = 1'-0"



2 CAST STONE SIGN PROFILE
 NTS



1 SIGN WALL ELEVATION, VERTICAL SECTION AND CAST STONE SIGN LAYOUT
 SCALE: 1/2" = 1'-0"

KNIGHT'S LANDING
 FLOWER MOUND, TEXAS
 LANDSCAPE PLAN


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SUBDIVISION
 SIGN DETAILS

SHEET NO:
 L1.03

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July 22, 2024

Codie Freeman
Town of Flower Mound
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

RE: Knights Landing Flower Mound (SSP#24-0003)

Dear Ms. Freeman,

Concerning the existing Oncor overhead power line along the south side of Sunset Trail and west side of Rocky Point Road, pursuant to Section 90-423(5), the property owner and developer, Knight Family Living Trust and Knight Development Group, respectfully requests an exception to the utility burial requirement for the above-mentioned overhead lines for the following physical, engineering, and operational reasons:

- The line relocation underground is cost prohibitive. Oncor's preliminary estimate would be approximately \$260,000 (\$28,888.88 per lot), plus taxes and fees. The costs of burying the lines are not proportionate to the proposed development.
- Oncor would require a minimum of 10' wide easements, with 20'x 20' easements for switch gears. These easements would overlap with the required landscape buffers; therefore, trees planted in the buffer would be subject to exceptions found in Section 94-81, which allow removal and/or damage by future franchise utility maintenance work.
- The said lines serve the surrounding residential neighborhoods.
- Should the line be relocated underground, it would conflict with existing city storm infrastructure along Sunset Trail and an existing creek. The root systems for existing significant trees on the property would be impacted by the relocation. These being a 30" Live Oak, 27" Live Oak, 23" Live Oak, 18" Post Oak, and 16" Post Oak.

The Knight Development Group intends to provide a quality, high-end development with nine, two acres lots. The intent is to provide new high end housing stock while also maintaining the rural character of the surrounding area. The above reasons make the relocation of the overhead utilities difficult and disproportionate. Please contact me should you have any questions.

Respectfully,


Jacob Sumpter, AICP
President
mma, inc.

Attachments



EXHIBIT A: WITH POWER LINES
KNIGHTS LANDING - FLOWER MOUND
SSP#24-0003



EXHIBIT B: WITHOUT POWER LINES
KNIGHTS LANDING - FLOWER MOUND
SSP#24-0003



Rob Guerra
New Construction Manager III
Oncor | New Construction Management
200 N. Ector Drive, Euless, TX 76039

Pamela Parker
Project Coordinator
M|J|A

519 E. Border St, Arlington, Tx 76010

Re: Preliminary Request for Electric Service Information for:
Knights Landing - Flower Mound - 2800 Surveyors Lane Flower Mound, TX 75022

Dear

On July 19, 2024, you requested that Oncor Electric Delivery Company LLC, a Delaware limited liability company (or "Company") prepare an estimated cost and completion date for the extension of electric distribution facilities to the above referenced project. Enclosed, please find the estimated information that you requested in accordance with the Oncor Electric Delivery's line extension policy set forth in the Company's Tariff for Retail Delivery Service on file at the Public Utility Commission of Texas.

You should anticipate being responsible for approximately \$260,000.00 as your portion of the cost of the project. This estimate is based upon the information in the Customer Load Document that you provided us and the estimated cost of the construction necessary to provide service to your project. We will require receipt of any monies due before we can proceed with construction of your project.

Relocating Overhead lines to Underground per City of Flower Mound ordinance

At this time, if Oncor Electric Delivery were to begin installation of the facilities by N/A, the Company estimates completion of the facilities extension by approximately N/A.

Please be aware that the cost and completion date estimates set forth above are preliminary, and are provided only to assist in your planning for the project. The final cost for providing electric service to the project and a more definitive installation schedule will be determined upon your delivery of the final project plans to Oncor Electric Delivery.

If I can be of any assistance or if you have any questions, please contact me at .

Sincerely,

DocuSigned by:

Rob Guerra

New Construction Manager III
07/23/2024 | 6:44:36 PM CDT



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

DATE: March 24, 2025
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0002 – Lakeside DFW / Lakeside East) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation from Lakeside Business District Area Plan with Campus Commercial uses to Mixed Use. The property is generally located east of Long Prairie Road and between Spinks Road and Lakeside Parkway.**

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 mixed use zoning application (MU23-0001), 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 on approximately 21.16 acres of land from Campus Commercial uses within the Lakeside Business District to Mixed Use. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property under Mixed-Use zoning district regulations. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

The Town's Master Plan defines Mixed Use as a variety of commercial, office, retail, civic, institutional and residential uses within pedestrian oriented, vertical and horizontal mixed use environments. These uses may be combined within a single district, site, or building in the mixed use area. Components of a mixed use development include specialized street standards, open space, parks and plazas and enhanced architectural standards. Mixed use developments are intended to accommodate physical development patterns characteristic of those found in historic American downtown areas while taking into consideration contemporary building and development techniques. Key development concepts include: (i) horizontal and vertical mix of uses throughout the development, (ii) unifying landscape elements, (iii) integrated street networks shared by vehicles, cyclists and pedestrians, (iv) responsible environmental stewardship, (v) connectivity to existing Town transportation networks and surrounding neighborhoods, (vi) walkability within the development, and (vii) interconnected public spaces (parks, open space, water features).

The existing Land Use designation to the north is Campus Commercial uses within the Lakeside Business District and Low Density Residential uses. The existing Land Use designation to the east is Campus Commercial and Campus Industrial uses within the Lakeside Business District. The existing Land Use destination to the south is Mixed Use and the existing Land Use designation to the west is Mixed Use and Campus Commercial uses within the Lakeside Business District

BOARD REVIEW/CITIZEN FEEDBACK: The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200ft of the subject property for all zoning application requests. MPA23-0002 had a total of 215 Property Owner Notifications mailed. At the time this report was written, staff had received 4 items of correspondence in support and 1 item of correspondence in opposition.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

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

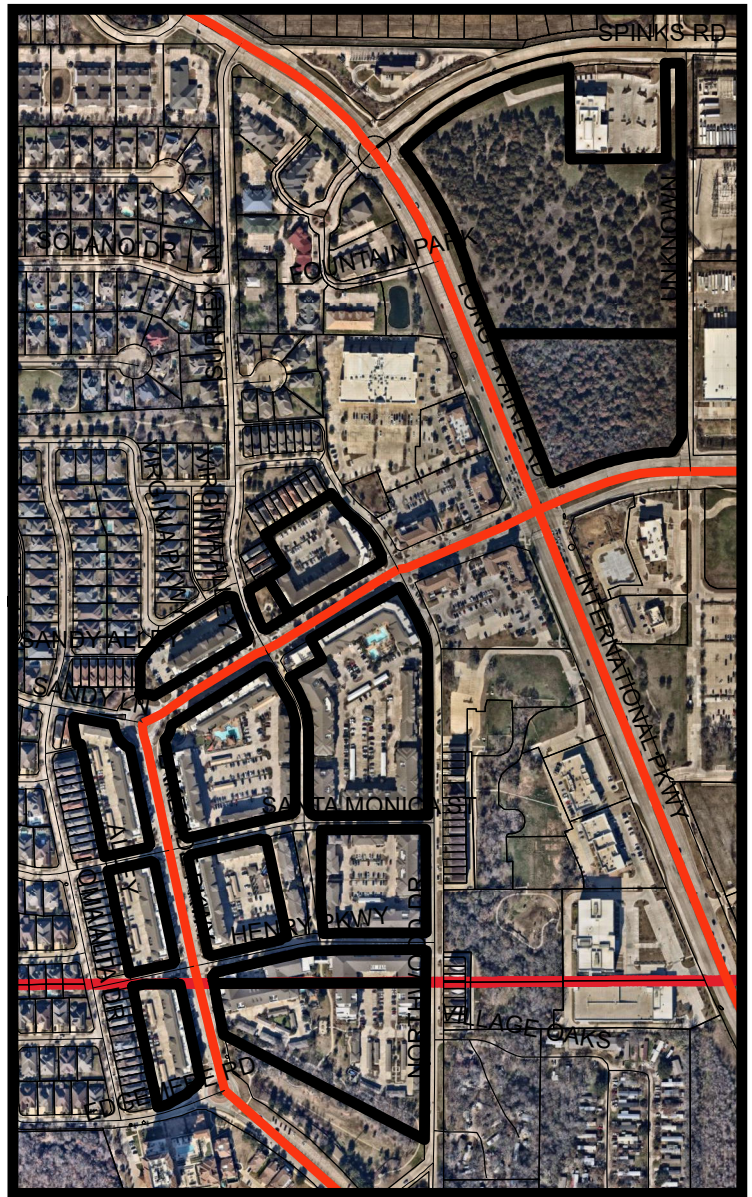
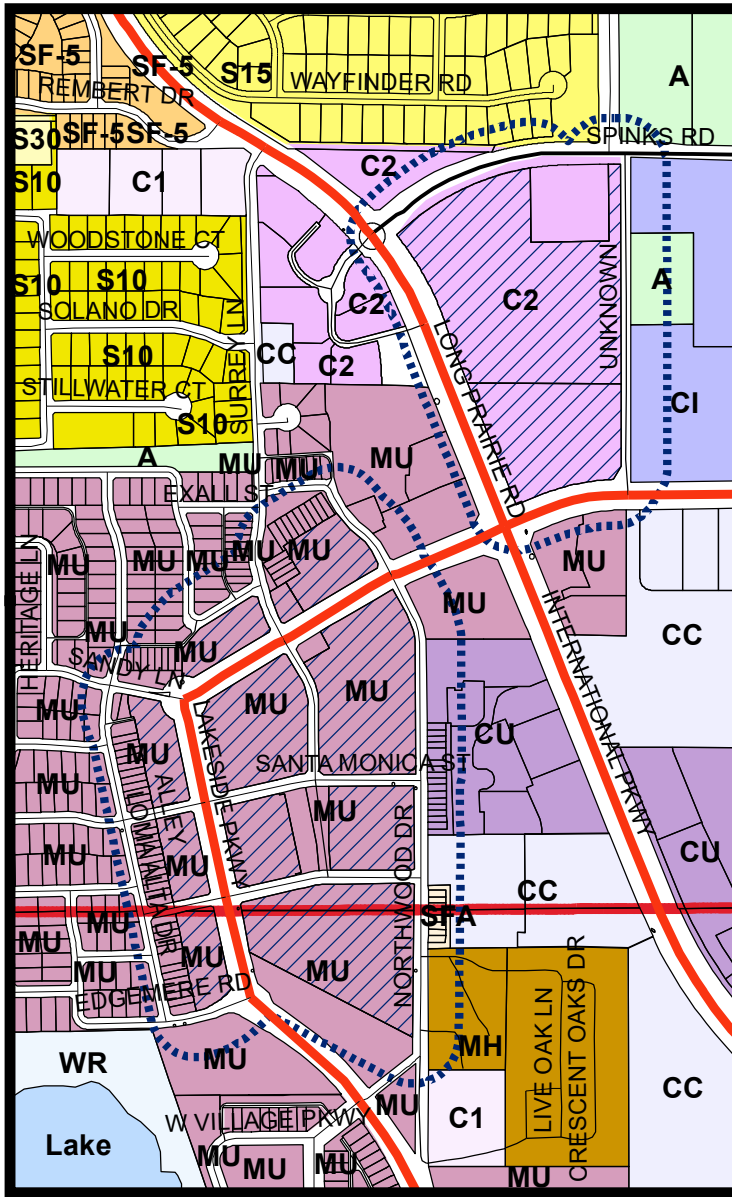
ATTACHMENTS:

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

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

Vicinity Map

MPA23-0002 & MU23-0001: Lakeside DFW / Lakeside East



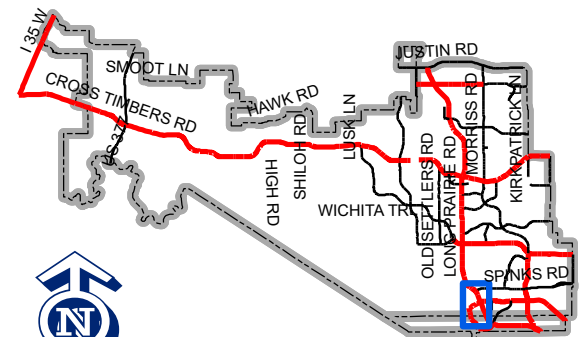
LEGEND

- Agriculture
- Campus Commercial
- Campus Industrial
- *Combined Uses-See Ordinance
- Commercial 1
- Commercial 2
- Lake
- Mixed Use
- Mobile Home
- Single Family 5
- Single Family 10
- Single Family 15
- Single Family 30
- Water Recreation

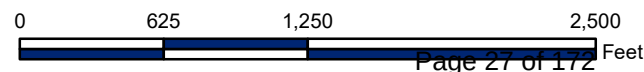
- Subject Property
- 200 ft Notification Buffer around Property

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



March 10, 2023

Poornima Kashyap
Principal Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Re: Letter of Intent- Master Plan Amendment Submittal - FM 2499 Retail Venture, L.P.

Dear Poornima:

With the consent of the current Property owner, FM 2499 Retail Venture, L.P., we are pleased to submit this Letter of Intent pursuant to our request for a Master Plan Amendment.

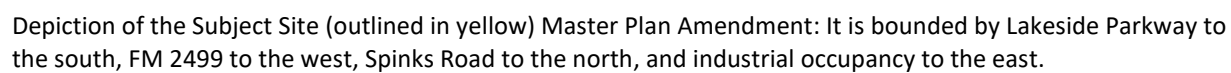
The subject tract, located at the northeast corner of Lakeside Parkway and FM 2499, is identified on the Town's Master Land Use Plan as Campus Commercial and the current zoning is identified as PD 38 and PD 39. We are requesting that the 21-acre subject property be changed from Campus Commercial to Mixed-Use. This would allow the expansion Lakeside DFW mixed use to include the subject property.

Lakeside DFW was developed under the regulations defined by the Mixed Use Ordinance which differ from the Area Plan and Urban Design Plan required by Campus Commercial. The proposed development will be consistent in character and land use to the existing Lakeside DFW. The adjacent land to the east of the site is predominantly industrial. The land to the north of Spinks Road is vacant land zoned for low density residential, buffered by an automotive occupancy. The proposed development will include office, retail, restaurant and residential, which are all compatible uses with the properties to the west and to the south.

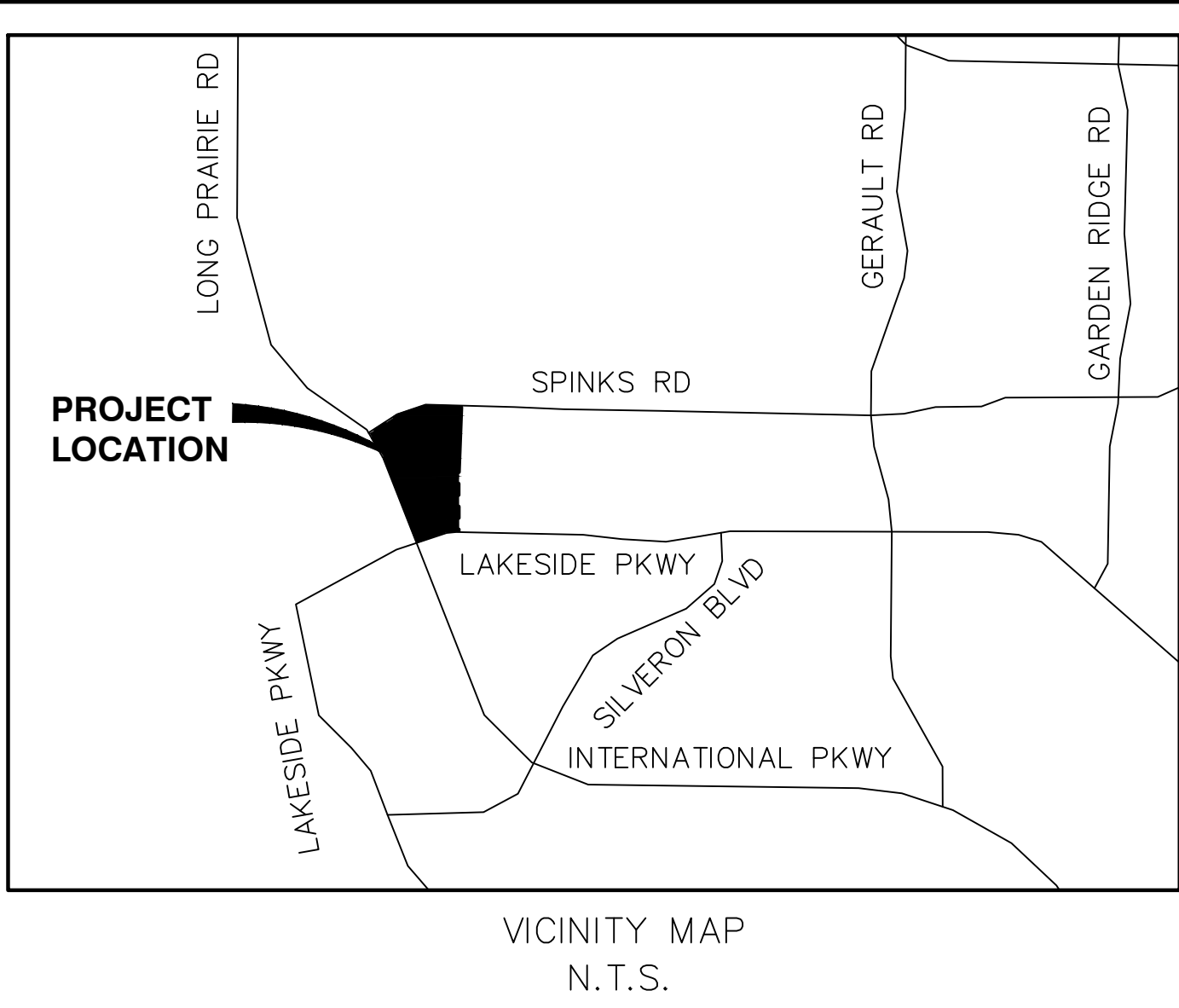
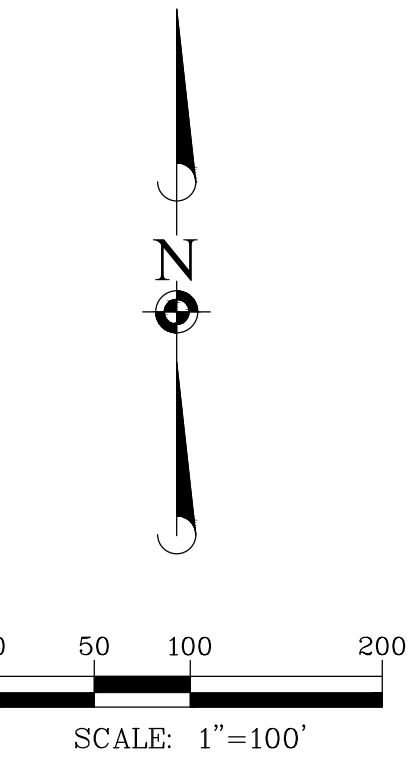
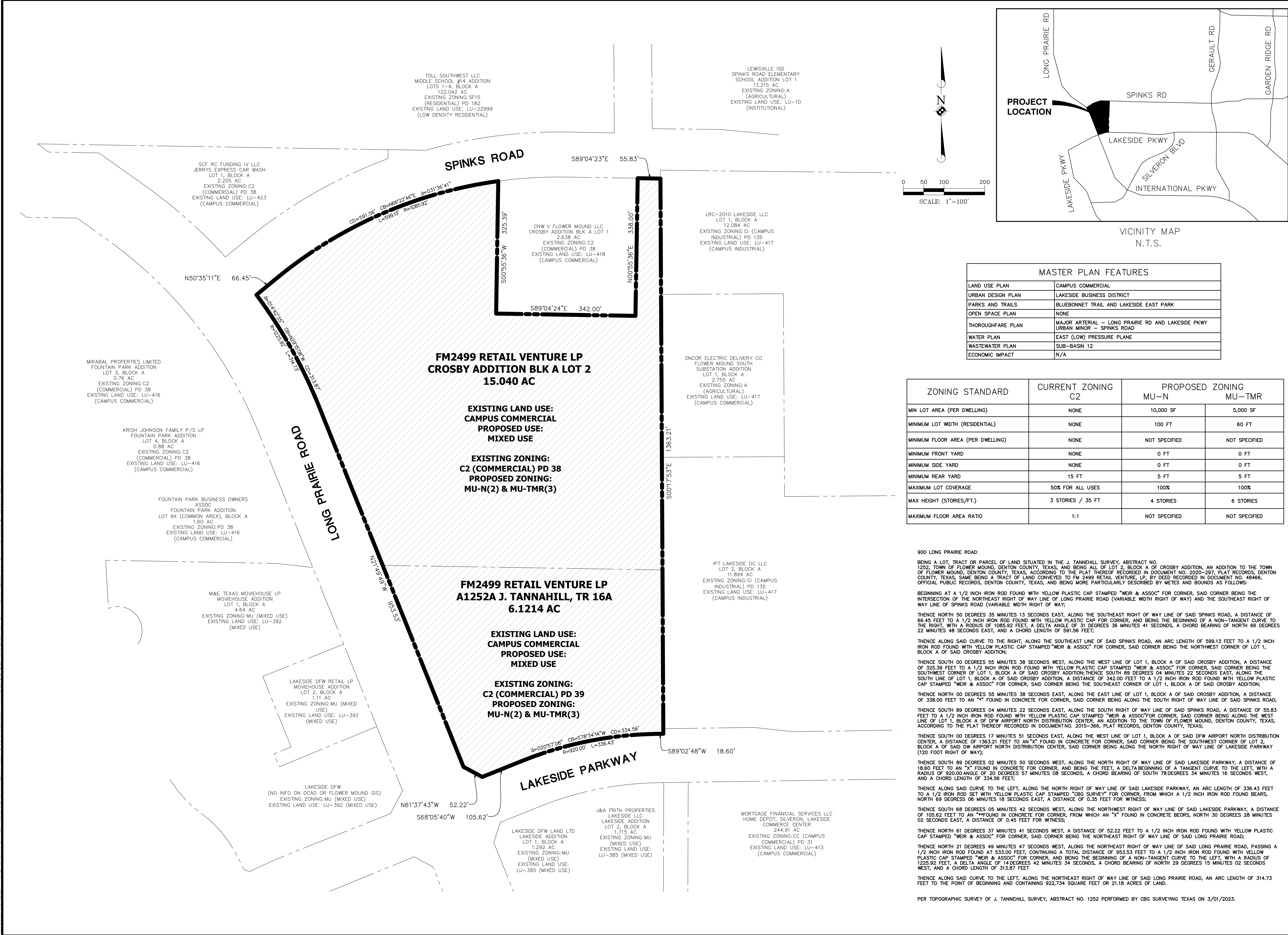
Please feel free to contact me at 817 706 8353 or danquinto@rbdc.biz with any questions or concerns.

Sincerely,

Dan Quinto



Plot Date: 06/12/23 Draw Name: P:\61123 Revit Capital Management\01 2499 and Lakeside Parkway\Map\Exhibit\2023-06-12 MPA Exhibit.dwg Updated By: Saramon



MASTER PLAN FEATURES	
LAND USE PLAN	CAMPUS COMMERCIAL
URBAN DESIGN PLAN	LAKE SIDE BUSINESS DISTRICT
PARKS AND TRAILS	BLUEBONNET TRAIL AND LAKE SIDE EAST PARK
OPEN SPACE PLAN	NONE
THOROUGHFARE PLAN	MAJOR ARTERIAL — LONG PRAIRIE RD AND LAKE SIDE PKWY URBAN MINOR — SPINKS ROAD
WATER PLAN	EAST (LOW) PRESSURE PLANE
WASTEWATER PLAN	SUB-BASIN 12
ECONOMIC IMPACT	N/A

ZONING STANDARD	CURRENT ZONING C2	PROPOSED ZONING	
		MU—N	MU—TMR
MIN LOT AREA (PER DWELLING)	NONE	10,000 SF	5,000 SF
MINIMUM LOT WIDTH (RESIDENTIAL)	NONE	100 FT	60 FT
MINIMUM FLOOR AREA (PER DWELLING)	NONE	NOT SPECIFIED	NOT SPECIFIED
MINIMUM FRONT YARD	NONE	0 FT	0 FT
MINIMUM SIDE YARD	NONE	0 FT	0 FT
MINIMUM REAR YARD	15 FT	5 FT	5 FT
MAXIMUM LOT COVERAGE	50% FOR ALL USES	100%	100%
MAX HEIGHT (STORIES/FT.)	3 STORIES / 35 FT	4 STORIES	6 STORIES
MAXIMUM FLOOR AREA RATIO	1:1	NOT SPECIFIED	NOT SPECIFIED

900 LONG PRAIRIE ROAD:

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. TANNEHILL SURVEY, ABSTRACT NO. 1252, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK A OF CROSBY ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020-297, PLAT RECORDS, DENTON COUNTY, TEXAS, SAME BEING A TRACT OF LAND CONVEYED TO FM 2499 RETAIL VENTURE, LP, BY DEED RECORDED IN DOCUMENT NO. 48466, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "WEIR & ASSOC" FOR CORNER, SAID CORNER BEING THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY LINE OF LONG PRAIRIE ROAD (VARIABLE WIDTH RIGHT OF WAY) AND THE SOUTHEAST RIGHT OF WAY LINE OF SPINKS ROAD (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTH 50 DEGREES 35 MINUTES 13 SECONDS EAST, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID SPINKS ROAD, A DISTANCE OF 66.45 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP FOR CORNER, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1085.92 FEET, A DELTA ANGLE OF 31 DEGREES 36 MINUTES 41 SECONDS, A CHORD BEARING OF NORTH 66 DEGREES 22 MINUTES 48 SECONDS EAST, AND A CHORD LENGTH OF 591.56 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, ALONG THE SOUTHEAST LINE OF SAID SPINKS ROAD, AN ARC LENGTH OF 599.13 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "WEIR & ASSOC" FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A OF SAID CROSBY ADDITION;

THENCE SOUTH 00 DEGREES 55 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF LOT 1, BLOCK A OF SAID CROSBY ADDITION, A DISTANCE OF 325.39 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "WEIR & ASSOC" FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID CROSBY ADDITION; THENCE SOUTH 89 DEGREES 04 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1, BLOCK A OF SAID CROSBY ADDITION, A DISTANCE OF 342.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "WEIR & ASSOC" FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF SAID CROSBY ADDITION;

THENCE NORTH 00 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG THE EAST LINE OF LOT 1, BLOCK A OF SAID CROSBY ADDITION, A DISTANCE OF 338.00 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER, SAID CORNER BEING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SPINKS ROAD;

THENCE SOUTH 89 DEGREES 04 MINUTES 22 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SPINKS ROAD, A DISTANCE OF 55.83 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "WEIR & ASSOC" FOR CORNER, SAID CORNER BEING ALONG THE WEST LINE OF LOT 1, BLOCK A OF DFW AIRPORT NORTH DISTRIBUTION CENTER, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015-366, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 17 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, BLOCK A OF SAID DFW AIRPORT NORTH DISTRIBUTION CENTER, A DISTANCE OF 1363.21 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 2, BLOCK A OF SAID DW AIRPORT NORTH DISTRIBUTION CENTER, SAID CORNER BEING ALONG THE NORTH RIGHT OF WAY LINE OF LAKE SIDE PARKWAY (120 FOOT RIGHT OF WAY);

THENCE SOUTH 89 DEGREES 02 MINUTES 50 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID LAKE SIDE PARKWAY, A DISTANCE OF 18.60 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER, AND BEING THE FEET, A DELTA BEGINNING OF A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 920.00 FEET, A DELTA ANGLE OF 20 DEGREES 57 MINUTES 08 SECONDS, A CHORD BEARING OF SOUTH 78 DEGREES 34 MINUTES 16 SECONDS WEST, AND A CHORD LENGTH OF 334.56 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, ALONG THE NORTH RIGHT OF WAY LINE OF SAID LAKE SIDE PARKWAY, AN ARC LENGTH OF 336.43 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEY" FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS, NORTH 69 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 0.35 FEET FOR WITNESS;

THENCE SOUTH 68 DEGREES 05 MINUTES 42 SECONDS WEST, ALONG THE NORTHWEST RIGHT OF WAY LINE OF SAID LAKE SIDE PARKWAY, A DISTANCE OF 105.62 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER, FROM WHICH AN "X" FOUND IN CONCRETE BEARS, NORTH 30 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 0.45 FEET FOR WITNESS;

THENCE NORTH 61 DEGREES 37 MINUTES 41 SECONDS WEST, A DISTANCE OF 52.22 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "WEIR & ASSOC" FOR CORNER, SAID CORNER BEING THE NORTHEAST RIGHT OF WAY LINE OF SAID LONG PRAIRIE ROAD;

THENCE NORTH 21 DEGREES 49 MINUTES 47 SECONDS WEST, ALONG THE NORTHEAST RIGHT OF WAY LINE OF SAID LONG PRAIRIE ROAD, PASSING A 1/2 INCH IRON ROD FOUND AT 533.00 FEET, CONTINUING A TOTAL DISTANCE OF 953.53 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "WEIR & ASSOC" FOR CORNER, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1225.94 FEET, A DELTA ANGLE OF 14 DEGREES 42 MINUTES 34 SECONDS, A CHORD BEARING OF NORTH 29 DEGREES 15 MINUTES 02 SECONDS WEST, AND A CHORD LENGTH OF 313.87 FEET

THENCE ALONG SAID CURVE TO THE LEFT, ALONG THE NORTHEAST RIGHT OF WAY LINE OF SAID LONG PRAIRIE ROAD, AN ARC LENGTH OF 314.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 922,734 SQUARE FEET OR 21.18 ACRES OF LAND.

PER TOPOGRAPHIC SURVEY OF J. TANNEHILL SURVEY, ABSTRACT NO. 1252 PERFORMED BY CBG SURVEYING TEXAS ON 3/01/2023.

Manhard CONSULTING

12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph: 972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv.) F-21732 (Eng)

LAKESIDE DEVELOPMENT

FLOWER MOUND, DENTON COUNTY, TEXAS

MASTER PLAN AMENDMENT EXHIBIT

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES
BRIAN J. BRIDGEMATER, P.E.
TEXAS P.E. No. 98334
ISSUED THIS DATE:
06-12-2023

PROJ. MGR.: BJB
PROJ. ASSOC.: PA
DRAWN BY: CHS
DATE: 06-12-2023
SHEET
EX 1

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PENDING



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

DATE: March 24, 2025
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance amending the zoning (MU23-0001 – Lakeside DFW / Lakeside East) from Planned Development District No. 38 (PD-38) with Commercial District-2 (C-2) uses and Planned Development District No. 39 (PD-39) with Commercial-2 District (C-2) uses to Mixed Use District-1 (MU-1) for Lakeside DFW, and to amend Mixed Use District-1 (MU-1) standards to include conceptual plans and development standards for Lakeside East, to modify Lakeside DFW development standards to transfer unutilized residential density from the MU-C(1), MU-C(4), and MU-N(1) subzones to the proposed MU-N(2) subzone, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located east and west Long Prairie Road and north and south of Lakeside Parkway.**

BACKGROUND:

I. ITEM SUMMARY

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

The project has a companion application, Master Plan Amendment (MPA23-0002), for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The primary purpose of this request is to rezone and incorporate approximately 21 acres of land identified as Lakeside East into Mixed Use District-1 (MU-1) for Lakeside DFW mixed-use development which would allow the development of a mixture of both non-residential and residential uses.

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

The Mixed Use (MU-1) zoning for Lakeside DFW was originally approved by the Town Council on November 19, 2012, for approximately 155 acres. Since the approval of this ordinance, the Town Council has approved several zoning amendments to modify certain sections of the development standards with a major amendment being approved on April 16, 2018, which added acreage to this

development and replaced the original Lakeside DFW Code with a new [Code](#). The proposed rezoning incorporates all the previously approved amendments and replaces the existing 2018 ordinance with an updated Lakeside DFW Code.

A. Subzones and Uses

The proposed Lakeside East portion comprises of two character zones: MU-TMR(3) and MU-N(2) subzones. The two subzones are internally accessed through a network of private enhanced drives which are designed to match the characteristics of the mixed use on-street parking and landscaping standards.

Mixed Use-Transition to Major Roadway (MU-TMR(3))

MU-TMR(3) consists of approximately 13.2 acres of land that has frontage along Spinks Road, F.M. 2499, and Lakeside Parkway. This subzone consists of office, retail, restaurants and hotel occupancy uses. The development standards for MU-TMR(3) that differ from the Lakeside DFW Code or the Town's Code are outlined below:

1. Prohibit retail sale or service including establishments geared towards the automobile (including gas stations) within MU-TMR(3).
2. Require any permitted use with drive-thru facility to comply with the Town's current regulations which has specific requirements for by-pass lane and stacking and queuing analysis.
3. Change veterinary clinic (no outdoor facilities for overnight storage of animals) from requiring SUP to be permitted by right, but subject to the Town's requirements for a veterinary clinic.
4. Modify the definition of Full Service Hotel use - The Town's Code requires a Full Service Hotel within Mixed Use zoning district to include either (a) a full service restaurant with full kitchen facilities providing service to the general public or (b) a kitchen on the premises in which meals are prepared by the management or a concessionaire of the management for room service delivery and minimum of 1,000 square feet of meeting or conference room space. The applicant is proposing to include the following standards in place of the two above mentioned standards:
 - A Porte Cochere at main entry
 - A swimming pool
 - If pool is located outdoors, a minimum 150 square-feet of shaded area
 - A minimum 500 square feet of exercise facility
 - A minimum 800 square feet of meeting room
 - A minimum 750 square feet of dining area
 - Furnished lobby or lounge

Mixed Use-Neighborhood (MU-N(2))

MU-N(2) consists of approximately 7.9 acres and is planned for multi-family units with limited neighborhood commercial occupancy. The number of residential units is limited to 326. There are 46 residential units within the MU-C(1) subdistrict, 4 residential units within the MU-C(4), and 276 residential units within the MU-N(1) subdistricts located within the Lakeside DFW development that remain unutilized. The developer has obtained consent letters from the multi-family development owners agreeing to transfer their remaining entitled units to the newly proposed Lakeside East MU-N(2) subzone, thus not increasing the overall density within the Lakeside DFW development.

B. Buildout limitations

The maximum commercial square footage within MU-TMR(3) subdistrict is limited to 250,000 square feet and 12,000 square feet within MU-N(2) subdistrict. The estimated hotel rooms are 180 within the MU-TMR(3).

The applicant has also incorporated earn out requirements for the multi-family units, requiring at least 35,000 square feet of nonresidential uses to receive a certificate of occupancy before the first multi-family dwelling can be occupied.

C. Development Standards

There are project-specific building design standards, many of which are dictated by the MU zoning code. There are standards proposed for parking, sidewalks, and landscaping along private drives to provide the appearance of a mixed-use development streetscape, even though there will not be dedicated right-of-way. The building locations, maximum height, and orientation have been established in the development standards. There are standards that prohibit direct vehicular access between Spinks Road and Lakeside Parkway to discourage traffic cut through.

The Town's mixed-use ordinance allows for a maximum of three stories within the MU-TMR subzone. The applicant is proposing one building with a maximum of five stories and one building to allow a maximum of six stories within the MU-TMR(3) subzone. This request for additional height is subject to bonus height requirement that requires additional three percent open space over the five percent base open space.

D. Architectural Design Standards

The proposed buildings within Lakeside East are required to comply with the architectural standards for Lakeside DFW, except for certain modifications listed below:

- To allow minimum window area of 10 percent and a maximum window area of 85 percent within MU-TMR(3) and to allow minimum window area of 30 percent and a maximum window area of 75 percent within the MU-N(2) subzone.
- To make display windows optional for commercial buildings
- To not require awnings for buildings greater than two stories
- To not require minimum 100 feet spacing between entries for buildings greater than two stories
- To eliminate minimum façade length for single story buildings
- To eliminate specific entry door design standards
- To eliminate sign band requirement for commercial buildings

There are also proposed standards for parking garages, which require design elements on facades adjacent to streets and that elevator and stair shafts be located internal to the structure. Since the drives within MU-TMR(3) subzone are private, street lights and street signs are not required. However, if they are provided, they must meet certain minimum distance and height specifications listed in the proposed ordinance.

E. Open Space and Landscaping

The development requires a minimum of five percent open space. The bonus height allowance requires an additional three percent of open space totaling eight percent of the combined area of the subzones. Lakeside East requires eight percent open space which is approximately 1.7 acres and approximately 3.63 acres of open space has been provided. This includes park space, general open space, and plazas. A minimum 15 feet landscape buffer along Spinks Road, F.M. 2499 and Lakeside Parkway with trees planted at 30-foot intervals has been provided which is consistent with Lakeside DFW development standards.

F. Parks

The exhibits in the proposed ordinance depict open space areas that comply with the Town's Park Credit Option for privately owned and maintained parks with public access easements. Each of the areas list approximate park or open space size and specific amenities that must be provided.

G. Signage

A project-specific sign package has been included to allow a total of six ground signs within MU-TMR(3) subzone. The Town's sign ordinance allows for one ground sign per lot and two ground signs for a corner lot. Based on this standard, there is no modification being requested for the number of signs. The applicant is requesting that previously approved comprehensive sign standards for Lakeside DFW be applicable to Lakeside East development.

The concept plan identifies a hooded left turn on F.M. 2499 southbound into the property. The applicant is aware that if the location of the proposed left turn lane does not meet TxDOT standards, approval from TxDOT must be obtained. For TxDOT to make their determination, a study will be necessary to demonstrate that the proposed left turn lane will not have any adverse impacts on the current traffic conditions.

The Town's Environmentally Sensitive Area (ESA) survey identified prairie habitat and Waters of the State as being present on the site which necessitated the requirement for an Environmental Protection Plan (EPP). Based on the site evaluation, the entire acreage of approximately 0.217 acres of prairie habitat was proposed to be impacted. The developer is proposing to seed approximately 0.217 acres with native prairie grasses as a part of mitigation measures. Hence, there is no net loss of prairie habitat. A further analysis by the consultant determined that there was no Waters of the State present on the site.

On November 13, 2023, a [Work Session](#) with the Planning and Zoning Commission was conducted in order for the developer to receive feedback from the Commission regarding the proposal.

III. SPECIMEN TREES

As there is no specimen tree located on the site, the applicant did not appear before the Environmental Conservation Commission. The applicant is proposing to comply with the Town's tree mitigation requirements for removal of any protected trees.

BOARD REVIEW/CITIZEN FEEDBACK:

PARKS BOARD

On May 2, 2024, the [Parks Board](#) recommended approval of park land dedication, cash in lieu of

open space credit, or a combination be accepted for the Lakeside East mixed-use development, accepting the proposal of 6.81 acres based upon the developers' numbers on its park credit summary section 90-449, accepting in full at high levels areas 1, 2, 3, 4, 6, 7, and 9.

CORRESPONDENCE

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. MU23-0001 had a total of 215 Property Owner Notifications mailed. At the time this report was written, staff had received 4 items of correspondence in support and 1 item of correspondence in opposition.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

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

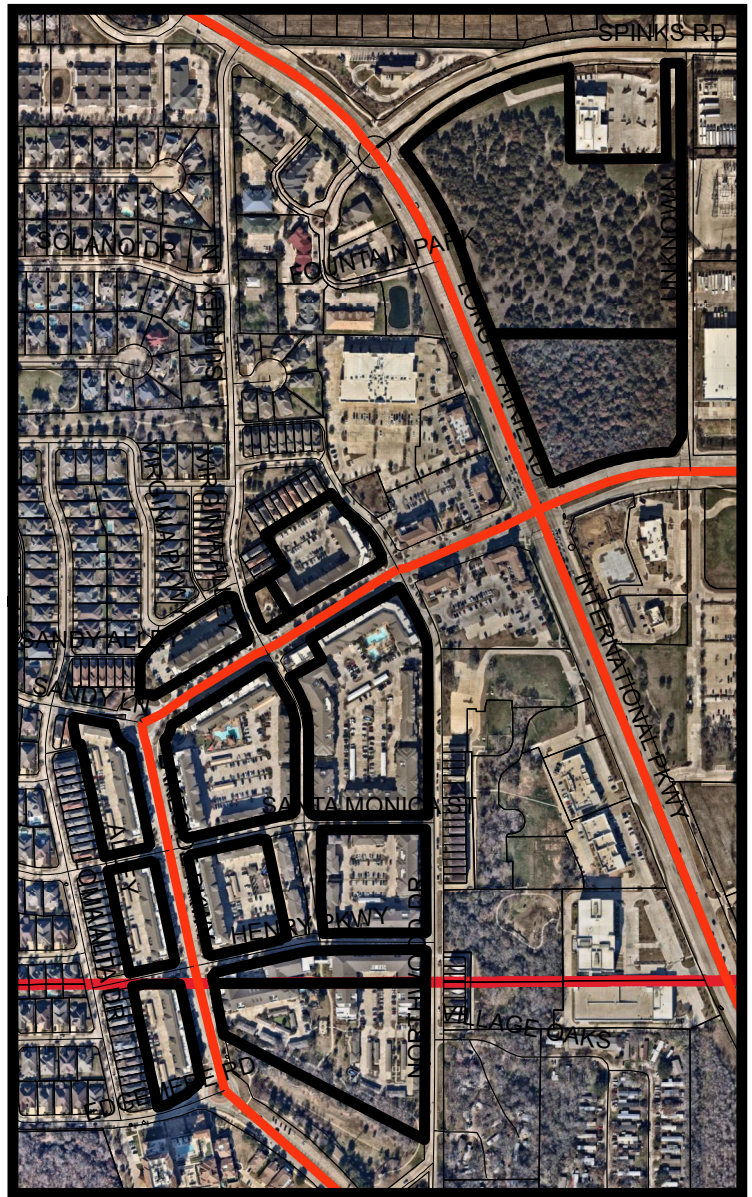
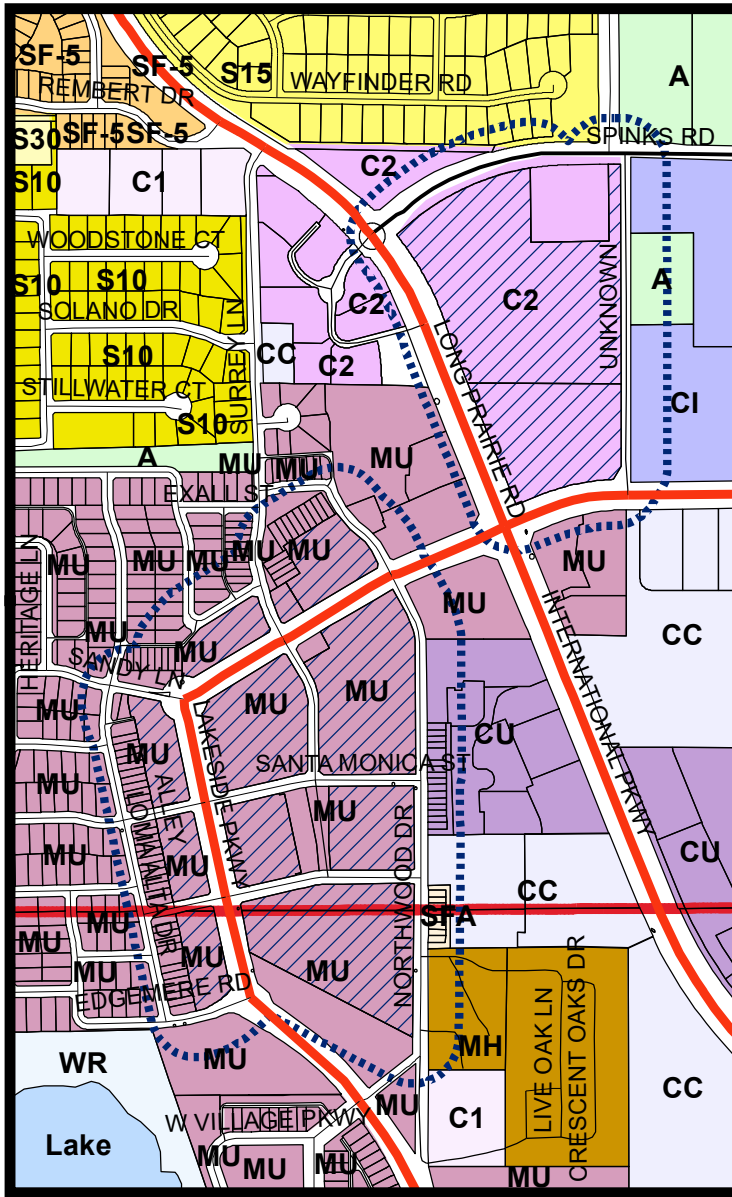
ATTACHMENTS:

1. Zoning & Aerial Map
2. Draft Lakeside DFW/Lakeside East Development Code

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

Vicinity Map

MPA23-0002 & MU23-0001: Lakeside DFW / Lakeside East



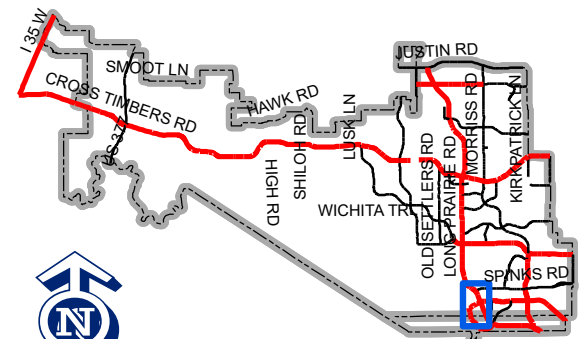
LEGEND

- Agriculture
- Campus Commercial
- Campus Industrial
- *Combined Uses-See Ordinance
- Commercial 1
- Commercial 2
- Lake
- Mixed Use
- Mobile Home
- Single Family 5
- Single Family 10
- Single Family 15
- Single Family 30
- Water Recreation

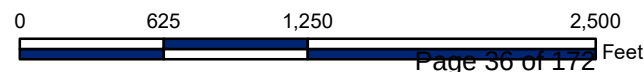
- Subject Property
- 200 ft Notification Buffer around Property

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





LAKESIDE DFW
DEVELOPMENT CODE
AMENDED

ORDINANCE 63-12

AMENDMENT #11
(MU23-0001)
ANNEXING LAKESIDE EAST TRACT
APPROXIMATELY 21 ACRES
AS SUBZONE MU-TMR(3) & MU-N(2)

Flower Mound, TX

March 3, 2025

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

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

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	Ordinance 12-13
	Ordinance 14-15
	Ordinance 58-15
	Ordinance 03-17

PREFACE TO AMENDED CODE

PREFACE TO AMENDED DEVELOPMENT CODE

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

1. Ordinance 12-13 annexing approximately 0.9 acres into the development district;
2. Ordinance 14-15 amending signage rules;
3. Ordinance 58-15 regarding on-site sales activities on the condominium tower;
4. Ordinance 03-17 amending permitted materials and signage.
5. Ordinance 09-18 annexing land to Lakeside DFW and providing standards for MU-TEN subzone.
6. Ordinance 01-20 amending development standards for parking in MU-TEN and MUC(3) subzones.
7. Ordinance 11-22 various minor amendments to open space, parking, signage, architecture in MU-TEN subzone.
8. Ordinance 47-22 amending open space and trails and signage.
9. Ordinance 11-23 amending MZ1, MZ4, and MZ5, top of balcony railing dimension.
10. Ordinance 06-24: Amendment on Parking Garage Materials in Subzone MU-TEN

The purpose of this Amended Lakeside Development Code is to annex an additional approximately 21 acres of land (formerly known as the Crosby Tract) located east of Long Prairie Road (FM 2499) between Spinks Road and Lakeside Parkway. The annexed land shall consist of 2 new subzones labelled MU-TMR(3) and MU-N(2).

There are no changes to the following subzones:

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

The following subzones are subject to a change to Table 3.2 regarding the permitted number of residential units.

MU-C(1)
MU-C(4)
MU-N(1)

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

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

Where rules or standards are modified and apply only to MU-TMR(3) and MU-N(2), then those rules have been added to the specific subzone regulations and supersede the general rules. For instance, the architectural standards in Section 7 remain in force for the District, but additional architectural standards and modifications are added to Subzones MU-TMR(3) and MU-N(2) in Section 3.

STATISTICAL ANALYSIS OF LAND USE

LAND USE STATISTICAL ANALYSIS

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

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

CHARACTER ZONE STANDARDS

SECTION 3: DEFINITION OF CHARACTER ZONES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MU-TMR(3) comprises the commercial 13.2 acre subzone within a 21-acre mixed-use tract at the northeast end of the Lakeside DFW development district east of FM 2499 between Lakeside Parkway and Spinks Road known as **Lakeside East**. The Subzone consists of office, retail, restaurants, and hotel occupancy arrayed along a pedestrian oriented drive.

MU-N(2) comprises the 7.9 acre residential portion of the 21-acre **Lakeside East** neighborhood, including urban residential units with limited neighborhood commercial occupancy.

SECTION 3: DEFINITION OF CHARACTER ZONES

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

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

Administrative Provisions:

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

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

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

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

4. **Setbacks:** Setbacks or Build-to-lines may be adjusted up to 20% provided the relationship of the building to the sidewalk is maintained or improved.
5. **Open Space:** Open spaces may be relocated within the development from one subzone to another provided the total open space area is not reduced, the required standards in Table 5.1 and Section 5 apply, and provided the required adjacencies are maintained.

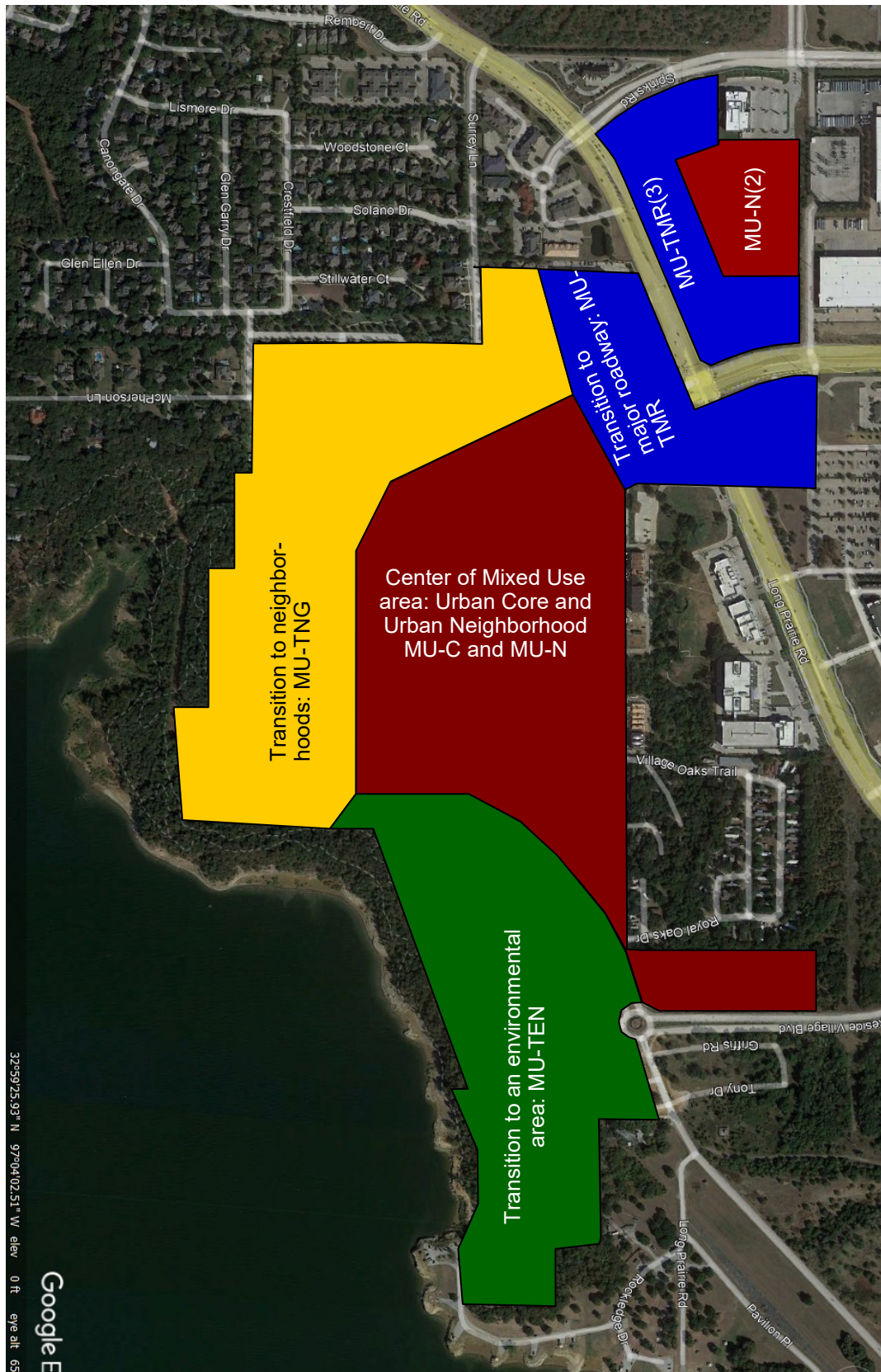
Private Deed Restrictions:

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

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

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

GENERAL RATIONALE OF CHARACTER ZONES



CONCEPT PLAN AND REGULATING PLAN

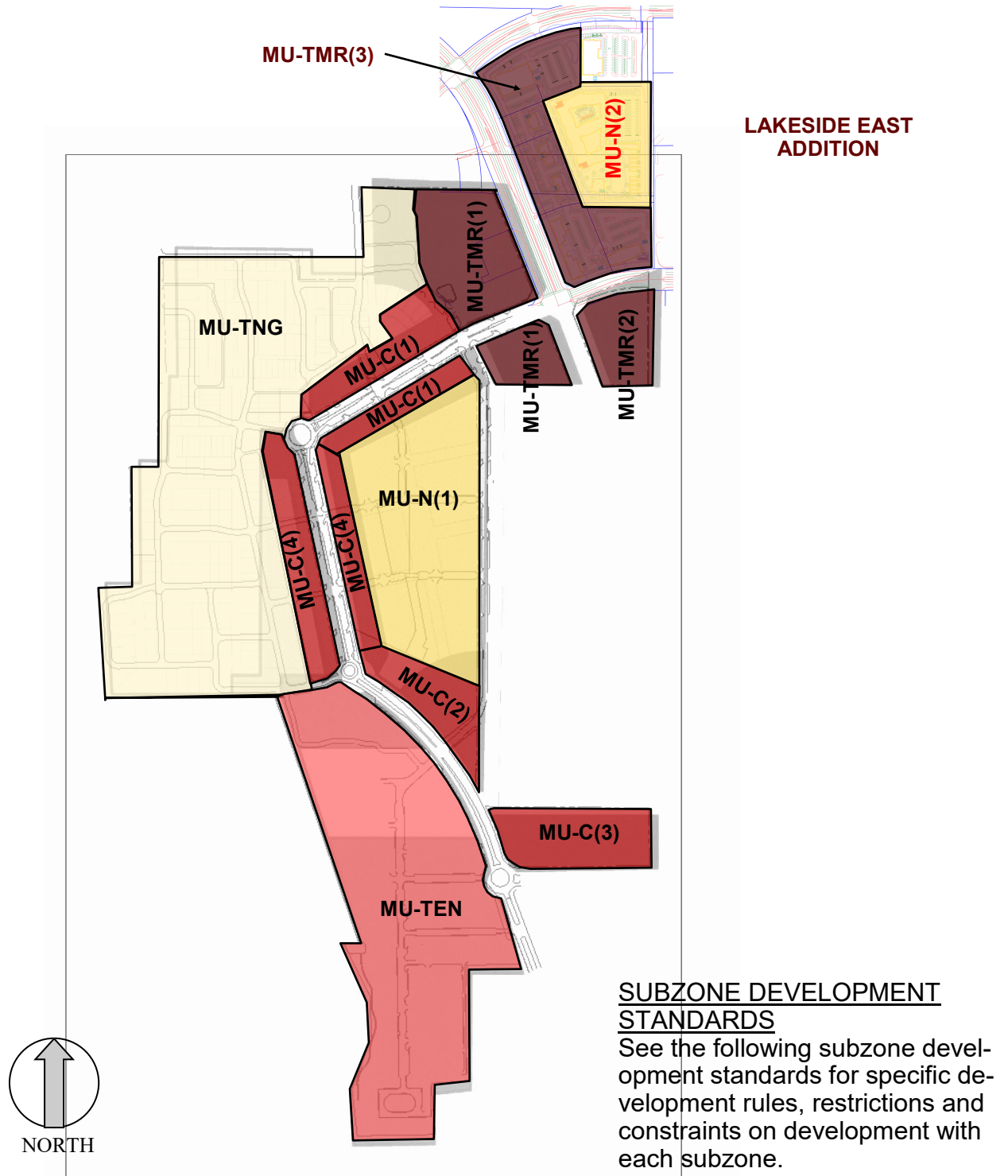


TABLE 3.1: PERMITTED USES

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

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

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

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

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

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

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Other Uses										
Model homes, attached and detached, for sales and promotion		P/C	P/C	P/C	P/C	P	P	P	P/C	P/C
Temporary Sales Trailer		NP	NP	NP	NP	NP	NP	P ³	NP	NP
Full-service Hotels		P	P	P	P	NP	NP	P	P	P
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in outdoor spaces		SUP	SUP	SUP	SUP	NP	NP	P	SUP	SUP
Outdoor vendor sales		P	P	P	P	NP	NP	P	NP	NP
Parking, surface		P	P	P	P	P	A	P	P	P
Parking, structured		P	P	P	P	P	NP	P	P	P
Sales from kiosks		P	P	P	P	NP	NP	P	P/C	P/C
Any permitted use with a drive through facility		NP	NP	P	NP	NP	NP	NP	P	P
Veterinary clinic (no outdoor facilities for overnight storage of animals)		SUP	SUP	P	SUP	NP	NP	P	P	P
Information centers		P	P	P	P	P	NP	P	P	P

P = Permitted use

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A = Permitted as an accessory use

NA = Not Applicable

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

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

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

TABLE 3.1: PERMITTED USES

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

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

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

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

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

1. Minimum guestroom size shall be 250 square feet.
2. On-site staff are required 24 hours/day and 7 days/week.
3. A Porte Cochere is a required entry feature.
4. A Swimming pool is required.
5. If the pool is outdoors, a shaded area 150 sf minimum is required.

6. Minimum 500 SF exercise facility
7. Minimum 800 SF meeting room
8. Dining area 750 SF min
9. Furnished lobby or lounge area

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

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

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N (1)	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
SECTION 3: Character Zones									
Area: Concept Plan (acres)	7.2	4.8	5.7	8.1	20.5	57.7	38.5	11.5	4.5
Minimum Area	7	4	5	8	20	35	38.5	11	4
Maximum Area	12	6	6	12	23	59	38.5	17	5
Maximum Residential Units	230	0	0	354	459	258	929*	48	0
Maximum Commercial SF x 1000	180	8.4	125	180	8	0	270	85	34
Estimated Hotel Rooms			135				175		

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

Lot and Block Standards

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

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

SECTION 4: Street Standards

SEE SECTION 4: THOROUGHFARE STANDARDS FOR TYPICAL STREET SECTIONS

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

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

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

SECTION 5: Open/Civic Space Standards

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

SECTION 6: Parking Standards

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

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

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

SECTION 7: Building Standards

Ground Floor Requirements

Built to commercial standards: See Section 7	Req'd	Req'd	Req'd	Req'd	Not Req'd	Prohib- ited	NOTE 11	Re- quired	Re- quired
Residential occupancy on ground floor	Prohib- ited	Prohib- ited	Prohib- ited	Permit- ted	Permit- ted	Permit- ted	NOTE 12	Prohib- ited	Prohib- ited
Building Height									
Minimum Height—Stories	NOTE 7	0	1	NOTE 7	1	1	NOTE 14	NOTE 7	1
Maximum Height—Stories	4	1	25	4	4	3	25 NOTE 15	4	4
Set Backs									
Front - Min	0'	0'	0'	0'	0'	See Section 3	0'	0'	0'
Front - Max	5' NOTE 8	5' NOTE 8	NOTE 9	5' NOTE 8	15'	See Section 3	25' NOTE 13	NOTE 9	NOTE 9
Side	0'	10'	0'	0'	0'	See Section 3	0'	0'	0'
Side/Corner	0'	10'	0'	0'	0'	match adj	0'	0'	0'
Rear	5'	10'	5'	5'	5'	5' (Note1)	0'	5'	5'

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-N(2)	MU-TMR (3)
SECTION 3: Character Zones		
Area: Concept Plan (acres)	7.9	13.2
Minimum Area	5	12
Maximum Area	9	16
Maximum Residential Units	326	0
Maximum Commercial SF x 1000	12	250
Estimated Hotel Rooms	0	180

Lot and Block Standards

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

Block Type (Note 4)	Regular		Regular
Block Face Dimensions			
Minimum	Not applicable		Not applicable
Maximum (Note 5)	Not applicable		Not applicable
Lot Dimensions	Multi-family	Townhomes	
Minimum Lot Area	10,000 SF	2,000 SF	5,000 SF
Minimum Lot Width	100'	20'	60'
Minimum Lot Depth	100'	80'	60'
Maximum Lot Coverage	100%	100%	100%

SECTION 4: Street Standards

NOT APPLICABLE: THERE ARE NO PUBLIC STREETS

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

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

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

SECTION 5: Open/Civic Space Standards

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

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

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

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

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

SECTION 7: Building Standards

Ground Floor Requirements

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

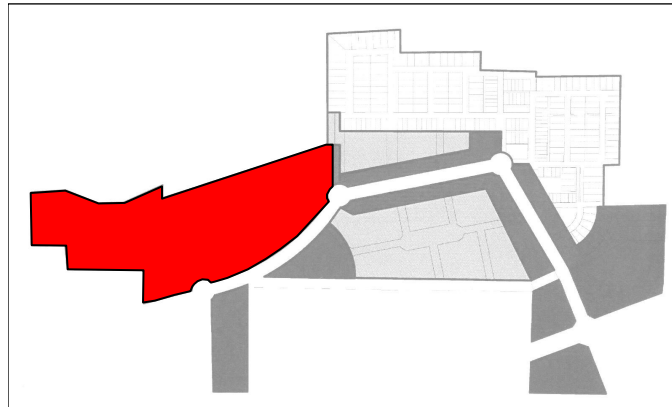
TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE		
	MU-N(2)	MU-TMR (3)
Building Orientation	to Street or Open Space	to Street
Accessory Buildings		

TABLE 3.3 BONUS HEIGHT PROVISIONS

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

SUBZONE STANDARDS

SECTION 3.1. SUBZONE PLAN MU-TEN



A: MICROZONE (MZ) NARRATIVE

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

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

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

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

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

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

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

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

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

**SUBZONE MU-TEN
LAND USE REGULATIONS**

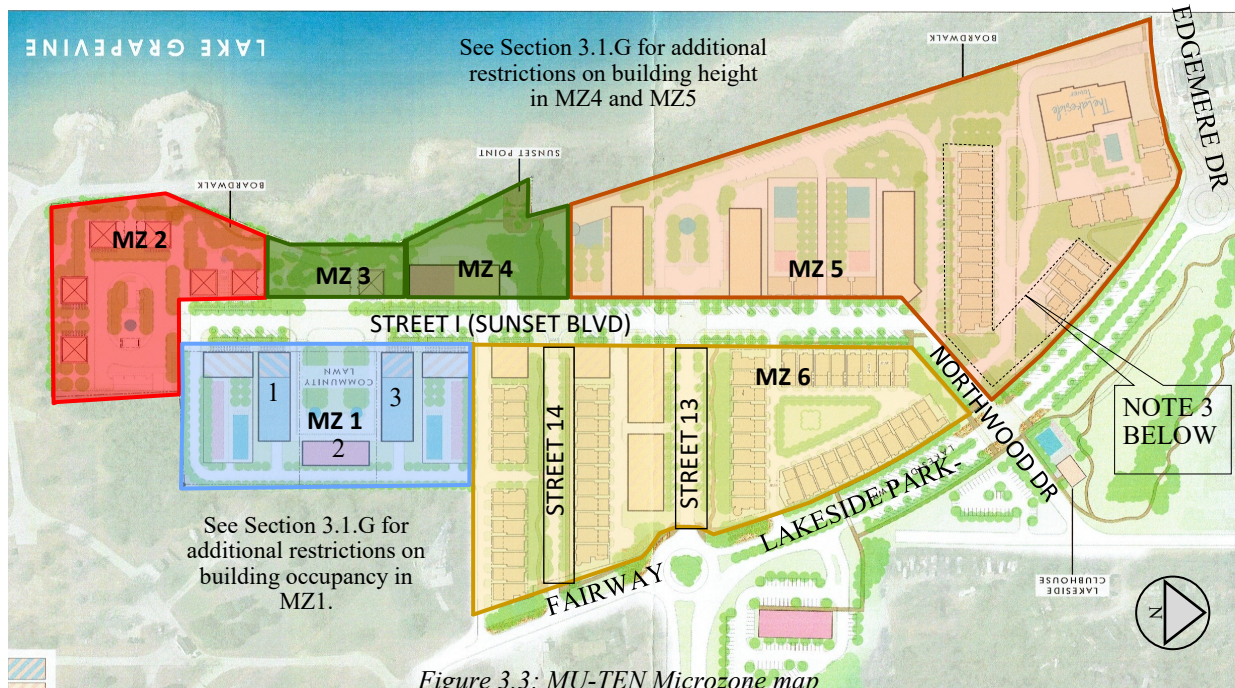


Figure 3.3: MU-TEN Microzone map

GENERAL LAND USE

TABLE 3.1.1: SUPPLEMENT TO TABLE 3.1 PERMITTED USE TABLE
SUBZONE MU-TEN PROJECTED, PERMITTED AND REQUIRED LAND USES BY MICROZONE

- √ PERMITTED
● REQUIRED
PROHIBITED

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

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

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

NOTE 3: If attached townhomes are proposed,, whether platted

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

NOTE 4: Buildings are 5-story minimum height.

NOTE 5: Permitted South of Street 13 only.

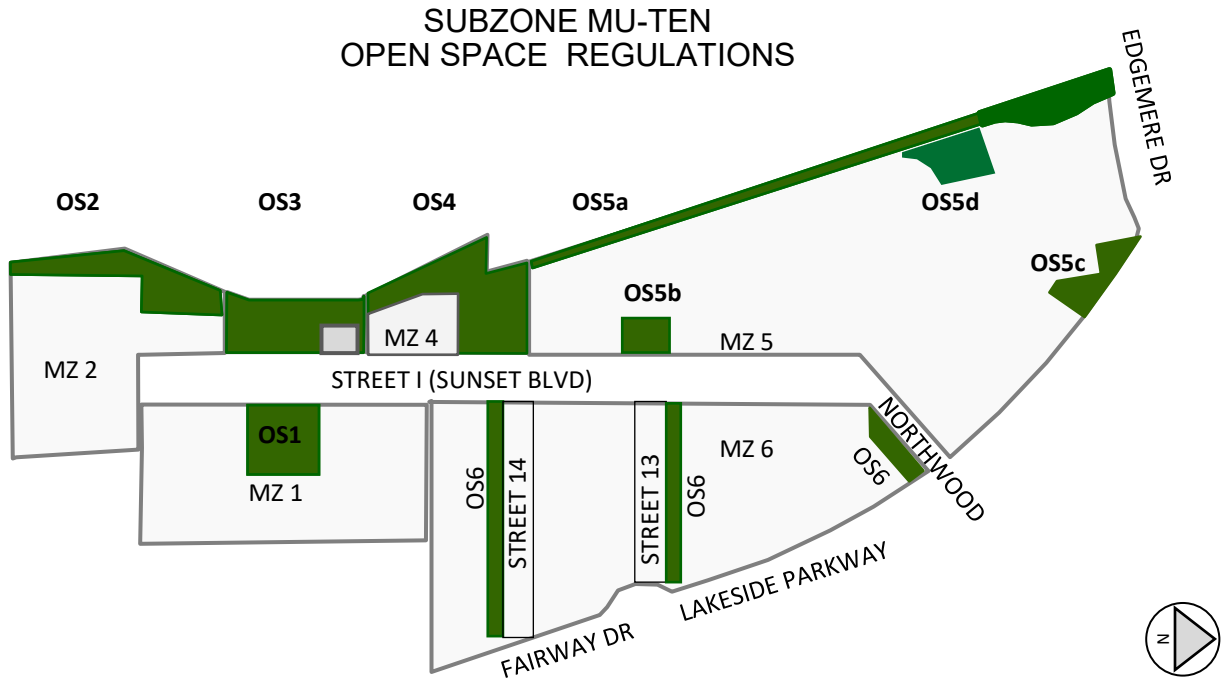


Figure 3.4: MU-TEN Public Open Space Map

TABLE 3.1.2 SUBZONE MU-TEN OPEN SPACE SUMMARY

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

B: OPEN SPACE NARRATIVE

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

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

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

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

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

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

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

Lakeside Parkway.

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

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

SUBZONE MU-TEN COMMERCIAL STREETSCAPE REGULATIONS

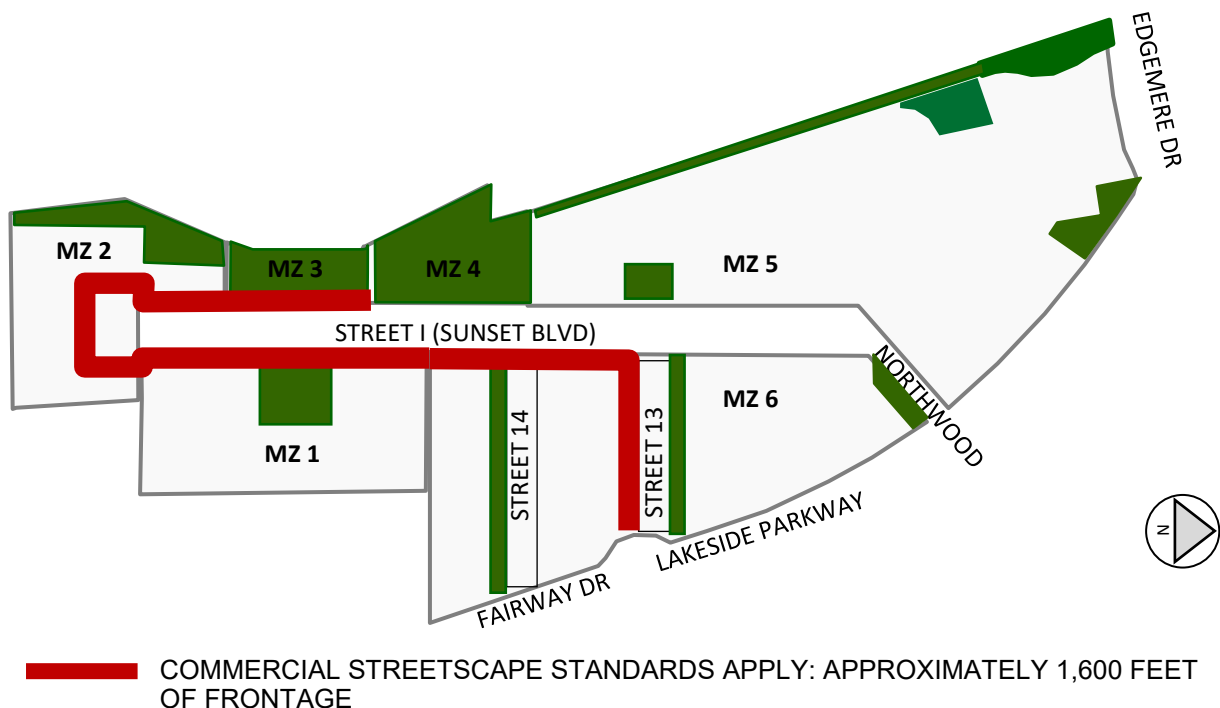


Figure 3.5: MU-TEN COMMERCIAL STREETSCAPE MAP

D: COMMERCIAL STREETSCAPE:

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

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

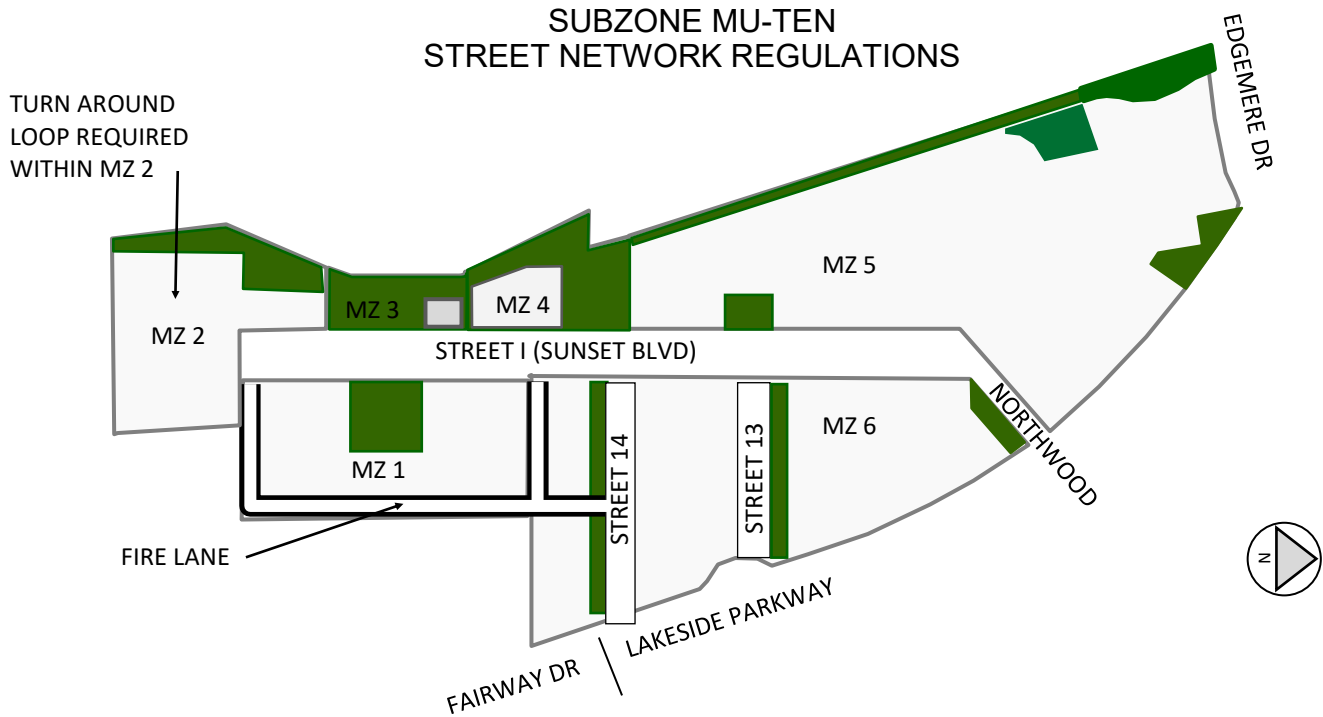


Figure 3.6: MU-TEN Street Network
See Table 4.1 for additional standards on Street types

E. STREET NETWORK STANDARDS

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

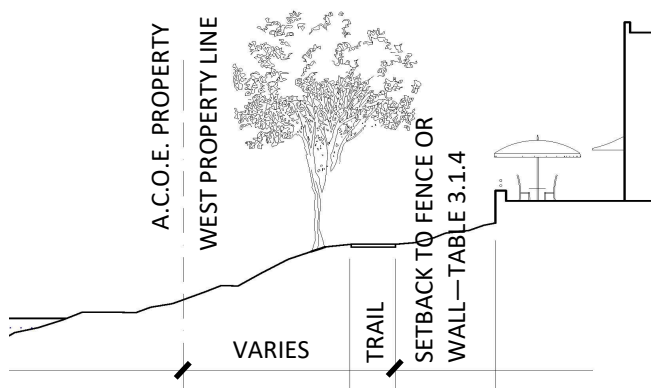


TABLE 3.1.4 PUBLIC ACCESS SETBACK TO WALL OR FENCE	
OS2: WATERFRONT BLUFF	5'
OS3: SUNSET GREEN	2'
OS4: SUNSET POINT	10'
OS5a: BOARDWALK	10'

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

**SUBZONE MU-TEN
PUBLIC ACCESS DEFINITION**

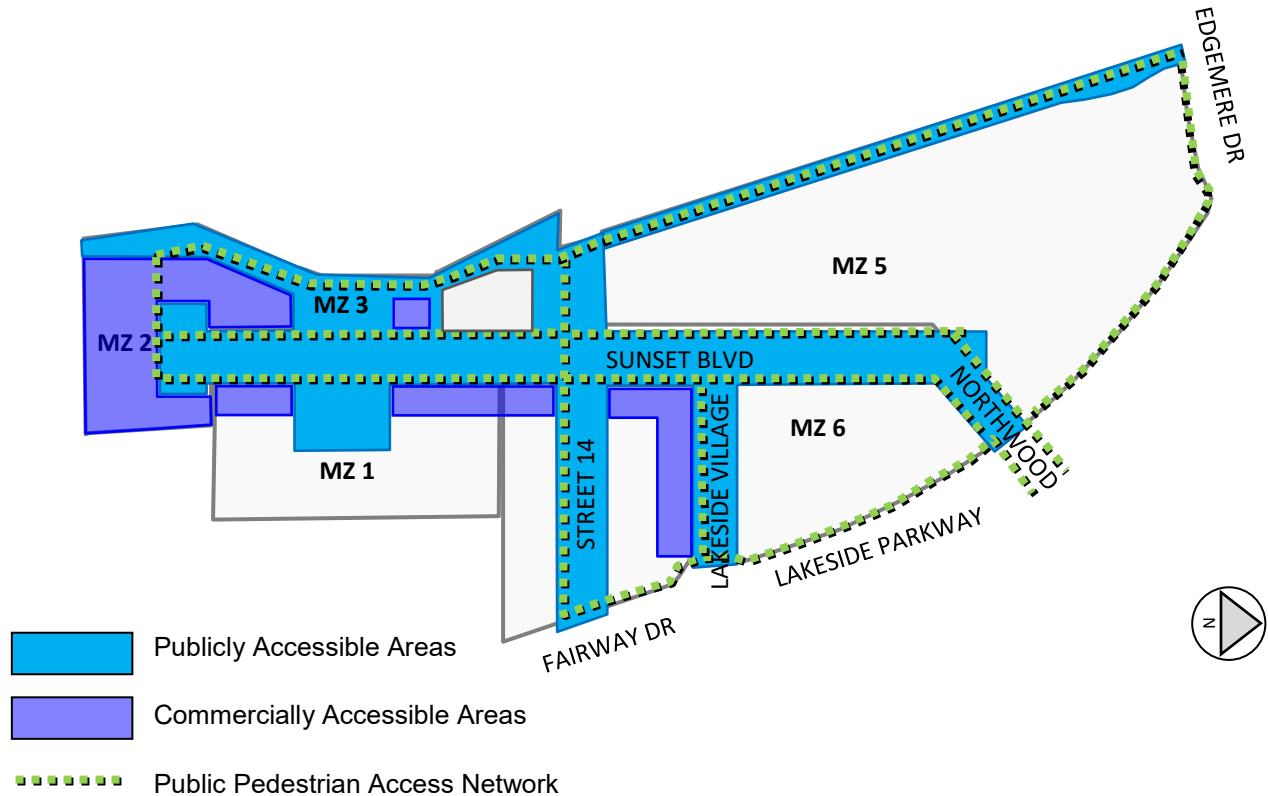


Figure 3.8: MU-TEN Public Access Map

F. PUBLIC PEDESTRIAN ACCESS NETWORK

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

ards provided there is an accessible route to commercial destinations.

TABLE 3.1.3: SUBZONE: MU-TEN

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

SUBZONE MU-TEN

G. ARCHITECTURAL STANDARDS

1. GENERAL

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

2. SITE DESIGN

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

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

4. PARKS, TREES & OPEN SPACE

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

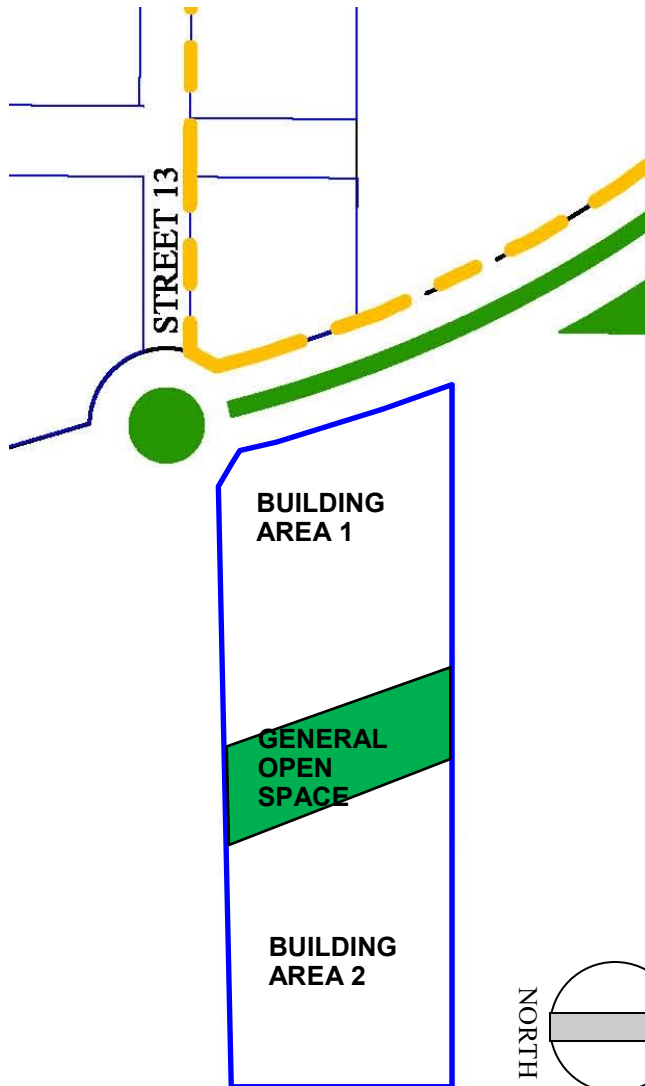
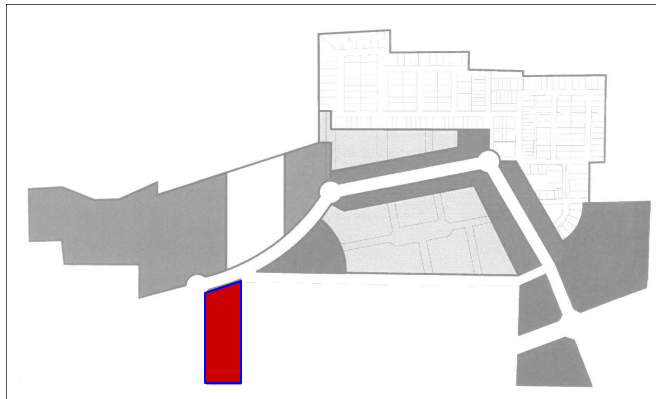
5. BUILDING DESIGN

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

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

SUBZONE STANDARDS

SECTION 3.2. SUBZONE PLAN MU-C (3)



BUILDING AREA MICROZONES

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

GENERAL OPEN SPACE

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

SIDEWALK

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

Figure 3.7: MU-TC(3) subzone map

SUBZONE STANDARDS

SECTION 3.3. SUBZONE PLAN MU-C (2)

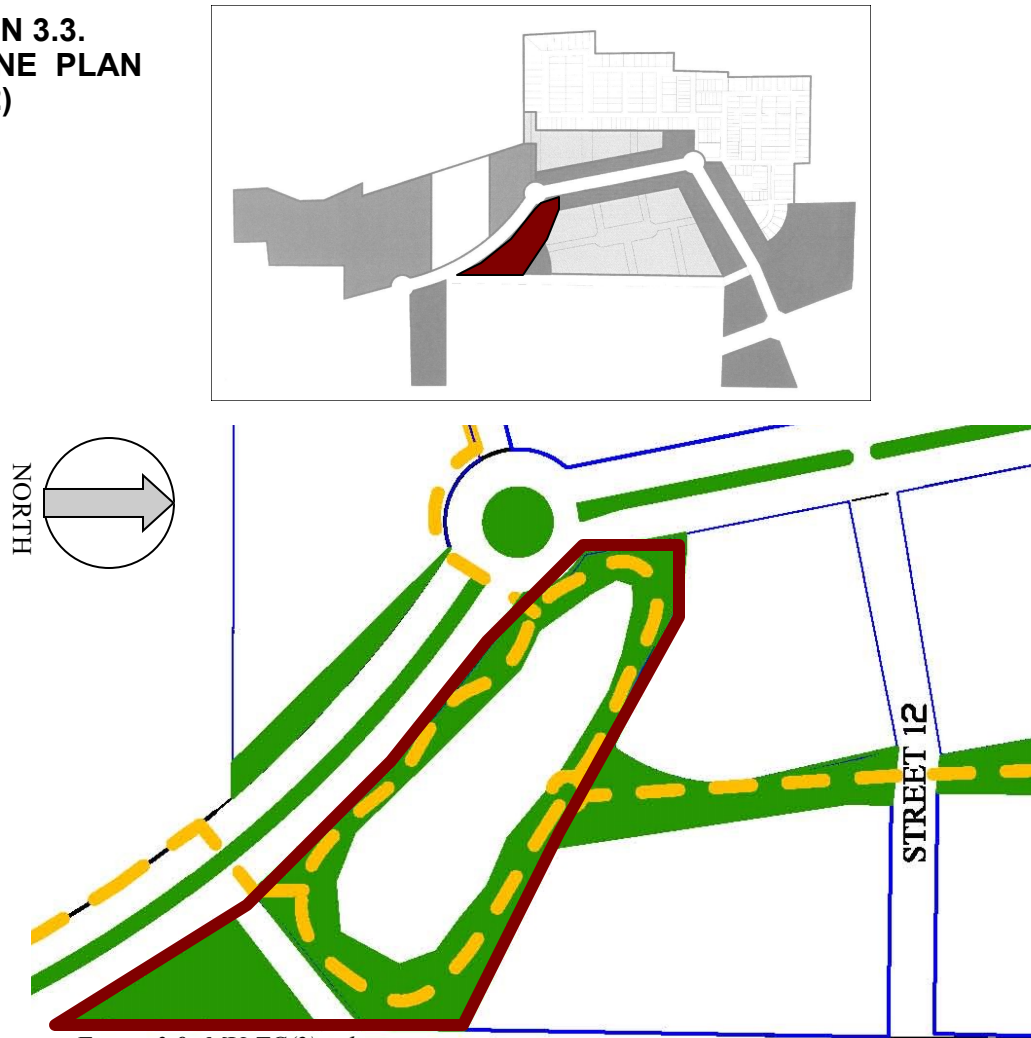


Figure 3.9: MU-C(2) subzone map

MU-C(2) SUBZONE

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

SUBZONE STANDARDS

SECTION 3.4. SUBZONE PLAN MU-N(1)

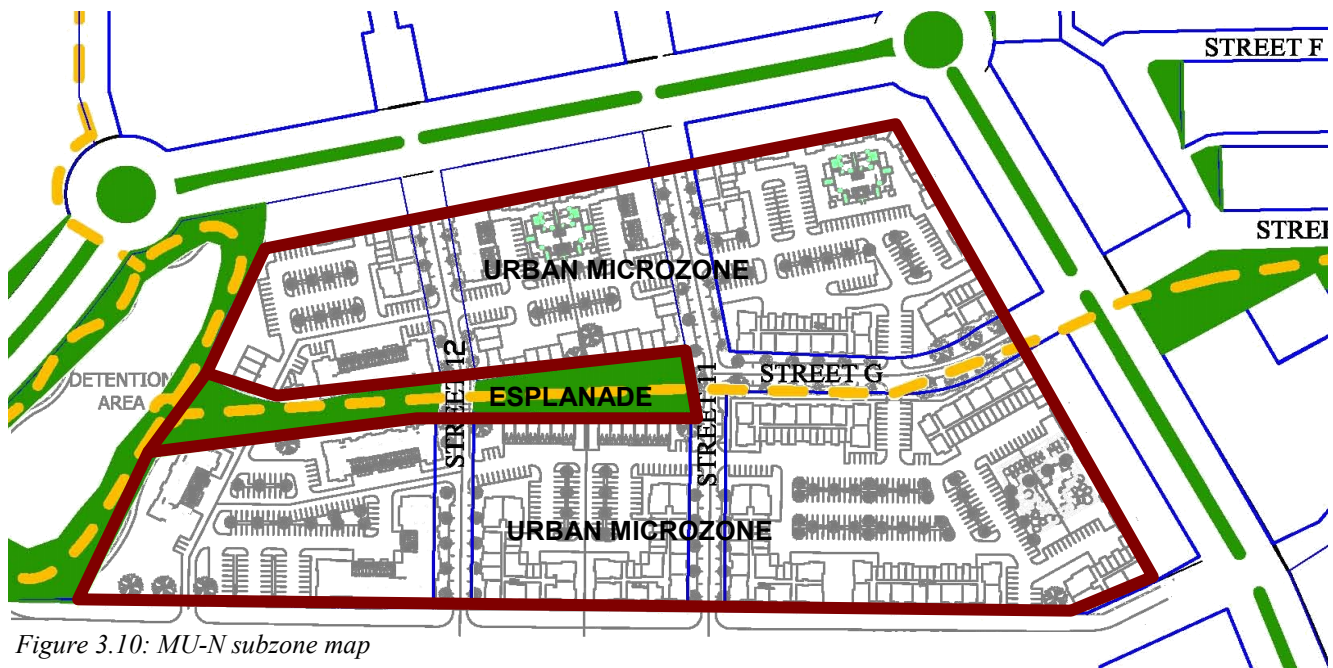
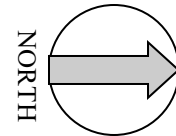
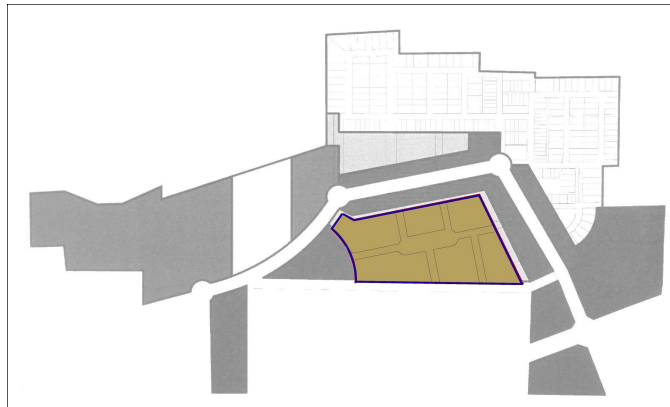


Figure 3.10: MU-N subzone map

ESPLANADE MICROZONE

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

URBAN MICROZONE

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

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

SUBZONE STANDARDS

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

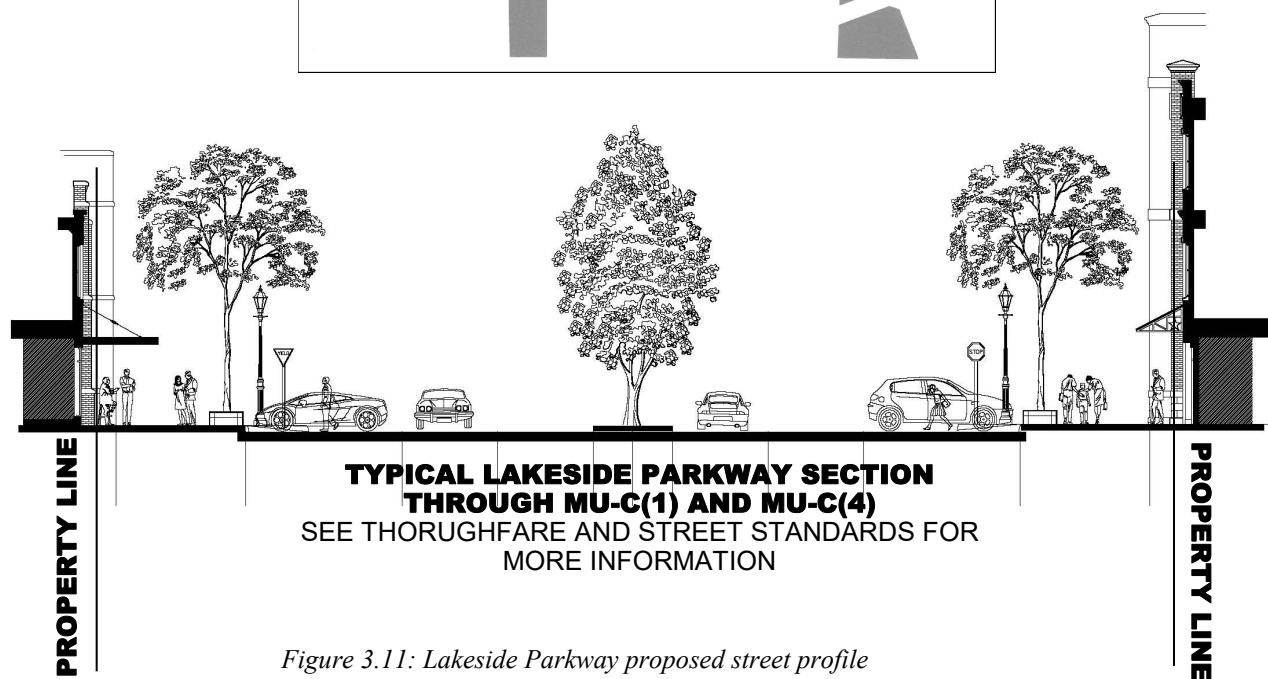
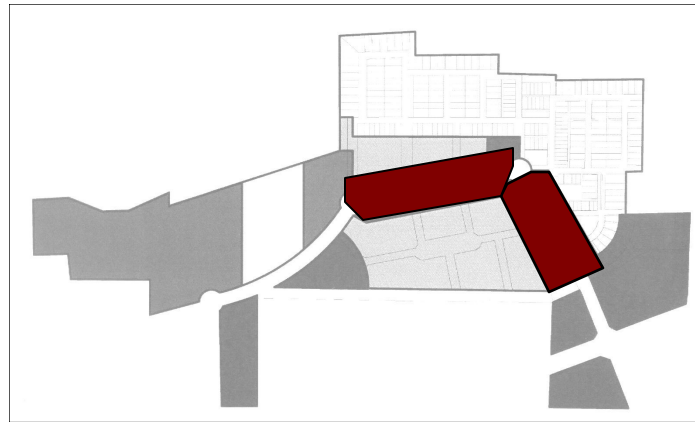


Figure 3.11: Lakeside Parkway proposed street profile

MU-C(1) SUBZONE

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

SUBZONE STANDARDS

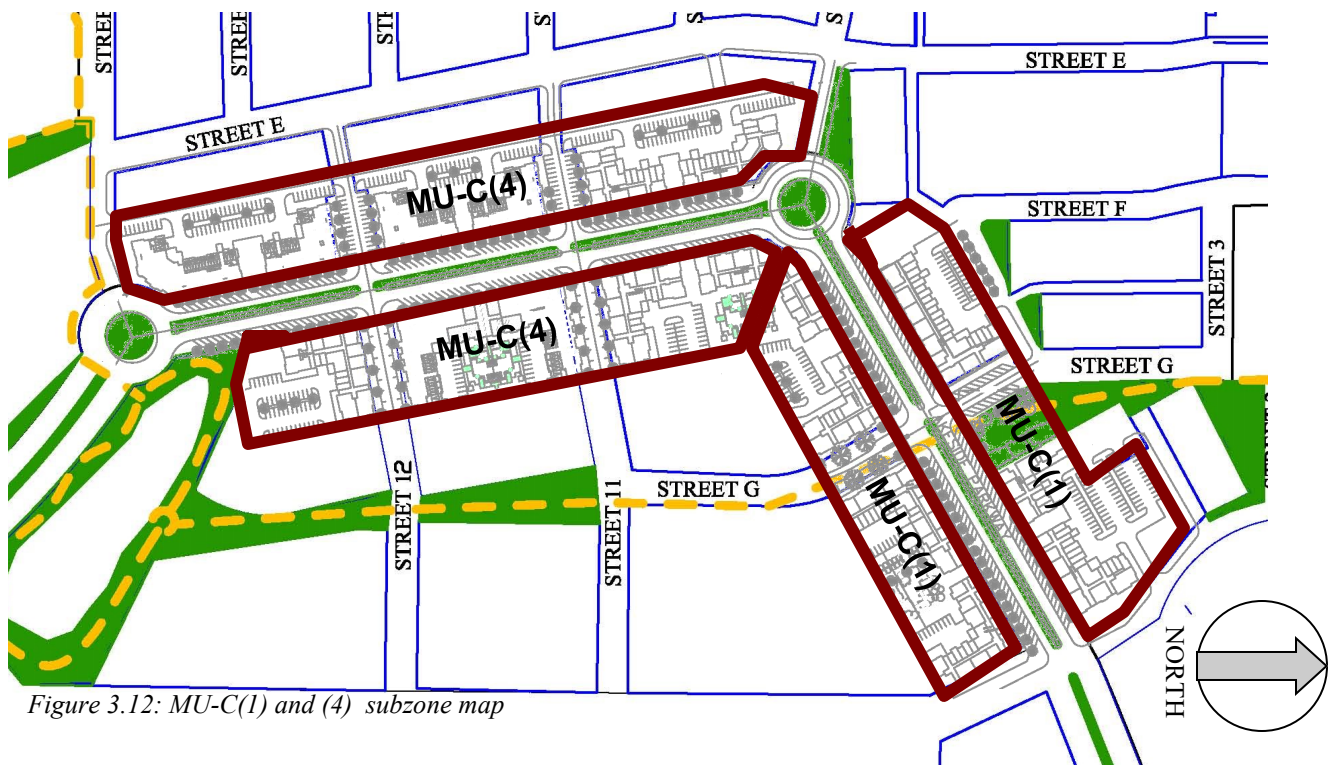
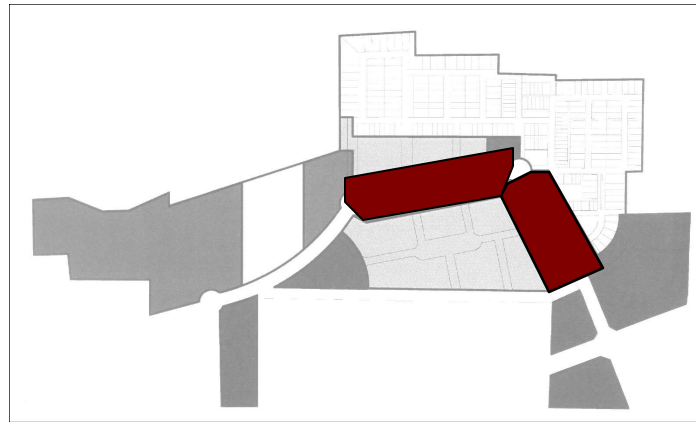


Figure 3.12: MU-C(1) and (4) subzone map

MU-C(4) SUBZONE

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

SUBZONE STANDARDS

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

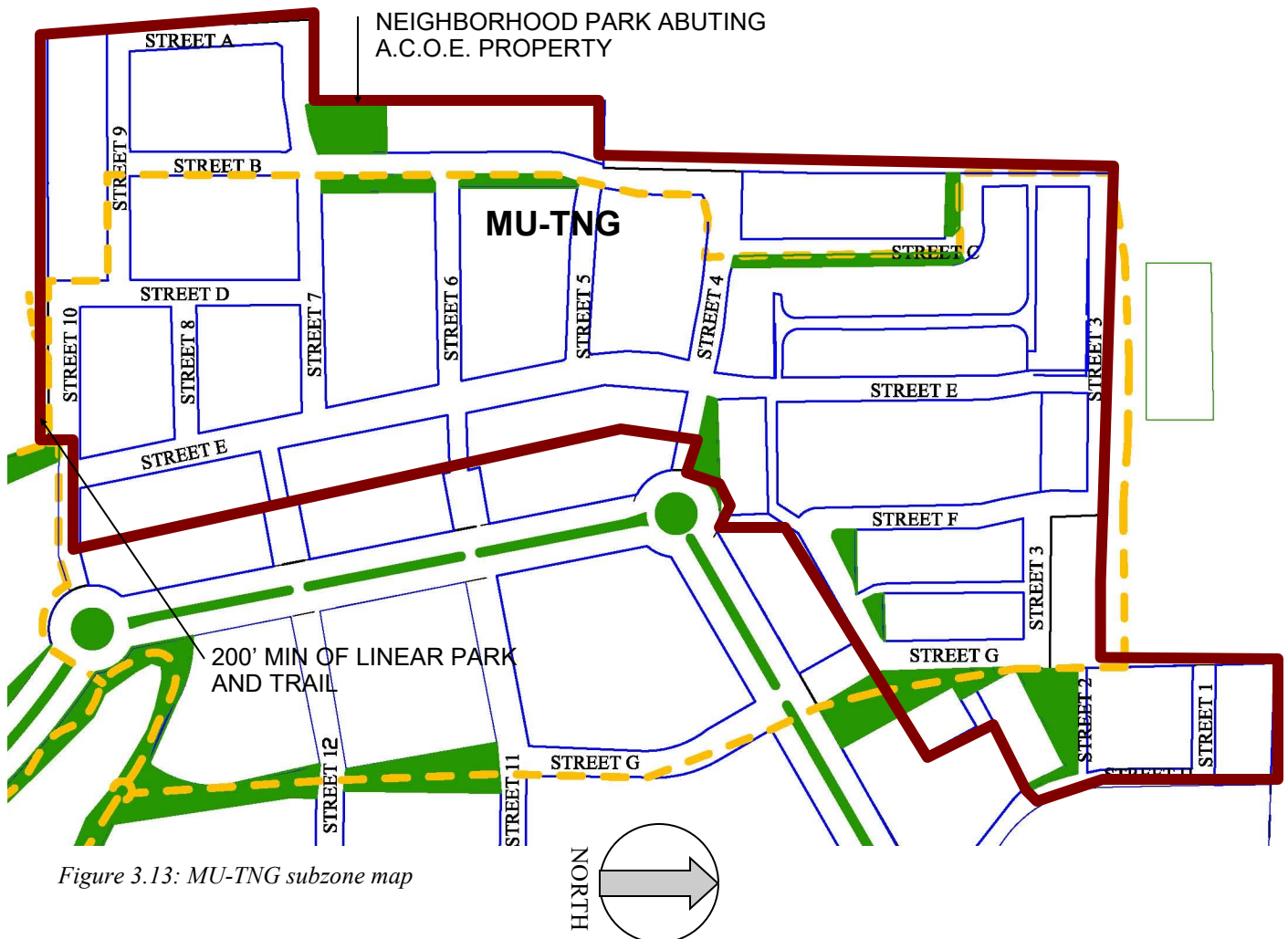
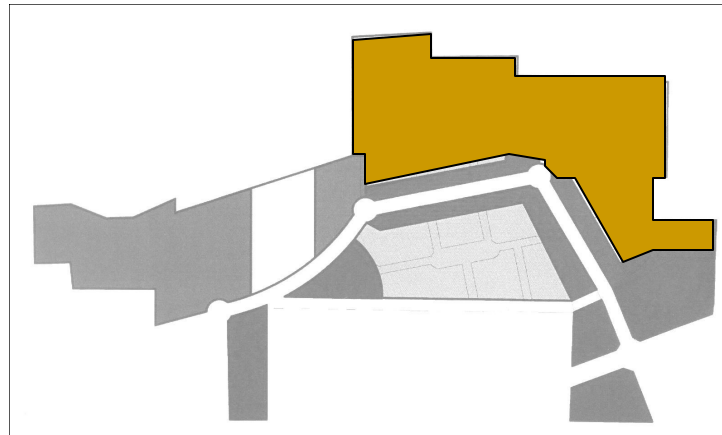


Figure 3.13: MU-TNG subzone map

SUBZONE STANDARDS

MU-TNG SUBZONE

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

SUBZONE: MU-TNG

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

SUBZONE STANDARDS

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

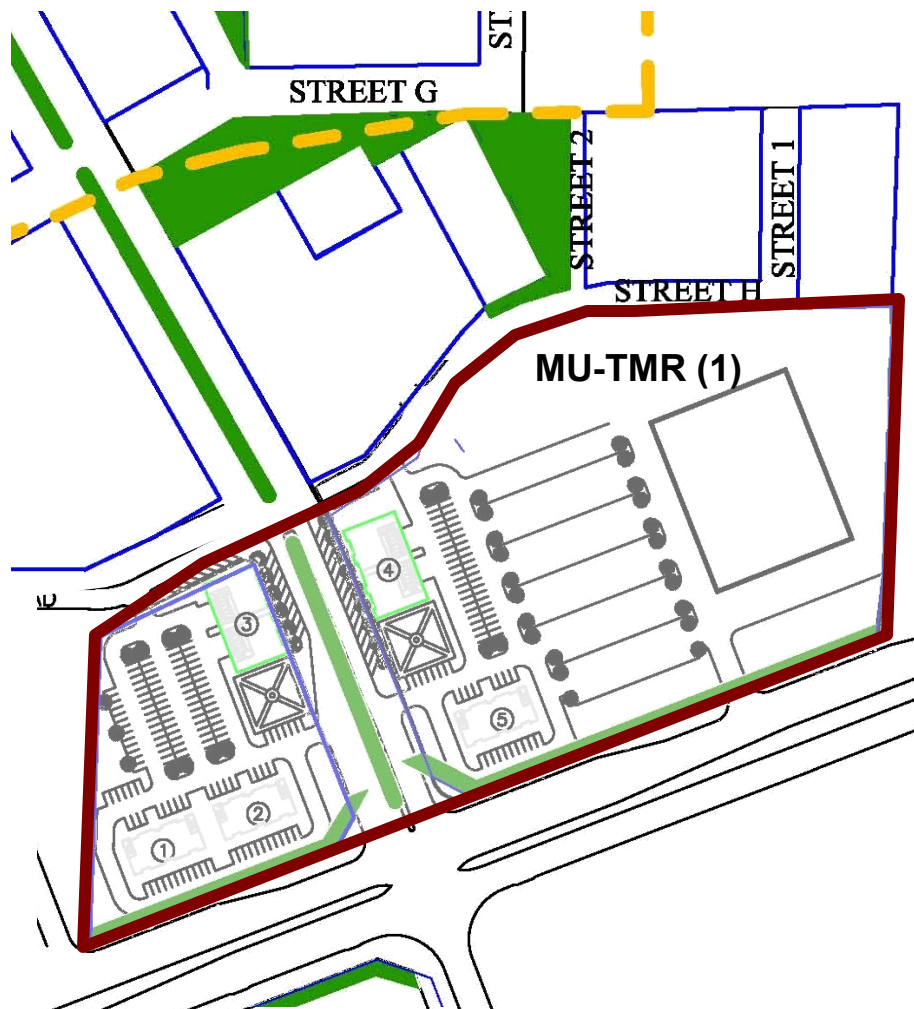
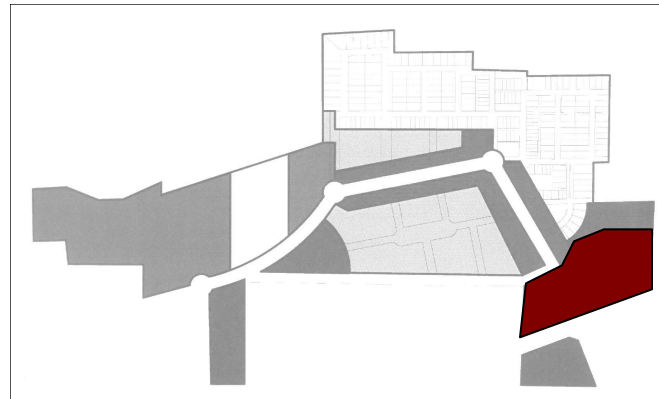


Figure 3.14: MU-TMR (1) subzone map

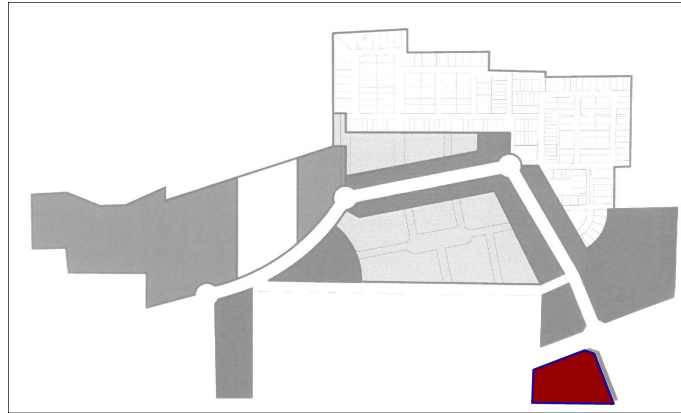
SUBZONE STANDARDS

MU-TMR (1) SUBZONE

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

SUBZONE STANDARDS

SECTION 3.8. SUBZONE PLAN MU-TMR (2)



SUBZONE: MU-TMR (2)

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

SUBZONE STANDARDS

**SECTION 3.9
LAKESIDE EAST TRACT
SUBZONES MU-TMR(3) AND MU-N(2)**

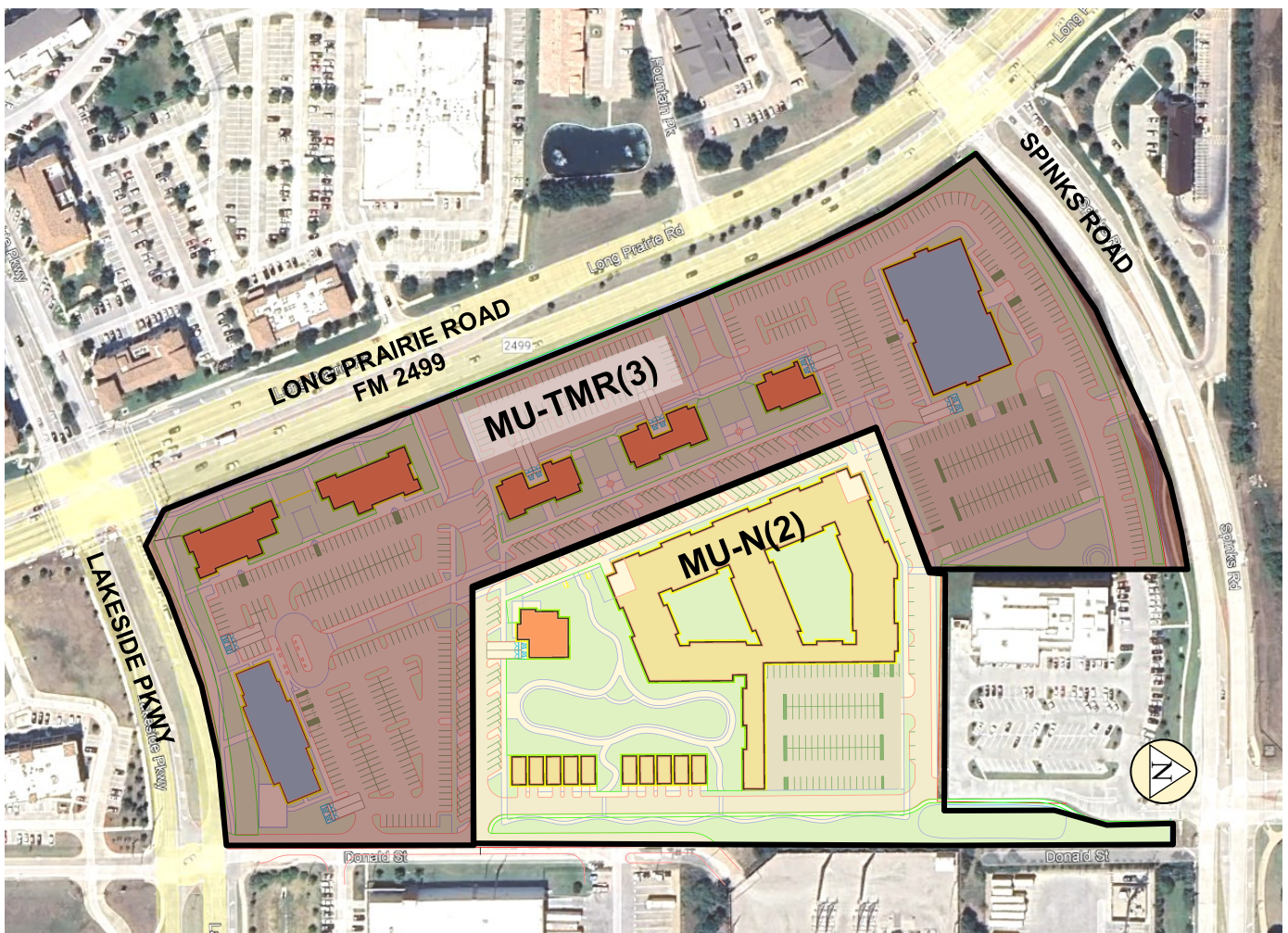
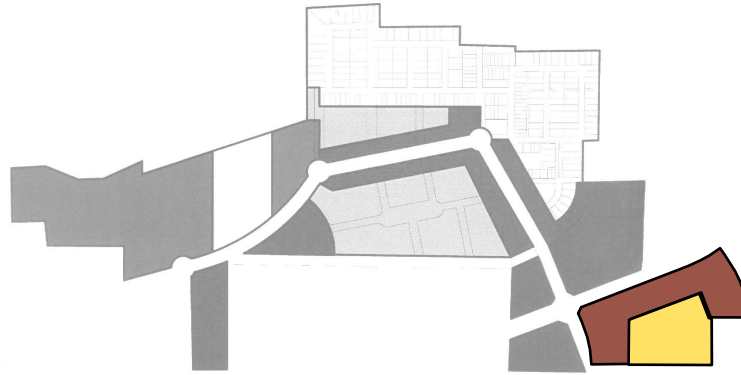


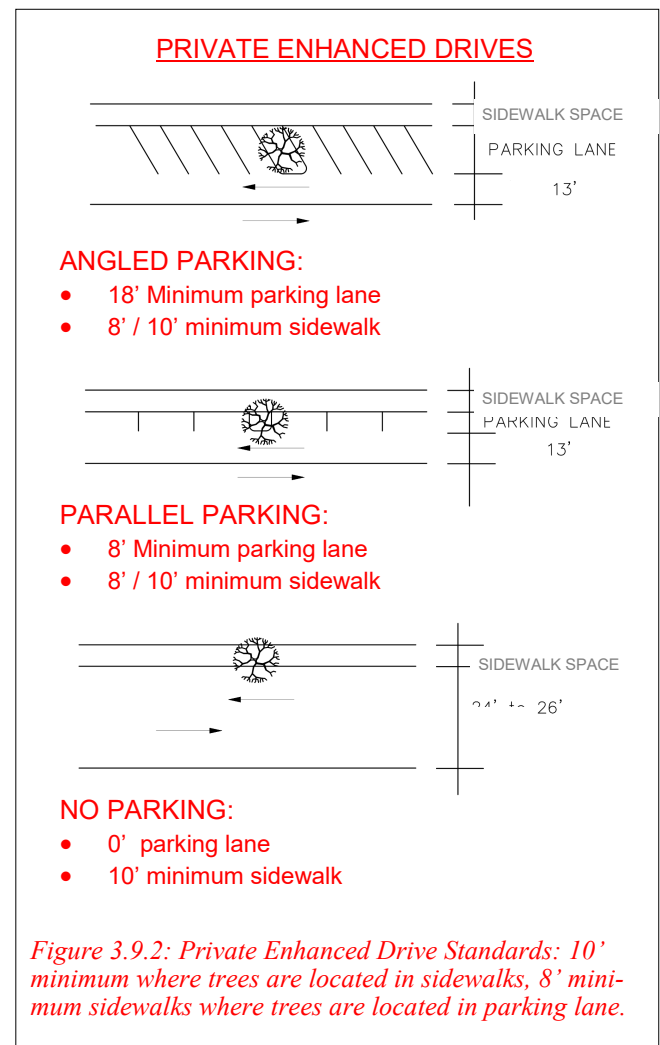
Figure 3.9.1 Concept plan for Subzones MU-TMR(3) and MU-N(2)

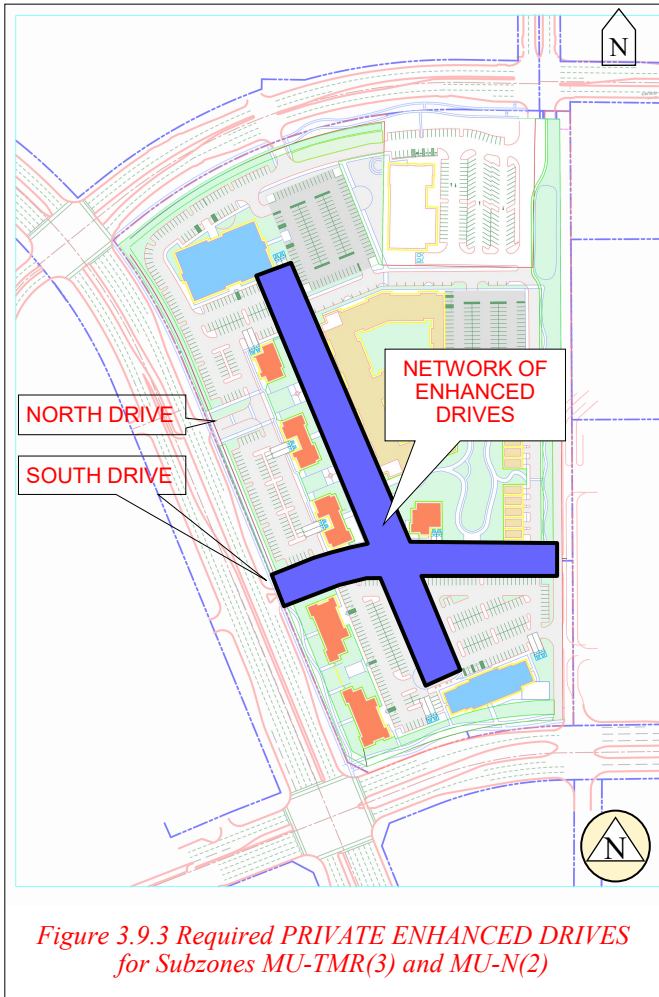
A. Project Narrative

1. Approximately 21 acres shall be annexed into the Lakeside DFW development district. The land uses shall include restaurants, multi-story offices, residential units, retail, hospitality, and open spaces organized around pedestrian-oriented drives. Within the site, the drives shall be owned and maintained privately and most buildings shall have facades fronting on both a private drive and a public arterial. Consequently, the prevailing development standards of the code are clarified herein specifically for this site.
 2. The site is bounded by 3 public arterial and/or collector streets to the north, west and south. Industrial uses are located to the east. The approximate location and orientation of the various building types on the site are depicted in the concept plan (Figure 3.9.1). The 2 primary corners, at FM 2499 / Spinks Road and FM 2499 / Lakeside Parkway, are anchored by commercial buildings. The commercial buildings and network of drives and sidewalks employ the scale, orientation, and architecture of the Lakeside DFW District. The restaurants shall include dining plazas fronting the internal drive.
 3. The residential building facade serves as the backdrop to the commercial uses and may contain non-residential occupancy at the drive corners. The residential building shall constitute the street-wall that frames the internal drive. The residential parking structure shall be concealed between the residential building and the industrial uses to the east to buffer the views from the residential building.
 4. The private internal vehicular network employs urban street sections that include the travel lanes, on-street parking, sidewalks, and street trees providing pedestrian connectivity to all the uses on the site.
 5. The plan also includes amenitized open spaces that shall be privately owned and privately maintained and shall include a public access easement.
 6. Parking lots at frontage and at corners of private drives are permitted.
- b. Curbs which may be either raised curbs or flat curbs;
 - c. Sidewalk Space that includes the clear sidewalk width and may also include space for tree planting in tree wells or in a continuous parkway between the sidewalk and the curb;
 - d. Street trees in arterial landscape buffers shall comply with Section 5.3. Street trees along private enhanced drives shall be placed at approximately 60' on center and may be located in the parking lane or in the sidewalk space. If located in the sidewalk space, the tree planting areas may be configured as tree wells or as a continuous parkway between the sidewalk and the curb. Sidewalks shall be 10' minimum if trees are placed within sidewalk, 8' minimum if trees are placed in parking lane.
 - e. Street trees may not be placed in locations that visually obstruct traffic control signage.
 - f. Sidewalks shall be included. Sidewalks shall be 5'

B. Vehicular Easement Access

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





minimum clear width exclusive of treewells or parkway.

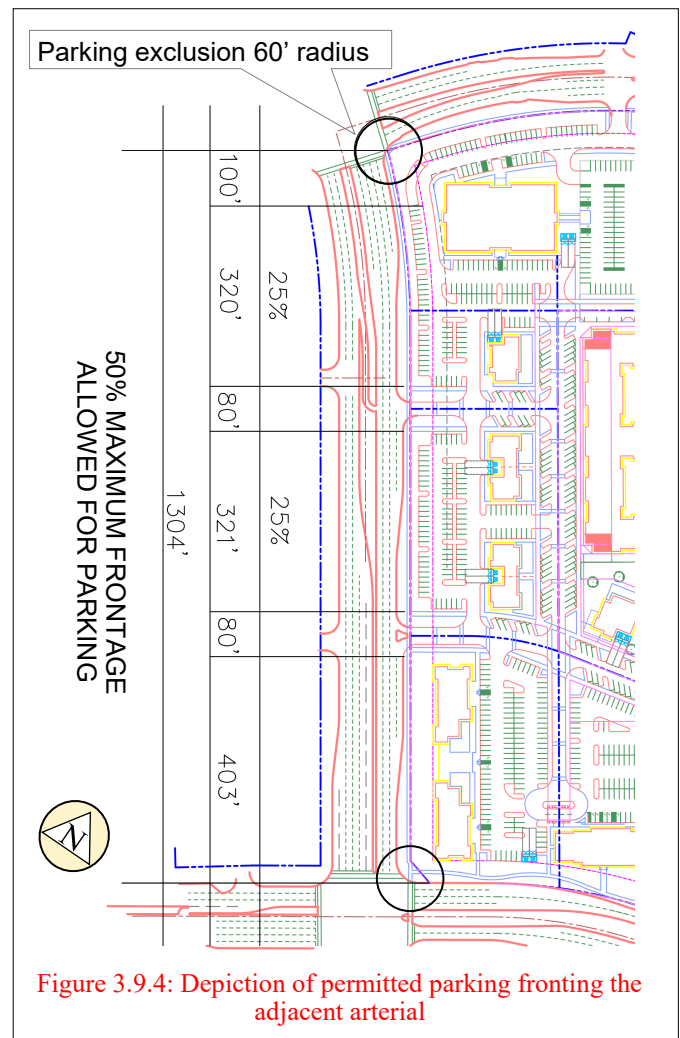
- g. There shall be no straight, direct vehicular connection between Spinks Road and Lakeside Parkway.

C. Subzone MU-TMR(3)

1. Setbacks from public arterial streets shall include a minimum 15' landscape buffer, but shall not count toward minimum open space. Additionally, landscaped areas within 25' of arterial ROW's shall not count toward required open space.
2. No landscape buffer is required between MU-TMR(3) and the lots to the east.
3. The location, maximum height, and orientation of buildings are indicated in Figure 3.9.6. Uses within buildings may include any permitted use.
4. Frontage on public arterial streets shall comply with 98-903.f.2 of the MU ordinance allowing up to 50% of the street frontage to include parking lots. The allowable length of street frontage that may be de-

voted to parking shall be calculated as follows: The total length of the arterial frontage multiplied by 50% equals the allowable frontage available for parking. Private drives with associated public pedestrian access easements shall not be included in the parking frontage. Specifically, See Figure 3.9.4 for an example of the calculation: Frontage on Spinks Road is approximately 665.5 feet in length. To comply with the MU ordinance, only 50% of the frontage may include parking lots. Consequently, parking lots between the buildings and Spinks Road frontage may not exceed 332.75 feet of the Spinks Road frontage.

5. Unless noted otherwise, Section 7 of this development code shall apply to development within MU-TMR(3).
6. Section 7.1.B: Materials. Paragraph 1: Facades of buildings within MU-TMR(3) subzone may use up to 100% of any unrestricted material. Limited materials within Subzone MU-TMR(3) are limited to 20%.
7. Building Setbacks from Arterial Streets shall be a minimum of 15'.



8. Since the drives within MU-TMR(3) are private, and buildings may have facades facing both public arterials and private drives, Type A and B streets do not apply and Type A and B facade definitions do not apply within MU-TMR(3). Alternative standards are specified below.
 - a. *Section 7, Site:* Street lights and street signs are not required on the internal drives, but if they are used, they shall be placed near the curb, located a maximum of 90' apart, and shall be a maximum of 16' in height.
 - b. *Table 7.1 Window Area:* Each façade shall have a minimum glass area of 10% and a maximum glass area of 85%.
 - c. *Section 7.1.A: Building Facades*
 - i. *Paragraph 4:* Entries are required to be located with a maximum spacing of 100' only for 1 or 2 story buildings. This standard shall not apply to buildings greater than 2 stories in height.
 - ii. *Paragraph 5:* There shall be no maximum façade length.
 - e. *Section 7.2: Commercial Ground Floor*
 - i. *Section A:* Display windows are not required. If display windows are used, they are not required to comply with Section 7.2.A.
 - ii. *Section B:* Entry doors are not required to comply with this section. However, an awning, canopy or recessed entry is required at each primary commercial entrance.
 - iii. *Section C:* A Sign Band is not required for commercial buildings.
 - iv. *Section D:* Awnings are not required on ground floor windows located within buildings greater than 2 stories.
 - f. *Structured Parking Standards:* Exterior facades of the garage must comply with the following standards:
 - i. All facades must incorporate a repeating pattern that includes color, texture, and/or material change. In addition, vertical elements shall be incorporated to the facade design in order to create a repeating pattern. This can be achieved through the use of projections or offsets. A wall with a minimum height of 42 inches to screen parked vehicles shall be required and must utilize design elements from the associated building.
 - ii. Elevator and stair shafts shall be located internal to the garage.

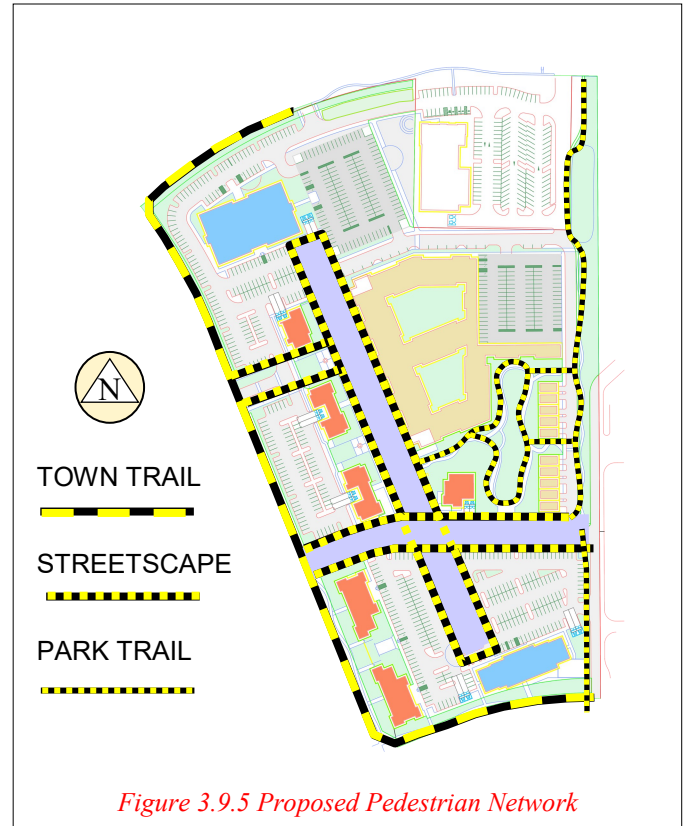


Figure 3.9.5 Proposed Pedestrian Network

D. Subzone MU-N(2)

1. Façade Types A and B on residential buildings are indicated in Figure 3.9.7. Buildings that are 100% non-residential shall comply with the standards for buildings in MU-TMR(3).
2. Commercial uses within a residential building shall have storefront windows with awnings over windows and doors complying with Paragraph 7.2.
3. *Section 7.3.C, and Section 7.4.A, Windows:* shall not apply to the residential buildings. However, Type A and Type B facades shall provide a minimum of 30% and a maximum of 75% glazing.
4. The townhome units shall be connected to the pedestrian network (which shall connect to the private streets) via paved lead walks 4' minimum in width. Townhome unit shall also have driveways a minimum of 18' between the alley and the garage doors.
5. The proposed open space between MU-N(2) and the industrial lots shall comply with the requirements identified in Figure 3.9.12.
6. Any façade of the parking structure that is not adjoining/attached to the multistory building shall comply with the structured parking standards in 3.9.Cf above.
7. *Section 7.1.B: Materials. Paragraph 1: Facades of*

buildings within MUN(2) subzones may use up to 100% of any unrestricted material. Limited materials in MU-N(2) are limited to 20% of A facades and 80% of B facades.

8. Issuance of a Certificate of Occupancy for any multi-family building shall be subject to the following: Completed construction of minimum 35,000 square-foot of non-residential building space to include completion of a building final inspection indicating finish-out permits are ready to be applied for.

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

1. Since the internal drive and the pedestrian network are used to bind the subzones together, the drives may reside partially or entirely within a subzone.
2. The street type may be split along the centerline allowing, for instance, angled parking on one side of the drive and parallel parking on the other.
3. Lots without frontage on a public street are permitted, provided that the lots have frontage on a private drive with a public access easement connecting to a public street.

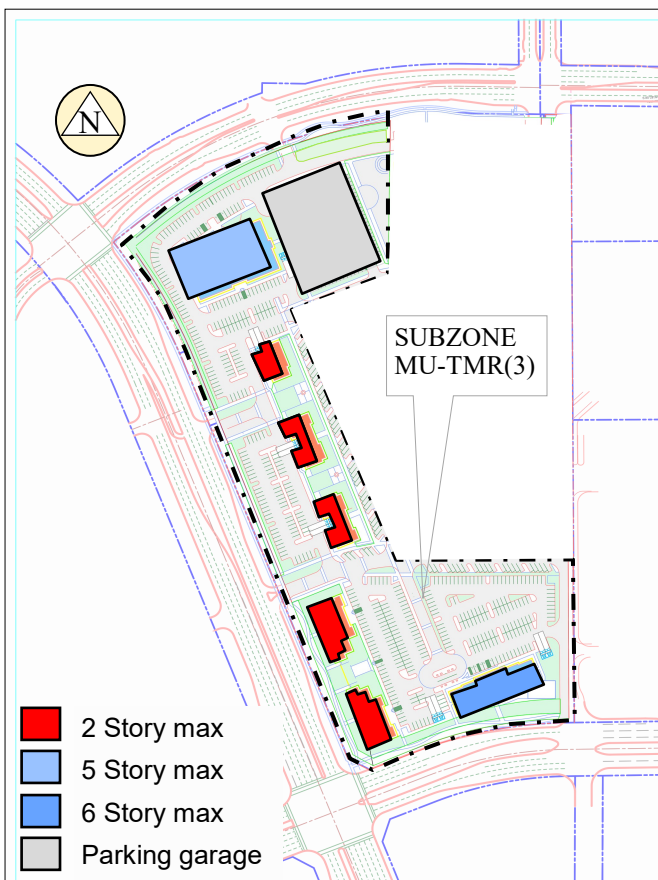


Figure 3.9.6: MU-TMR(3) Building Heights

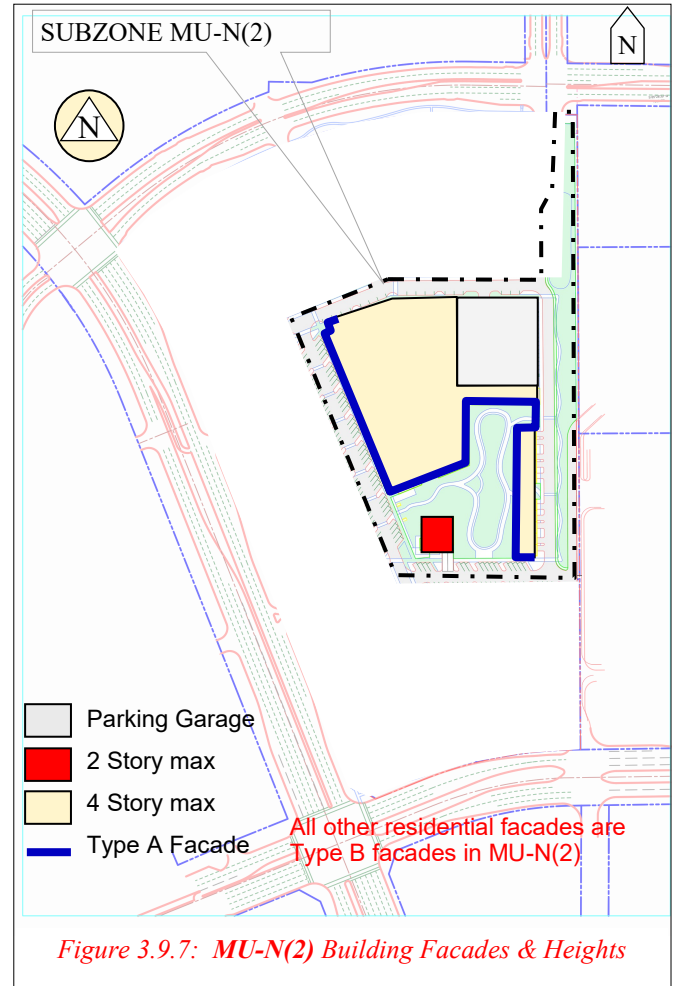


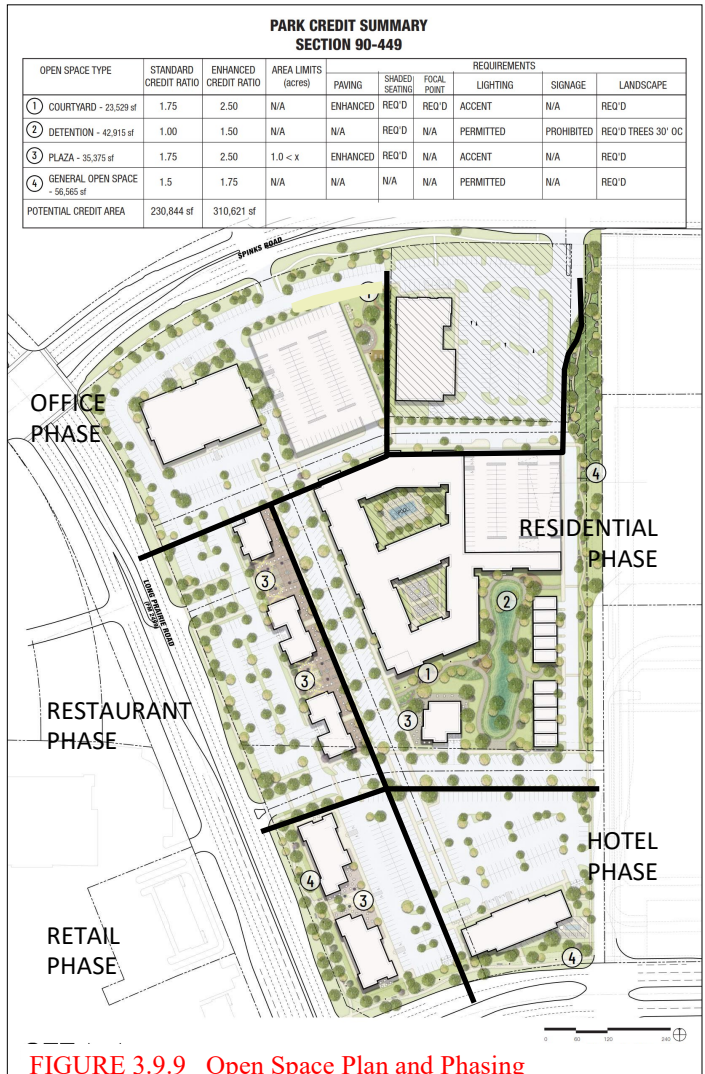
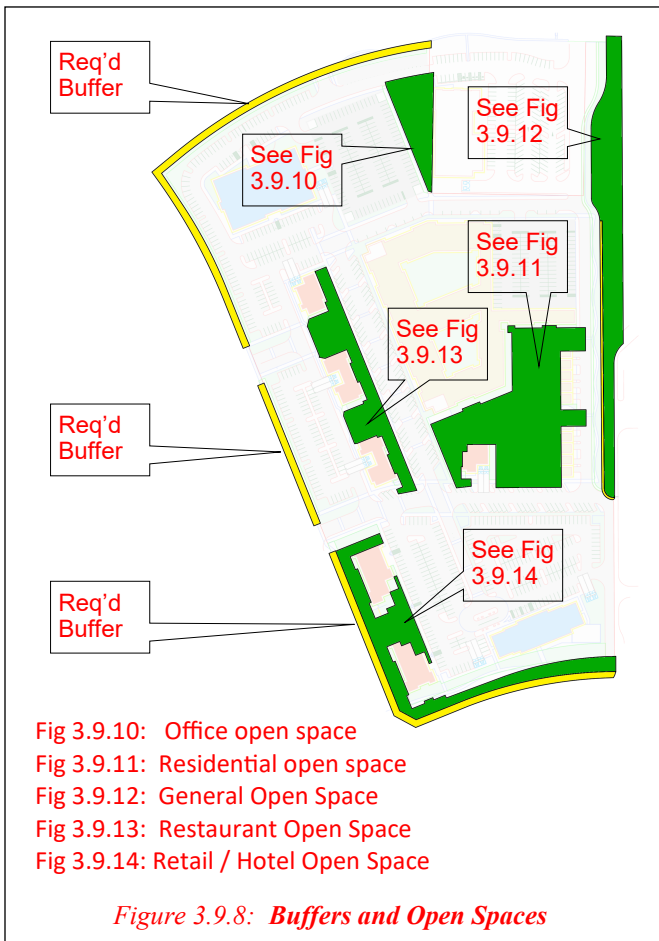
Figure 3.9.7: MU-N(2) Building Facades & Heights

4. Structured parking shall comply with Paragraph D, Section 6 of this code.

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

1. The required open space area shall not be less than 5% of the combined area of the subzones. The Bonus Height allowance requires an additional 3% of open space, totaling 8% of the combined area the subzones.
2. Open space surpluses in any subzone may be applied to deficiencies in other subzones. See Table 5.1 for the summary of open spaces.
3. Full landscape plans shall be required for each site plan application, but not for the Subdivision Site Plan application.
4. All habitable buildings shall comply with Section 82-240. Parking structures shall install foundation planting in compliance with 82-240 only on the facades fronting either public ROWs or private enhanced drives.

5. Detention, retention, and impoundment areas shall comply with Section 94-65.
6. Tree Mitigation shall comply with tree mitigation requirements detailed in Chapter 94 of the Town's code. All trees planted in excess of minimum landscaping requirements shall be counted toward mitigation provided they comply with Chapter 94.
7. Street Trees: Street trees shall be planted in tree wells conforming to Town standards or planted in tree wells specified by a certified arborist and approved by the Town.
8. The following Open Spaces shall comply with Section 90-449 of the Code of Ordinances, the Park Credit Option, for privately owned and privately maintained public parks. The park areas defined in the following figures may not decrease by more than 10% of the approximate areas, but shall comply with the minimum areas established in Table 5.1.



REQUIRED INFORMATION FOR PARK CREDIT

- a. Landscape Plan: See Figures 3.9.9 thru 3.9.14
- b. Open Space Area: See Figures 3.9.9 thru 3.9.14
- c. Natural Features: See Figures 3.9.9 thru 3.9.14
- d. Publicly Accessible O.S.: See Figures 3.9.9 thru 3.9.14
- e. Pedestrian Connections: See Figures 3.9.9 thru 3.9.14
- f. Amenities & Details: See Figures 3.9.9 thru 3.9.14
- g. Maintenance: All Open Space areas shall be maintained by the respective property owners in compliance with Town regulations.
- h. Phasing: Each Open Space shall be constructed concurrently with the associated buildings within that phase.
- i. Checklist:
 - Open Space area
 - Plant types
 - Plant quantities
 - Furnishings

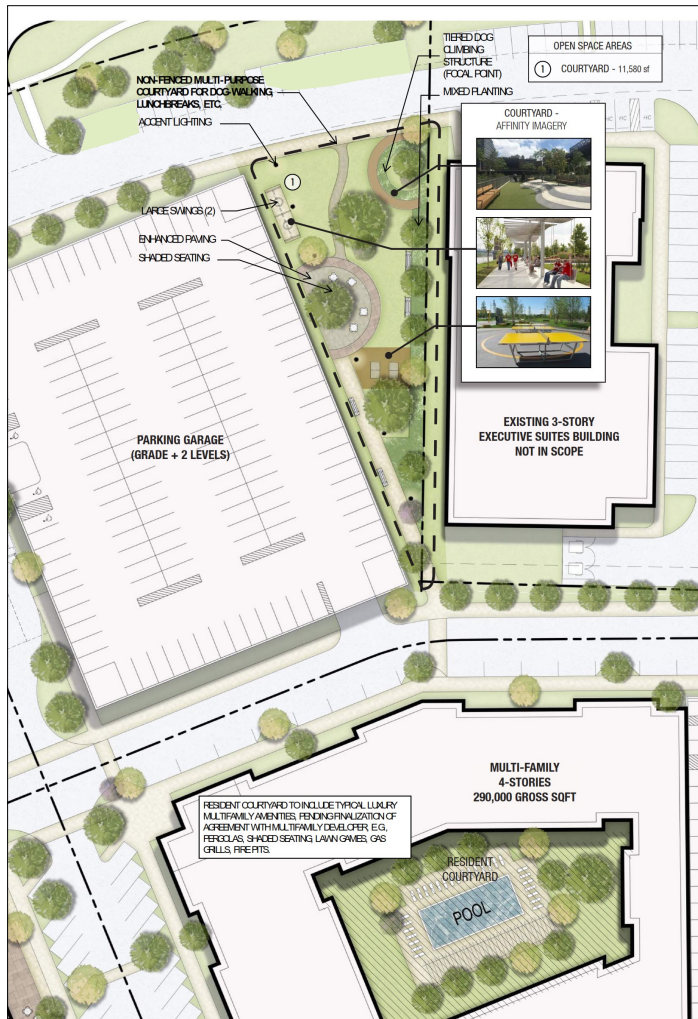


FIGURE 3.9.10 Office Open Space

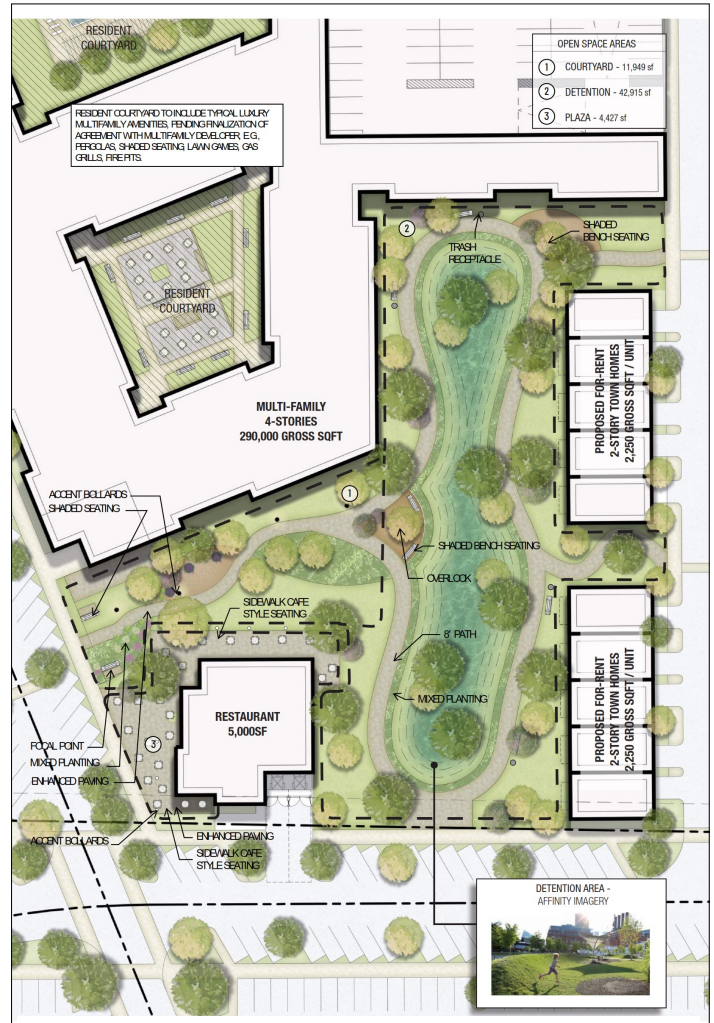


FIGURE 3.9.11 Residential Open Space plan

- a. Landscape Plan: Full scale plans to be submitted at Site Plan.
- b. Open Space Area: Approximately 11,580 square feet of Courtyard area
- c. Natural Features: None
- d. Publicly Accessible O.S: Area is publicly accessible
- e. Pedestrian Connections: See figure 3.9.5 for Pedestrian Network
- f. Amenities & Details: Park shall include a minimum of
 - Focal point
 - Accent lighting
 - 2 benches
 - 3 shade trees
 - 3 ornamental trees
 - Enhanced paving
 - Paved walking trail

- a. Landscape Plan: Full scale plans to be submitted at Site Plan
- b. Open Space Area: Approximately 11,949 square feet of Courtyard area; approximately 42,915 SF of Detention area; and approximately 4,427 SF of Plaza area
- c. Natural Features: None
- d. Publicly Accessible O.S: All areas are publicly accessible
- e. Pedestrian Connections: See figure 3.9.5 for Pedestrian Network
- f. Amenities & Details: Park shall include a minimum of
 - Focal point
 - Accent lighting
 - 2 benches
 - Shade trees @ 30' o.c. around detention (may be clustered)
 - Enhanced paving
 - Minimum 8' paved walking trail connecting to pedestrian network
 - Plaza seating and shaded seating



FIGURE 3.9.12 General Open Space plan



FIGURE 3.9.13 Restaurant Open Space plan

- a. Landscape Plan: Full scale plans to be submitted at Subdivision Site Plan.
 - b. Open Space Area: Approximately 42,630 square feet of General Open Space area that includes approximately 0.217 acres of "Seed Mix" Bluestem Grasses pursuant to the Environmental Protection Plan for mitigation.
 - c. Natural Features: None
 - d. Publicly Accessible O.S: All areas are publicly accessible
 - e. Pedestrian Connections: See figure 3.9.5 for Pedestrian Network
 - f. Amenities & Details: Park shall include a minimum of
 - 2 benches
 - 10 shade trees
 - 10 ornamental trees
 - Paved or natural (mulch or gravel) walking trail
- a. Landscape Plan: Full scale plans to be submitted at Site Plan.
 - b. Open Space Area: Approximately 19,038 square feet of Plaza area
 - c. Natural Features: None
 - d. Publicly Accessible O.S: Area is publicly accessible
 - e. Pedestrian Connections: See figure 3.9.5 for Pedestrian Network
 - f. Amenities & Details: Park shall include a minimum of
 - Accent lighting
 - 3 shade trees
 - 6 ornamental trees
 - Coordinated landscape of perimeter shrubbery, ornamental grasses and ground cover
 - Approximately 0.4 acres of lawn
 - Enhanced paving
 - Plaza Stage, audience seating, game area
 - Leisure seating
 - Entertainment and Activity plazas may be interchanged.

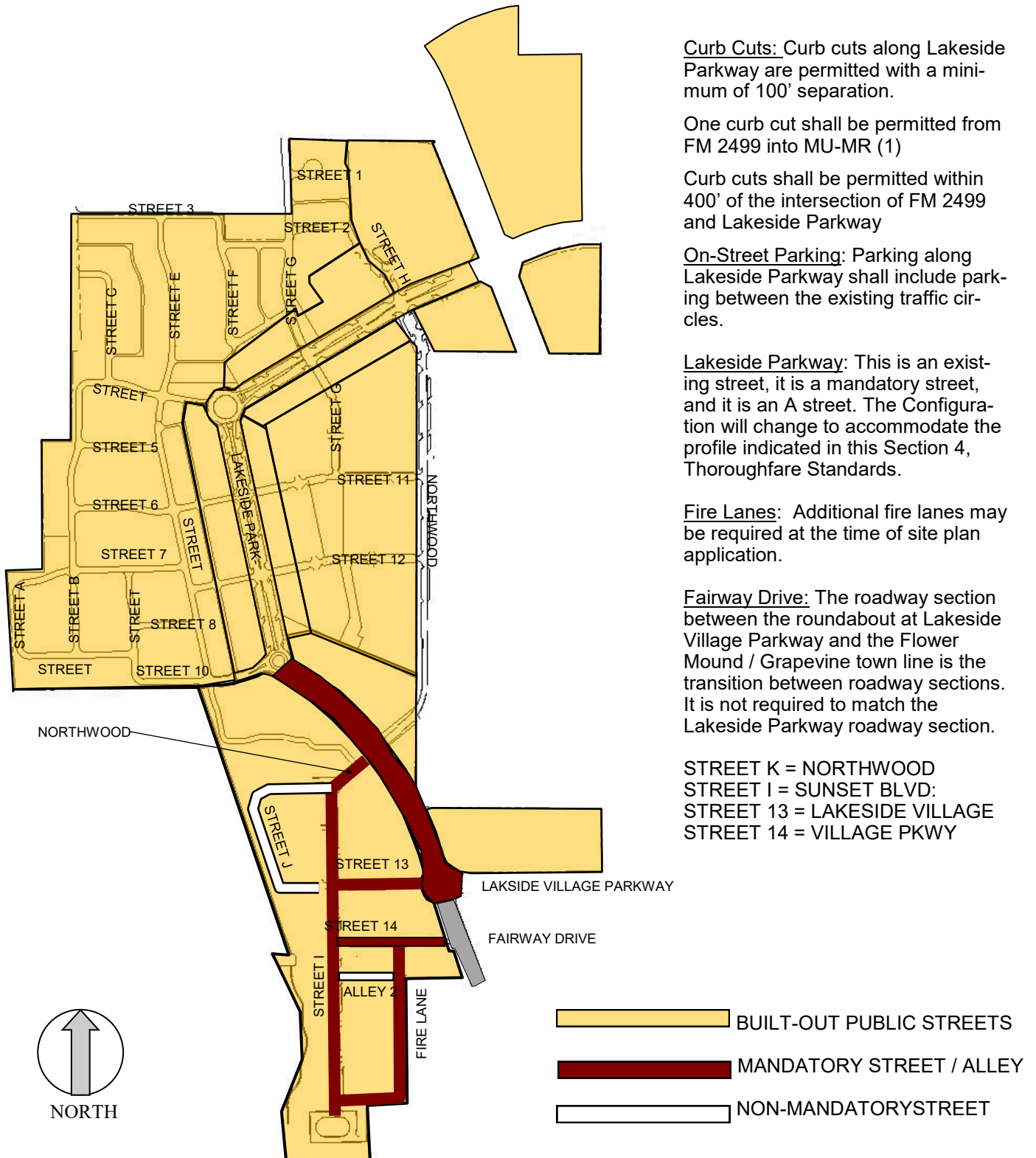


FIGURE 3.9.14 Retail & Hotel Open Space

- a. Landscape Plan: Full scale plans to be submitted at Subdivision Site Plan.
- b. Open Space Area: Approximately 13,935 SF of General Open Space area and approximately 11,910 SF of Plaza Open Space.
- c. Natural Features: None
- d. Publicly Accessible O.S: All areas are publicly accessible
- e. Pedestrian Connections: See figure 3.9.5 for Pedestrian Network
- f. Amenities & Details: Park shall include a minimum of
 - Accent lighting
 - Coordinated landscape of perimeter shrubbery, ornamental grasses and ground cover
 - Sidewalk café style seating
 - 12 shade trees
 - 6 ornamental trees
 - Paved walking trail
 - Sculpture or interactive art piece

THE STREET AND THOROUGHFARE STANDARDS

FIGURE 4.1: STREET PLAN



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

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

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

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

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

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

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

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

SECTION 4: STREET AND THROUGHFARE STANDARDS

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

TABLE 4.1 MANDATORY STREETS; A OR B STREETS

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

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

TABLE 4.2 LIST OF STREETS AND DIMENSIONS

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

ROW = Right-of-way

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

MU = Mixed Use District

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

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

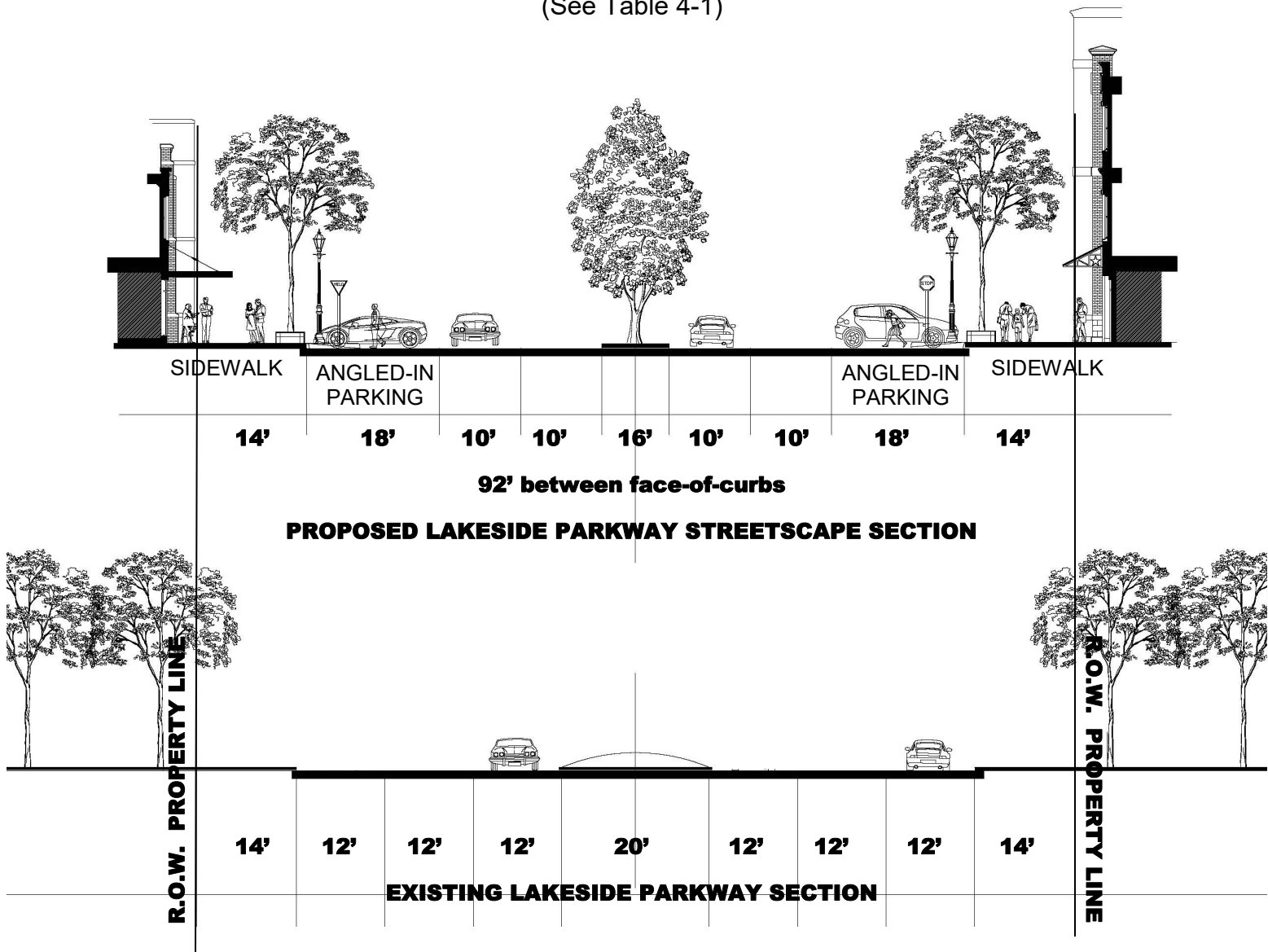
Note 3: Where ROW abuts a park, open space or alignment of the Trail network, the sidewalk may be reduced to 5 feet in width or eliminated.

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

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

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

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



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

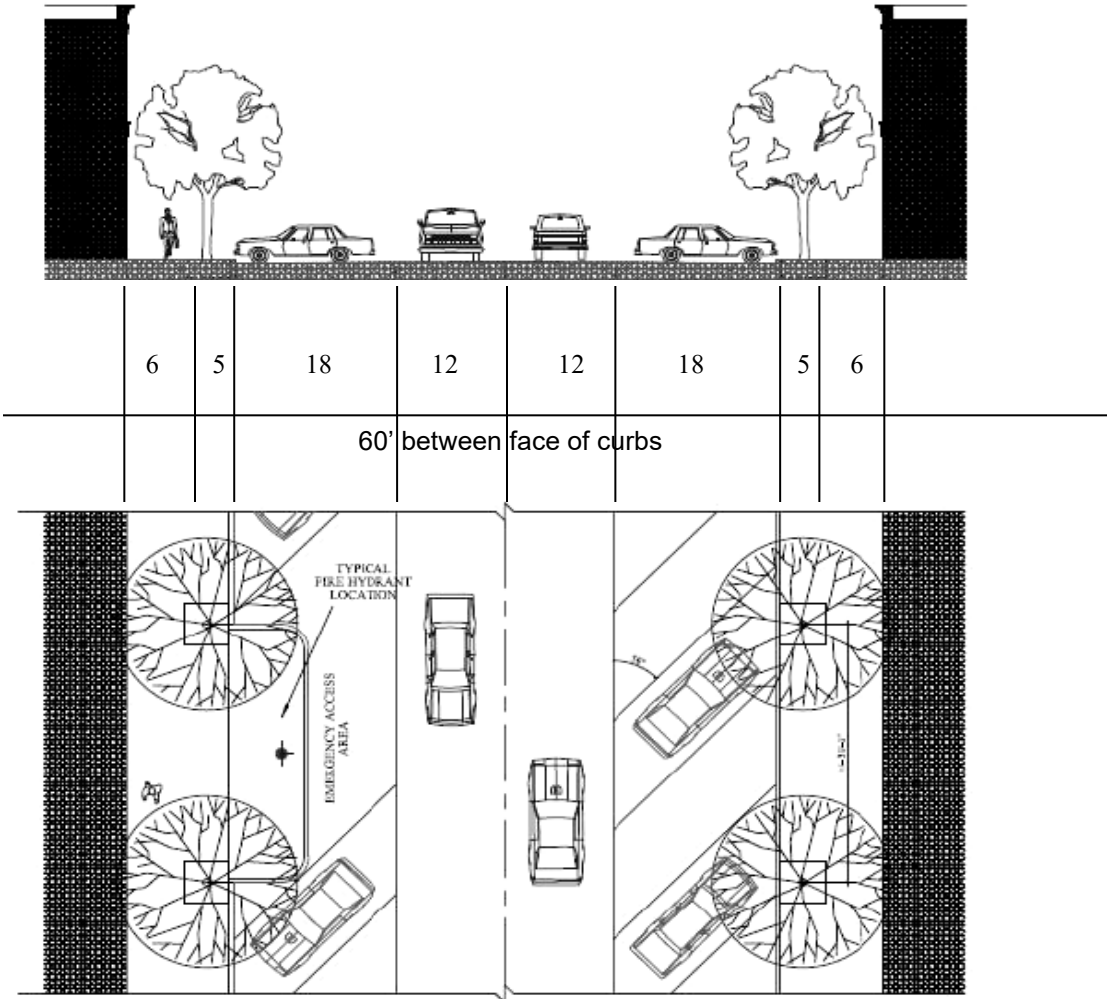
We propose to change the section to two 11' lanes in each direction and narrow the median to 12' in order to accommodate on-street, angled-in parking. Buildings would be placed within 8' of the

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

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

THOROUGHFARE DESIGN

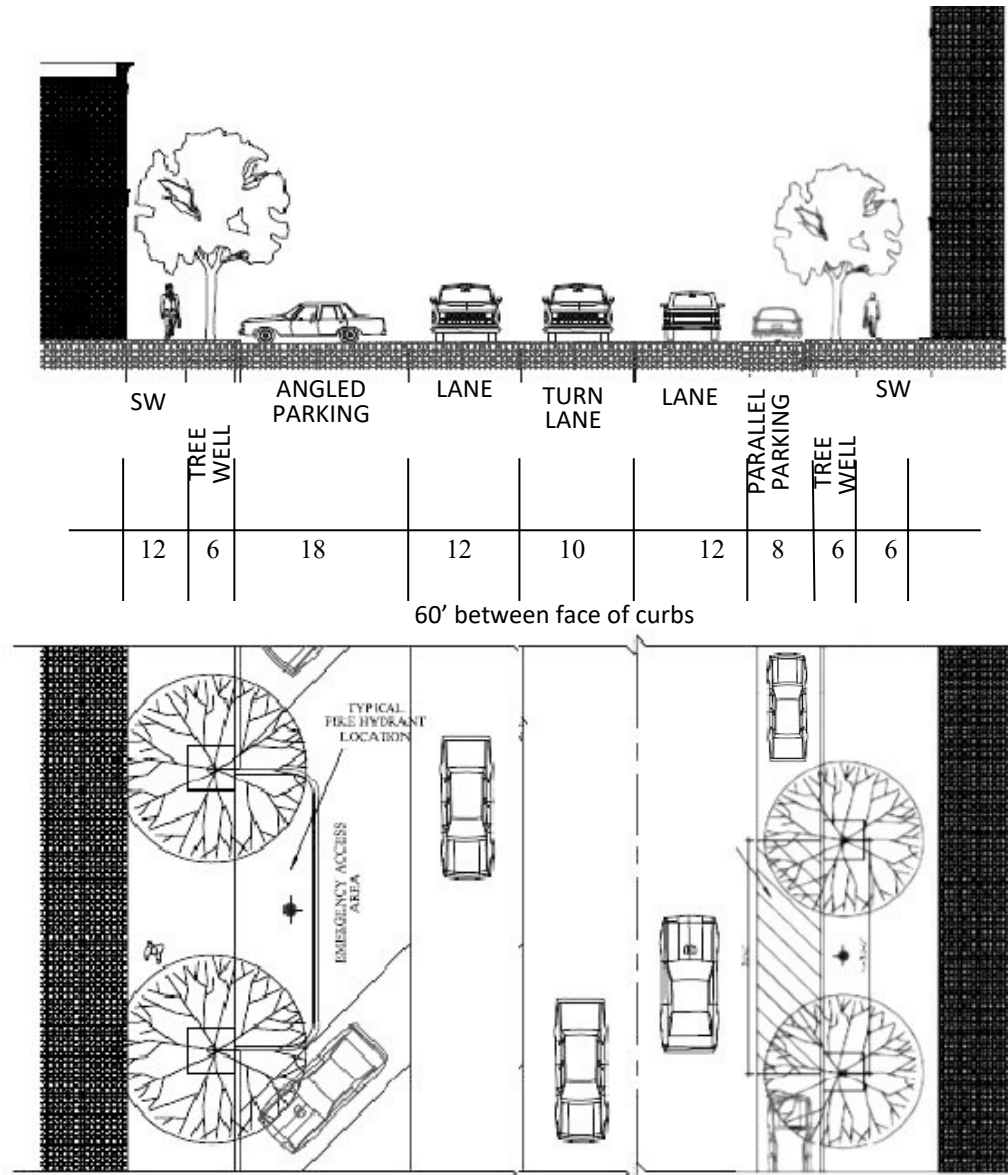
MU STREET
(See Table 4-1)



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

THOROUGHFARE DESIGN

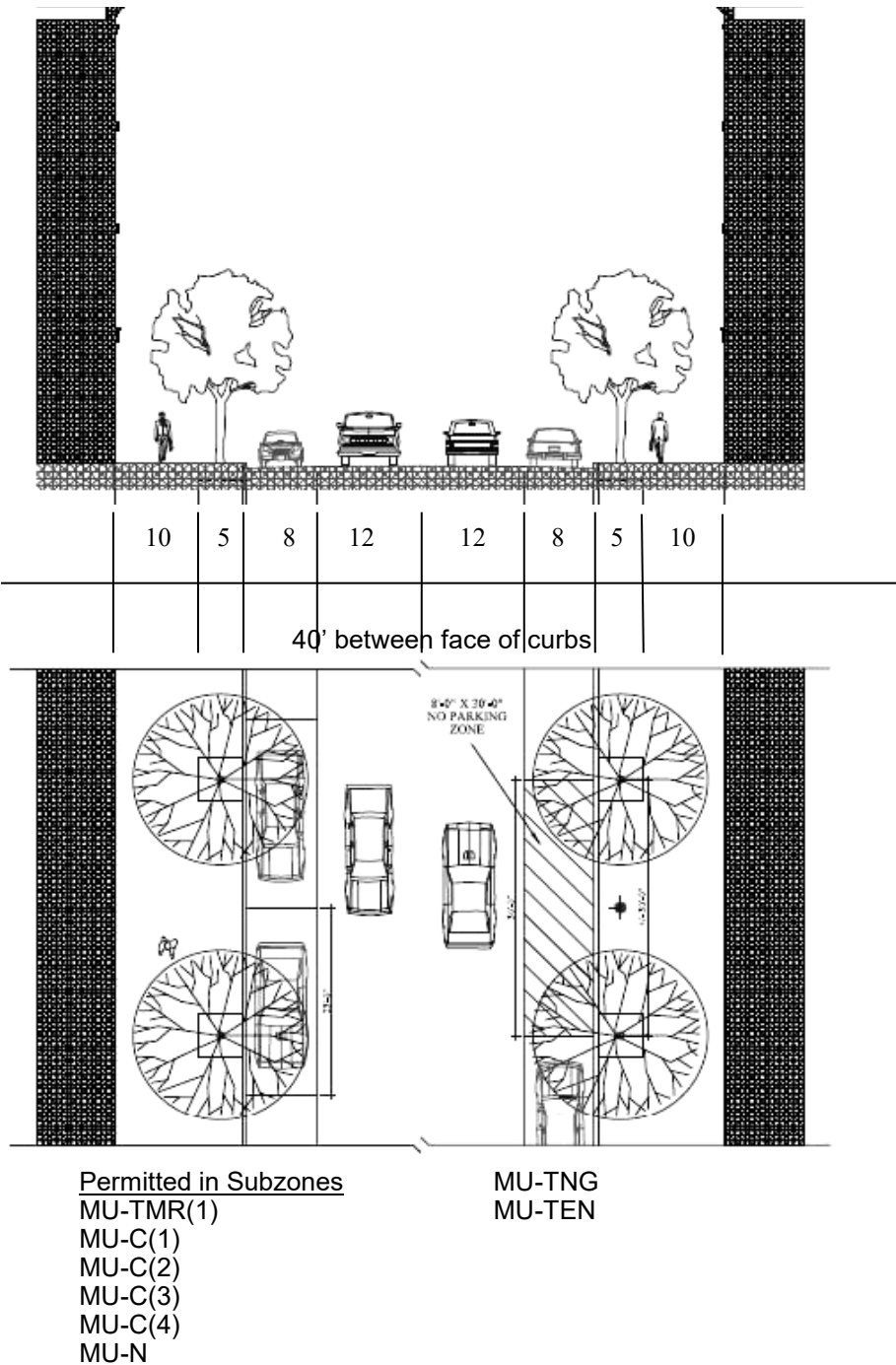
MU STREET 2 (See Table 4-1)



Permitted in Subzones
MU-TEN

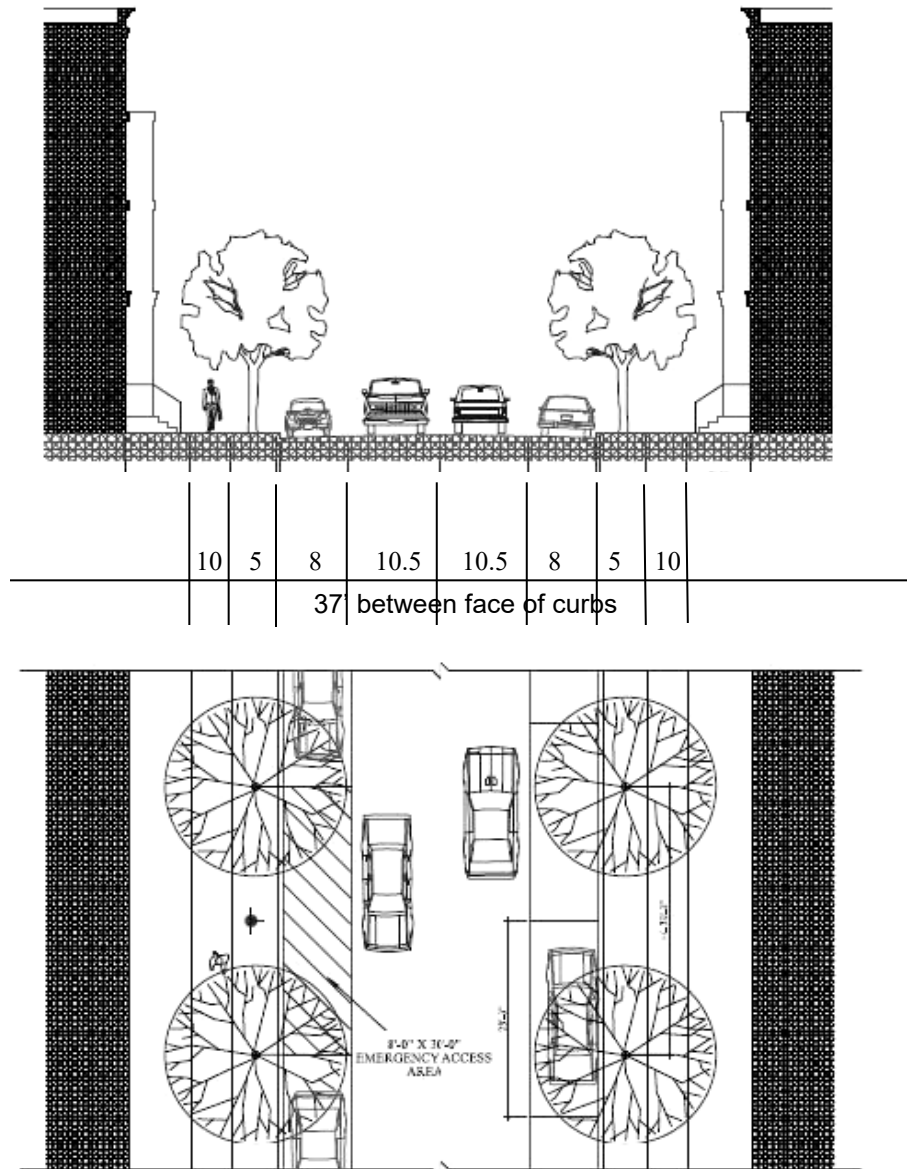
THOROUGHFARE DESIGN

MU LOCAL 1
(See Table 4-1)



THOROUGHFARE DESIGN

MU LOCAL 2 (See Table 4-1)



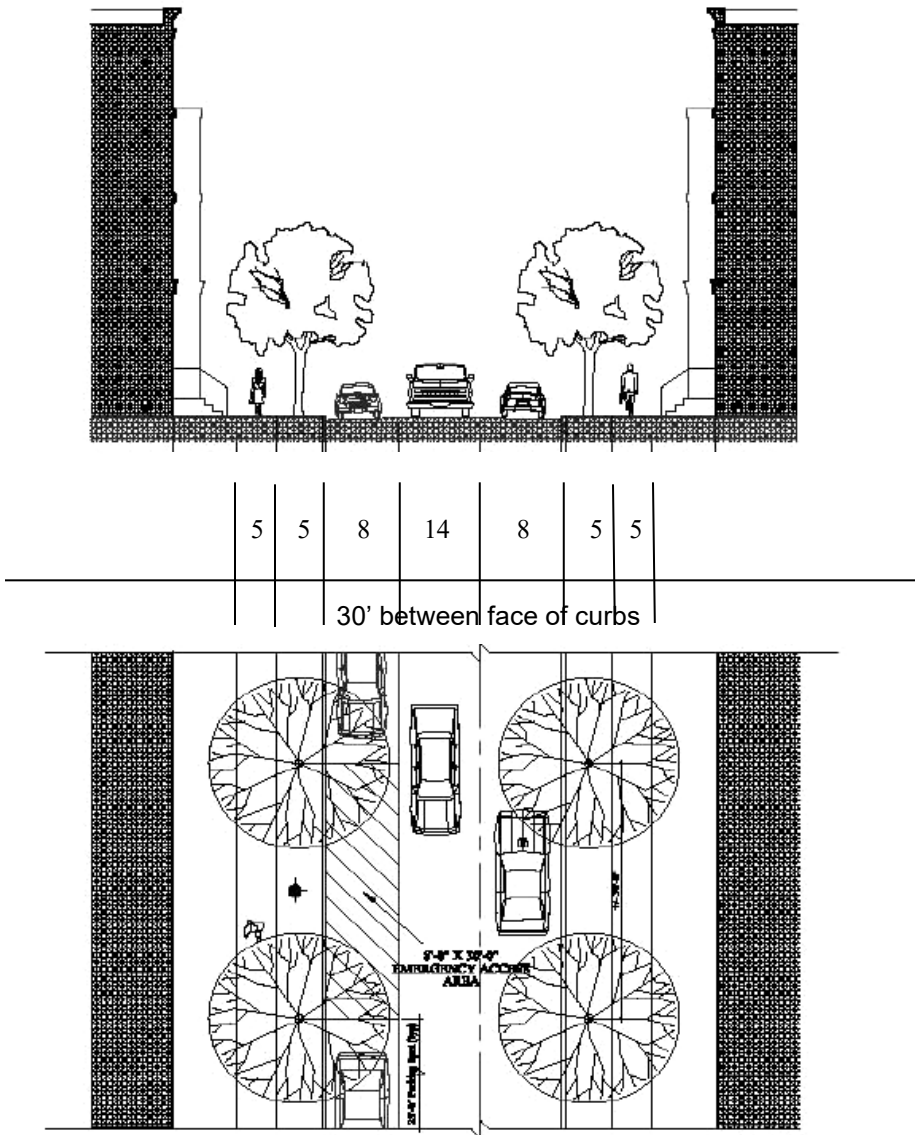
Permitted in Subzones

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

MU-TNG
MU-TEN

THOROUGHFARE DESIGN

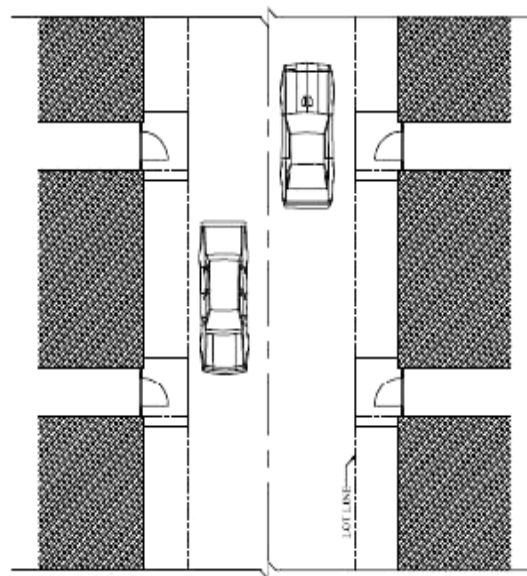
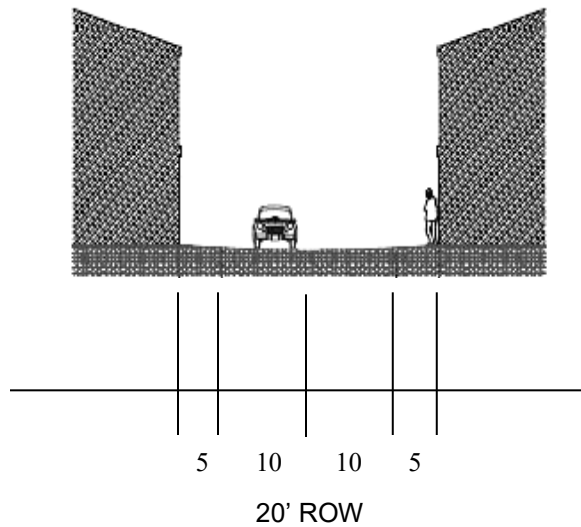
MU LOCAL 3
(See Table 4-1)



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

THOROUGHFARE DESIGN

MU COMMERCIAL ALLEY (See Table 4-1)



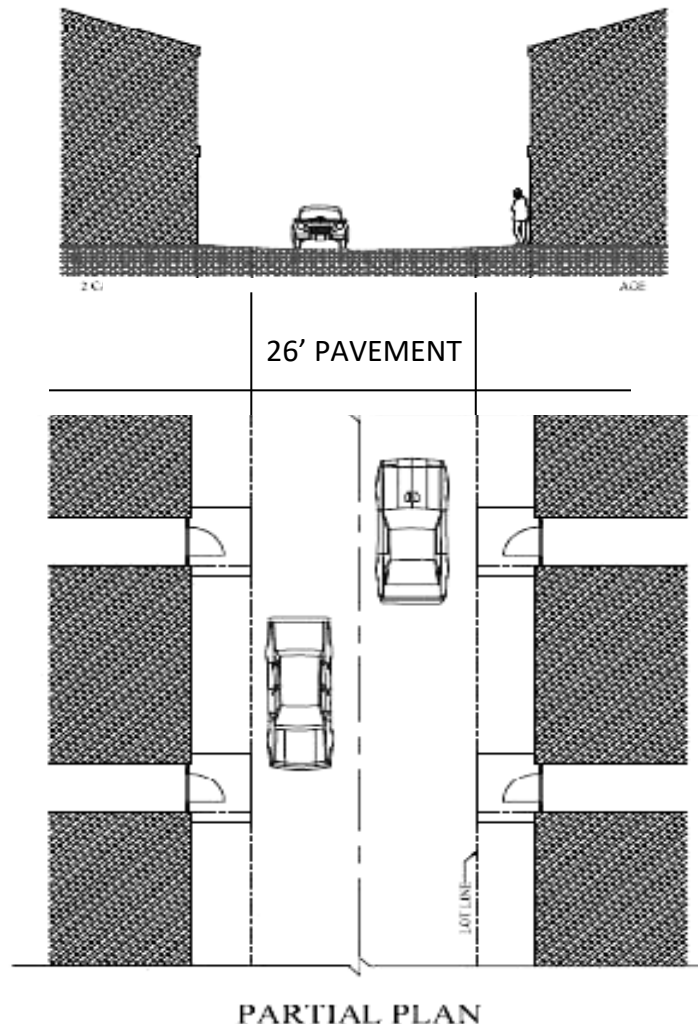
Permitted in Subzones

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

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

THOROUGHFARE DESIGN

FIRE LANE (See Table 4-1)



No parking permitted in Fire Lane

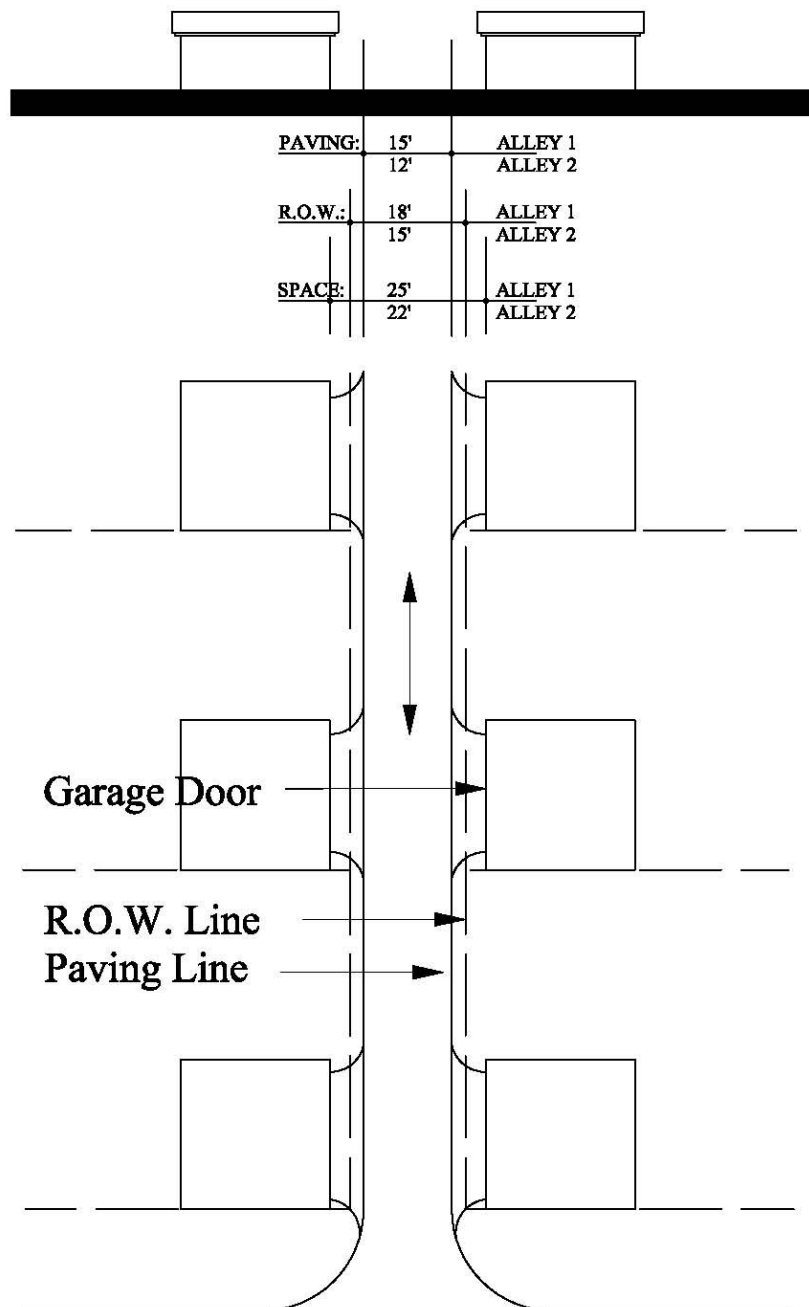
Permitted in Subzones

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

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

THOROUGHFARE DESIGN

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



CIVIC/OPEN SPACE AND LANDSCAPE STANDARDS

PARKS AND OPEN SPACE
TRAILS
LANDSCAPING

FIGURE 5.1: PARK AND OPEN SPACE PLAN

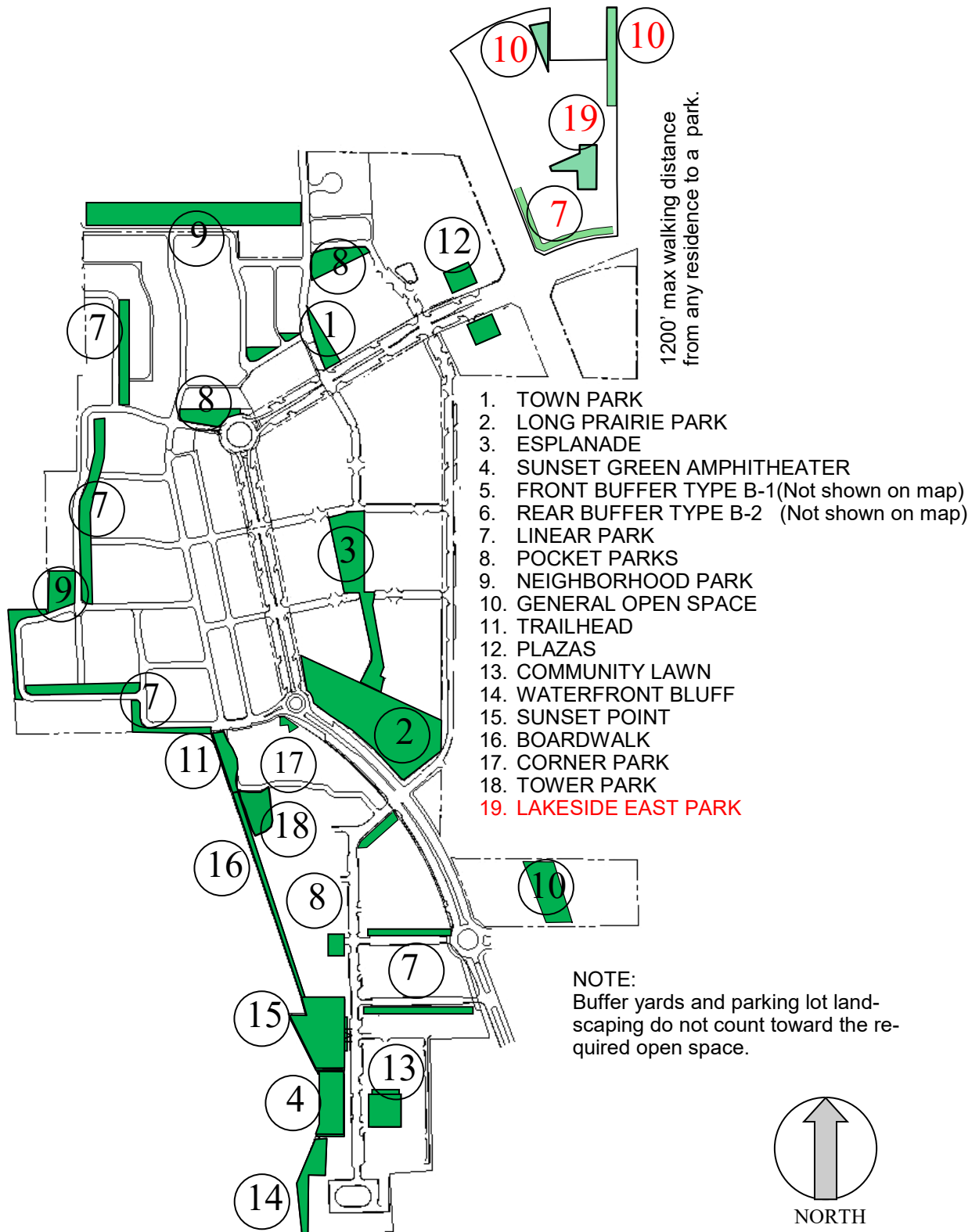


TABLE 5.1 OPEN SPACE MINIMUM REQUIRED

SUBZONE TRACTS	ACRES IN SUBZONE	MINIMUM OPEN SPACE REQUIRED: PERCENTAGE	ADDITIONAL OPEN SPACE: PERCENTAGE	MINIMUM OPEN SPACE REQUIRED: ACRES	OPEN SPACE PROVIDED: ACRES	REQUIRED PARK TYPES	MINIMUM NUMBER OF PARKS	MINIMUM AREA PER PARK	MINIMUM PARK AND OPEN SPACE AREA
1 TOTAL TO DATE	111.0	7.6%		8.51	10.42				
2 MU-C(3)	6.3			0.50	1.50	GENERAL OPEN SPACE	1		0.50
<i>BASE OPEN SPACE</i>	<i>5% OF 6.3 ACRES</i>		0.32						
<i>BONUS HEIGHT</i>	<i>3% OF 6.3 ACRES</i>		0.19						
3 MU-TEN	38.5			3.61	4.1	TOWER PARK	1	0.5	0.5
<i>BASE OPEN SPACE</i>	<i>5% OF 38.5 ACRES</i>		1.92			COMMUNITY LAWN	1	0.3	0.3
<i>BONUS HEIGHT</i>	<i>3% OF 38.5 ACRES</i>		1.15			WATERFRONT BLUFF	1	0.3	0.3
<i>SINGLE FAMILY</i>	<i>5% OF 10.6 ACRES</i>		0.53			SUNSET GREEN	1	0.7	0.7
						SUNSET POINT	1	0.3	0.3
						BOARDWALK & TRAILHEAD	1	1.2	1.2
						VILLAGE GREEN	1	0.2	0.2
						CORNER PARK	1	0.3	0.3
						LINEAR PARKS	3	0.1	0.3
4 MU-TMR(3) + MU-N(2)	21.18			1.7	3.6				
<i>BASE OPEN SPACE</i>	<i>5% OF 21.18 ACRES</i>		1.06			COURTYARD			0.54
<i>BONUS HEIGHT</i>	<i>3% OF 21.18 ACRES</i>		0.64			GENERAL OPEN SPACE			1.30
						PLAZA			0.81
						DETENTION			0.99
PROJECT TOTALS	176.98	8.0%		14.32	19.62	10.4% PROVIDED OVERALL			

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

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

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

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

family, and the added requirement for bonus height.

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

This table, and the subsequent requirements, are intended to demonstrate how the aggregate parks and open spaces proposed for Lakeside DFW meet the requirements of the Ordinance LDR 03-08 (the Mixed Use Ordinance) and the Ordinance LDR 05-12 (Modification of park requirements in MU zoning).

Section 98-903 g of the MU Ordinance requires 5% minimum open space plus additional open space in specific categories; and it requires a variety of park types, pedestrian connectivity and access to existing wooded areas.

The requirements contained in this section provide those standards.

5.1 Civic/Open Space Standards.

- A. The following set of tables and illustrations enumerates and describes the standards for the various types of parks and civic/open spaces to be developed as a part of the overall Lakeside project. These categories are as follows:

LAKESIDE DFW OPEN SPACES

- POCKET PARKS
- NEIGHBORHOOD PARK
- LINEAR PARK
- TRAILHEAD
- TOWN PARK
- PLAZAS
- ESPLANADE
- LONG PRAIRIE PARK
- FRONT BUFFER TYPE B-1
- REAR BUFFER TYPE B-2
- GENERAL OPEN SPACE

VILLAGE LAKEFRONT AREA

- OS1: COMMUNITY LAWN
- OS2: WATERFRONT BLUFF
- OS3: SUNSET GREEN AMPHITHEATER
- OS4: SUNSET POINT
- OS5a: BOARDWALK
- OS5b: VILLAGE GREEN
- OS5c: CORNER PARK
- OS6: LINEAR PARKS

LAKESIDE EAST

- LAKESIDE EAST PARK
- GENERAL OPEN SPACE

- B. The provision of adequate and appropriate civic/open space areas shall be integral to all development in the district. The minimum requirement for civic/open space in the district is five percent of the gross area of the site

which shall be dedicated open space. Any open space provided in excess of five percent may be eligible for bonus provisions. Surplus open space in one subzone may be applied to deficiencies of open space in other subzones, provided the following conditions apply:

1. That the aggregate open space within all final platted property in the MU zoning district does not fall below 5% of the gross platted area; and
2. That the required park types identified in Table 5.1 are included in the platted area; and
3. That the plat complies with the open space standards in Section 3 of this Development Code.

Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves, including floodplain areas. Active sports fields and structured recreational activities shall be limited to less than ten percent of any parks located in the district.

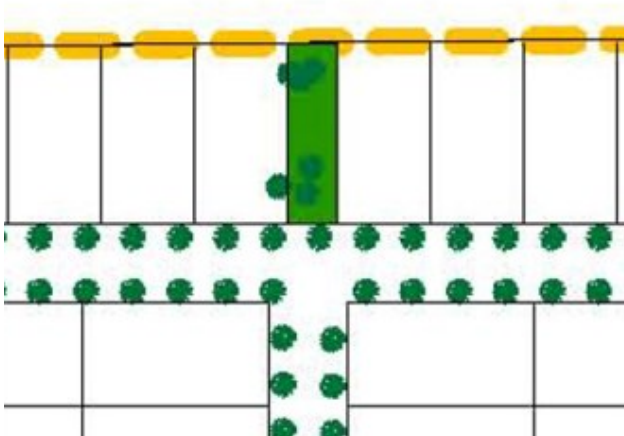
- C. Applicable Standards; Maintenance. Thoroughfare treatments, right-of-way and median landscaping requirements, buffers, street yard landscaping, perimeter area requirements, landscaping of parking lots and structures and all other landscape area requirements as set forth the Code of Ordinances shall not apply in Lakeside DFW, except as set forth in this Section 5. Planting, and maintenance of all landscaping in streets, sidewalks and open space common areas in Lakeside DFW shall be the obligation of the persons owning property in the district and may be managed through a Lakeside Owners' Association.

- D. This development Code includes proposed variances from the existing Land Development Regulations regarding tree preservation, park land dedication and park development fees that are permitted under Ordinances LDR 05-12.

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

RESIDENTIAL POCKET PARKS

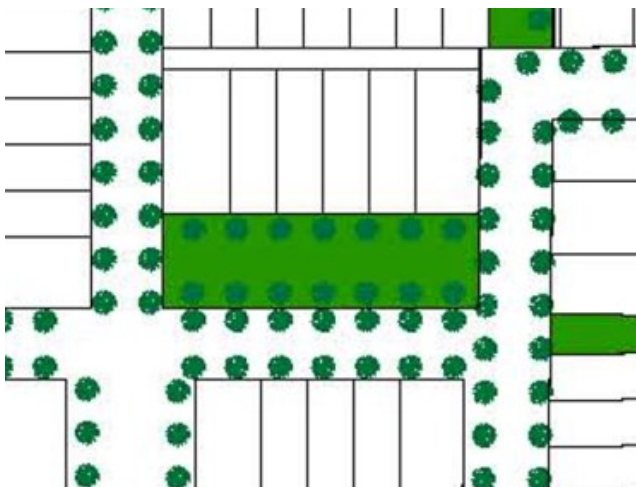
ITEM	STANDARD	REQ'D
#1	Character	Small, intimate, casual atmosphere, suitable for small children.
#2	Minimum size	0.1 acres
#3	Maximum Size	0.25 acres
#4	Perimeter conditions	Public Street Frontage on at least one side, residential fences of lot sides and rear may face the other 3 sides.
#5	Plantings, pattern	Trees and Turf, natural pattern of tree locations. One tree/2000 SF.
#6	Sidewalks/Hardscape	Sidewalks and hardscape optional, no paving for parking permitted
#7	Trail Connectivity	Connection to sidewalks is required but connection to the trail system is not required
#8	Location requirements	At least one of the pocket parks must border the Lake Grapevine USACE property.
#9	Topography	May be natural grade with slopes greater than 20%
#10	Water feature	No water feature required
#11	Structures	Shade structures and toddler playground equipment optional
#12	Furnishings	Benches and trash receptacles
#13	Lighting	No lighting required
#14	Other considerations	
	Required in Sub Zones:	MU-NG
	Permitted in Sub Zones:	All except MU-C, MU-MR
	Prohibited in Sub Zones:	MU-C, MU-MR



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

RESIDENTIAL NEIGHBORHOOD PARKS

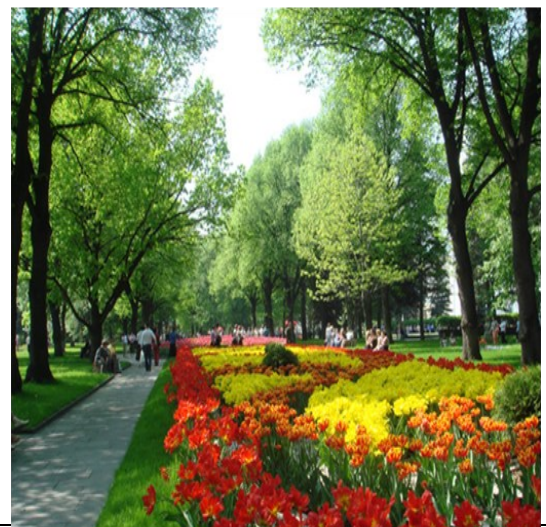
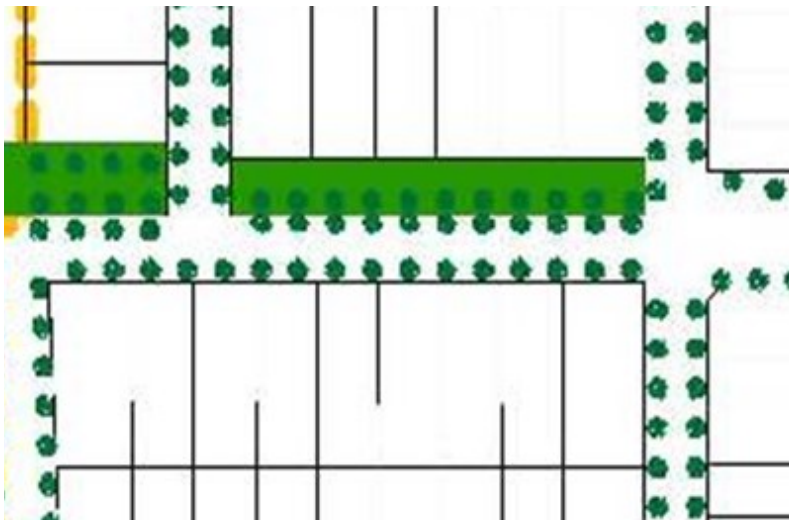
ITEM	STANDARD	REQ'D
#1	Character	Medium sized, suitable for small gatherings and passive recreation.
#2	Minimum size	0.25 acres
#3	Maximum Size	1.0 acres
#4	Perimeter conditions	Public Street Frontage on at least 2 sides, building front facades must face least 2 sides. Lot Sides or rear may face one side.
#5	Plantings, pattern	Trees and turf, may be a natural pattern of trees or a formal geometric pattern. One tree/ 2000 SF
#6	Sidewalks/Hardscape	Concrete or masonry surface
#7	Trail Connectivity	Connection to sidewalks is required but connection to the trail system is not required
#8	Location requirements	The park should be centrally located or placed on a primary street.
#9	Topography	Must be generally level over most of the park area where people will walk
#10	Water feature	No water feature required
#11	Structures	Shade structures are optional. Playground equipment is discouraged.
#12	Furnishings	Benches and trash receptacles; and items required by trail standards
#13	Lighting	No lighting required, but pathway lighting is desirable.
#14	Other considerations	
	Required in Sub Zones:	MU-NG
	Permitted in Sub Zones:	All except MU-MR
	Prohibited in Sub Zones:	MU-MR



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LINEAR PARK

ITEM	STANDARD	REQ'D
#1 Character	Linear parks serve to enhance a right-of-way with additional green space and landscaping, incorporating sidewalks and trails.	
#2 Minimum size	No minimum area but a minimum of 20' in width.	yes
#3 Maximum Size	No maximum but widths greater than 50' may be better categorized as a different type of park.	
#4 Perimeter conditions	The longest dimension plus the ends should front on a public ROW, the remaining perimeter may face private land.	yes
#5 Plantings, pattern	Regular tree placement matching street tree placement. Match street tree pattern.	yes
#6 Sidewalks/Hardscape	The length of the park	yes
#7 Trail Connectivity	not required	
#8 Location requirements	Must be located adjacent to a public ROW	yes
#9 Topography	Generally must be as level as the sidewalks	yes
#10 Water feature	none required	
#11 Structures	none required	
#12 Furnishings	none required; unless required by trail standards	
#13 Lighting	none required	
#14 Other considerations		
Required in Sub Zones:	MU-NG, MU-TEN	yes
Permitted in Sub Zones:	All	
Prohibited in Sub Zones:	None	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY
TRAILHEAD

ITEM	STANDARD	REQ'D
#1	Character This is the transition between the urban character of the Lakeside development and the natural environment of Lake Grapevine, and should incorporate elements of both environments.	
#2	Minimum size 0.15 acres	yes
#3	Maximum Size 1 acre	yes
#4	Perimeter conditions Must be bounded by the Lake Grapevine USACE property on at least on side, by a public ROW and front facades on another side, and may be adjacent to the sides or rear of buildings or lots on the other sides.	yes
#5	Plantings, pattern Natural placement of trees and plantings, existing trees to remain where possible, some understory growth is permitted to define the wilderness atmosphere.	yes
#6	Sidewalks/Hardscape The Lakeside trail system must traverse the park and connect to the USACE trail system. A small area for a bike rack and bicycle staging area is also required.	yes
#7	Trail Connectivity Trail connection is required	yes
#8	Location requirements Must be adjacent to the Lake Grapevine USACE property with connection to the USACE trail system.	yes
#9	Topography As natural as possible to accommodate the trails	yes
#10	Water feature not required	
#11	Structures not required	
#12	Furnishings Benches, trash receptacles, directory maps, and bike racks.; may be required by trail standards	
#13	Lighting not required but permitted	
#14	Other considerations	
	Required in Sub Zones: MU-EN(3) provided the USACE allows a trail connection	yes
	Permitted in Sub Zones: MU-NG, MU-EN,	
	Prohibited in Sub Zones: Not applicable to other zones	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LAKESIDE TOWN PARK

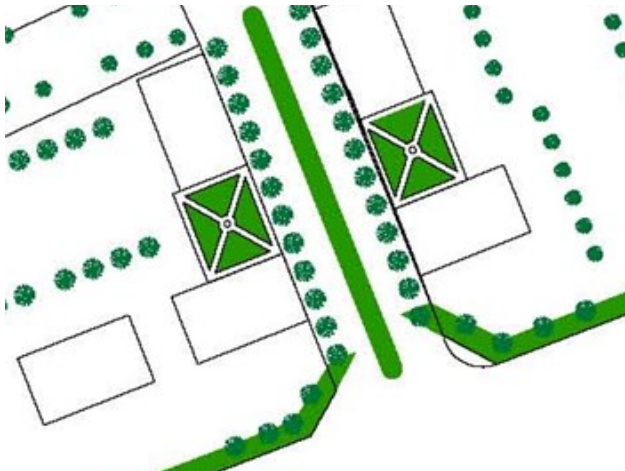
ITEM	STANDARD	REQ'D
#1	Character	This is a primary public square for civic and community gatherings.
#2	Minimum size	0.4 acre
#3	Maximum Size	2 acres
#4	Perimeter conditions	The entire perimeter must be bounded by public streets and front facades of residential or commercial buildings.
#5	Plantings, pattern	The planting patterns should be as formal and regular as the geometry of the park will allow. Plant at least 1 tree for each 2000 SF of park.
#6	Sidewalks/Hardscape	There must be sidewalks around the perimeter along the public ROW's and sidewalks through the park from all sides
#7	Trail Connectivity	The park is not required to be on the Lakeside trail system but it is highly desirable
#8	Location requirements	The park must have some frontage on Lakeside parkway.
#9	Topography	The park should be relatively flat and level within the perimeter sidewalks
#10	Water feature	A water feature or sculpture is required as a focal point, but an alternative of equal merit may be substituted
#11	Structures	Shade structures may be added but are not required. Enclosed structures are not permitted.
#12	Furnishings	Benches, trash receptacles are required; and items required by trail standards
#13	Lighting	Adequate lighting either by sidewalk bollard or by lighting standard is required
#14	Other considerations	
	Required in Sub Zones:	MU-C(1)
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	None



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

PLAZAS

ITEM	STANDARD	REQ'D
#1 Character	Small, hard-surfaced public spaces adjacent to the most intensive occupancies, fronting the major public ROW.	
#2 Minimum size	No min	
#3 Maximum Size	No max	
#4 Perimeter conditions	Building Front or side façade on at least 2 sides of the plaza, Lakeside Parkway ROW on one side. Plaza must be screened from the parking lot by a wall or landscape screen.	yes
#5 Plantings, pattern	Trees may be planted in tree wells. Trees or shade structures should be located to provide some shade adjacent to the building for customers and patrons.	yes
#6 Sidewalks/Hardscape	May be paved up to 100%	
#7 Trail Connectivity	Not required	
#8 Location requirements	Must be located between buildings and Lakeside Parkway.	yes
#9 Topography	Generally level	
#10 Water feature	Not required	
#11 Structures	Shade structures or trees at maturity or oriented so that the buildings provide the shade	yes
#12 Furnishings	None required, but should be designed for moveable furnishings; unless required by trail standards	
#13 Lighting	None required, but imaginative alternative lighting solutions are desirable	
#14 Other considerations		
Required in Sub Zones:	MU-C(1), MU-MR(1)	yes
Permitted in Sub Zones:	All except MU-NG	
Prohibited in Sub Zones:	MU-NG	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

ESPLANADE

ITEM	STANDARD	REQ' D
#1	Character This is the central green space for the multifamily neighborhood and acts as the unifying element and a place for public gatherings and recreation. The green space may be monolithic or may divided into multiple contiguous pieces divided by roadways.	
#2	Minimum size 1.25 acres; 50' in width	yes
#3	Maximum Size No Maximum	
#4	Perimeter conditions The perimeter is bounded by residential buildings or streets or other parks on all sides. Plant 1 tree for each 3000 SF.	yes
#5	Plantings, pattern Since the area is large, portions of the area may be natural and irregular in the planting pattern but the natural undergrowth is not permitted. Planting consists primarily of turf and trees but shrubbery near the buildings is required and areas of seasonal color is desirable.	yes
#6	Sidewalks/Hardscape Sidewalks within the street ROW may be included in the park. Small seating alcoves may be paved but large paved areas are discouraged.	
#7	Trail Connectivity The Lakeside trail system must traverse the park.	yes
#8	Location requirements The park must be bounded by residential buildings, and it must connect to the Long Prairie Park.	yes
#9	Topography The park should be substantially level unless berms, swales, mounds, or water features are used to enhance the landscaping.	
#10	Water feature A water feature is encouraged but not required.	
#11	Structures Small shade structures are encouraged but not required. Enclosed space is not permitted.	
#12	Furnishings Benches and trash receptacles are required; and items required by trail standards	yes
#13	Lighting Street lighting should be sufficient, but if the street is located farther from the walkways, low level pathway lighting is encouraged.	
#14	Other considerations	
	Required in Sub Zones: MU-N	yes
	Permitted in Sub Zones: MU-N	
	Prohibited in Sub Zones: All except MU-N	

PARK AND OPEN SPACE STANDARDS

THE ESPLANADE



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

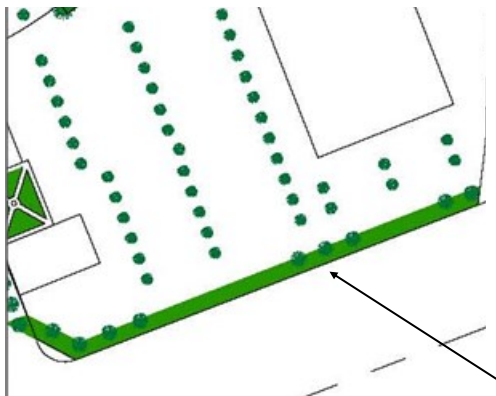
LONG PRAIRIE PARK

ITEM	STANDARD	REQ' D
#1	Character This area includes some floodplain and should remain as natural as possible and still fulfill its function as the park amenity as well as floodplain and detention area. To the extent permitted by local, state and federal regulation, the underbrush should be cleared, the grades smoothed to facilitate pedestrian use and hydraulic requirements. Turf shall be planted in the large areas of open space that are relatively level.	
#2	Minimum size 2.4 acres	yes
#3	Maximum Size No maximum	
#4	Perimeter conditions Usually separates the public arterial traffic from the private parking areas, but may be used in other situations.	
#5	Plantings, pattern Typically hedges and trees that provide strong visual screening are most desirable placed closely together. Along 2499, the tree canopy is more desirable to permit views into the development.	yes
#6	Sidewalks/Hardscape A trail may lead down to a water feature, other paths should be natural turf or crushed stone paths except for the Lakeside Trail system.	
#7	Trail Connectivity The park must connect to the Lakeside Trail System.	Yes
#8	Location requirements Where a transition between uses is needed	
#9	Topography Natural topography should be maintained as much as possible, with no disturbance of slopes over 12%.	
#10	Water feature A water retention pond may be maintained within the park, including a dock feature for interaction with the water.	
#11	Structures Shade structures are permitted. Some enclosed structures are permitted for seasonal or recreational use such as snow cone sales or other kiosk-type uses. No parking is permitted within the park, all parking must be on-street adjacent to the park.	
#12	Furnishings Benches and trash receptacles are permitted, picnic tables are not permitted; See items required by trail standards	
#13	Lighting Lighting is permitted but not required.	
#14	Other considerations May be used to accommodate a Homeowners' Association Clubhouse, and/or a dog park.	
	Required in Sub Zones: MU-C(2)	
	Permitted in Sub Zones: Not applicable	
	Prohibited in Sub Zones: Not Applicable	

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

BUFFERS - B-1

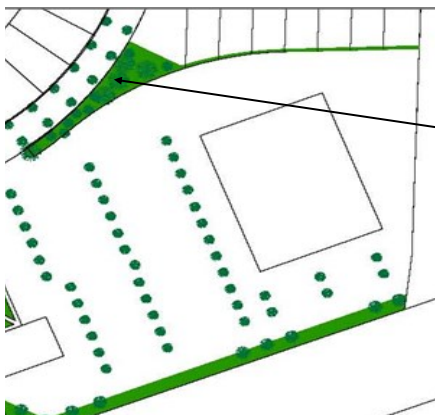
ITEM	STANDARD	REQ' D
#1	Character This is the space separating differing uses and serving as a transition where walls would be inappropriate. The B-1 buffer is generally a front or primary buffer between an arterial roadway and the front of the project. It is generally landscaped with trees, shrubbery and seasonal color.	
#2	Minimum size Minimum buffer width between a parking area and FM 2499 is 15'	yes
#3	Maximum Size No max	
#4	Perimeter conditions Usually separates the public arterial traffic from the private parking areas, but may be used in other situations.	
#5	Plantings, pattern Typically hedges and trees that provide strong visual screening. Along 2499, a higher tree canopy is more desirable to permit views into the development under the tree canopy from the arterial.	yes
#6	Sidewalks/Hardscape Permitted	
#7	Trail Connectivity Permitted	
#8	Location requirements Where a transition between uses is needed, particularly along FM 2499	
#9	Topography Grade provides the transition as needed between the uses, no maximum grade. Retaining walls are permitted.	
#10	Water feature None required	
#11	Structures None required; signage permitted	
#12	Furnishings None	
#13	Lighting None required, lighting permitted from ground mounted lighting	
#14	Other considerations Driveways are permitted to cross Buffers	
	Required in Sub Zones: MU-MR	
	Permitted in Sub Zones: All	
	Prohibited in Sub Zones: None	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

BUFFERS - B-2

ITEM	STANDARD	REQ'D
#1	Character This is the space separating differing uses and protecting one use from the impact of another use. Walls are permitted. The B-2 buffer is generally a rear or side buffer. It is generally landscaped in conjunction with a wall or solid visual screening.	
#2	Minimum size Minimum buffer width between a residential and a commercial use is a 6' to 8' high masonry wall with a landscaping strip that is 3' minimum in width.	yes
#3	Maximum Size No max	
#4	Perimeter conditions Usually separates the single family detached lots from the commercial service areas, but may be used in other situations.	
#5	Plantings, pattern Solid hedges and smaller trees placed closely together providing strong visual screening is most desirable.	yes
#6	Sidewalks/Hardscape Permitted	
#7	Trail Connectivity Permitted	
#8	Location requirements Where a transition between uses is needed	
#9	Topography Grade provides the transition as needed between the uses, no maximum grade. Retaining walls are permitted.	
#10	Water feature None required	
#11	Structures Masonry walls, between 6' and 8' in height	
#12	Furnishings None	
#13	Lighting None required	
#14	Other considerations Pedestrian and vehicular passages are permitted in the buffers.	
	Required in Sub Zones: MU-MR only if the rear of the commercial development abuts single family detached lots.	
	Permitted in Sub Zones: All	
	Prohibited in Sub Zones: None	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

GENERAL OPEN SPACE

ITEM	STANDARD	REQ'D
#1	Character This is unprogrammed area, not including buffers and medians, that is open to the public either as property dedicated to an association, under a common area maintenance agreement, or an easement granting public access.	
#2	Minimum size No min	
#3	Maximum Size No max	
#4	Perimeter conditions No specific restrictions	
#5	Plantings, pattern Natural existing trees take precedence, with additional ground cover or turf as appropriate.	
#6	Sidewalks/Hardscape Paths, sidewalks and trail network are permitted	
#7	Trail Connectivity Not required	
#8	Location requirements No specific restrictions	
#9	Topography No specific restrictions	
#10	Water feature Water features are permitted but not required.	
#11	Structures Enclosed structures under 900 SF are permitted and must be located at least 10' from other structures. Larger structures are permitted, such as gazebos or porches, provided they are not fully enclosed buildings	
#12	Furnishings No furnishings are required; unless required by trail standards	
#13	Lighting No lighting is required.	
#14	Other considerations	
	Required in Sub Zones:	
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	

**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY**

VILLAGE LAKEFRONT AREA OPEN SPACE STANDARD IS SUPERCEDED BY THE FOLLOWING SPECIFIC OPEN SPACE STANDARDS.

VILLAGE LAKEFRONT AREA

- **OS1: COMMUNITY LAWN**
- **OS2: WATERFRONT BLUFF**
- **OS3: SUNSET GREEN AMPHITHEATER**
- **OS4: SUNSET POINT**
- **OS5a: BOARDWALK**
- **OS5b: VILLAGE GREEN**
- **OS5c: CORNER PARK**
- **OS5d: TOWER PARK**
- **OS6: LINEAR PARK** (See Page 56 for Linear Park standards)

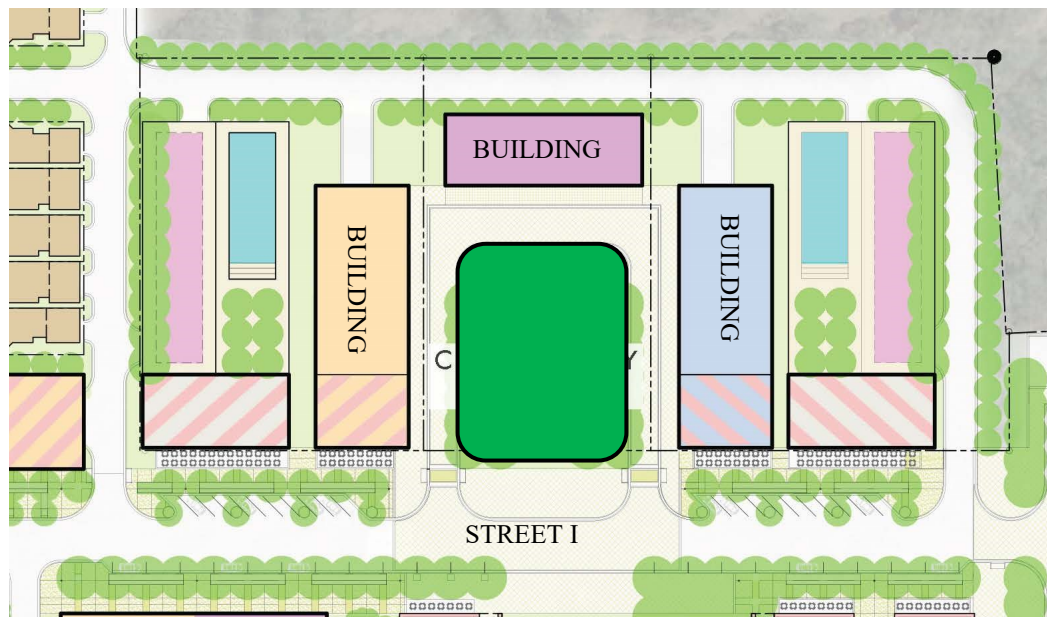
VILLAGE LAKEFRONT AREA



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS1: COMMUNITY LAWN

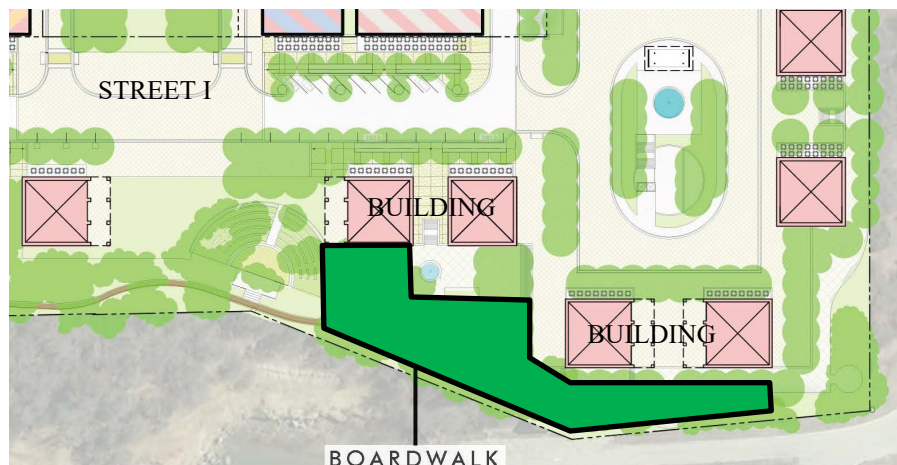
ITEM	STANDARD	REQ'D
#1	Character	Broad lawn for public gatherings and events. Event-specific furnishings would be provided for events
#2	Minimum size	13,000 SF
#3	Maximum Size	None
#4	Perimeter conditions	Front Building Facades, Street I,
#5	Plantings, pattern	Perimeter trees at 30' on center
#6	Sidewalks/Hardscape	Perimeter sidewalk 6' width minimum
#7	Trail Connectivity	Connect to sidewalk on Street I
#8	Location requirements	See Subzone Rules for MU-TEN
#9	Topography	Generally level, but elevated 2 to 3 feet above sidewalk on Street I
#10	Water feature	Optional
#11	Structures	None required
#12	Furnishings	Trash Receptacles
#13	Lighting	Street lights or perimeter bollard lighting
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

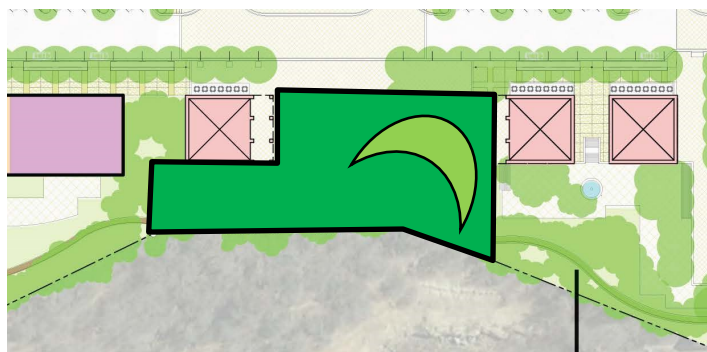
OS2: WATERFRONT BLUFF

ITEM	STANDARD	REQ'D
#1	Character	Combination of natural grade, pedestrian trails and public and commercial terraces acting as the terminus to the trail.
#2	Minimum size	0.3 acres
#3	Maximum Size	None
#4	Perimeter conditions	Boundary with Lake to west, terraces and restaurants to east
#5	Plantings, pattern	Existing trees where natural grade allows, Additional planting between terraces, and within terrace structures.
#6	Sidewalks/Hardscape	Trail type T-6 connecting terraces to the adjacent Open space OS3
#7	Trail Connectivity	Natural trail type T-6, Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-2.
#8	Location requirements	See Subzone Rules: OS2 is the transitional open space between the commercial buildings and the Lake Grapevine open space.
#9	Topography	Natural topography along western edge, terraced along buildings
#10	Water feature	Optional
#11	Structures	Dining Terraces, Stairs between terrace levels
#12	Furnishings	None Required, dining furniture anticipated.
#13	Lighting	Lighting may be a combination of bollards, string lights, building lighting, and others, but a minimum of 1.5 foot-candles is required on dining terraces and the Trail connection.
#14	Other considerations	May include stairs and retaining walls to be designed as an extension of the building architecture.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY
OS3: SUNSET GREEN AMPHITHEATER**

ITEM	STANDARD	REQ'D
#1	Character	This is an open air venue for public or private gatherings, events or performances
#2	Minimum size	0.7 acres
#3	Maximum Size	No max
#4	Perimeter conditions	Views of the lake are to be preserved to the west. Accessible from Street I sidewalk.
#5	Plantings, pattern	Natural existing trees should be preserved where possible and incorporated into the tiered seating. The tier treads should be primarily turf, tier risers may be stone or concrete.
#6	Sidewalks/Hardscape	The seating tiers shall be hard edged, concrete or stone, with concrete or stone steps between tiers. The stage shall be concrete or TREX or TREX like material with 10 or more years of product warranty.
#7	Trail Connectivity	The Lakeside Trail System trail type T-6 shall connect to the Amphitheater. Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-3.
#8	Location requirements	Must be bounded by Lake Grapevine USACE property to the west.
#9	Topography	Existing grade may be re-graded to achieve an optimal seating configuration.
#10	Water feature	None
#11	Structures	The overall size and capacity of the structure should be able to accommodate at least 125 people seated.
#12	Furnishings	
#13	Lighting	Ambient street lights on Street I are required, stage lighting is not required. Walkway lighting shall provide a minimum of 1.5 foot-candles of illumination. Tree lighting is permitted to satisfy these requirements.
#14	Other considerations	Sound system is not required.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS4: SUNSET POINT

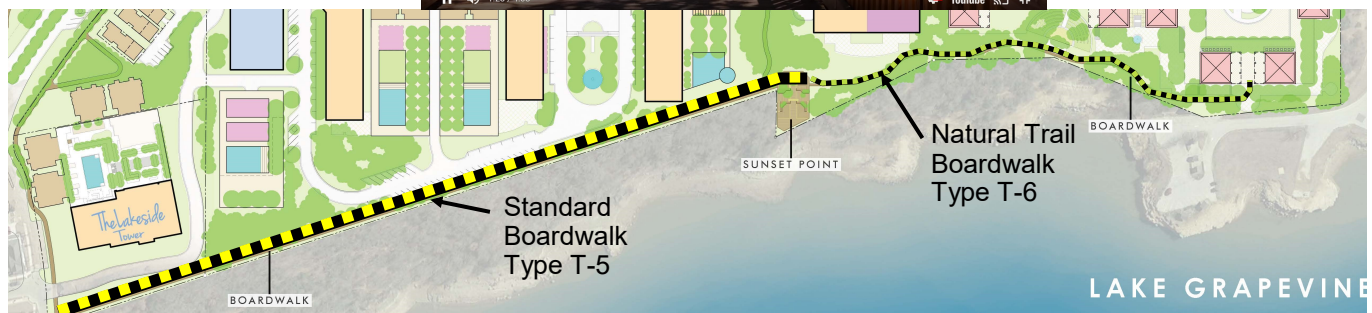
ITEM	STANDARD	REQ'D
#1	Character	Terraced, elevated viewing platform, suitable for gatherings or leisure activity.
#2	Minimum size	0.3 Acres, with elevated deck
#3	Maximum Size	None
#4	Perimeter conditions	USACE land and Lake Grapevine to the west
#5	Plantings, pattern	Existing trees to the maximum extent possible
#6	Sidewalks/Hardscape	Sunset Point deck, and trail connection to Boardwalk
#7	Trail Connectivity	Required trail connectivity, Trail Type T-6, within a public use easement at least 10' east of the trail and extending to the western property boundary of the Microzone MZ-4.
#8	Location requirements	
#9	Topography	Natural
#10	Water feature	None required
#11	Structures	6,000 SF wood deck
#12	Furnishings	Built-in seating, Trash receptacles
#13	Lighting	Low level landscape lighting
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS-5a: STANDARD BOARDWALK

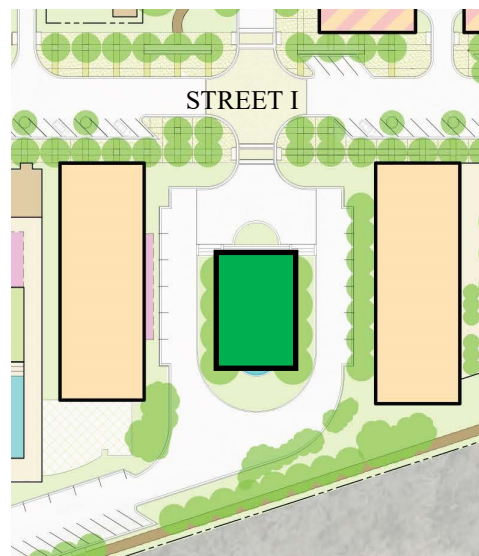
ITEM	STANDARD	REQ'D
#1	Character	Woodland trail, partially wide, level concrete, and partially natural gravel trail.
#2	Minimum size	1400 LF
#3	Maximum Size	None
#4	Perimeter conditions	USACE land to the West, varies to the east
#5	Plantings, pattern	Natural existing vegetation where possible
#6	Sidewalks/Hardscape	Concrete, asphalt, wood decking where ADA compliant, Decomposed Granite, or asphalt within stabilized edges where natural grade allows.
#7	Trail Connectivity	
#8	Location requirements	The length of the western boundary with the USACE property
#9	Topography	ADA compliant from Edgemere to Sunset Point, Natural grade from Sunset Point to southern tip.
#10	Water feature	
#11	Structures	
#12	Furnishings	Trash receptacles, Benches
#13	Lighting	Lighted bollards
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS5b: VILLAGE PLAZA

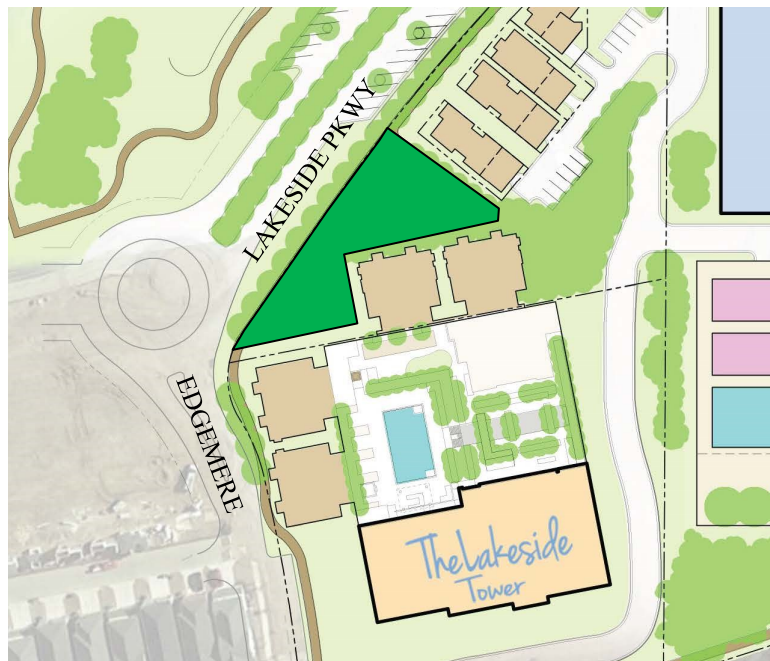
ITEM	STANDARD	REQ'D
#1	Character Small open space located between residential towers to offer a gathering place, open to the public, but used primarily by the residents of the neighboring residential buildings.	
#2	Minimum size 0.2 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Private drives, adjacent buildings	yes
#5	Plantings, pattern Turf with the formal placement of a minimum of 8 trees	yes
#6	Sidewalks/Hardscape	
#7	Trail Connectivity	
#8	Location requirements Within Subzone MU-TEN, microzone 5	
#9	Topography Mostly level	
#10	Water feature Or an alternate focal point	yes
#11	Structures	
#12	Furnishings Benches	yes
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS5c: CORNER PARK

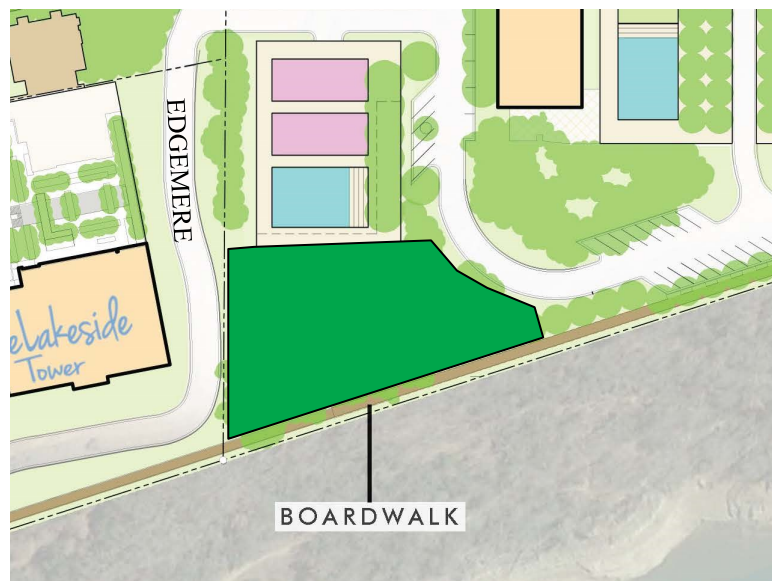
ITEM	STANDARD	REQ'D
#1	Character Small open space located at the corner of Edgemere and Lakeside Parkway fronting on the traffic circle.	
#2	Minimum size 0.3 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Streets and adjacent buildings	yes
#5	Plantings, pattern Turf with a minimum of 4 trees in addition to street trees	yes
#6	Sidewalks/Hardscape	
#7	Trail Connectivity	
#8	Location requirements Within Subzone MU-TEN, microzone 5	yes
#9	Topography Mostly level	
#10	Water feature	
#11	Structures	
#12	Furnishings	
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

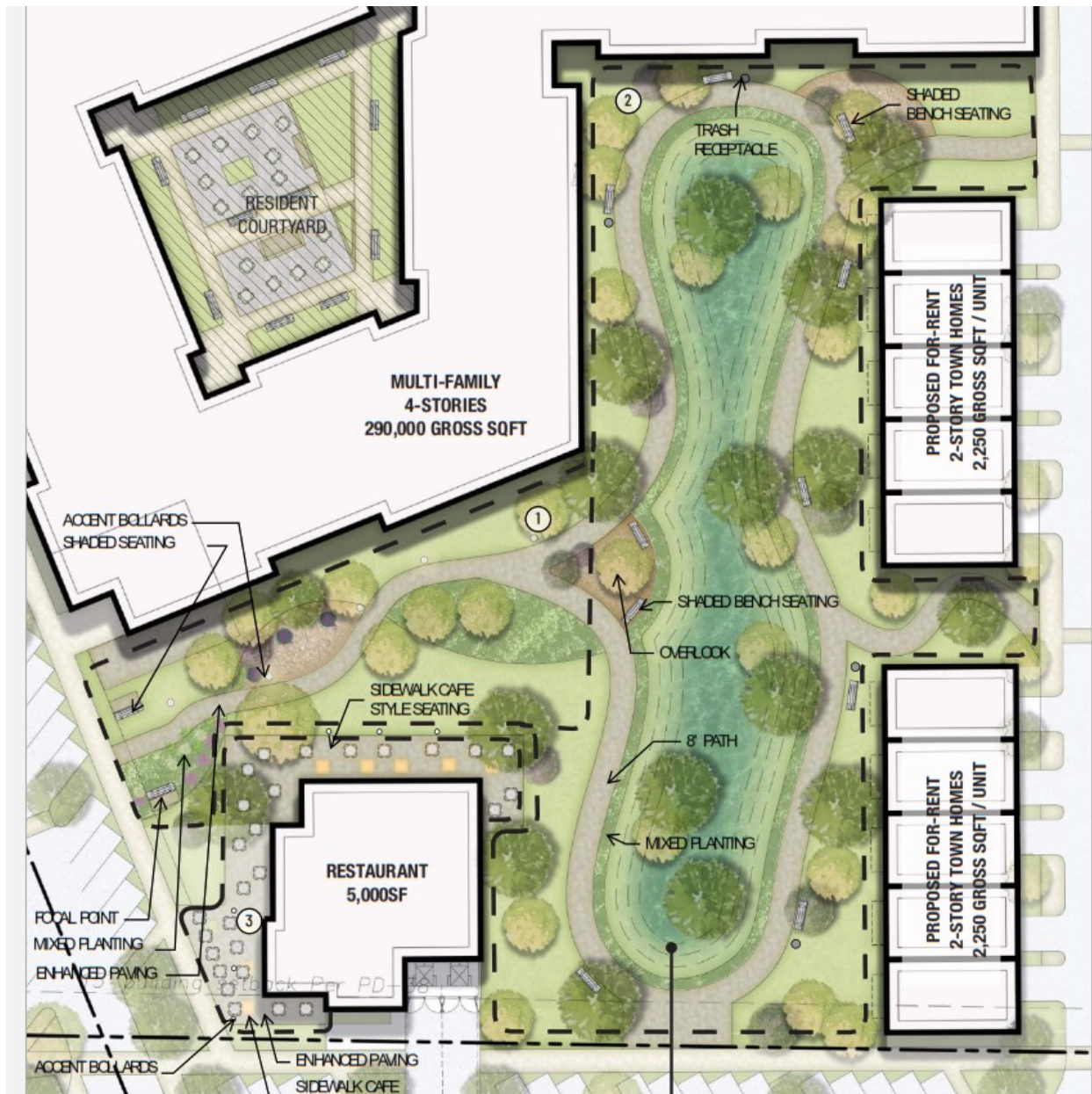
OS5d: TOWER PARK

ITEM	STANDARD	REQ'D
#1	Character Small open space located between the Lakeside Tower and boardwalk.	
#2	Minimum size 0.5 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Streets and adjacent buildings	yes
#5	Plantings, pattern Turf with existing trees in addition to street trees	yes
#6	Sidewalks/Hardscape Connection of public sidewalk to boardwalk trail	yes
#7	Trail Connectivity Public sidewalk connecting Tower Park to the boardwalk	yes
#8	Location requirements Within Subzone MU-TEN, microzone 5	yes
#9	Topography Mostly level	
#10	Water feature	
#11	Structures Optional	
#12	Furnishings Benches optional	
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



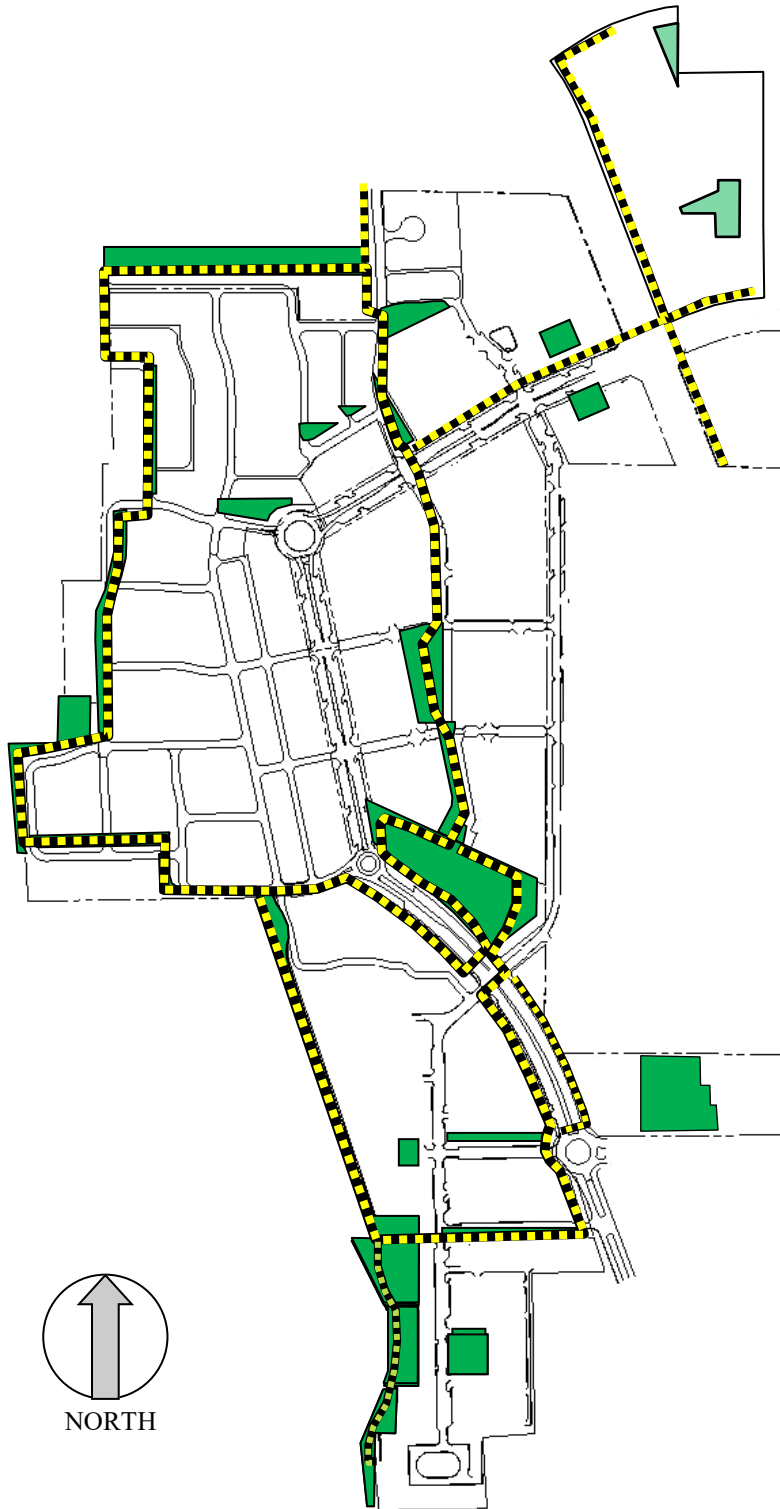
**PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**

Lakeside East Park



The Lakeside East park shall comply with the standards defined in Section 90-449, the Park Credit Option.

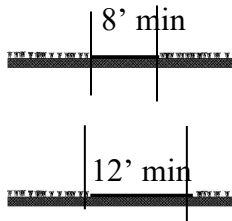
FIGURE 5.2: PROPOSED TRAIL SECTIONS
TRAIL LOCATION IS APPROXIMATE



5.2 Trail Standards

- A. Trail: A recreational hike and bike trail shall be constructed as a part of the overall development. At completion, the trail shall be at least one mile in length and a minimum of 8 feet in width. A minimum of 1000 feet of its length shall be within ten feet of the property line of Lakeside DFW and the A.C.O.E. The trail shall be paved with concrete or, if topography dictates that concrete is impractical, a wood boardwalk may be used at the Owner's discretion. Crushed granite may be used for portions of the trail where alternate paved routes for pedestrians are available.
- B. A.C.O.E. Connection: There is one trailhead connection to the trail that is owned and maintained by the Army Corps of Engineers around Grapevine Lake.
- C. Standards: Slopes, Railings, and Access shall comply with current best practices for private, recreational trail amenities.
- D. Trail Map: The Trail Map above indicates possible routing and trail sections throughout the length of the proposed trail and is subject to change. The T-1 through T-5 refer to trail sections depicted on the following pages.
- E. Furnishings: All trails shall provide seating, trash receptacles, drinking fountains and trail lighting at intersecting parks and trails in addition to all other furnishings and lighting identified in each proposed park topology.

PARK AND OPEN SPACE STANDARDS PROPOSED TRAIL SECTIONS



T-1 PARK TRAIL

Located on public land or land dedicated to Property Owners' Associations

Width: 8' minimum

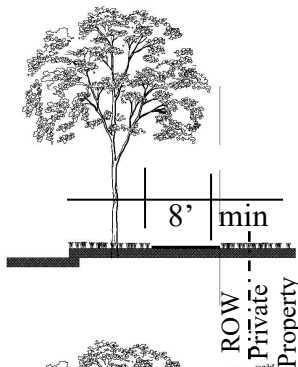
ROW or Easement: none required

T-2 HIKE & BIKE TRAIL AT TRAIL-HEAD

Located where the Lakeside Trail System meets the USACE trail system on land dedicated for public use.

Width: 12' minimum

ROW or Easement: None required



T-3 R.O.W. TRAIL

Located along a street right-of-way in place of the typical sidewalk.

Width: 8' min

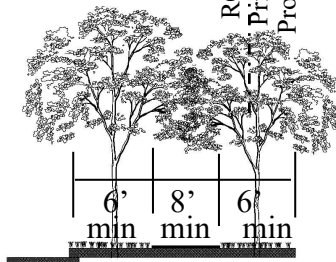
ROW or easement: built within the street ROW. If the typical sidewalk requires less ROW, additional ROW must be dedicated for the trail width.

T-7 AMENITY CENTER TRAIL

Located within Subzone MU-C(2), the trail serves as an extension of the trail circumscribing Open Space #2 (referenced as Long Prairie Park as depicted in Figure 5.1 herein) adjacent to the single family amenity center.

Width: 5' minimum

ROW or Easement: None required

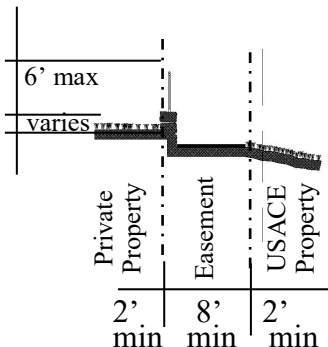
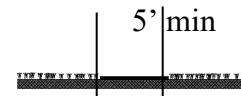


T-4 LINEAR PARK TRAIL

Located within a dedicated park area running parallel to a street.

Width: 8' min

ROW or easement: none required in a dedicated park or open space.



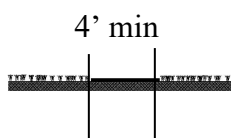
T-5 BOARDWALK TRAIL

Located between private property and the USACE property boundary.

Width: 8' min

ROW or easement: 12' min

Elevation: Trail may be placed below the existing grade of the adjacent property. Retaining walls, are part of the trail construction; railings and iron fences are the responsibility of the property owner. Wood fences are not permitted on either side of the trail.



T-6 NATURAL TRAIL:

Located between OS4: Sunset Point and OS2: Waterfront Bluff,

Width: Natural portion of the trail may be 4' wide, decomposed granite, concrete, asphalt, or wood decking, at or near natural grade. Edges of the decomposed granite shall be stabilized.

ROW: Trail shall be located within easements or common area lots.

5.3 Required Landscaping

A. Planting Along Streets and in Medians.

1. Street Trees. Street trees will be planted in tree wells or within landscape areas based on the type of street and shall comply with the applicable standards. Street trees shall be a minimum of three inch (3") caliper with a five foot (5') clear trunk and planted based upon a targeted average spacing of thirty feet (30') on center of a block length, block length determined by measuring from right-of-way line to the right-of-way line. Spacing can be adjusted as necessary to accommodate block length, curb cuts, crosswalks, vaults, Pedestrian and Vehicular Block Breaks and comparable features.

Street trees shall be installed in accordance with these criteria:

- (a) a minimum of two feet six inches (2'6") from back of curb; and
 - (b) in landscape areas that are not less than four feet (4') in width, have subsurface irrigation and drainage systems.
2. Median Trees. Median trees shall be a minimum of three inch (3") caliper and planted based upon a targeted average spacing of thirty feet (30') on center of a Block length.
 3. Shrubs and Groundcover along Streets and in Medians. Shrubs and groundcover adjacent to streets or street parking and in medians shall be based on the type of street and shall comply with the applicable standards. Such plantings shall be selected from the approved list of plantings set out in the Code of Ordinances, unless a different species is approved by the Environmental Services Division. For plantings within twenty feet (20') of any street intersection, shrubs and groundcover shall not exceed two feet (2') in height, and tree branching shall provide seven feet six inches (7'6") of clearance as measured from the top of the ground surface to the first branch along the tree trunk. Trees shall be maintained so as to provide adequate clearance for vehicular traffic.
 4. Streetscape Furnishings and Fixtures. Streetlights and lamps, traffic signage and control devices, street sign posts, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be selected and

installed or constructed in accordance with the Design Principles set out in these Development Standards. Traffic signage and control devices and street sign posts shall also comply with the applicable requirements of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Ground signs located in the street right of way, medians or buffers, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be perpetually maintained by the Lakeside Owners' Association.

5. Open Space Common Areas. Landscape design of open space common areas shall include selection and configuration of plantings, hardscape areas and accessory elements, including, without limitation, lighting, seating, accessory structures (e.g., gazebos, bandstands) and water elements as is appropriate to each such area. Designs for open space common areas shall be included in a submitted Site Plan, if such site includes open space common areas. An average of fifteen (15) trees (minimum 3" caliper) per acre (exclusive of any area covered by surface water, such as ponds and water courses) shall be installed in open space common areas or be accounted for by tree credits.

6. Landscaping within Yards. Plantings to be located within required yards may include but shall not be limited to the following: understory trees, shrubs, vines, ground covers, grasses and flowers. Hardscape materials may include but shall not be limited to the following: stone, brick pavers and concrete. Final landscape design for required yard areas shall be prepared as part of the Site Plan for said lot or site.

B. Landscape Requirements for Parking. Parking Structures.

1. There are no landscaping requirements for parking structures that are located in a Block Interior. Parking structures facing the public ROW shall require Type B-1 buffers.
2. Surface Parking Lot Trees. A surface parking lot shall have, within the lot area, a minimum of one (1) tree, three inch (3") caliper, with subsurface irrigation, for every ten (10) parking spaces provided in the lot.

5.4 Tree Preservation.

- A. Landscape Buffer Tree Requirements. All landscape buffers required to be greater than five feet (5') in width shall have a minimum of one (1) tree (minimum 3" caliper) per forty (40) linear feet of buffer; however, trees in landscape buffers may be clustered in natural groupings provided that the total number of trees, when averaged over the length of the buffer, meets said standard.
- B. Compliance: Tree Credit Schedule. In achieving compliance with the requirements of this Section 5.3, the property-owner/developer may plant trees or apply credits for existing or transplanted trees or newly planted trees. Existing protected trees that are moved and replanted will be credited toward the requirements of this Section 5.3. For transplanted trees (other than Post Oaks, for which no credits will accrue), credits shall be based on one inch (1") of credit for each caliper inch of the transplanted tree, with fractional measurements being rounded to the nearest whole number.
- C. Mitigation: No mitigation or impact fees shall be required for removal of trees that are approved for removal as part of the Site Plan application and approval process. However, the Lakeside DFW zoning district shall insure that at least 8 trees per acre shall be planted over the gross area of disturbed land as a consequence of the development.
- D. Tree Survey Requirements. A tree survey (a "Subsequent Tree Survey") must be submitted in electronic format with an application for a Site Plan, plat or re-plat. Each Subsequent Tree Survey shall conform to the requirements of Section 94-23 of the Code of Ordinances.
- E. Definitions. The following terms shall have these meanings in these Development Standards, and to the extent of any conflict with other meanings for the same terms set out elsewhere in the Code of Ordinances the meanings in these Development Standards shall prevail:

Protected tree means any tree of a type that, as of the date of this Ordinance, is listed on the Town's protected tree list and measures six inches (6") in caliper width or greater, ten feet (10') in height or greater and is not located in, or within six feet of, proposed building footprints, public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements or other existing public rights-of-way or easements.

Specimen tree means any existing tree, of a type

that, as of the date of this Ordinance, is listed on the Town's protected tree list and measures within fifty percent (75%) of the caliper width or circumference, measured at four feet (4') above ground level, of the same such tree as listed in the most current edition of the Big Tree Registry, as amended, published by the Texas Forest Service and is not located in, or within six feet of proposed building footprints, public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easement or other existing public rights-of-way or easements..

Caliper for existing, established or native trees shall be measured in accordance with the Measuring Rules and Procedures of the Texas Forest Services,

Caliper for landscape, nursery or replacement trees shall be measured at a height of twelve inches (12") above ground level. The caliper of multi-trunk trees shall be measured by determining the diameter or circumference of the largest trunk at full caliper added to one-half (1/2) of the diameter or circumference of each remaining trunk, measured at a height of twelve inches (12") above ground level.

Trees Excluded: Notwithstanding the foregoing, subject to the review and approval of the Town's Tree Preservation and Enforcement Officer or his authorized designee, a protected or specimen tree shall not include any living tree, which is certified, in writing, by a registered arborist or landscape architect as injured, dying, diseased or infested with harmful insects, which is in danger of falling, interferes with utility service or creates unsafe vision clearance, or which in any manner creates a hazardous or dangerous condition so as to endanger the public health, welfare or safety. Further, a protected tree shall not include any living tree that is identified on approved subdivision construction plans as necessary to be removed to comply with EPA storm water permitting requirements or FHA lot grading plans. Further, notwithstanding the foregoing, subject to review and approval of the Town's Tree Preservation and Enforcement Officer or his authorized designee, a protected or specimen tree shall not include any tree, which is certified, in writing, by a registered arborist or landscape architect as dead.

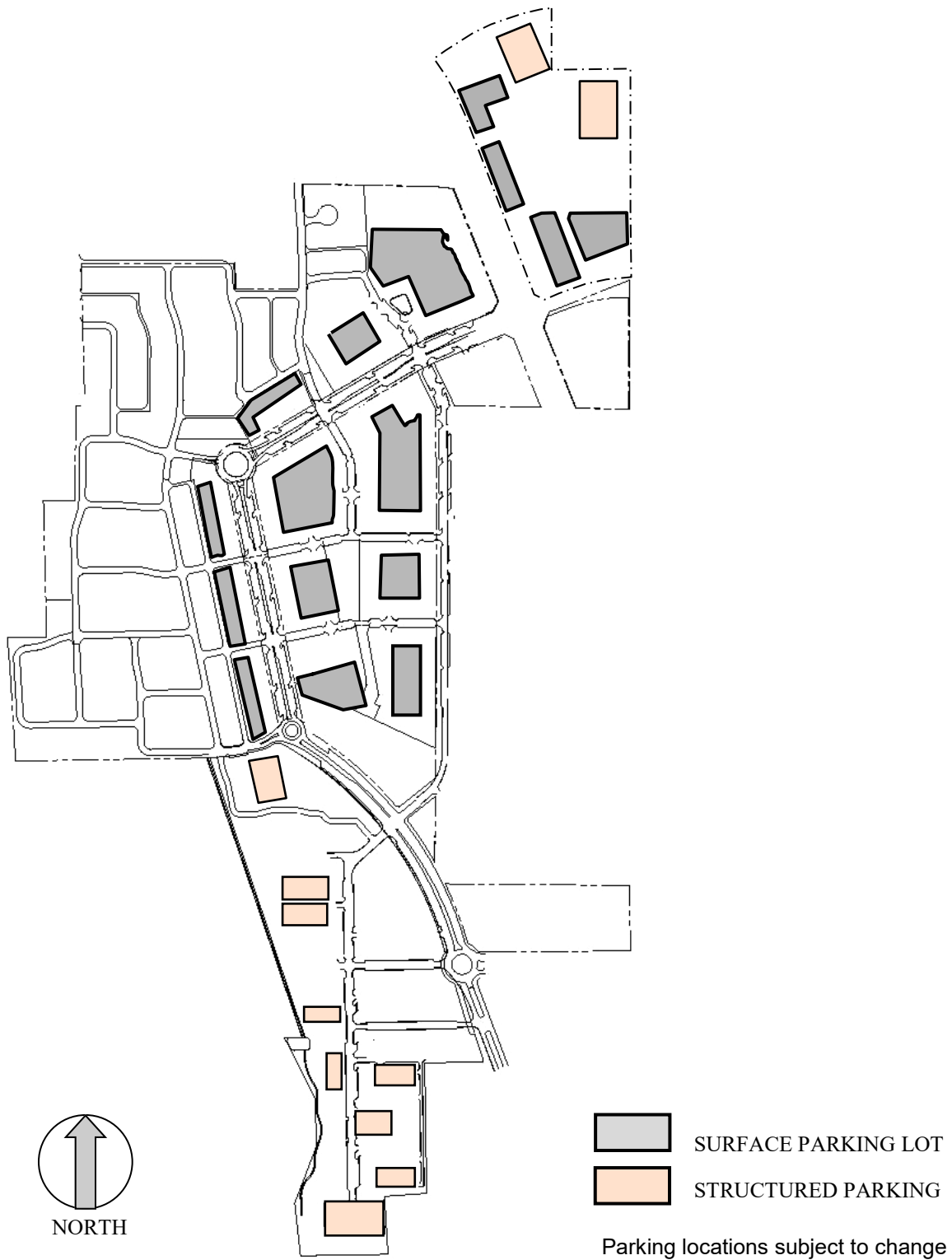
Pre-construction Plans: Prior to any and all construction or land development activity, the developer or property owner shall establish designated parking areas for the parking and storage of all vehicles, trailers, construction equipment and related items, design-

nated stockpile areas for the storage of construction supplies and materials and designated drive areas for vehicles and equipment. The location and dimensions of such designated areas shall be clearly identified on site plans and shall be approved by the Tree Preservation and Enforcement Officer or authorized designee prior to any construction or land development activity. Such designated areas shall be completely fenced with chain-link fencing and gates for safety purposes and for separation of protected and specimen trees from the construction area and related construction activity. With the ap-

proval of the Tree Preservation and Enforcement Officer or authorized designee, the designated parking and stockpile areas may be combined into one fenced area, provided that the preservation of protected and specimen trees is not adversely affected or jeopardized. Supplies and pipe and other items that are customarily unloaded where installed shall not be required to be stored within the designated stockpile areas. Sites approved for temporary batching plant permits shall be fenced and gated in the same manner as designated parking and stockpile areas.

PARKING STANDARDS

FIGURE 6.1: PARKING PLAN AND ANALYSIS



6.1 Location and design of off-street parking.

- A. Off-street parking for all uses located along type A streets shall be limited to 25 percent or less of the block frontage and 80 percent or less on type B streets, arterial, collector, and highway frontage streets.
- B. Any off-street surface parking area located adjacent to a street or a residential use shall be screened in the form of a landscape fence which is at least 3 feet in height.
- C. A surface parking lot may not be adjacent to a street intersection or square.
- D. A surface parking lot may not be located fronting any of the traffic circles on Lakeside Parkway.
- E. Shared parking facilities are encouraged for non-residential uses in the MU. Public parking spaces cannot be reserved.
- F. Bicycle parking shall be provided for non-residential uses, especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of at least one percent of all off-street automobile parking spaces provided for non-residential and mixed use occupancies in the district. Bicycle parking may be shared between uses and shall be centrally located, easily accessible, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
- G. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All lots 60 feet and wider may have front loaded garages in accordance with the Residential Building Standards.
- H. Parking garages may be used to meet the parking requirements provided they do not occupy more than 25% of any A street frontage per block, or 50% of any B street frontage per block. The façades may exceed this frontage limit if the façade of the structure matches the adjacent habitable structures or the two lowest levels of parking are designed to appear as a single ground floor story.
- I. Section 82-75 of the Code of Ordinances addressing Off-site parking shall not apply to Subzones MU-TEN and MU-C(3). However, all required off-street parking spaces must be located within 1500' of the use they are serving, unless provided through an Off-site Parking Facility that has a valet service located within 1500' of the use.

6.2 Required Parking.

- A. The number of required parking spaces for uses in Lakeside DFW shall be determined as follows:
- B. Sections 82-73(3) and (4) of the Code of Ordinances shall not apply to Lakeside DFW as a whole, the determination that a development is a large development and is, therefore, required to provide a parking study consistent with the overall parking study and provision shall be made in regard to each Site Plan.
- C. The applicant for a Site Plan may elect the application of the Code of Ordinances to adjust the number of required parking spaces.
- D. Parking spaces for persons with disabilities will be provided in the number and with such dimensions as are required by the Texas Accessibility Standards.

6.3 Mixed Use Parking.

- A. Mixed use parking standards may be applied to satisfy parking requirements in Lakeside DFW. In applying mixed use parking standards, the following Schedule of Mixed Use Parking sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use and then totaling the resulting numbers for each column, and the column total that generates the highest number of parking spaces is the parking requirement.
- B. The parking requirement may be reduced upon a submittal of the parking calculation by the applicant and approval by the Town.

6.4 Parking Dimensions.

- A. General. The minimum required dimensions of parking spaces and aisles, if any, shall be as indicated in this Section 6. Minimum parking space dimensions shall comply with Section 82-77—Parking Space and Aisle Dimensions in the Flower Mound Code of Ordinances.
- B. On-Street Parking: Section 82-78—Parking Area Design, shall not apply to on-street parking within the MU zoning District.
- C. Covered Parking: Structure is to be masonry or metal and must comply with the regulations governing building materials. Carports of metal construction are permitted.

TABLE 6.1: SCHEDULE OF REQUIRED PARKING

Use Type	Parking
General Office or Retail	1 space per 250 sq ft (1/250 sq ft)
Restaurant	1 space per 100 sq ft (1/75 sq ft)
Hotel	1 space per lodging room
Multifamily	
1 bedroom/efficiency	1 space per unit
2 bedrooms	1.8 spaces per unit
3 bedrooms or more	2 spaces per unit
Residential other than multifamily	
Less than or 1600 sq ft in area	1 space
More than 1600 sq ft in area	2 spaces
Nonresidential uses other than those listed above	Sixty five percent (65%) of the number of spaces that would be required under the Code of Ordinances

- D. **Parking Structures.** The dimensions of parking spaces located in parking structures shall be as follows: Nine feet by eighteen feet except in automated parking structures, where each vehicle storage space, shall be counted as a parking space for purposes of these Development Standards, provided that such space accommodates a vehicle. Parking Structures shall be permitted to exceed the limit of 20% excess parking as provided in Section 82-73 (1) of the Town ordinance.
- E. **On-Street Parking.** The dimensions of parallel parking spaces located on streets shall be 8 feet by 20 feet unless otherwise indicated.
- F. **Parking Access Aisles.** Parking access aisles that are not also fire lanes shall have these widths:
- two (2) lanes (two-way traffic) a minimum width of twelve feet (12') each for ninety degree (90°) parking configurations; and
 - not less than a minimum width of twelve feet (12') for one-way or angled parking.
- G. **Section 6.5 Interim Parking.** The following regulations related to Interim Parking apply only to Subzones MU-TEN and MU-C(3). The Concept Plan for Subzones MU-TEN and MU-C(3) of the Lakeside DFW Mixed Use Zoning District anticipates that the majority of the parking spaces shall be accommodated through on-street parking and structured parking garages. To facilitate the phased development over time, some surface parking in the form of Interim and/or Off-site Parking Facilities will be needed in areas planned for other uses until the structured parking garages are completed. The following standards shall apply to Interim or Off-site Parking Facilities.
- Interim Parking Facility: An Interim Parking Facility shall mean a surface parking lot located on land within Subzones MU-TEN or MU-C(3) of the Lakeside DFW Mixed Use Zoning District that is planned for other uses, and which, at some unspecified time in the future, will be demolished to allow for the development of the planned land use(s).
 - Off-site Parking Facility: An Off-site Parking Facility shall mean a parking facility outside of Subzones MU-TEN and MU-C(3) of the Lakeside DFW Mixed Use Zoning District that is accessed through a valet service located within Subzone MU-TEN or MU-C(3).
 - Development within Subzone MU-TEN of the Lakeside DFW Mixed Use Zoning District may employ either an Interim Parking Facility or an Off-site Parking Facility to meet the parking demand of the planned development within Subzone MU-TEN.
 - An Interim Parking Facility shall comply with Section 6, except it shall not be required to comply with sections:
 - Section 6.1.A: parking frontage on Type A and Type B streets
 - Section 6.1.C: parking adjacent to intersections
 - Figure 6.2: parking within 60' of an intersection
 - All applicable development standards shall apply to any new construction of an Offsite Parking Facility.
 - Approval of an Interim Parking Facility: The applicant shall submit a Site Plan application for an Interim Parking Facility that shall also include the plan for the future transition of the Interim Parking Facility. The transition plan shall include a conceptual plan of the future relocated parking spaces, the approximate area(s) for the future parking, and the approximate number of spaces being displaced.
 - Removal of Interim Parking: To remove or demolish all or part of an Interim Parking Facility, the Applicant shall submit a site plan application for the relocation of the displaced parking spaces. The parking plan may include

another Interim Parking Facility, an Off-site Parking Facility, or a permanent parking lot or garage complying with Section 6 herein.

8. No Interim Parking Facility may be opened for use until a Certificate of Occupancy is issued for a parking garage within MU-TEN, containing a minimum of two hundred (200) spaces.

9. No more than one (1) Interim Parking Facility may be constructed within Microzone MZ-1. In the event an Interim Parking Facility is constructed within Microzone MZ1, no more than three hundred (300) parking spaces may be built.

10. No more than one (1) Interim Parking Facility may be constructed within Microzone MZ-5. In the event an Interim Parking Facility is constructed within Microzone MZ5, no more than one hundred and eighty (180) parking spaces may be built.

TABLE 6.2: STANDARD REDUCTIONS FOR SHARED PARKING

Use	Weekday		Weekend		Night
	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Midnight-6 a.m.
General or professional office	100%	10%	10%	5%	5%
Laboratory, medical or dental office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%
Multifamily	60%	100%	60%	100%	100%
Residential, other than multifamily	100%	100%	100%	100%	100%

PARKING IN REAR: Surface parking is permitted behind and inside buildings provided garage doors are accessed from the rear of the building in the interior of the block.

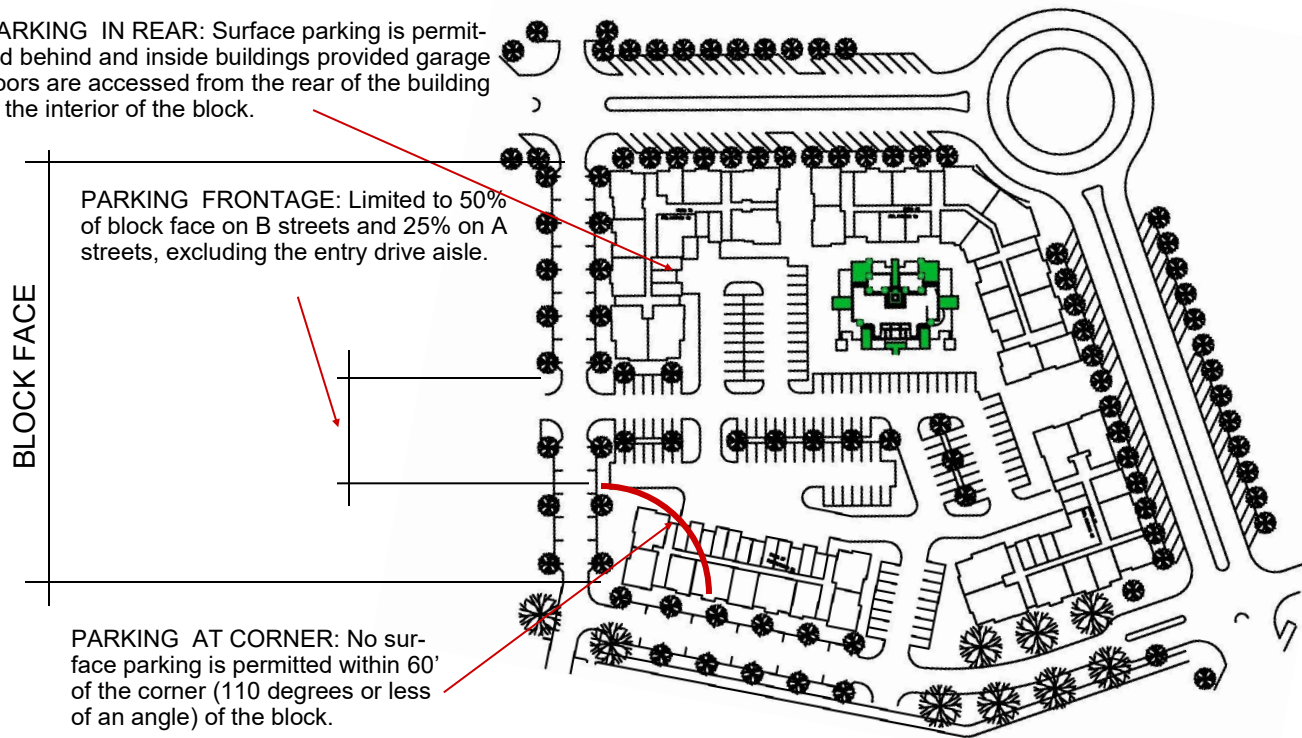
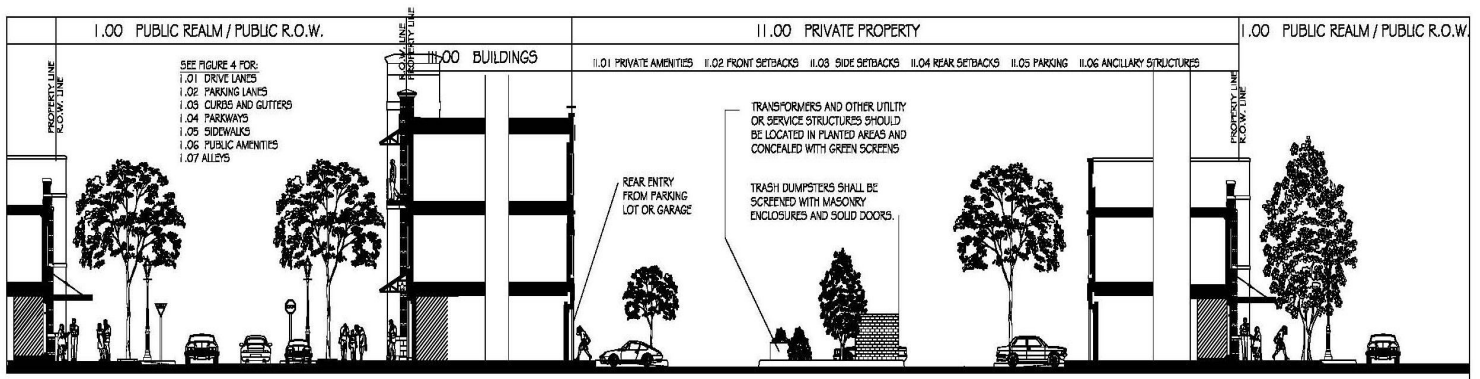


Figure 6.2: Surface parking rules

ARCHITECTURE AND BUILDING STANDARDS

ARCHITECTURAL AND BUILDING STANDARDS

Figure 7.1: SITE SECTION



LEGEND

I.00PUBLIC RIGHT-OF-WAY

II.00PRIVATE LAND

III.00BUILDINGS

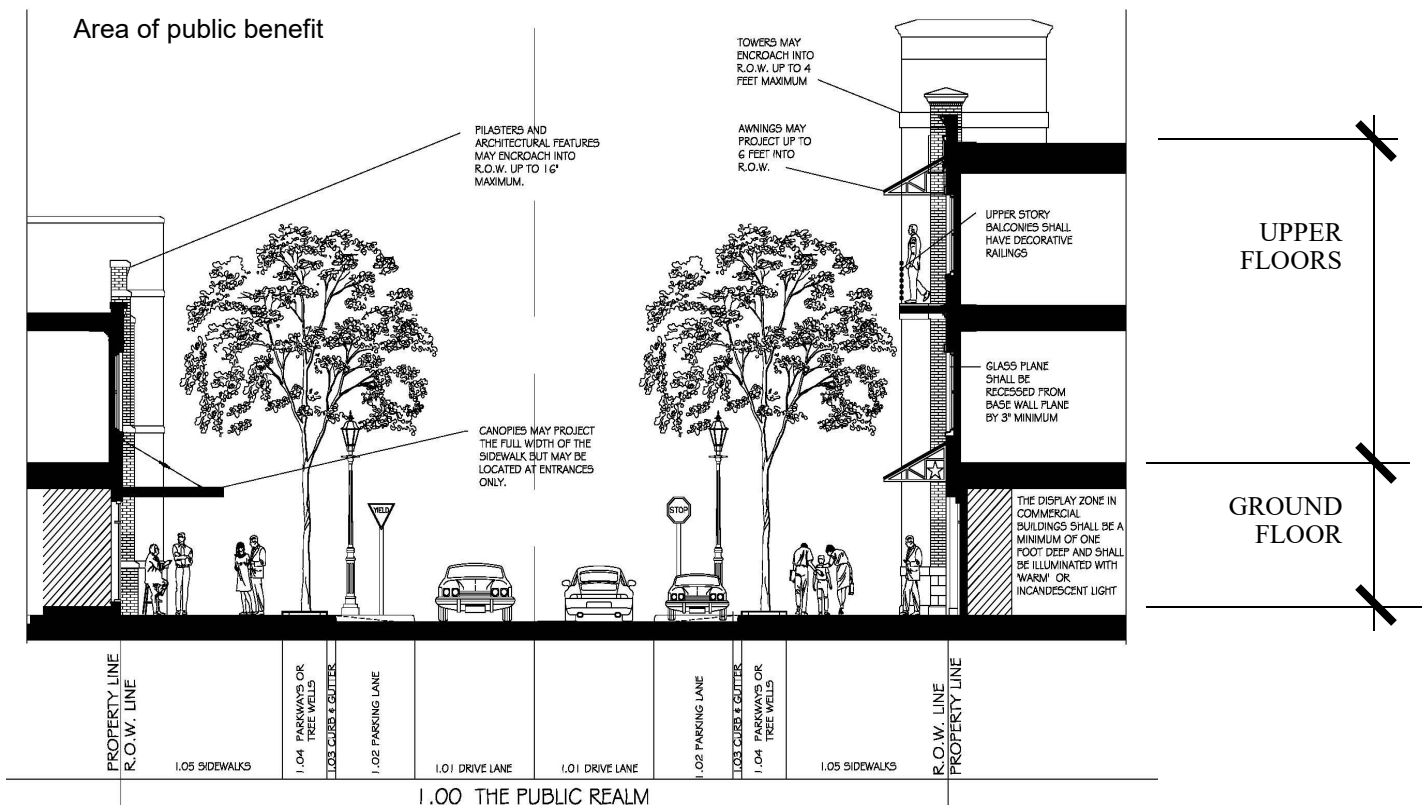


Figure 7.1: This illustration represents the area of regulatory priority.

NOTES ON STREETScape:

1. Street Lighting. Division 6 of Article IV of Chapter 98 of the Flower Mound Code of Ordinances shall not apply to street lighting installed by an owner or developer for public benefits on or adjacent to public rights-of-way. Street lighting shall be perpetually maintained by the Lakeside Owners' Association.
2. Street Lights: The streetlights must comply with the development standard for streetlights, selected from utility company antique styles. The fixtures are to be placed not more than 80 feet apart on Lakeside Parkway. Fixtures must be equipped with 2 banner arms on each pole, placed perpendicular to the street.
3. Lighting: Development shall comply with the Town's standards for light intrusion at the boundaries of Lakeside DFW . Within, between or among any lots or sites located wholly in Lakeside DFW , no light intrusion will be deemed to exist or occur, and in that regard Section 98-1125(8) of the Code of Ordinances shall not pertain or be applied to any such lots or sites.
4. Street Signs: Street signs must comply with the development standard and must indicate the names of both streets at each intersection. A minimum of one sign pole per intersection is required at all intersections with Lakeside Parkway.
5. Street Furniture: Benches, trash receptacles, drinking fountains must comply with the development standard. Potted plants are permitted with approval of the **Lakeside Commercial Owners Association (LCOA)**.
6. Displays: Temporary displays are permitted for seasonal or commercial activity with the approval of the LCOA.
7. Temporary Signage: Temporary signage is permitted with the approval of the LCOA.



Photo of mixed use streetscape

GROUND FLOOR COMMERCIAL STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows complying with these standards; See Section 7.2.A
3. Entry doors at grade complying with these standards; See Section 7.2.C
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band complying with these standards; See Section 7.2.C
6. Awning or canopy on all street level windows; See Section 7.2.D

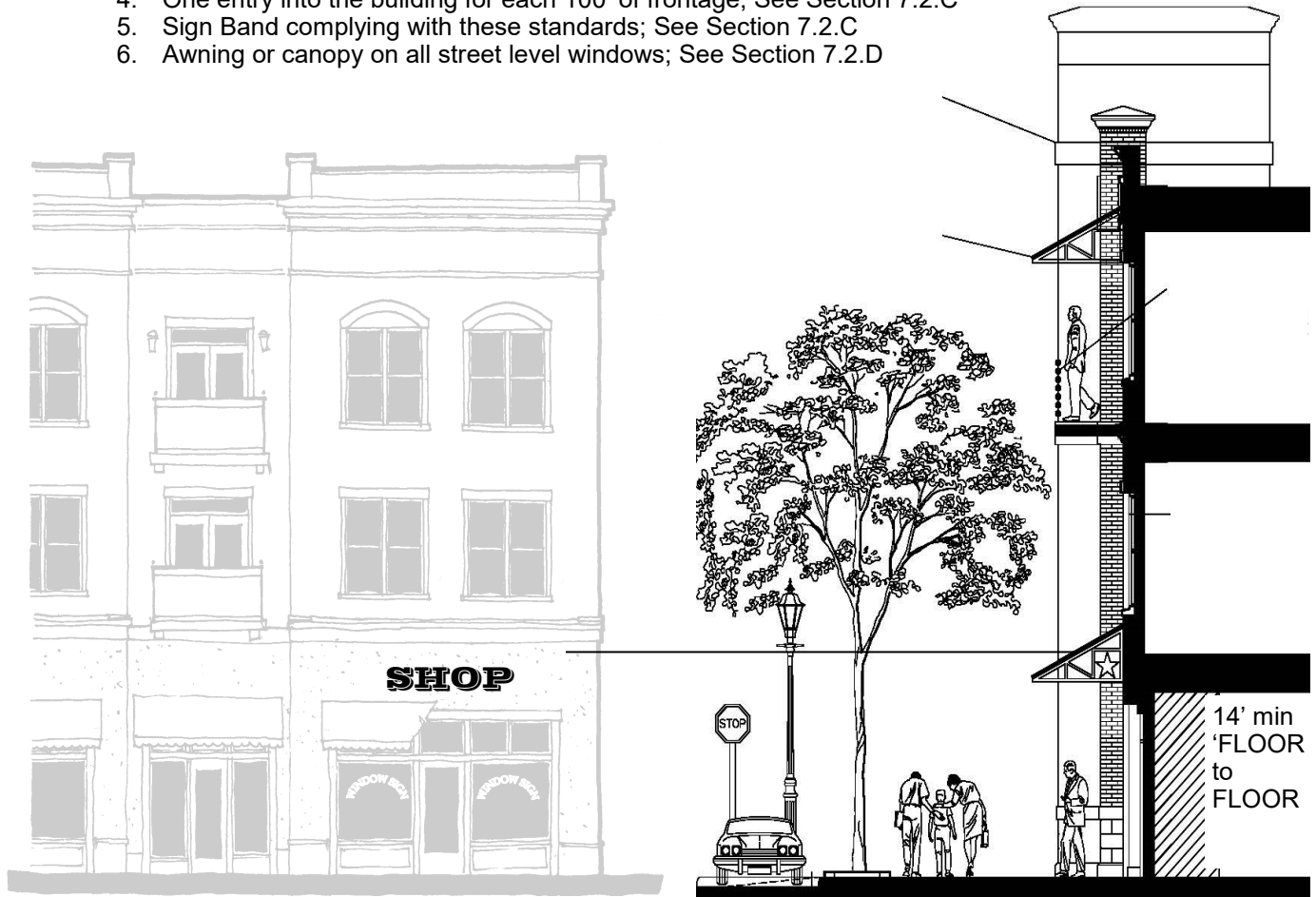


Figure 7.2: Ground floor built to commercial standards

TABLE 7.1 WINDOW/DOOR AREA REQL		MU-C	MU-N	MU-TEN	MUTMR
MIXED-USE & COMMERCIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	60%	50%	60%
	MAX	75%	75%	75%	75%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%
RESIDENTIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	40%	40%	40%
	MAX	75%	60%	60%	60%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%

WINDOW AREA REQUIREMENTS

1. The façade area shall be measured between 3 feet and 9 feet above each finished floor. The percentage shall be the glass area divided by the total façade area.
2. Facades fronting Type 'B' Streets may reduce the glass area by 25%.
3. Facades facing alley or parking lots have no glass area requirements.

BONUS HEIGHT BUILDING STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows are not required to comply with these standards
3. Entry doors at grade complying with these standards, and at least one entry must be located fronting the street of the building's address; See Section 7.2.C for entry requirements.
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band is not required to comply with these standards.
6. Awning or canopy on all street level windows; See Section 7.2.D. Canopy may be metal or louvered and is not required on the Street-level windows, but is required at the building entrance.
7. The building, or portion thereof, within 12 feet of the public ROW is limited to the height defined without the bonus provisions. If the Building is set back from the public ROW 12' or more, the space between the ROW and the building cannot be used for parking and must comply with the standards for General Open Space.
8. The ground floor fronting the public ROW may not be used for a parking garage.

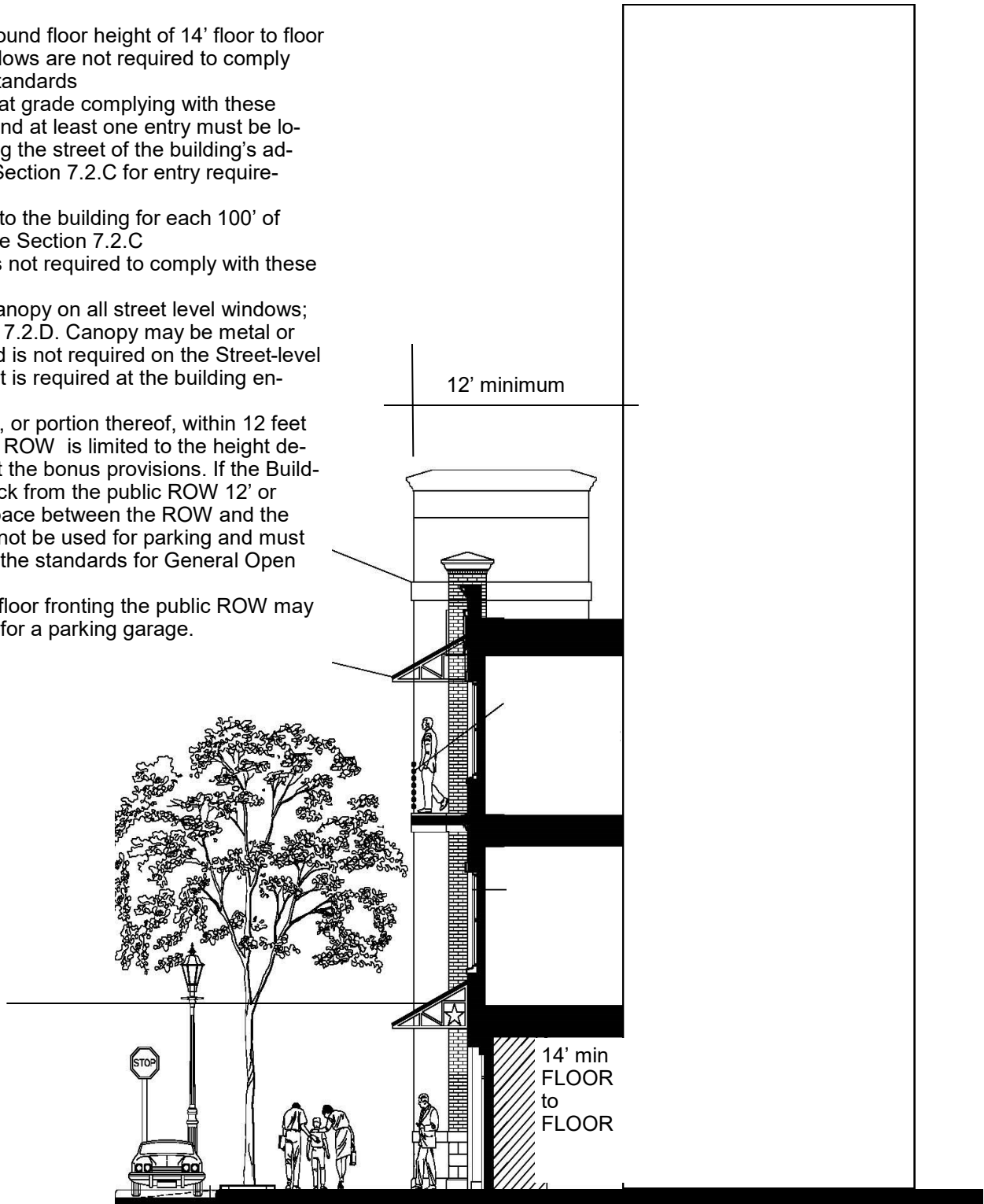


Figure 7.3: Bonus Height Building Standards

GROUND FLOOR RESIDENTIAL STANDARDS

1. Finish Floor elevation be at or above sidewalk grade for patios and private entries; See Section 7.3.A
2. Common entrances shall be at approximate sidewalk grade; See Section 7.3.B
3. Common entries shall provide weather refuge, such as an awning, canopy or recessed doorway and shall comply with these standards; See Section 7.3.B
4. Windows shall comply with these standards; See Section 7.3.C
5. Private Patios and associated fencing shall comply with these standards; See Section 7.3.D



Figure 7.4: Ground Floor Residential Standards

STANDARDS FOR UPPER FLOORS OF RESIDENTIAL OR MIXED USE BUILDINGS

1. Windows shall comply with these standards; See Section 7.4.A
2. Balconies shall comply with these standards; See Section 7.4.B
3. Cornice or Eave shall comply with these standards; See Section 7.4.C
4. Roof shall comply with these standards; See Section 7.4.D



Figure 7.5: Upper stories building standards

SECTION 7: REGULATIONS

The following regulations are intended to address Building and Architectural Requirements, pursuant to the requirements of the Mixed Use Zoning Code as it applies to the Lakeside Development.

Large footprint retail formats such as grocery stores and department stores are exempt from these regulations due to their economic value as anchors for shopping venues. Every attempt should be made to incorporate the large retail footprints into the urban pattern. These components of the development shall comply with Flower Mound C2 Zoning standards if they cannot comply with these standards.

7.1 BUILDING FACADES -

A. FACADES ELEMENTS

1. Facade: The quality of the facades determines the quality and character of the adjacent outdoor space. Since the public ROW requires a higher quality façade than the parking lot, the façade regulations are divided into Type A (better quality) and Type B (lesser quality). Type A facades face the public R.O.W. **Type B facades face parking lots and alley areas.**
2. Proportions: The proportions of walls, windows, and portions of walls shall be predominately vertical. Areas that are predominately horizontal shall be subdivided by pilasters, mullions, columns, trim work, or other architectural elements to achieve a balanced or vertical appearance. Vertical stripes, however, are undesirable.
3. Pilasters and Columns: Pilasters and columns are an expression of the actual or imaginary structural system on the exterior of the building. These elements divide the horizontal façade into smaller, more vertical panels. Pilasters should be placed no farther apart than they are tall and they should extend to the eave or above the parapet. .
4. Entry Conditions: The major entry is required to be placed on the public ROW façade and requires at least one entry into the building for each 100 feet of frontage on the property line.
5. Maximum Façade Length: One story buildings may be 100 feet long with a single building façade design; two or more stories are unlimited.
6. Transition A to B Facades: An A Façade must continue around a corner a minimum of 15 feet or 30% or the distance to the next building whichever is less, before transitioning to a B Façade.

B. MATERIALS

The materials employed to construct the buildings and public areas carry cultural, social, economic and architectural qualities that may or may not be appropriate to the character of the development. All material proposals are subject to the review and approval of the LCOA. The material lists are divided into materials that generally are unrestricted, materials that are desirable in small quantities, and materials that are undesirable unless used in an unusual or artistic fashion.

1. Unrestricted Materials: These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile. Exception: within Subzones MU-TEN and MU-C(3), EIFS shall be an Unrestricted Material for the 2nd floor and above and excluding the ground floor.
 - i. For microzone MZ-2 only, the following restrictions apply:
 - a. Painted concrete (cast-in-place or pre-cast), or a combination of painted concrete and pipe rail fence, shall be allowed on any exposed façade parking garage walls that do not face or front on to a public right-of-way or public parking areas. When pipe rail is used in combination with painted concrete, the minimum height of the concrete wall shall be 33" with a minimum 9" pipe rail on top.
 - b. The east, south, and west boundaries of the street-level parking garage shall be secured with cable rail fence in the interim until such time as the first non-residential building de-



velops on top of the parking garage. Prior to the issuance of a Certificate of Occupancy (CO) for the first non-residential building constructed on top of the garage, any street-level cable rail fence shall be replaced with any of the following types of fence: a minimum 42" tall wrought iron fence, a minimum 42" tall glass fence, or a combination of minimum 33" concrete wall with pipe rail on top for a total of 42" tall fence. No fence shall be required in areas where the final grade is at street level.

2. Limited Façade Materials: The following materials may be used up to 20% on A facades and 80% of 'B' Facades: Concrete masonry units, EIFS, metal panel siding or hardi-plank clapboard siding. EIFS may be used on the second floor and above. Exception: within MU-TEN and MU-C(3), ACM (Aluminum



Composite Metal) may be used on up to 25% of 'A' and 'B' Facades and GFRC (Glass Fiber Reinforced Concrete) may be used on up to 20% of 'A' and 'B' Facades.

3. Prohibited Materials: The following materials may not be used for buildings subject to these guidelines unless specifically exempted by the LCOA. Aluminum siding, vinyl siding, wood or corrugated metal siding.
4. Color: Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.

7.2 COMMERCIAL GROUND FLOOR BUILDINGS

A. DISPLAY WINDOW

The portion of the building interior that is, or is intended to be, part of the pedestrian experience visible from the public ROW, if occupied by a retail tenant.

1. Window Display: The window display is to be visible at least 1 foot into the interior. The display should be well lighted, clean and organized.
2. Window Display Floor: A raised floor is recommended but not required.
3. Window Display Lighting: Lighting should be warm in color and either incandescent or metal halide. Fluorescent lighting is prohibited.
4. Window Display Window Coverings: If the ground floor space is occupied by a retail tenant, no coverings should be applied that eliminate visibility into the display space such as blinds, medium or heavy tinting, or draperies. If the space is occupied by an office or residential occupant, window coverings shall be permitted.
5. Display Window, Glass: The intent of the regulation is to provide as much opportunity for observation as possible, achieving the maximum visibility into the display window. Clear, single pane glass is recommended, insulated glass is permitted, light tinting for UV protection is permitted, medium and heavy tinting is prohibited. Glass panels should have a generally vertical proportion.
6. Display Window, Sills: Window sills must be sloped to drain over the window pediment.
7. Window Pediment: This is a section of wall under the display window elevating the glass above the sidewalk. Permitted materials include all materials in the materials section of the Guidelines except glass. The minimum height is 6 inches; maximum height is 39 inches.
8. Display Window, Jambs: The minimum return from the primary wall surface to the jamb is 3 inches. A trim or panning is recommended.
9. Display Window, Head: The design of the display window incorporating transom window elements above door height are recommended but not required. Above the glass and frame, unit masonry walls must have a visible masonry lintel above the glass. Stucco-style walls do not require a visible masonry lintel.

B. ENTRY DOORS

1. Entry Doors: Entry doors must be a minimum of zero percent glass, no maximum.
2. Entry Doors, Jambs: Trim, panning, or a section of wall is required between the door jamb and the adjacent jamb of the display window.
3. Entry Doors, Transom: A transom or transom-type panel is recommended above the entry door(s) but is not required.
4. Entry Doors, Canopy: If an awning or canopy is required over the entry doors, a canopy may extend into the Public ROW and may be supported on columns; however, the columns may not interfere with the accessible route of the sidewalk.
5. Color: Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.

C. SIGN BAND -

The Sign Band is designed to display the identity of the business within and express in graphic form the character of the business. Highly expressive graphics are encouraged; see Sign Guidelines for details. A sign band that is too long or too tall is not consistent with the intended character.

1. Location: The top of the head of the display window is the bottom of the sign band and the bottom of the second floor window sills (or the bottom of the cornice on 1 story buildings) is the top of the sign band. The band ends horizontally either at a pilaster, a tower, or an adjacent façade.
2. Maximum Height: The maximum height that is uninterrupted by a change in plane, change in material or a change in color, is 5 feet.
3. Maximum Length: The maximum length that is uninterrupted by a change in plane, change in color, or a change in material is 50 feet on a one story building, 100' on two or more stories.

D. OTHER FEATURES

1. Base or Watertable: The lowest element on the building façade, it establishes a visible base for the materials above. It is recommended.
2. Awnings: Awnings on all street level windows are required. Office street level windows within subzone MUTEN do not require awnings. Awnings are to be made of predominantly natural or natural-appearing

fabric or metal. The bottom of the awning must be placed at or below the top of the window.

3. Lighting: Indirect lighting of the signage and identity graphics is recommended, but not required.

7.3. NON-COMMERCIAL GROUND FLOOR

These rules apply to structures which house a ground floor comprised of residential units under a single ownership. Non-commercial ground floors are encouraged to accommodate relatively easy



conversion to a commercial use if the market permits.

A. FLOOR ELEVATION

Floor Elevation at sidewalk: the floor elevation of the ground floor must be at or above average grade of the sidewalk and common entrances shall be accessible by ramp if necessary.

B. ENTRY DOORS

1. Entry Doors, Private Primary - Primary entry doors to individual dwelling units facing the street may be of wood, steel, or steel with laminated wood veneer or fiberglass.
2. Entry Doors, To Common Conditioned space: Entry doors to a common conditioned space, such as a lobby or corridor, must be a minimum of 30% glass, no maximum.
3. Entry Doors, To Common Un-conditioned space: Entry doors or gates to a common non-conditioned space, such as a lobby or corridor, may be of ornamental metal, open gate style. The doors or gates must be painted black, dark green or the same or complementary colors of the primary

facade.

4. Entry Doors, Weather Refuge - awnings made of predominantly natural or natural-appearing fabric or metal; metal roofs or roof elements are encouraged over primary entry doors to provide shelter from weather. Weather refuge elements are encouraged but not required over common entry doors. Alternatively, doors may be recessed into the façade far enough to permit a person to stand out of the weather.
5. Entry Doors, Lighting - decorative light fixtures such as wall sconces are encouraged adjacent to primary entry doors, but are not required. Fixtures should have a diffuse light source that is non-glaring or a decorative shade or mounting which eliminates direct visibility of the source.
6. Entry Doors, Sliding - slide opening doors are prohibited on the street façade.

C. WINDOWS

1. Windows, Type - Windows shall be fixed glass, single hung, double hung, triple hung or casement. Casings shall not be narrower than 2" except on masonry walls. Head casing shall be equal to or wider than the jamb casing.
2. Window shutters - if shutters are used, they shall be one-half the width and of the same height as the associated window. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
3. Windows, Interior coverings - interior coverings of ground floor windows may be of wood, or wood-style blinds either horizontal or vertical; or finished fabric drapery. Metal blinds and cellulose blinds are prohibited. Artwork located on the glass or inside the glass is permitted provided it is not serving as advertising.

D. PRIVATE OUTDOOR SPACES

1. Outdoor private space, design - if outdoor private space is provided for residential units on the ground floor, these areas may be separated from the public ROW by fencing or with ornamental railings or masonry walls and should be consistent with architectural character of the façade. Railings or walls must be at a height no greater than 48". The areas must be provided a mixture of hardscape to landscape including turf, ground cover, shrubs, plant boxes or

planters.

2. Outdoor private space, storage of materials - outdoor private space may not be used for storage or parking. No bicycles, motorcycles, or toys may be stored within. Seasonal items such as chairs, tables, planters or grills may be included.

E. OTHER ITEMS

1. Signage - Signage for non-commercial ground floors shall generally be consistent with the Mixed Use Zoning District. Address numerals, unit numerals, unit nameplates may be placed on the facade wall immediately adjacent to the entry door. Wall signs announcing the name of the residential unit development may be placed at visible corners of the building in either a sign band from the top of the head of the primary floor windows to the bottom of the second floor window sills or as a blade sign.
2. Utilities - no utility service connections, meters or other appurtenances will be allowed on the building facades facing the public realm. Utility connections, meters or other appurtenances shall be located on



rear facades or on "B" facades which have intervening masonry walls or on the sides or backs of the buildings.

3. Stairways - stairways shall be concealed from the street and placed within the building footprint. Entry doors shall be accessible from the public realm.

7.4 UPPER STORIES -

The regulation of the façade design for the building above the first floor allows for wide latitude to encourage dignified, beautiful, creative, and gracious design.

A. WINDOWS

1. Windows, Jamb: Trim or panning recommended. Jamb must be recessed from the primary wall plane a minimum of one inch unless trim or panning is used.
2. Windows, Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

B. BALCONIES

1. Balconies, Doors: Swinging doors required, sliding doors prohibited. Exception: within MUTEN, swinging doors and sliding glass doors shall be permitted.
2. Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.
3. Balconies, Floors: Floors must be a solid, concrete surface (lightweight concrete is acceptable provided it is structurally sound); metal grates are prohibited. Floors may project into the public ROW.
4. Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the façade. Top of railing shall be a maximum of 3 inches wide. Exception: within MUTEN micro-zones MZ1, MZ4, and MZ5, top railing shall be a maximum of 6 inches wide.

C. CORNICE

1. Cornice/Eave/Parapet: The design of the top of the building should be consistent with the architectural style of the façade. If the parapet is not tall enough to conceal the rooftop equipment, an added screen will be required behind the parapet to do so.

D. ROOF

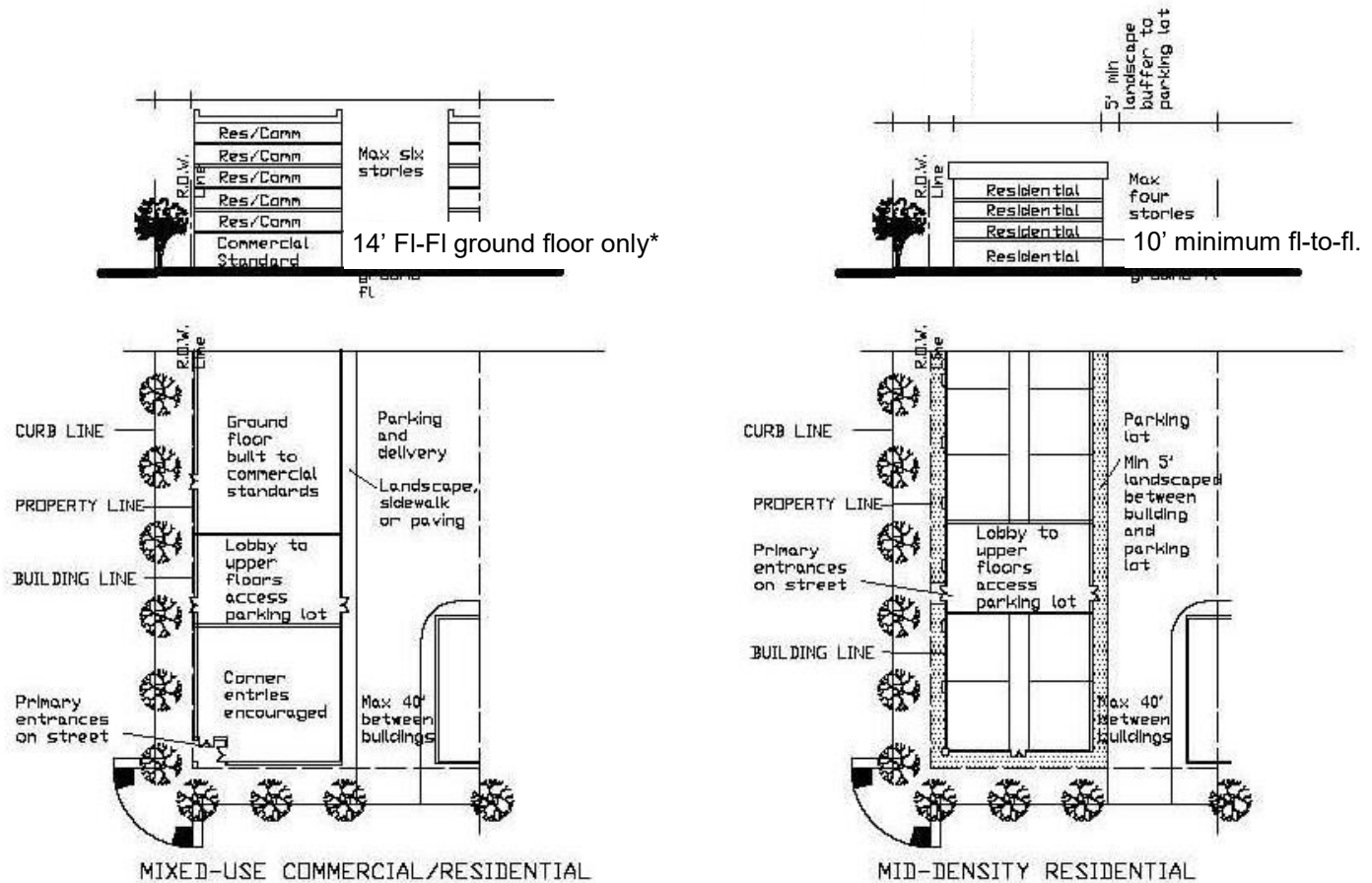
The water repelling surface covering the building



area below.

1. Material Specifications: For flat or low-slope roofs, white membrane roofing is recommended, but not required. For sloped roofs, asphalt shingles, slate or simulated slate, metal, metal shingle, clay tile or clay tile appearance, or concrete tile is acceptable.
2. Eaves: Surface of the soffit under the overhang is to be treated as finished surface. Trim is required at least at the intersection of the soffit and wall surfaces. Paint or other finish is required. Venting is to be incorporated into the design of the soffit surface.
3. Gutters and downspouts: If they are to be visible on the 'A' Façade, they must be incorporated into the façade design.

FIGURE 7.6 COMMERCIAL LOT STANDARDS



* 14 feet floor-to-floor includes the floor structure such as beams and trusses.

1. MIXED USE COMMERCIAL/RESIDENTIAL

Buildings designed to accommodate retail or office occupancies on the ground floor shall comply with the Commercial Building Standards. The primary façade wall of the building shall be placed within 5' of the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces). In Subzone MUTEN, the primary façade wall shall be placed within 8' of the frontage property line.

2. MID-DENSITY RESIDENTIAL

Buildings designed to accommodate multifamily residential occupancies on the ground floor shall comply with the Non-Commercial Building Standards. The primary façade wall of the building shall be placed between 5' and 8' from the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

FIGURE 7.7: RESIDENTIAL LOT STANDARDS

See the Development Standards in Table 2.2 and in Section 3

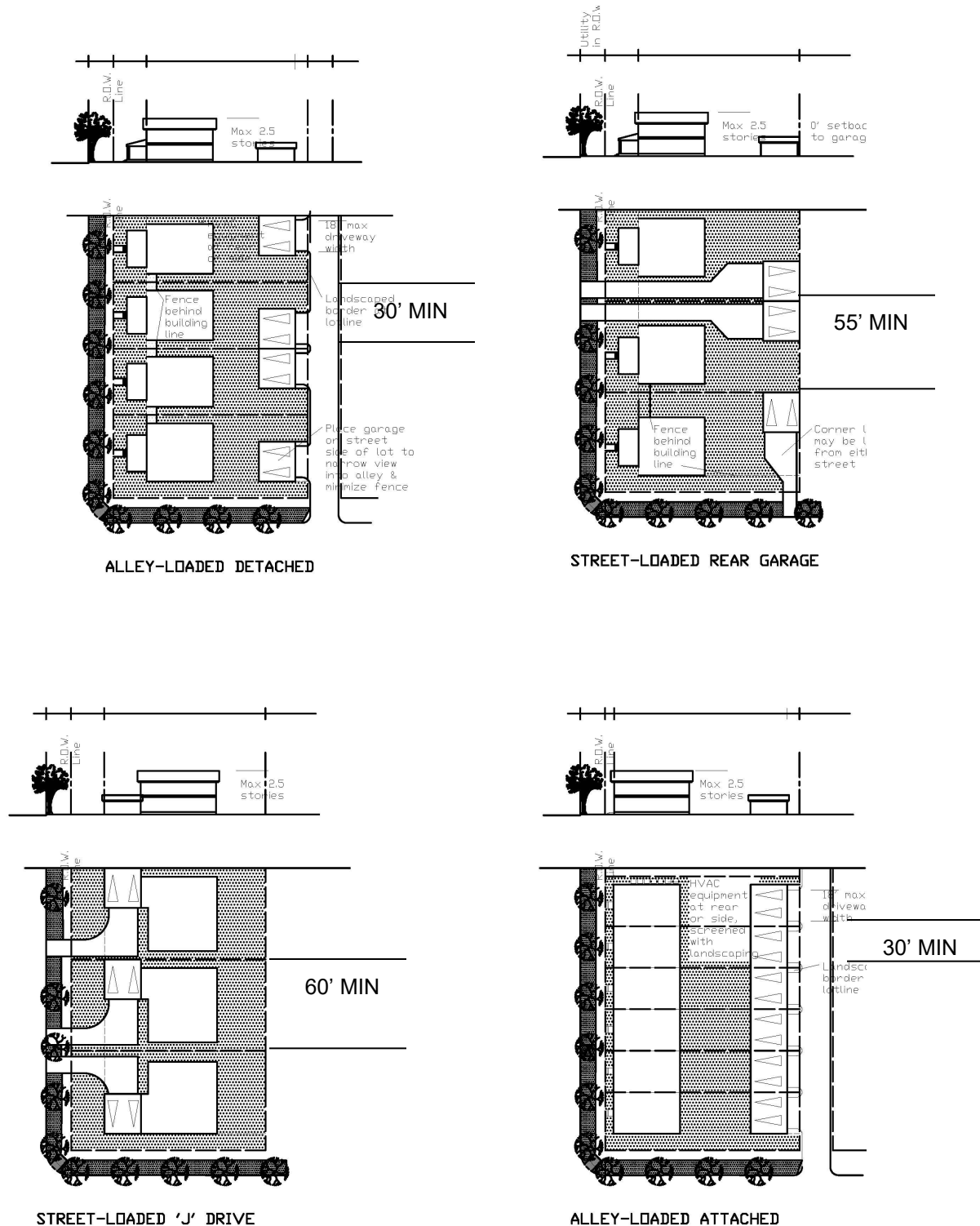


FIGURE 7.7: RESIDENTIAL LOT STANDARDS

See the Development Standards in Table 2.2 and in Section 3

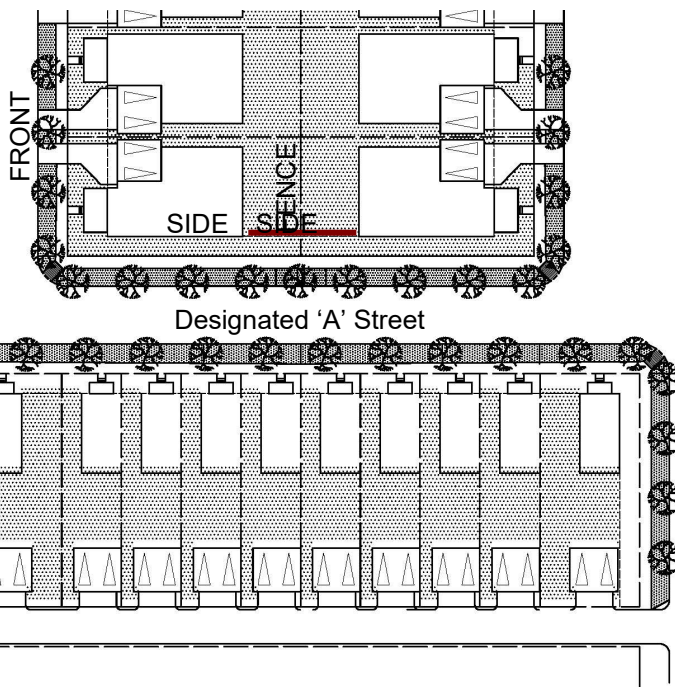
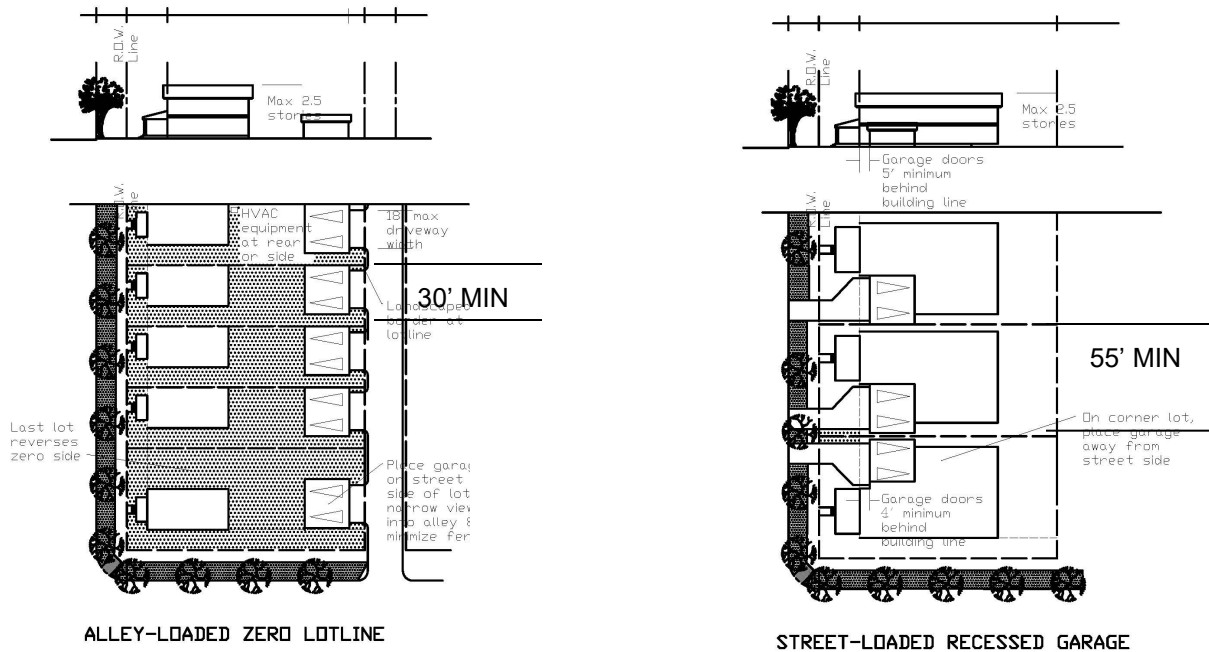


Figure 7.8:
ALTERNATIVE COMPLIANCE ON 'A' STREET
FRONTAGE FOR HOUSE ORIENTATION:

1. Locate garage away from 'A' street frontage.
2. The privacy fence cannot screen the side of the house, it can screen backyard only.
3. Ground floor windows on the side of the house must be at least 1.25 times the window area on the front of the house.
4. Setback from the 'A' street ROW must be equal to, or greater, than the setback on the front of the house.
5. Landscaping on the side of the house shall be equal to, or greater, than the landscaping on the front.
6. The use of this Alternate Compliance Provision shall be limited to no more than 25% of the lots with "A" street frontage.

**SINGLE FAMILY DETACHED RESIDENTIAL LOT STANDARDS
FOR LOTS 50' WIDE AND LARGER**

1. **Zones Permitted:** MU-NG
2. **Architecture**
 - a. All single family residential structures are encouraged to provide an architectural style which is appropriate to the site, the Lakeside DFW project, and the town of Flower Mound.
3. **Materials—Permitted and Prohibited:**
 - a. Materials for structures will be in compliance with Flower Mound Development Standards.
 - b. Minimum exterior façade—80 percent masonry façade.
4. **Building and accessory structures location on lot:**
 - a. Primary Building Structure must comply with Setback requirements.
 - b. Garage doors accessible from the street shall be constructed of decorative wood (“Carriage Door” Style) or stained simulated wood composite material
5. **Required Features:**
 - a. Architectural grade asphalt shingles, or better.
 - b. Wood or stained fiberglass simulated wood grain front door.
 - c. No façade may be repeated within any 5 adjacent lots or across the street from those lots.
 - d. Concealed HVAC units, trash storage, and utility meters.
 - e. Window openings and panes shall be vertically proportioned or square.
 - f. Flush mounted windows are prohibited.
 - g. If shutters are used, shutters shall be approximately one-half the width of, and the same height of the associated opening. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
 - h. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
 - i. If chimneys are located on a street-facing wall, they shall extend to the ground.
 - j. If a porch is used, the porch column base shall not protrude beyond the bottom edge of the porch flooring.

SINGLE FAMILY DETACHED RESIDENTIAL LOT STANDARDS FOR LOTS 30' TO 55' WIDE

1. **Zones Permitted:** MU-NG
2. **Base Standards:** The standards that apply to the larger lots also apply to the 30' to 55' lots.
3. **Block Consistency:** All facades within one block face shall be constructed of the same wall and roofing materials.
4. **Facade Height:** Front wall must be two stories for at least 75% of the frontage.
5. **Facade Articulation:** Façade must have articulated features, such as balconies, window trim, changes in the wall plane, porticos, stoops, or other architectural features to enhance the façade and differentiate it from neighboring facades.
6. **All units connected:** The gate to access the side yard must be located in approximately the same plane as the front wall and must have either wing walls to match the building façade or a full height gate with lintel or arch over the gate.
7. **Side Street Enclosure:** The maximum distance between the lot corner of the end unit of the block and the far side of the parking aisle shall be 50'.

Figure 7.9: Transition between Subzones

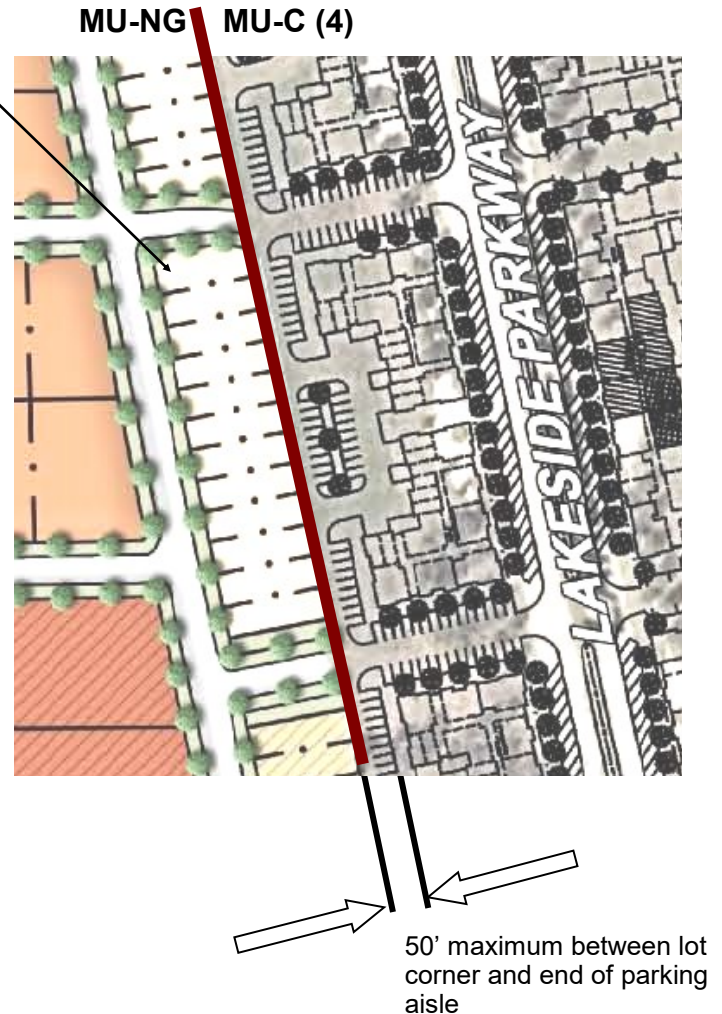
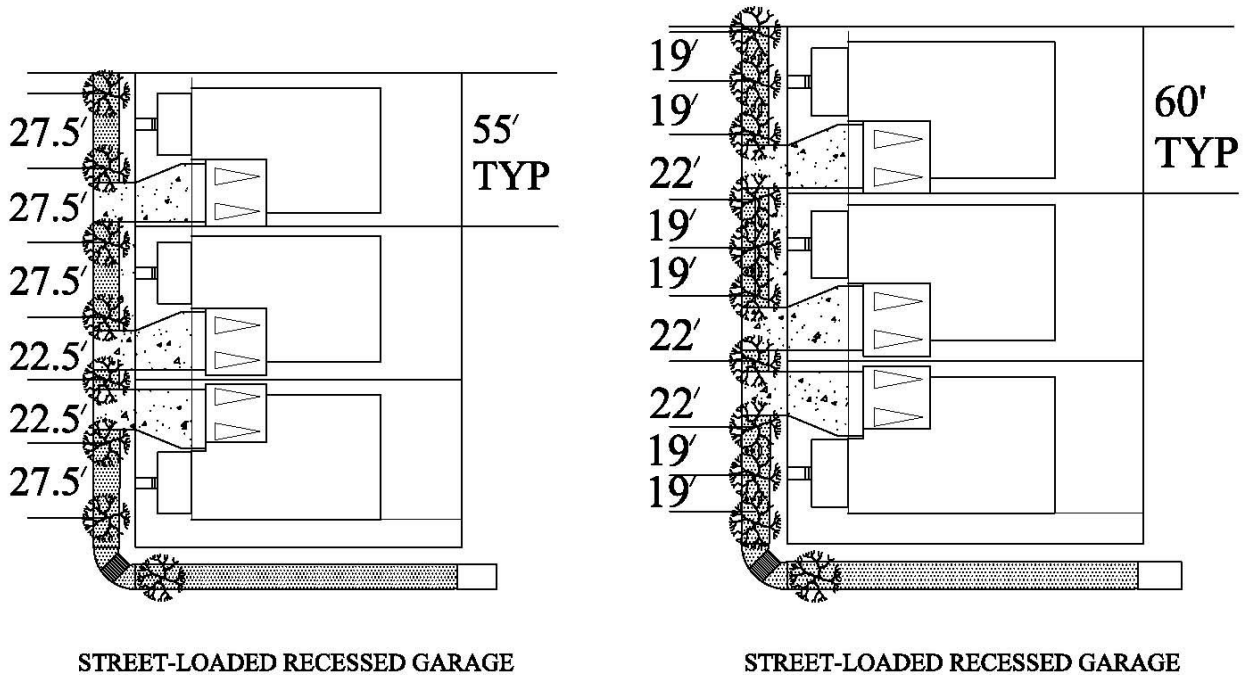


FIGURE 7.10: Requirements for front-loaded lots.



Front-loaded lots are lots whose garages are accessed from the street rather than from an alley. These lots must comply with the following criteria.

1. Lots greater than 60 feet in width at the building line must have at least three living street trees in parkway frontage of the lot. At developer's option, 5 trees of minimum 4 inch caliper may be planted over two adjacent lots. The spacing of the trees shall be approximately as shown in figure 7.9, but may be reasonably adjusted to allow for more uniform spacing of trees, utilities lines, meters, obstructions, drainage, and other practical considerations.
2. Lots greater than 55 feet in width, but less than 60' in width, must have at least two living street trees in parkway frontage of the lot. The spacing of the trees shall be approximately as shown in figure 7.9, but may be reasonably adjusted to allow for more uniform spacing of trees, utilities lines, meters, obstructions, drainage, and other practical considerations.
3. A maximum of 30 front-loaded lots, between 55' and 60' in width are permitted under this Development Code.
4. Lots less than 55 feet in width, must be served by an alley and not use driveways located in the front of the lots. Street trees will be located in accordance with the requirements of Table 3.2.
5. At least 7 of the front loaded 55 foot lots shall be constructed with alleys behind the lots.
6. The driveway width must be no greater than 15 feet in width at the sidewalk..
7. On lots less than 60' in width, garages shall not comprise more than 50% of the front façade.
8. Garage must be set back from the building line 5' farther than the front wall of the house.
9. Front facing garage doors shall have individual stall doors divided with a masonry column.
10. Garage doors on all front loaded lots shall be treated with at least two of the following architectural elements. Garage doors greater than 15' from the front building setback line are exempt from this rule.
 - a. Embossed panel doors or wood facing
 - b. Decorative brick or arch over doors
 - c. Multiple coach lamps
 - d. Decorative door hardware and straps
 - e. Garage doors recessed at least 12 inches from the face plane of the garage
 - f. Driveway finish upgraded to one of the following: stamped concrete, concrete pavers, pebble finish concrete, salt finish concrete.

SIGNAGE STANDARDS

SECTION 8: SIGNAGE

- A. Chapter 86 of the Code of Ordinances. Signage in Lakeside DFW shall comply with Chapter 86 of the Code of Ordinances, as in effect on the date of this Ordinance, except as amended, modified or excluded below.
- B. For new signs, the standards in Table 8.1 shall apply to SUBZONE MU-TNG and sign permits shall be approved administratively by the Town of Flower Mound Building Official unless specifically noted in this section.
- C. For new signs in Subzones MU-C(1), MU-C(2), MU-C(3), MU-C(4), MU-N(1), MU-N(2), MU-TMR(1), MU-TMR(2), MU-TMR(3), MU-TEN, Section 8.D shall apply.

TABLE 8.1	MU-MR	MU-C	MU-TNG	MU-N	MU-EN	STANDARD
Wall (Building) Signs	P	P	NP	NP	P	- For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant on each street frontage that tenant has frontage. - Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. feet per linear foot of second or upper floor frontage along that public street with a maximum of 100 sq. feet. - Live-Work: One sign limited to an area of 10 sq. feet maximum, and a maximum height of 2 feet - Home occupations in residential buildings: One sign limited to an area of 5 sq. feet maximum and maximum height of 16 inches - Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 7 feet from the finished sidewalk. - Building signs may be internally or externally lit. - Marquee signs permitted only as specified below.
Monument Signs	P	P	NP	P	P	- One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. feet per sign face and 6 feet in height. - Signs must be illuminated from ground mounted lighting. - Permitted only along FM 2499, Lakeside Parkway, and Slip Road Frontages, and on open space as shown on Figure 5.1 (except park #9). *Monument sign within the open space area as shown on Figure 5.1 (except Park #9) shall be allowed for the purpose of open space identification and/or advertising an event or activity within a programmable open space. Monument signs may be back lit or illuminated from a ground mounted light source.
Window Signs	P	P	NP	P	P	- Limited to 25% of the storefront glass area. <u>The following shall be exempt from this limitation:</u> - Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs; - Artwork that is not used as advertising - Directory or wayfinding signage
Building Blade Signs	P	P	NP	P	P	- One per building (commercial and mixed use buildings only). - Area = 30 sq. feet maximum per sign face. - May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel lane. - Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.

TABLE 8.1	MU-MR	MU-C	MU-TNG	MU-N	MU-EN	STANDARD
Tenant Blade Signs	P	P	NP	P	P	- One per commercial tenant space (retail, office, or restaurant use). - Area = 20 sq. feet maximum per sign face. - May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane. Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 7 feet from the finished sidewalk.
Marquee Signs	P	P	NP	NP	P	- Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more. - Marquee signs shall be attached to the building or located above or below a canopy only. - Area = 150 sq. feet maximum, per face. - Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.
For sale/for lease signs	P	P	NP	P	P	- Size is limited to 32 sq. feet per sign face. - All other standards are the same as Town of Flower Mound Sign Regulations.
Address signs	P	P	P	P	P	Same as Town of Flower Mound Sign Regulations.
Temporary construction signs	P	P	P	P	P	1 free standing sign per lot during construction only; limited to 32 sq. feet.
Banners	P	P	P	P	P	Same as Town of Flower Mound Sign Regulations.
Sandwich board signs	P	P	NP	P	P	- Permitted only for retail, service, or restaurant uses. - Limited to 15 sq. feet per sign face per storefront. - Sign may not exceed 5 feet in height. - A minimum of 6 feet of sidewalk shall remain clear. - Chalkboards may be used for daily changing of messages. - Readerboards (electronic and non-electronic) shall be prohibited. - Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P	P	P	P	- Permitted only with approval of the City. - Max. 15 sq. feet per sign face. - Limited to one per light pole. - Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P	NP	P	P	- Shall be allowed for all multi-tenant commercial and mixed use buildings. - One directory sign per each multi-tenant building entrance limited to 20 sq. feet in area. - Design of the sign shall be integral to the façade on which the sign is to be affixed.

TABLE 8.1	MU-MR	MU-C	MU-TNG	MU-N	MU-EN	STANDARD
Pole signs	NP	NP	NP	NP	NP	May only be permitted as part of a Master Sign Plan.
LED Signs	NP	NP	NP	NP	NP	- Shall be covered by a lens or diffuser. - May only be permitted where electronic message boards are permitted. - Or, may only be permitted as part of a Master Sign Plan.
Off-premise signs	NP	NP	NP	NP	NP	Signs advertising businesses within the Lakeside DFW mixed use zone shall be considered on-premise signage.

SECTION 8.D

This set of regulations replaces Section 8 of the Lakeside DFW Development Code with respect to the following subzones only: MU-C(1), MU-C(2), MU-C(4), MU-N(1), **MU-N(2)**, MU-TMR(1), MU-TMR(2), **MU-TMR(3)**, MU-TEN. Except for restaurants over 3500 square feet, each building tenant is limited to no more than four of the following sign types per tenant elevation: Wall Signs, Projecting Wall Signs, Business Blade Signs, Window Signs, or Awning Signs.

Sec. 86

Sec. 86.63

Directional signs may be placed by the Lakeside Owners Association in the public right-of-way mounted on the ground or on a light pole or street sign. An example of an approved directional sign in public right-of-way is attached on Exhibit A.

Sec. 86-67 · Ground Signs

(6) All ground signs shall be set back at least 5 feet from any public street right-of-way line.

(7) A maximum of two tenants may be identified per ground sign.

(8) Ground signs shall be located at least 75' apart and at least 10 feet from the property lines of any other lot.

(11) Ground signs may display any business located within Lakeside DFW even if the business is located on a different lot than the ground sign.

(15) An example of an approved ground sign for Lakeside DFW is attached on Exhibit B.

(16) There shall be no more than two ground signs on Lot 1, Block C, Lakeside DFW; no more than three ground signs on Lot 1, Block B, Lakeside DFW; no more than two ground signs on Lot 2, Block A, Moviehouse Addition; no more than one ground sign per street frontage on Lot 1, Block A Moviehouse Addition; and no more than three ground signs along the frontage of FM 2499 and no more than two ground signs along the frontage of Lakeside Parkway on Subzone MU-TMR (2); **no more than 6 ground signs on Subzone MU-TMR (3) as indicated in Exhibit K**, all other lots shall be limited

in quantity per Chapter 86 of the Town of Flower Mound code.

Sec. 86-68 - Wall Signs

(a)(5) Tenants may have wall signs on each of their exterior elevations per the table in subsection 6. Each wall sign shall be measured separately for maximum width and height measurements for the signs on that particular elevation. **The maximum width and height measurements of wall signs shall comply with Exhibit I.**

(b)(4)(d) One Building Identification Sign shall be allowed per building per street frontage.

(b)(4)(g) Use of a Building Identification Sign shall not require a reduction of the permitted tenant signs.

(b)(6) Projecting Wall Sign

- A projecting business wall sign is mounted to the building perpendicular to the building and may project a maximum of 6 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have 10 feet of clearance above the sidewalk.
- May have a maximum height of 15 feet, maximum width of five feet.
- May be allowed in addition to any other permitted signs, with the exception of e. below.
- An example of an approved projecting business wall sign is shown on Exhibit C.
- May only be used on an exterior elevation in lieu of a surface wall sign, unless applicant is a restaurant containing 3,500 square feet or more, in which case, may be used in addition to a surface wall sign.

(b)(7) Projecting Building Identification Wall Signs

- A projecting building identification wall sign is mounted to the building perpendicular to the building and may project a maximum of 6 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have 10 feet of clearance above the sidewalk.
- The maximum sign height is 15 feet and the maximum area per side is 60 square feet.
- A projecting building identification wall sign would be in lieu of a building identification wall sign.
- An example of an approved projecting building identification sign is shown on attached Exhibit D.
- No more than one projecting building identification wall

sign shall be permitted per building.

(b)(8) Business Blade Signs

- a. In addition to other signage allowed per this section, Businesses may have one blade sign per exterior elevation not to exceed 15 square feet per sign. These signs are installed perpendicular to the building to show the name of the business to pedestrian traffic. Blade signs may project a maximum of 5 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have a minimum of 8 feet of clearance above the sidewalk.
- b. An example of an approved business blade sign is shown on attached Exhibit E.

(b)(9) Marquee Signs

- a. A marquee sign is a major sign affixed to a building, projecting from the building wall, identifying a building, a project, or a tenant, and serves as a landmark to the development.
- b. Permissible for movie theaters, auditoriums, entertainment clubs, any assembly venue of at least 100 persons, or the name of a development.
- c. May have a maximum height of 25 feet, maximum width of six feet.
- d. No more than four marquee signs may be allowed within Lakeside DFW and may only be permitted in the areas identified on Exhibit F.
- e. May project a maximum of 7 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have a minimum of 10 feet of clearance above the sidewalk.
- f. Message boards on a marquee sign for the movie theater only may contain a changeable message, both electronic and changeable panel.
- g. An example of an approved marquee sign is shown on the attached Exhibit G.
- h. May not advertise more than one of the permissible uses outlined in b. above on each sign.

(b)(10) Entrance Marquee Sign

- a. One of the four marquee signs authorized pursuant to paragraph (b)(9), hereof, may be an entrance marquee sign
- b. The entrance marquee sign shall comply with the all regulations set forth in paragraph (b)(9) pertaining to marquee signs; provided, however, that the entrance monument sign may have a maximum height of 30 feet.

Sec. 86-69 - Window Signs

Window signs shall be limited to a maximum of 25 percent of window area.

Sec. 86-70 -Awning or canopy signs

Awning or canopy signs may be used in addition to other signs permitted by Chapter 86, subject to the following:

(2) Business logos/text are permitted to be applied to the

sloped portion or front valance of the canopies/awnings and may appear on more than one awning.

(9) The total sign area for an awning or canopy sign shall not exceed the maximum allowance as outlined in section 86-68. The area of awning or canopy signs will not be deducted from the area allowed for other permitted signs.

(11) Any typeface for awning or canopy signs shall be allowed.

(12) Permits for awning signage will be issued as one sign permit per business, whether they are applying for signage on one or multiple awnings.

Sec. 86-73 • Temporary commercial signs

(8) Coming Soon or now open signs.

a. One sign shall be permitted per building elevation for each business. If the business has 30' or more of lineal building elevation, then two signs shall be permitted on that elevation.

g. Such sign(s) shall be allowed for a maximum period of 60 days, after which it must be removed.

i. Permits for coming soon and/or now open signs, respectively, will be issued as one sign permit per business, whether they are applying for one or multiple signs.

(14) Sandwich board/ A frame signs

Sandwich board signs shall be permitted for retail uses. No permit is required, but the signs must comply with the following:

- a. The maximum size for a sandwich board sign shall be three and one-half feet (3.5') in height by two and one-half feet (2.5') in width.
- b. A sandwich board sign shall be located near the entrance to business that it advertises and must not impede pedestrian traffic.
- c. Sandwich board signs must be professionally made, be constructed of durable materials and be sufficiently weighted to prevent movement by wind or other elements.
- d. Sandwich board signs cannot be permanently attached to any object or the ground.
- e. All sandwich board signs must be moved indoors during times of heavy rain or high winds and after business hours.
- f. A sandwich board sign must be uncluttered, with a minimum of text. Logos and graphics are encouraged.
- g. An example of an approved sandwich board/ A-frame sign is attached on Exhibit H.

* Illuminated signs on construction cranes located within MU-TEN and MU-C(3) subzones complying with EXHIBIT J shall be allowed.

Exhibit A

Example of an Approved Directional Sign in Public Right-of-Way



Exhibit B

Example of an Approved Ground Sign



Exhibit D

Example of an Approved Projecting Building Identification Sign

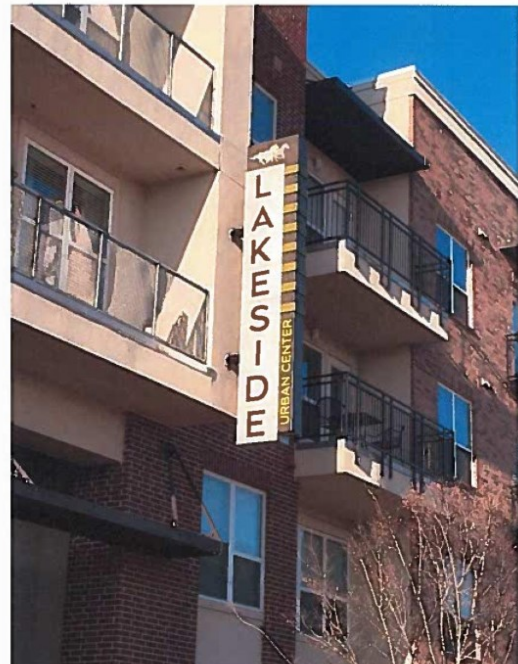


Exhibit C

Example of an Approved Projecting Business Wall Sign



= Approved Marquee Sign Location

POINT OF BEGINNING

POINT OF COMMENCING

POINT OF TERMINATION

Exhibit E
Example of an Approved Business Blade Sign



Exhibit H
Example of an Approved Sandwich Board/ A-Frame Sign



Exhibit G
Example of an Approved Marquee Sign

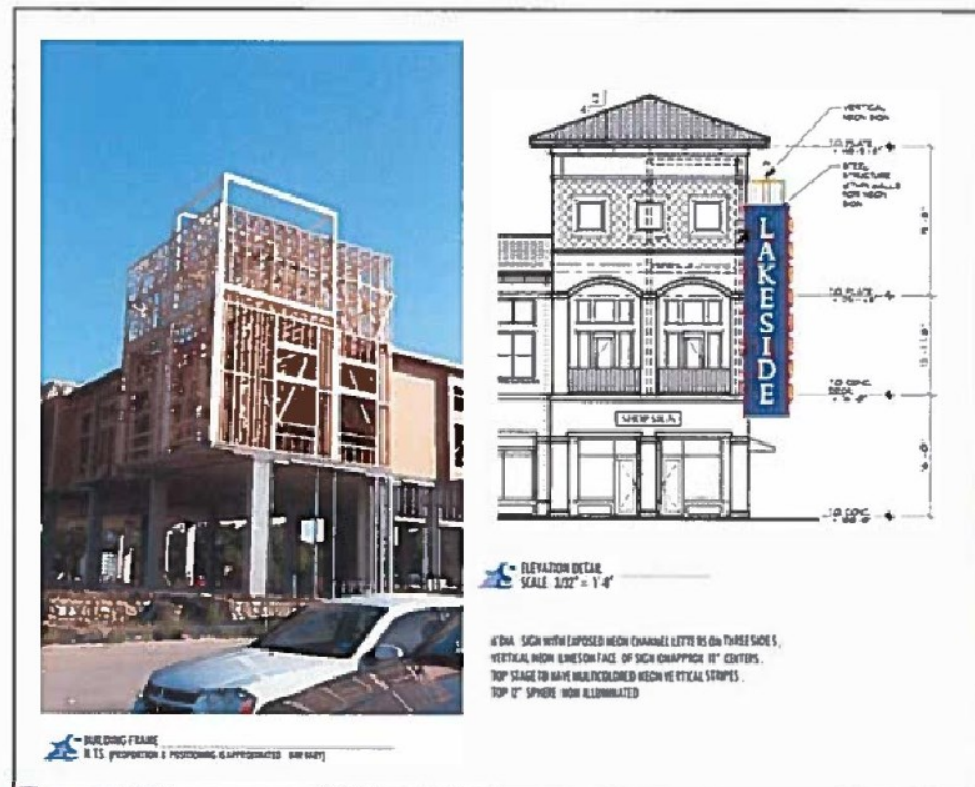


EXHIBIT I: WALL SIGN
Proposed Configuration

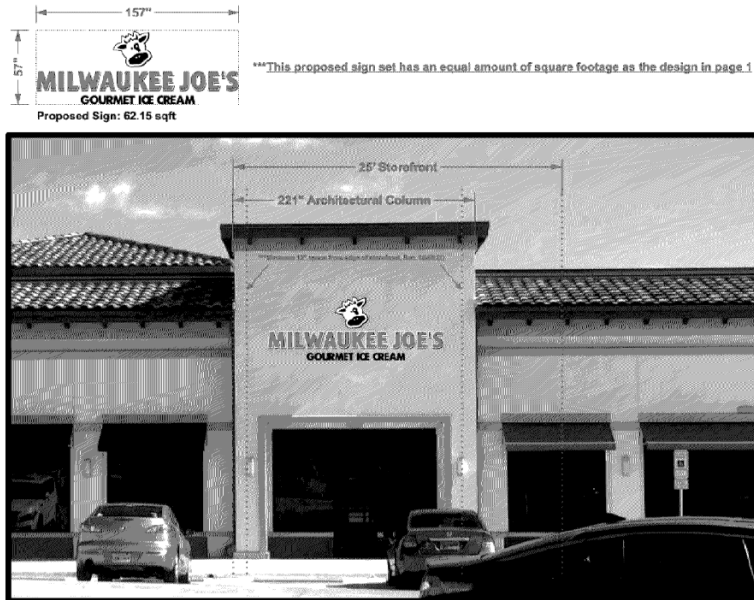


EXHIBIT J: ILLUMINATED SIGN ON CONSTRUCTION CRANE

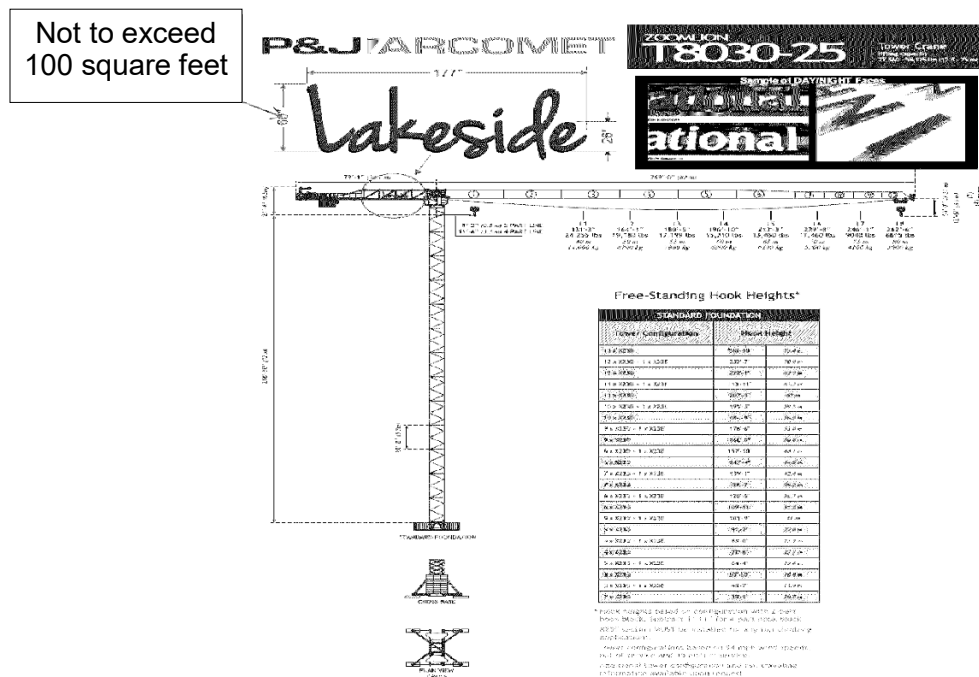
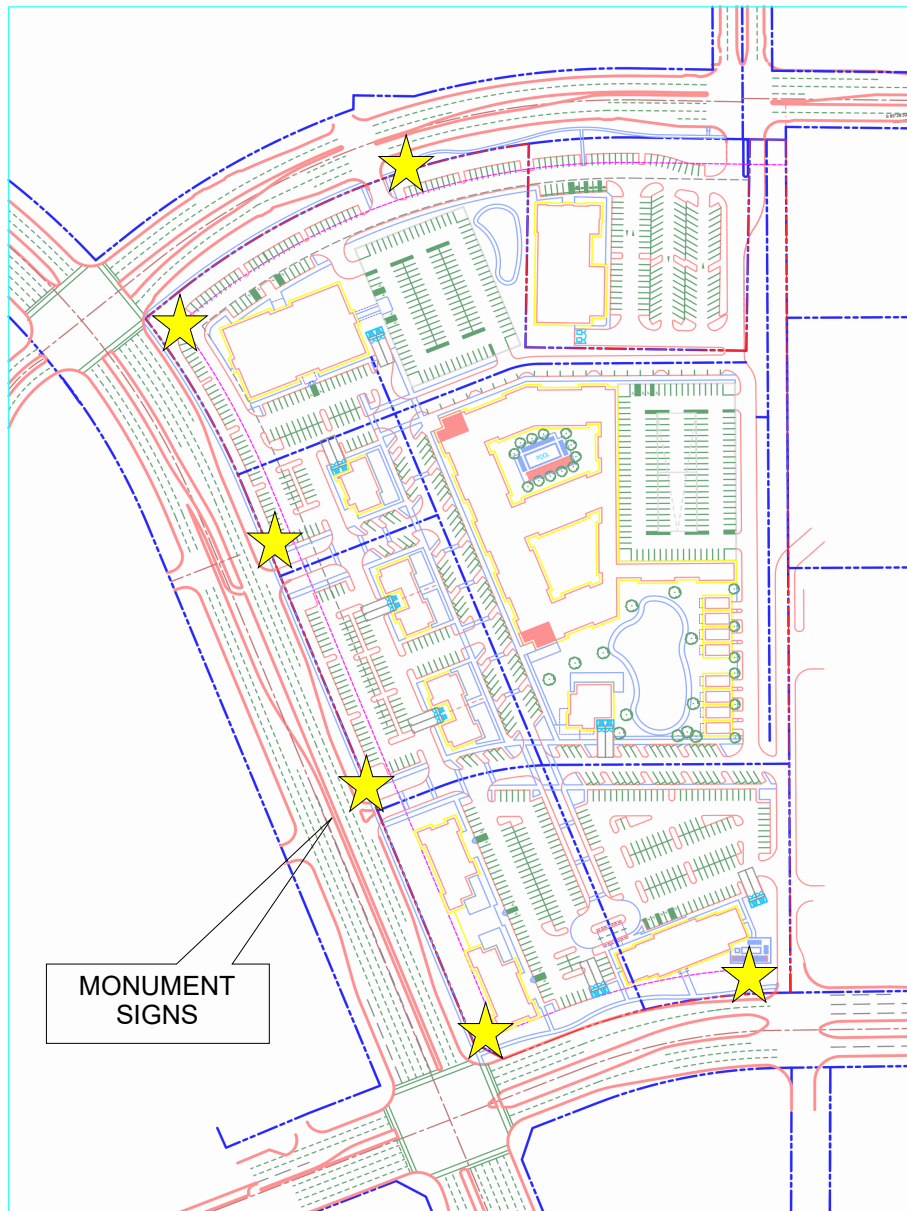


EXHIBIT K
MONUMENT SIGNS IN SUBZONE MU-TMR(3)



*Figure 3.9.6 Monument Signage for Subzones MU-TMR(3) and MU-N(2)
Sign Setbacks shall comply with Section 8.D.*

APPENDIX



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

DATE: March 24, 2025
FROM: Matthew Hotelling, Assistant Director of Public Works/Transportation
ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA25-0001 – Furst Ranch Thoroughfare Plan Amendment) to amend Section 7.0 - Thoroughfare Plan to change the classification from Mixed-Use (MU) Arterial to Urban Minor Arterial for the first MU Arterial street located east of the intersection of Cross Timbers Road (FM 1171) and U.S. Highway (US) 377 north to the roundabout and the MU Arterial street located north of the intersection of Cross Timbers Road (FM 1171) and US 377 east to the roundabout. The property is generally located in the northeast quadrant of Cross Timbers Road and US 377. (Transportation Commission recommended approval by a vote of 5 to 1 at their March 11, 2025, meeting.)**

BACKGROUND:

In March 2023, the Planning and Zoning Commission first reviewed a Thoroughfare Plan change for the area known as Furst Ranch. The portion that is the subject of this proposed Thoroughfare Plan change is in the northeast quadrant of Furst Ranch. Two segments of the Mixed Use (MU) - Arterial streets that are the subject of this Thoroughfare Plan amendment lead the public into the development. The first location is the westernmost MU - Arterial located on Cross Timbers Road (FM 1171) north to the roundabout and the other one is located along US 377. See the attached vicinity maps for the proposed locations and changes.

The northeast quadrant, in which both of these segments are located, is the first phase of the Furst Ranch Development. The MU-Arterial is a four-lane divided roadway with angled on-street parking with a 100' right of way (ROW). The Urban Minor Arterial is also a four-lane divided roadway except it does not have any on-street parking. The capacity of the roadway itself, therefore, is not changing. The only difference is the on-street parking. Without the on-street parking, there would be less friction of vehicle movement along these sections of roadway. Theoretically, this will slightly increase the capacity of the roadway section.

As the developers continue to refine their development plan, it was identified that these two segments are main entrances and will not likely have businesses that are immediately adjacent to the roadway. Therefore, these parking spaces would rarely be used and simply provide a large amount of concrete space that could be changed over to green space and/or entry features that will make the development more inviting and aesthetically pleasing from Cross Timbers Road (FM 1171) and US 377 without disrupting or degrading the movement of visitors/patrons to this area. The developer's representative is scheduled to be in attendance at this meeting for presentation and questions.

BOARD REVIEW/CITIZEN FEEDBACK: On March 11, 2025, the [Transportation Commission](#) (TRC) voted to recommend approval of the proposed Thoroughfare plan amendment by a vote of 5 to 1. The TRC had the following feedback from that meeting: the commissioner that voted against the recommendation had concerns about giving up the 10' of ROW and the possibility of needing it in the future. This area is planned to have landscaping and sidewalk. If it was needed, this area could be

purchased. However, it is not anticipated that this additional ROW would be needed. As stated previously, the benefit would be small based on the distance between FM 1171 or US 377 and the interior roundabout.

Another commissioner feedback in support of the change, is that it would create a safer environment because of less interaction between parked vehicles and vehicles traveling along the roadway. The other concern that was brought up by several commissioners is in regards to where people would park. It was stated by the applicant that each site in this area would be parked as a traditional parking lot for each of the buildings and adequate parking would be available for each of their respective uses.

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle). At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: Leave Thoroughfare Plan As-Is.

FISCAL IMPACT: N/A

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

ATTACHMENTS:

1. Letter of Intent
2. Master Thoroughfare Plan 04-01-2024
3. Existing Thoroughfare Streets - Furst Ranch
4. Proposed Thoroughfare Streets - Furst Ranch

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

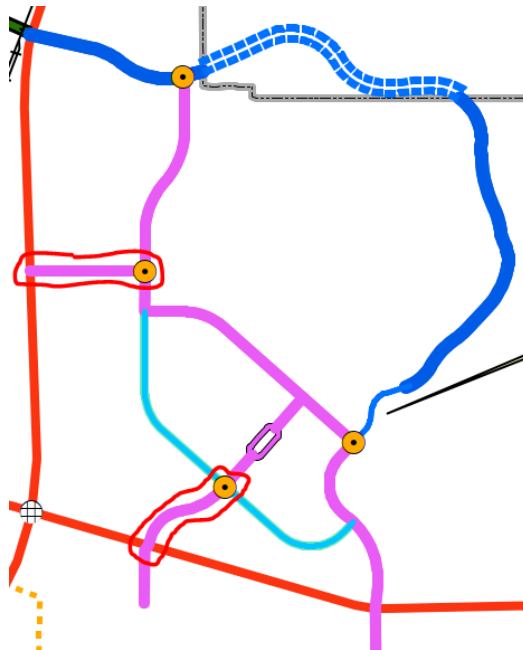
February 24, 2025

Mr. Matthew Hotelling, PE, PTOE ADAC
Assistant Director of Public Works/Transportation
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
matthew.hotelling@flowermound.gov

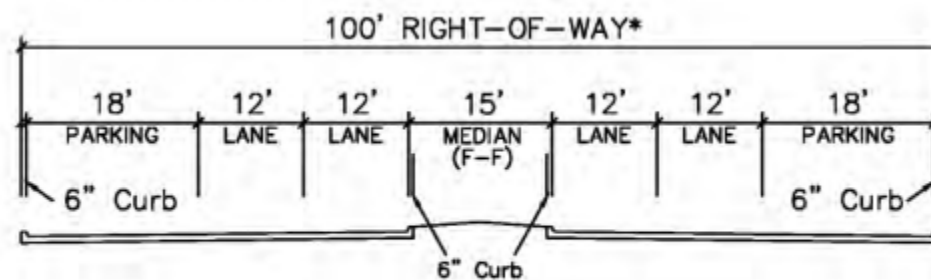
RE: Furst Ranch Thoroughfare Plan Update

Dear Matthew:

Please accept this letter as a request to modify the Town's Thoroughfare Plan as it relates to the Furst Ranch development in western Flower Mound. As you know the thoroughfare plan was previously modified on this property after the zoning was approved by the Town Council to adjust the anticipated street patterns and to show Furst Ranch Street Sections. As time as moved forward and conversations have occurred with perspective businesses on the property there has been a desire to modify two street sections. The street sections in question are circled in red below.

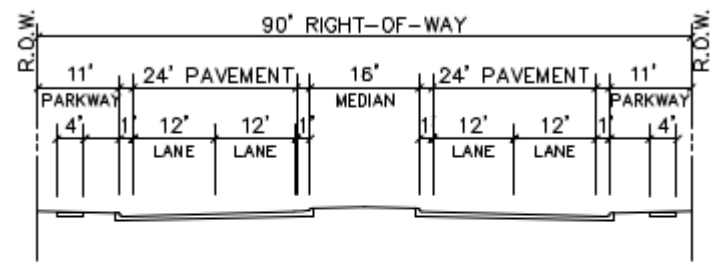


Currently, both roads are indicated as Furst Ranch Street Section 1, with a 100' right-of-way (ROW). This street section is a 4-lane divided roadway (2 lanes in each direction) with on street angled parking on both sides. Please refer to the street section below.



*IF SHARED BIKE LANES ARE USED
SHARED LANES ARE TO HAVE SHARED LANE MARKINGS EVERY 250'

Moving forward the desire is to utilize the Town’s Urban Minor Arterial (Divided) street section. Please refer to the street section below.



URBAN MINOR ARTERIAL (DIVIDED)

Removal of on street parking will not be an issue in these areas. As development occurs through the Ranch each site will need to meet the required parking requirements for the proposed use. As two of the main entrances to the Ranch, we believe that removing the on street parking will increase the traffic movements of the entrances by allowing entering and exiting traffic to move more freely without having to maneuver around parking vehicles.

We appreciate your consideration of this request. Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,
McAdams

Scott Minnis | Project Manager, Engineering
Sminnis@mcadamsco.com | 972. 989. 7232

cc. Mr. Jack Furst
Mr. Robert Furst

**TOWN OF FLOWER MOUND
THOROUGHFARE PLAN**



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

Kimley»Horn

April 1, 2024

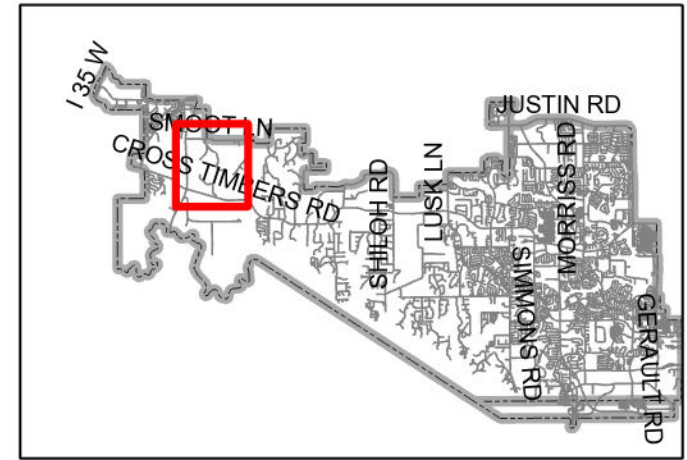
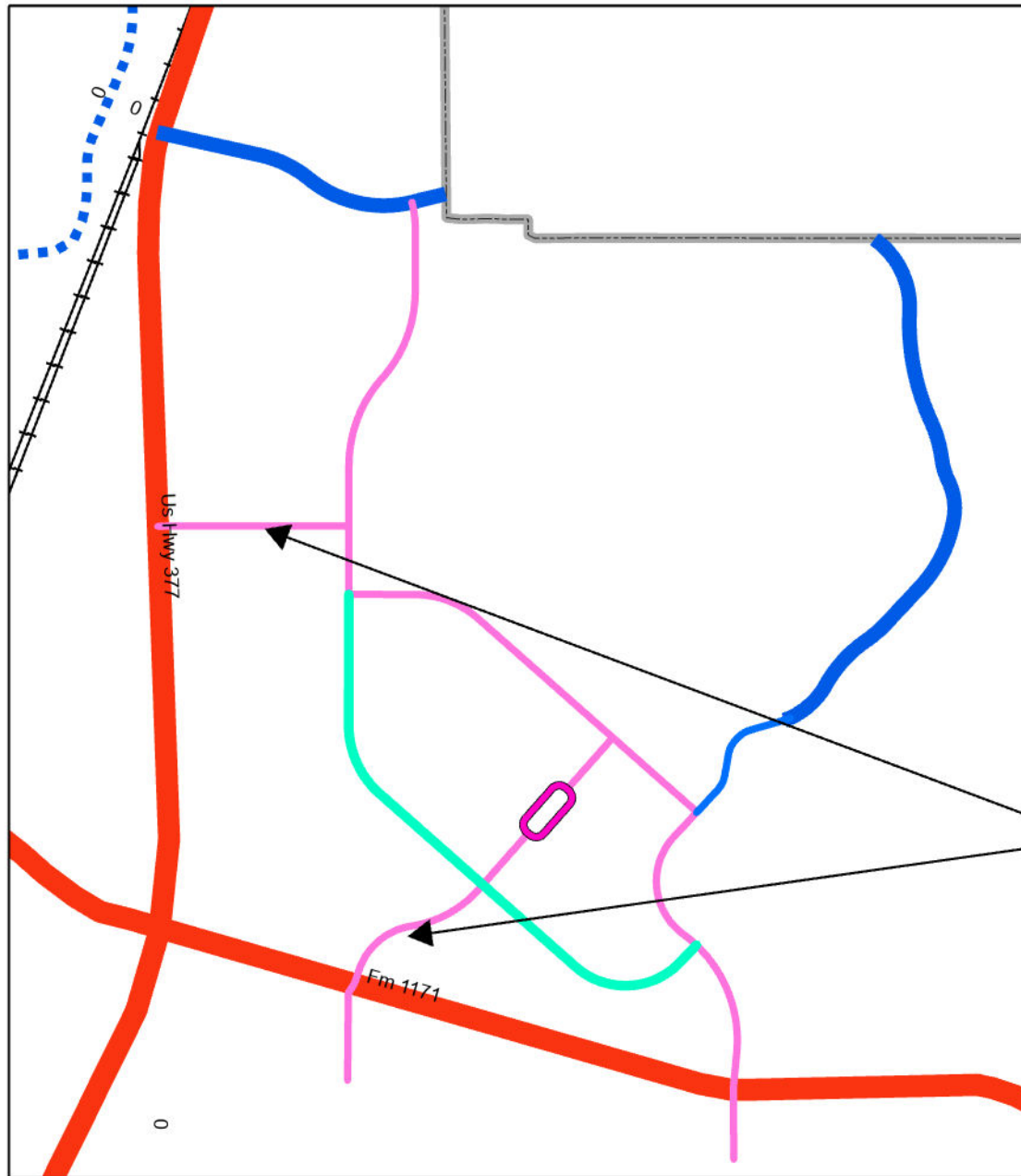
Functional Street Classifications

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



Vicinity Map - Furst Ranch Thoroughfare Streets - Existing

N



Legend

Furst Ranch Thoroughfare Classification

- Greenway Rural Arterial
- MU - Arterial
- MU - Collector
- MU - Couplet
- MU - Dam Road

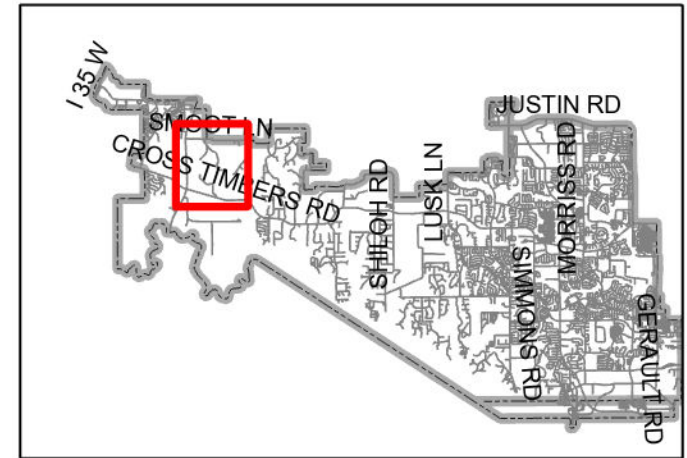
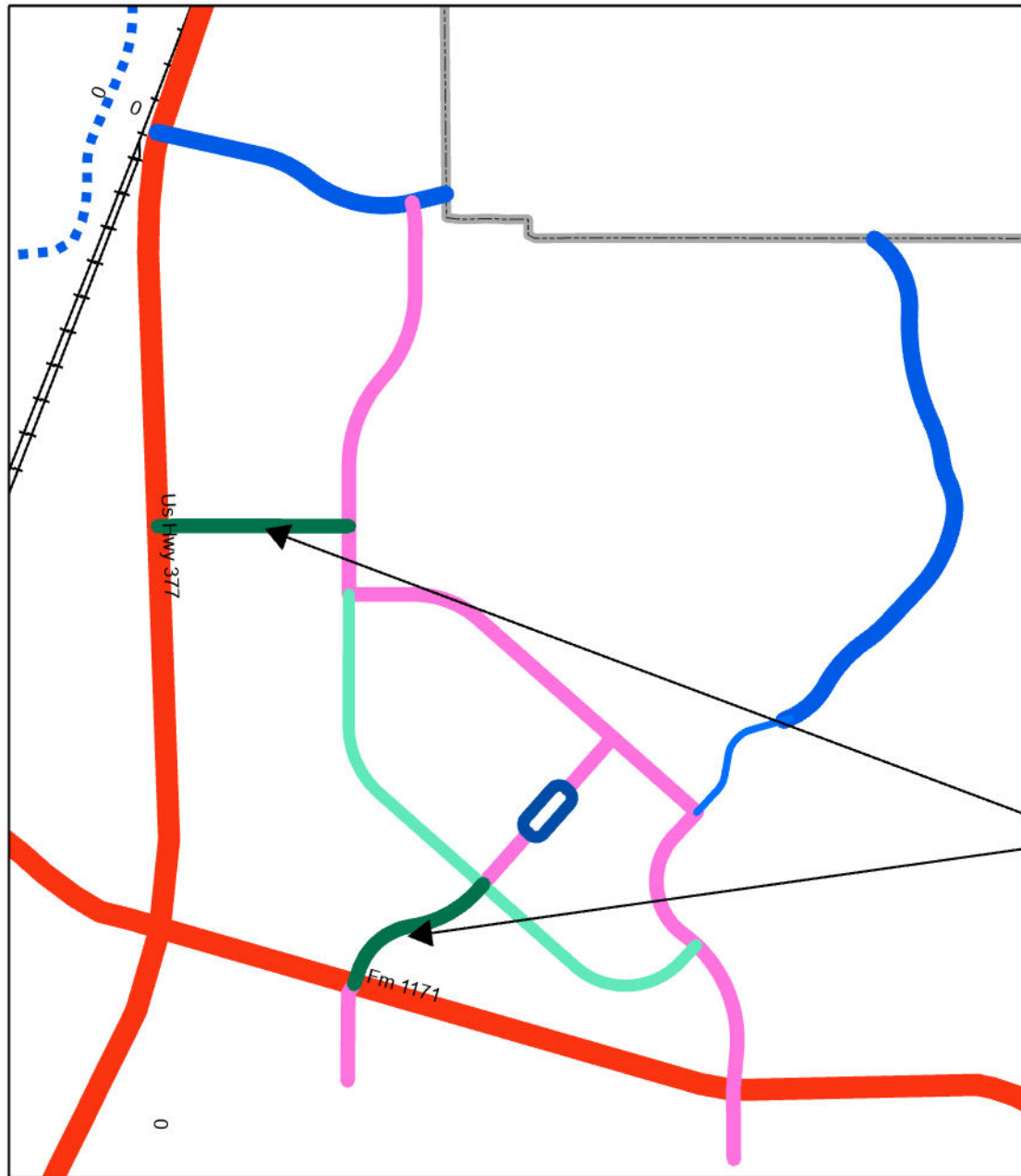
Current Thoroughfare Plan

- Major Arterial
- Greenway Urban Arterial
- Urban Minor Arterial
- Urban Minor Arterial - Undivided
- - - Urban Collector
- + - - Railroads
- Town Limits

Proposed Change Locations

Vicinity Map - Furst Ranch Thoroughfare Streets - Proposed

N



Legend

Furst Ranch Thoroughfare - Proposed

Classification

- Greenway Rural Arterial
- MU - Arterial
- MU - Collector
- MU - Dam Road
- MU - Couplet
- Urban Minor Arterial

Current Thoroughfare Plan

- Major Arterial
- Greenway Urban Arterial
- Urban Minor Arterial
- Urban Minor Arterial - Undivided
- Urban Collector
- Railroads
- Town Limits

Proposed Change Locations