

Planning & Zoning Commission



November 10, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

(or immediately following the Capital Improvements Advisory 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. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. PUBLIC COMMENT

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

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

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

E. COORDINATION OF CALENDARS

1. December 8, 2025
2. January 12, 2026

F. FUTURE AGENDA ITEM(S)

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

G. STAFF/DIRECTOR REPORT

1. Quarterly Update

H. CONSENT ITEM(S)

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

1. October 27, 2025 Minutes - Consider approval of the minutes from October 27, 2025.
2. SSP25-0008 - Pine Hill - Consider a request for a Subdivision Site Plan (SSP25-0008 - Pine Hill) to create a residential subdivision. The property is generally located south of Cross Timbers Road and east of Grace Pearl Lane.

I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SP24-0015 - Trinity Park - Consider a request for a Site Plan (SP24-0015 – Trinity Park) to develop a warehouse facility. The property is generally located southeast of Lakeside Parkway and north of Enterprise Drive.
2. SP25-0005 - ABC Senior Services - Consider a request for a Site Plan (SP25-0005 - ABC Senior Services) to develop a retail-office building. The property is generally located north of Justin Road and east of Jernigan Road along Bryce Lane.

J. REGULAR ITEM(S)

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

1. ZPD25-0003 - Southgate PD-134 Text Amendment - Public Hearing to consider an ordinance for rezoning (ZPD25-0003 – Southgate PD-134 Text Amendment) to amend Planned Development No. 134 with both non-residential and residential uses, by modifying SG-M1 standards pertaining to block standards, Subsection 3.5, and thoroughfare standards. The property is generally located west of Gerault Road and north of International Parkway. (PZ tabled this item by a vote of 0 to 0 at its October 27, 2025, meeting.)
2. SSP24-0005 - Montalcino Estates Phase IV - Consider a request for a Subdivision Site Plan (SSP24-0005- Montalcino Estates Phase IV) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west and north of Montalcino Boulevard.
3. Z25-0006 - Town Initiated Rezoning [IH to A] - Public Hearing to consider an ordinance amending the zoning (Z25-0006 – Town Initiated Rezoning [IH to A]) from Interim Holding (IH) uses to Agricultural (A) uses. The properties are located throughout the Town.

K. ADJOURN

L. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
- Times may be adjusted by the Chair depending on the number of speakers.
- Donated time will not be recognized.
- Please state your name and address when speaking; and direct comments to the Commission.

1. ZPD25-0007 - Charco Storage - A Work Session in conjunction with a future Public Hearing for a rezoning (ZPD25-0007 – Charco Storage). The property is located at the northwest corner of Old Orchard Lane and Flower Mound Road.

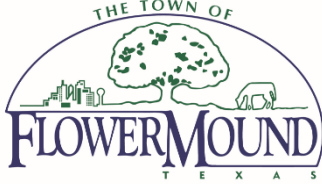
Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the notice of above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on November 4, 2025, by 5:00 p.m.

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 and SMARTGrowth Commission



October 27, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

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

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

with the following member(s) absent:
Gregory Schultz, Place 1
Deb Fitzpatrick, Place 9 Alternate

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Matt Hotelling, Assistant Director of Public Works/Transportation
Poornima Kashyap, Planning Manager
Jersain Castanon, Senior Project Engineer
Chuck Russell, Principal Planner
Nick Ford, Senior Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. ELECTION OF OFFICERS

1. Chair

ACTION: Commissioner Bayuk nominated Commissioner Schultz to serve as the Planning & Zoning Commission Chair. Commissioner Geddie seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Harris, Jackson

NAYS: Langley

RESULT: 6 : 1

2. Vice-Chair

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

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

NAYS: None

RESULT: 7 : 0

E. 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*

F. COORDINATION OF CALENDARS

1. November 10, 2025
2. December 8, 2025

G. FUTURE AGENDA ITEM(S)

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

None

H. STAFF/DIRECTOR REPORT

1. Thanksgiving and Christmas Holidays
2. Capital Improvements Advisory Committee Meeting Schedule

I. CONSENT ITEM(S)

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

1. Minutes of October 13, 2025 - Consider approval of the minutes from October 13, 2025.

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

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

NAYS: None

RESULT: 7 : 0

J. REGULAR ITEM(S)

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

1. ZPD25-0003 - Southgate PD-134 Text Amendment - Public Hearing to consider an ordinance for rezoning (ZPD25-0003 – Southgate PD-134 Text Amendment) to amend Planned Development No. 134 with both non-residential and residential uses, by modifying SG-M1 standards pertaining to block standards, Subsection 3.5, and thoroughfare standards. The property is generally located west of Gerault Road and north of International Parkway.

ACTION: Commissioner Harris moved to table J.1. to the November 10, 2025, meeting. Commissioner Langley seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

NAYS: None

RESULT: 7 : 0

2. MPA25-0003 - Monarch Thoroughfare Plan Amendment - Public hearing to consider a request for a Master Plan Amendment (MPA25-0003 - Monarch Thoroughfare Plan Amendment) to amend Section 7.0 – Thoroughfare Plan. The request is to change Lansdowne from an Urban Minor Arterial to an Urban Minor

Arterial Undivided; consider extending it to the north; and remove the Urban Collector north of Denton Creek Boulevard in the Monarch Development Area. The location is generally located east of IH 35W and northwest of the Canyon Falls development. (Transportation Commission recommended approval by a vote of 6 to 0 at its October 14, 2025, meeting)

STAFF PRESENTATION:

Matt Hotelling, Assistant Director of Public Works/Transportation

APPLICANT PRESENTATION:

Jonathan Kerby, Kimley-Horn; present for questions, no presentation

Michaelann Durden, Kimley-Horn; present for questions, no presentation

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Tim Whisenant, 2300 Olympia		

** Indicates person did not wish to speak*

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

AYES: Gilmore, Hobbs, Geddie, Langley, Harris, Jackson

NAYS: Bayuk

RESULT: 6 : 1

3. MPA24-0006 - Eden Ranch Thoroughfare Plan Amendment - Public Hearing to consider a request for a Master Plan Amendment (MPA24-0006 – Eden Ranch Thoroughfare Plan Amendment) to amend Section 7.0 - Thoroughfare Plan to eliminate the East/West Rural Collector between Red Rock Lane and Shiloh Road and to reclassify a portion of Shiloh Road beginning on the north side of Cross Timbers Road for a distance of approximately 1,600 feet north from a Rural Collector to an Urban Minor Arterial Undivided. The property is generally located north of Cross Timbers Road, east of Red Rock Lane and west of Shiloh Road. (Transportation Commission recommended approval by a vote of 5 to 0 at its February 11, 2025, meeting.)

STAFF PRESENTATION:

Matt Hotelling, Assistant Director of Public Works/Transportation

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Ryan Akers, McAdams

Tyler Radbourne, Eden Ranch

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 7:21 p.m.

At 7:35 p.m., the Planning and Zoning Commission reconvened into regular session.

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Larry Perry, 7150 Hawk Road	Robert Prince, 4424 Glen Oaks	
2.	Fred Vincent, 3933 Bordeaux Circle	Tim Whisenant, 2300 Olympia	
3.	Hannah Siegwart, 4713 Mesquite Street	Marsha Gavitt, 6501 Meadowcrest Lane	
4.	Shannon Tinsley, 2509 Vail Lane	Katy Grote, 165 Double Oaks Drive; Double Oak	
5.	Sheldon Anderson, 7007 Hawk Road	Pat Wellen, 140 Forest Park; Double Oak	
6.	Austin Mote, 6707 Crooked Lane	Mary Fletcher, 4517 Sandera Lane	
7.	*Sarah Stovall, 3925 Bordeaux Court		
8.	*April Crocker, 1303 Pinehurst; Lewisville		
9.	*Michelle Crinklaw, 564 Sellmeyer Lane; Highland Village		

10.	*Suellyn Martin, 6604 Oakview Drive		
11.	*Sean Siegwart, 2803 Spring Oaks Drive; Highland Village		
12.	*Rob Siegwart, 4001 S. Broadway Avenue		
13.	*Gina Siegwart, 4713 Mesquite Street		
14.	*Scott Siegwart, 4713 Mesquite Street		
15.	*Heidi Radbourne, 7400 Cross Timbers Road		
16.	*Michael Wert, 2909 Queen Mary Drive		
17.	*Julia Radbourne, 7400 Cross Timbers Road		

** Indicates person did not wish to speak*

At 9:45 p.m., Vice-Chair Hobbs called the meeting into recess.

At 9:54 p.m., Vice-Chair Hobbs called the meeting back into order.

ACTION: Commissioner Gilmore moved to recommend approval of J.3. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Gilmore, Hobbs, Geddie, Langley, Harris, Jackson

NAYS: Bayuk

RESULT: 6 : 1

4. CON25-0001 - Eden Ranch - Public Hearing to consider an ordinance amending the zoning (CON25-0001 – Eden Ranch) from Agricultural District (A) to Planned Development District No. 206 (PD-206) for a conservation development and modified Agricultural District (A) uses and standards with certain modifications, waivers and exceptions to the Code of Ordinances including but not limited to an exception to Section 98-147, “Topographical Slope Protection”. The property is generally located north of Cross Timbers Road, east of Red Rock Lane and west of Shiloh Road.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Ryan Akers, McAdams

Tyler Radbourne, Eden Ranch

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 7:21 p.m.

At 7:35 p.m., the Planning and Zoning Commission reconvened into regular session.

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Larry Perry, 7150 Hawk Road	Robert Prince, 4424 Glen Oaks	
2.	Fred Vincent, 3933 Bordeaux Circle	Tim Whisenant, 2300 Olympia	
3.	Hannah Siegwart, 4713 Mesquite Street	Marsha Gavitt, 6501 Meadowcrest Lane	
4.	Shannon Tinsley, 2509 Vail Lane	Katy Grote, 165 Double Oaks Drive; Double Oak	
5.	Sheldon Anderson, 7007 Hawk Road	Pat Wellen, 140 Forest Park; Double Oak	
6.	Austin Mote, 6707 Crooked Lane	Mary Fletcher, 4517 Sandera Lane	
7.	*Sarah Stovall, 3925 Bordeaux Court		
8.	*April Crocker, 1303 Pinehurst; Lewisville		
9.	*Michelle Crinklaw, 564 Sellmeyer Lane; Highland Village		

10.	*Suellyn Martin, 6604 Oakview Drive		
11.	*Sean Siegwart, 2803 Spring Oaks Drive; Highland Village		
12.	*Rob Siegwart, 4001 S. Broadway Avenue		
13.	*Gina Siegwart, 4713 Mesquite Street		
14.	*Scott Siegwart, 4713 Mesquite Street		
15.	*Heidi Radbourne, 7400 Cross Timbers Road		
16.	*Michael Wert, 2909 Queen Mary Drive		
17.	*Julia Radbourne, 7400 Cross Timbers Road		

** Indicates person did not wish to speak*

At 9:45 p.m., Vice-Chair Hobbs called the meeting into recess.

At 9:54 p.m., Vice-Chair Hobbs called the meeting back into order.

ACTION: Commissioner Jackson moved to recommend approval of J.4. with the following exceptions listed below.
Commissioner Harris seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

NAYS: None

RESULT: 7 : 0

EXCEPTIONS:

1. Explore the option of adding a deceleration lane on westbound Cross Timbers Road at the main entrance to Eden Ranch.
2. All accessory dwelling units are subject to a Specific Use Permit (SUP) being approved by Town Council.
3. Livestock is prohibited on lots one acre or less in size.
4. The emergency access drive at the northeast corner of the development shall be the minimum size allowed required in accordance with Section 82-136 of the Town Code.

5. A compatibility buffer is required on all non-residential lots adjacent to residential lots. Natural screening may be used in lieu of a masonry wall.
6. All front and rear setbacks shall be 30 feet.
7. All lots shall have a minimum lot width of 150 feet.
8. Maximum lot coverage will be 25%.
9. Only trees from the Town's approved planting list may be planted on open space lots.
10. Eliminate gates on the equestrian trail.

5. LDR25-0002 - SMARTGrowth Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0002 – SMARTGrowth Update) by amending Article II, “SMARTGrowth Program,” of Chapter 98, “Zoning,” related to amending the organization, duties, and responsibilities for members of the SMARTGrowth Commission and amending evaluation and applicability criteria for projects subject to the SMARTGrowth Program.

STAFF PRESENTATION:

Nick Ford, 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*

SMARTGROWTH COMMISSION

ACTION: Commissioner Jackson moved to recommend approval of J.5. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

NAYS: None

RESULT: 7 : 0

PLANNING & ZONING COMMISSION

ACTION: Commissioner Jackson moved to recommend approval of J.5. as presented in the agenda caption. Commissioner Harris seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

NAYS: None

RESULT: 7 : 0

K. ADJOURN

Vice-Chair Hobbs adjourned the meeting at 11:20 p.m.

TOWN OF FLOWER MOUND, TEXAS

GREG SCHULTZ, CHAIR

ATTEST:

LAURIANN CASH, STAFF LIAISON



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

DATE: November 10, 2025
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP25-0008 - Pine Hill) to create a residential subdivision. The property is generally located south of Cross Timbers Road and east of Grace Pearl Lane.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this Subdivision Site Plan (SSP) application is to approve infrastructure for a proposed residential subdivision consisting of 14 detached single-family lots that is in conformance with Planned Development No. 207 (PD-207). The site is approximately 4.281 acres in size and is undeveloped. PD-207 permits a maximum of 14 modified SF-5 lots with a minimum lot size of 8,000 square feet.

An SSP is now required for residential projects containing five or more residential lots, or requiring 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.

The access to the subdivision is provided from Cross Timbers Road. The subdivision site plan depicts necessary easements, setbacks, landscape buffers, and right-of-way dedications.

The subdivision landscape plan depicts the required landscape street buffer trees along Cross Timbers Road that meet or exceed the Town's landscaping requirements. Though this project received an exception to install a wood perimeter fence along Cross Timbers, the applicant is proposing to install a masonry perimeter wall.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

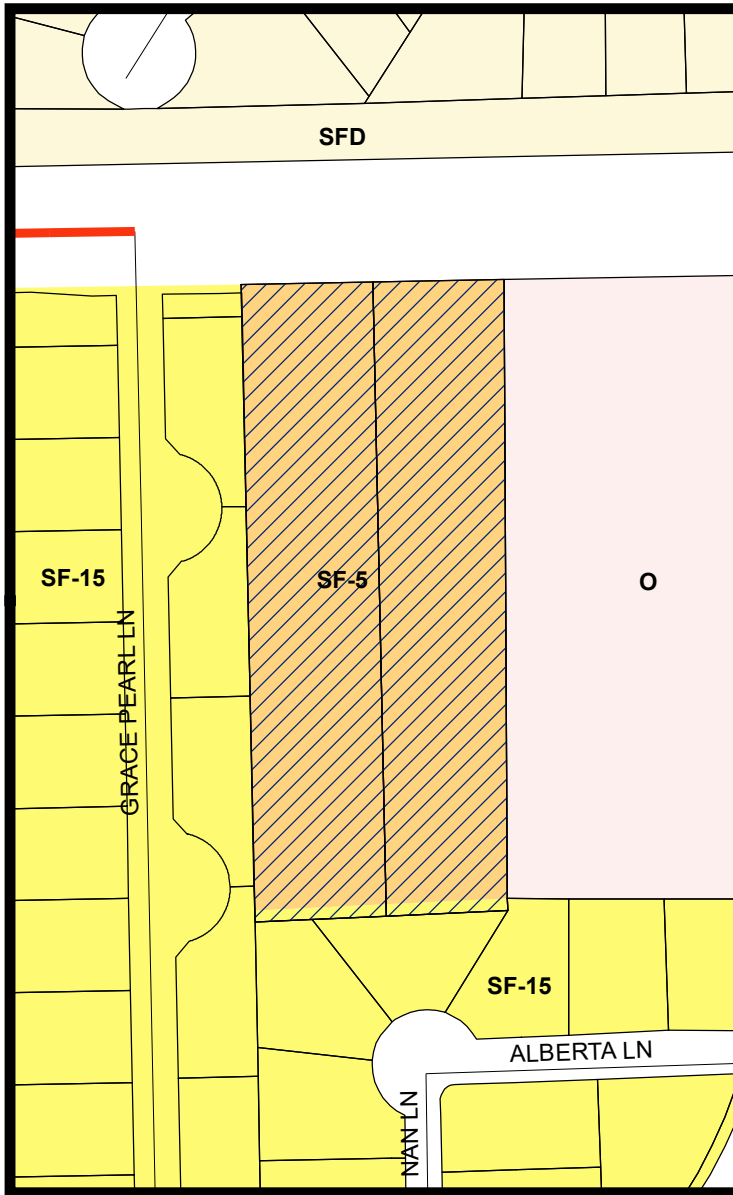
ATTACHMENTS:

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

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

Vicinity Map

SSP25-0008: Pine Hill



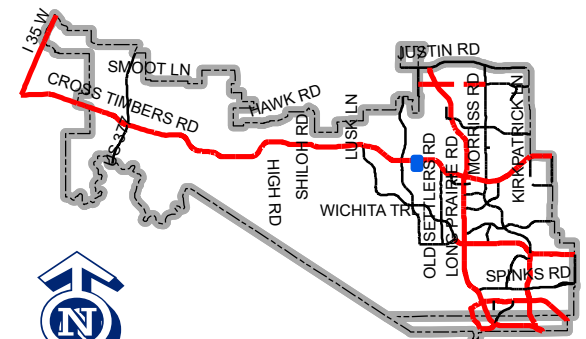
LEGEND

Office
 Single Family 5
 Single Family 15
 Single Family Detached

Subject Property

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

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



Map Location

0 155 310 620 Feet



November 5, 2025

Town of Flower Mound

Re:

**Subdivision Site Plan Letter of Intent
Pine Hill (±4.3-acres)
3801 Cross Timbers Rd.
Flower Mound, Denton County, TX**

To Whom it May Concern:

Existing Zoning District: PD-207

Acreage of Subject Property: 4.281 Acres

Proposed Zoning: PD-207 w/ Modified SF-5 District Standards

Use: There will only be one use for this site, which will be single family detached residential.

Number of Lots: 14

Phases: 1

Special Considerations: N/A

Additional Notes:

1. For lots labeled as numbers 1 through 6 on the SSP, windows located on the west façade of a residential dwelling above a first floor are prohibited.
2. A board-on-board wood fence is required to be constructed as needed along the western property line of lots labeled as 1 through 6 on the SSP to ensure that there is a minimum of 8 feet of screening adjacent to the residential lots of Grace Park, measured from the grade of the Pine Hill property. For the purposes of this section, screening shall include the combined total height of any retaining walls along with the wood fence, but in no case shall the fence be less than six feet in height. The fencing shall be installed prior to acceptance of the subdivision, and the fence poles shall not be visible from the Grace Park subdivision.
3. A minimum of two trees shall be planted in the rear yards of lots labeled as 1 through 6 on the SSP prior to each home on the associated lots receiving a building final. The trees shall be a minimum of 3 caliper inches at the time of planting

Best Regards,

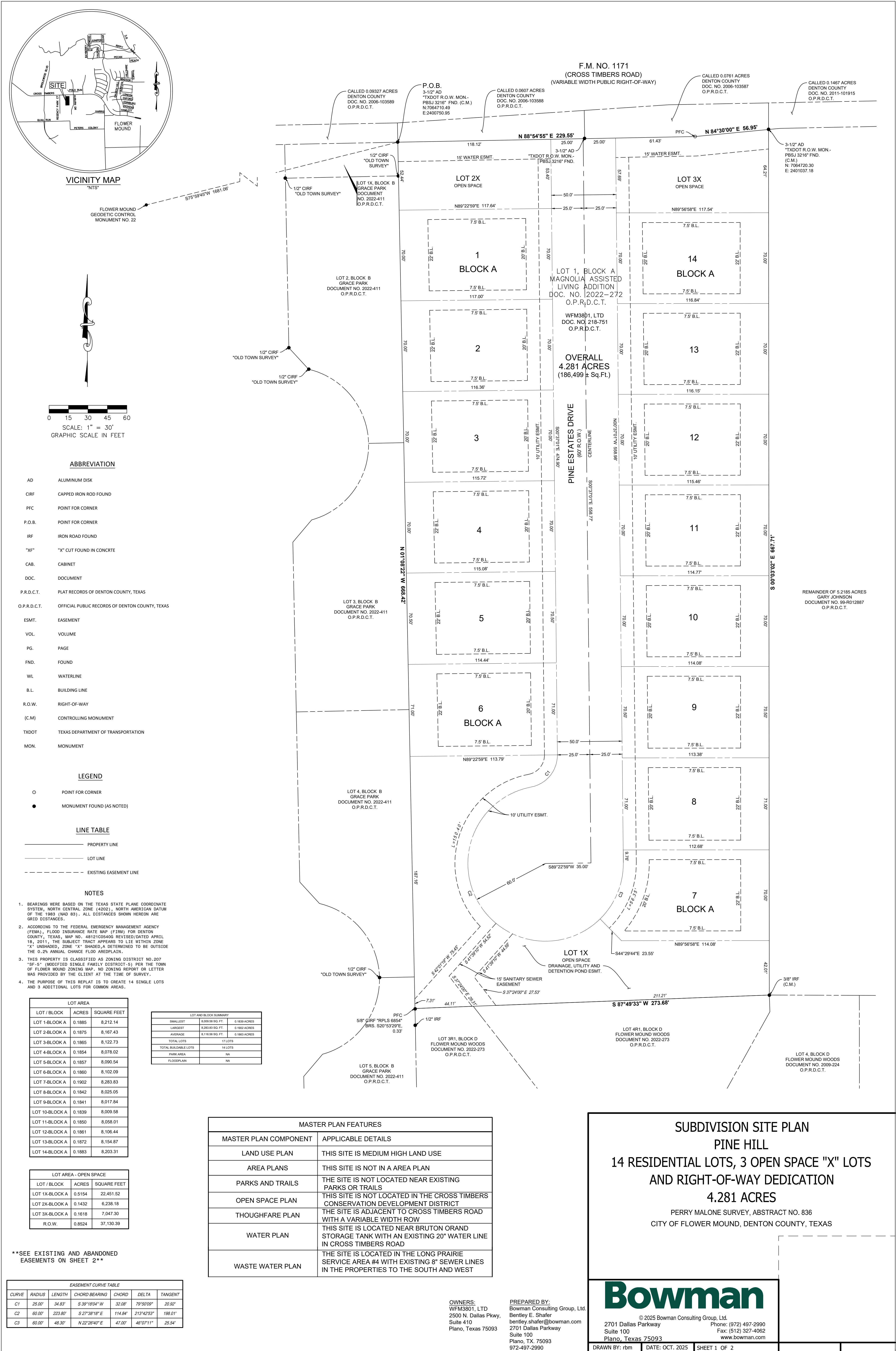
Aubrey McPherson

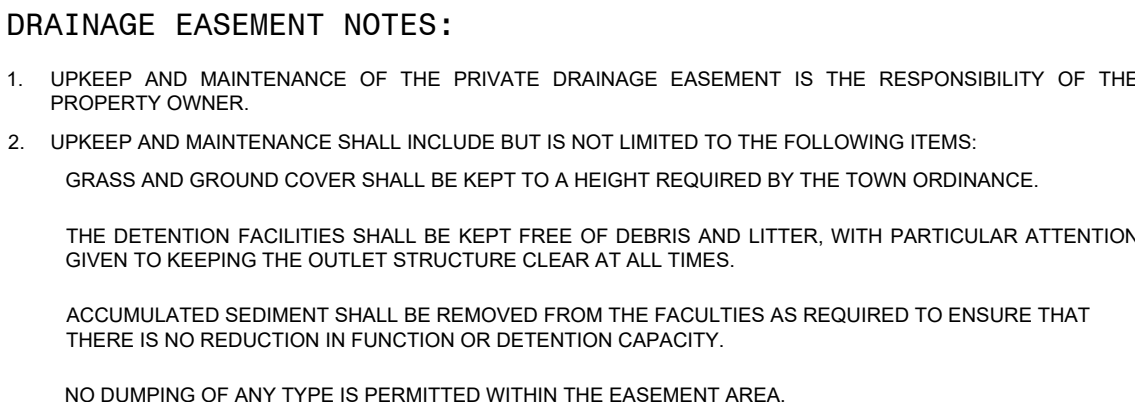
A handwritten signature in blue ink, appearing to read 'A. McPherson' with a stylized flourish at the end.

aubrey.mcpherson@bowman.com

Project Manager

Bowman Consulting Group, Ltd.





PREPARED BY:
Bowman Consulting Group, Ltd.
Bentley E. Shafer
bentley.shafer@bowman.com
2701 Dallas Parkway
Suite 100
Plano, TX. 75093
972-497-2990

A minimum of two trees shall be planted in the rear yards of lots labeled a 1 through 6 on the SSP prior to each home on the associated lots receiving a building final. The trees shall be a minimum of 3 caliper inches at the time of planting

1. THE PURPOSE OF THIS PLAT IS TO CREATE 14 RESIDENTIAL LOTS, 3 OPEN SPACE "X" LOTS, DEDICATE RIGHT-OF-WAY, AND WATER AND UTILITY EASEMENTS.
2. SELLING A PORTION OF THIS METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITY AND BUILDING CERTIFICATES.
3. ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE BY INSTRUMENT RECORDING INFORMATION.
4. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BOWMAN" SET UNLESS OTHERWISE NOTED HEREON.
5. INTERIOR LOT CORNERS WILL BE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BOWMAN" SET WHERE POSSIBLE.
6. PURSUANT TO THE ORDINANCE NO. 36-92 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 NEARBY AREAS AND BE RESPONSIBLE FOR THE AREA SUBDIVISION OR THAT AREA OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPING SYSTEM, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR F.M. 1171 LAKE PAVEMENT EASE, ADJACENT TO DRAINAGEWAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRWAYS.
7. ALL LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
8. FLOOD ZONE ANALYSIS NOT REQUIRED.
9. 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.
10. ENVIRONMENTAL PROTECTION PLAN REQUIRED (PREVIOUSLY COMPLETED).
11. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
12. DRAINAGE EASEMENTS WITH OPEN CHANNEL MAY BE CROSSED BY TUBULAR STEEL FENCING. THERE MUST BE A MINIMUM OF 4' CLEARANCE BETWEEN THE LOWEST PART OF THE FENCE AND THE TOP OF A PRIVATE SWALE. DRAINAGE EASEMENTS MUST BE KEPT IN A STATE THAT WILL NOT INHIBIT FLOW.
13. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
14. VISIBILITY, ACCESS, AND MAINTENANCE (VAM) EASEMENTS ON LOCAL RESIDENTIAL STREETS ARE BASED UPON A 25 MPH DESIGN SPEED. VAM EASEMENTS ARE BASED UPON A DESIGN SPEED OF 30 MPH.
15. LOTS 1-X, 2-X, AND 3-X BLOCK A ARE DEDICATED AS LANDSCAPE AND SCREENING EASEMENTS, UTILITY EASEMENTS, DRAINAGE AND GRADING EASEMENTS AND PEDESTRIAN ACCESS EASEMENTS. THE HOA SHALL MAINTAIN THE PEDESTRIAN CONCRETE WALKWAYS WITHIN THESE LOTS.
16. WALL MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
17. ALL TRAIL EASEMENTS SHALL BE MAINTAINED BY THE HOA.

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2701 Dallas Parkway Phone: (972) 497-2990
Suite 100 Fax: (512) 327-4062
Plano, Texas 75093 www.bowman.com

DRAWN BY: rbm	DATE: 10/13/2025	SHEET 3 OF 3
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Grace Pearl Lane

FM 1171 (Cross Timbers Road)
(Variable Width Right-of-Way)

GENERAL LANDSCAPE NOTES

- All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
- All trees are to be planted in pts twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and/or guy trees only at the direction of the landscape architect.
- Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-Form slow-release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
- All planting beds nor formed by a concrete curb or sidewalk are to be edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
- All turf areas are to be hydromulch Bermudagrass, otherwise noted on the plan.
- Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
- All sodded areas are to receive common Bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
- All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
- All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
- All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
- All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
- All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
- Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing

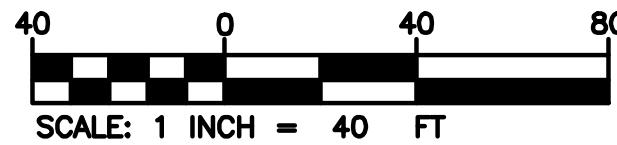
- quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES

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

MAINTENANCE NOTES:

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



Notes

- 5-ft Sidewalk proposed at back of curb to help move construction away from and preserve tree 2968.
- Proposed Preserved Buffer Area
- Dedicated Open Space
- Proposed Depressed Vegetated Center Island
- Existing retaining wall on west property line will remain in place. Grades are proposed to be lowered for this project and it is anticipated that a retaining wall will be required. See civil engineers plans.
- Proposed retaining wall; See civil engineers plans.
- Proposed 8' board on board screen fence.
- Proposed masonry wall end cap
- Detention Pond Tree Requirement. 100 YR Surface area = 5,000 SF = 10 Trees Required. 10 Trees Provided

TREE MITIGATION SUMMARY	
CASH IN LIEU OF PLANTING DUE BEFORE MITIGATION (SEE L0.03)	\$97,200
TOTAL REQUIRED MITIGATION TREES DUE (SEE L0.03)	178
TOTAL MITIGATION TREES PROVIDED (EA)	24
REMAINING BALANCE OF CASH IN LIEU OF PLANTING (\$600 / TREE):	\$82,800

LANDSCAPE REQUIREMENTS			
STANDARD		REQUIRED	PROVIDED
LANDSCAPE BUFFER		25' WIDTH	53' WIDTH (MIN)
STREET FRONTAGE TREES	287 LF	10 TREES (3" CAL) 1 PER 30 LF	4 EXISTING TREES (6) PROPOSED TREES
RETENTION POND TREES	5,000 SF	10 TREES (3" CAL) 1 PER 500 SF	10 TREES

FENCE SCHEDULE

SYMBOL	KEY	DESCRIPTION	MATERIAL	SIZE	COLOR	FINISH	REMARK	DETAIL
	F1	PERIMETER FENCE - WOOD	TREATED PINE, CEDAR	7'-0" HT	MEDIUM BROWN	PRE-STAINED	SEE DETAIL FOR LUMBER SIZES, 8" Ø MIN CONCRETE FOOTER, STRUCTURAL ENGINEER TO PROVIDE FOOTING REQUIREMENTS	07/L1.02
	F2	MASONRY WALL END CAP	MASONRY	7'-0" HT	TBD	DECORATIVE ROCK	STRUCTURAL ENGINEER TO PROVIDE WALL REINFORCEMENT AND FOOTING REQUIREMENTS	##/L1.02
	F3	IRON FENCE	IRON	5'-0" HT	BLACK	POWDERCOAT	8" Ø MIN CONCRETE FOOTER, STRUCTURAL ENGINEER TO PROVIDE FOOTING REQUIREMENTS	08/L1.02
	F4	MASONRY FENCE	IRON	5'-0" HT	BLACK	POWDERCOAT	STRUCTURAL ENGINEER TO PROVIDE FOOTING REQUIREMENTS	02/L1.02
	F5	IRON ACCESS GATE	IRON	5'-0" HT	BLACK	POWDERCOAT	8" Ø MIN CONCRETE FOOTER, STRUCTURAL ENGINEER TO PROVIDE FOOTING REQUIREMENTS	09/L1.02

SITE TREES

	SYM	BOTANICAL NAME	COMMON NAME	MIN HEIGHT	MIN SPREAD	CALIPER	CONTAINER	REMARK	QTY	BIO DIVERSITY	DETAIL
	CI	CARYA ILLINOENSIS	PECAN	8'-0"	6'-0"	3"	45 GAL	FULL, WELL BRANCHED, ROOTED TO CONTAINER	8	20%	01/L1.03
	QM	QUERCUS MUEHLENBERGII	CHINQUAPIN OAK	8'-0"	6'-0"	3"	45 GAL	FULL, WELL BRANCHED, ROOTED TO CONTAINER	8	20%	01/L1.03
	QS	QUERCUS SHUMARDI	SHUMARD OAK	8'-0"	6'-0"	3"	45 GAL	FULL, WELL BRANCHED, ROOTED TO CONTAINER	8	20%	01/L1.03
	UC	ULMUS CRASSIFOLIA	CEDAR ELM	8'-0"	6'-0"	3"	45 GAL	FULL, WELL BRANCHED, ROOTED TO CONTAINER	8	20%	01/L1.03
	PP	PINUS TAEDA	LOBLOLLY PINE	10'-0"	5'-0"	3"	45 GAL	FULL, WELL BRANCHED, ROOTED TO CONTAINER	8	20%	01/L1.03
		SEE L0.01 TREE SURVEY EXHIBIT FOR ADDITIONAL INFORMATION, TREE PROTECTION NOTES, AND TREE PROTECTION FENCING; SEE L0.03 EXISTING TREE TABLES & PHOTOS FOR TREE SPECIES, DBH, PROTECTION STATUS, AND MITIGATION CREDITS.									L0.01
		SEE L0.01 TREE SURVEY EXHIBIT FOR ADDITIONAL INFORMATION, TREE PROTECTION NOTES, AND TREE PROTECTION FENCING; SEE L0.03 EXISTING TREE TABLES & PHOTOS FOR TREE SPECIES, DBH, PROTECTION STATUS, AND MITIGATION CREDITS.									L0.01

SOD, SEED, AND MULCH

SYM	ABBR	TYPE	COMMON NAME	MIN HEIGHT	MIN SPREAD	SPACING	CONTAINER	REMARK	DETAIL
	MULCH	ORGANIC SHREDDED HARDWOOD	-	-	-	-	-	3" DEPTH, KEEP 3" CLEAR OF TRUNKS/STEMS; PROVIDE 3" MULCH RING AT TREE BASE WHERE IRRIGATION NOT PROVIDED	
	CT SOD	CYNODON DACTYLON	BERMUDA GRASS	-	-	-	SOD	SOLID SOD STRIPS	##/L1.02
	CT SEED	NATIVE AMERICAN SEED DRAINFIELD MIX	SEED MIX	-	-	-	SEED MIX	INSTALL PER NATIVE AMERICAN SEED RECOMMENDATIONS. SEEDING TO OCCUR UNDER EROSION CONTROL BLANKET. VERIFY SOIL PREPARATION PRIOR TO INSTALLATION.	PER MFR
		NATIVE AMERICAN SEED WETLAND FRINGE MIX	SEED MIX	-	-	-	SEED MIX		
		EROSION CONTROL BLANKET (ECB)	-	-	-	-	-	INSTALL OVER ALL SEEDED BASIN AREAS. SECURE WITH STAPLES PER MANUFACTURER SPECIFICATIONS. OVERLAP EDGES SHINGLED DOWNSTREAM.	

NOTES:

- ALL TREES ADJACENT TO AN ACCESSIBLE ROUTE AND/OR WITHIN AN ACCESSIBLE AREA SHALL BE LIMBED TO 80" AFF.
- ANY AREA DISTURBED DURING CONSTRUCTION THAT IS NOT DESIGNATED FOR PLANTING ON THE APPROVED PLANS SHALL BE RESTORED WITH SOD.
- NO SOD SHALL BE INSTALLED WITHIN ANY PORTIONS OF THE CRITICAL ROOT ZONE OF EXISTING TREES; 4" DEPTH HARDWOOD MULCH SHALL BE INSTALLED INSTEAD.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS

REVISION	DATE	DESCRIPTION
1	06/27/2025	COMMENT RESPONSE #1
2	08/05/2025	COMMENT RESPONSE #2
3	09/11/2025	COMMENT RESPONSE #3
4	10/17/2025	COMMENT RESPONSE #4

PLANTING PLAN

PINE HILL
3801 CROSS TIMBERS ROAD
FLOWER MOUND, TX 75028



DESIGN	DRAWN	CHKD
JR	JR	RS
JOB No. 070868-01-001		
SHEET L1.01		

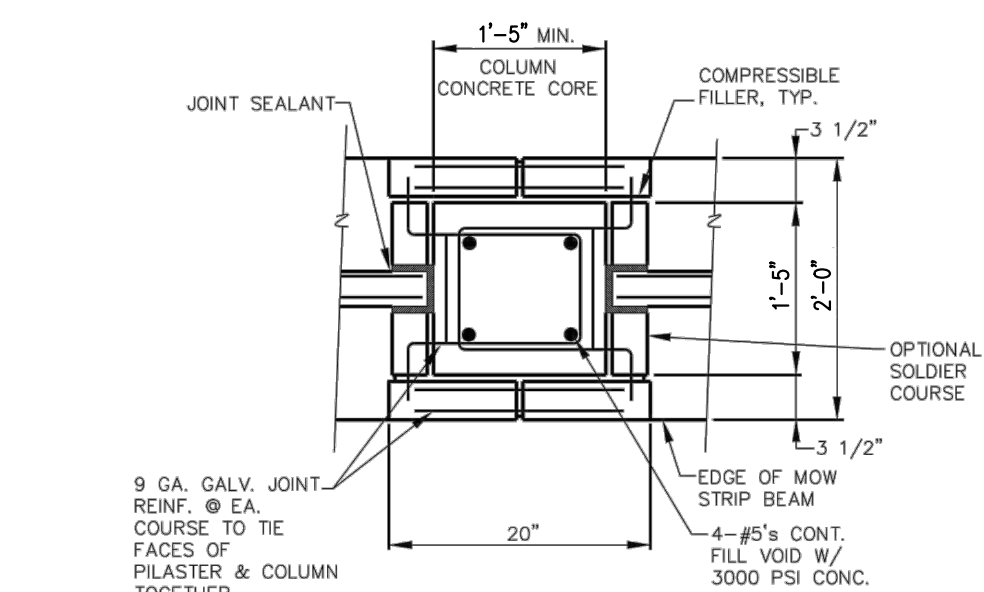
09 SECTION - IRON ACCESS GATE
1/2" = 1'-0"

08 SECTION - IRON FENCE

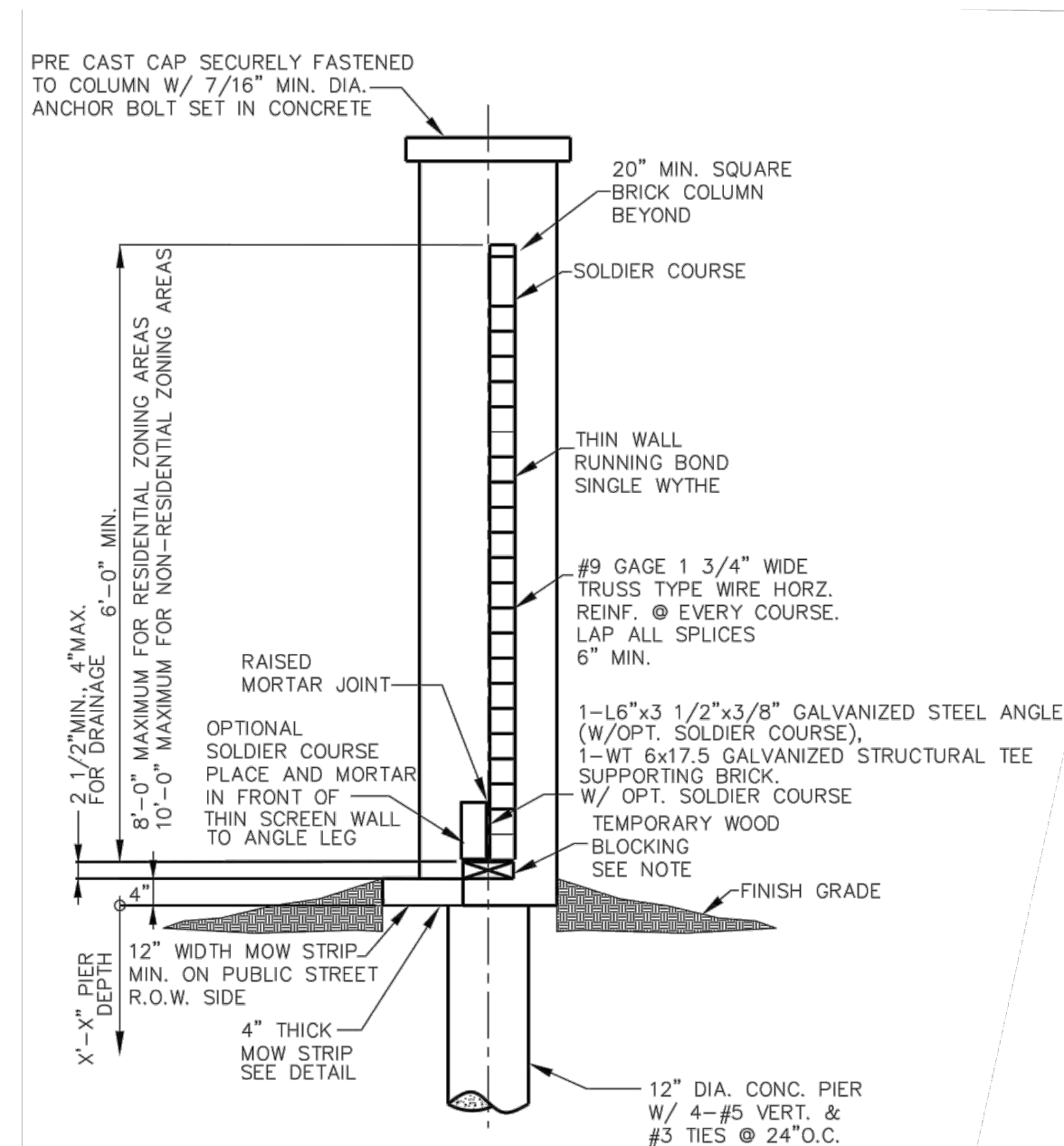
ADDITIONAL CITY OF FLOWER MOUND REQUIREMENTS:

1. ALL FASTENERS SHALL BE OF NON-RUSTING, NON-CORROSIVE METAL SUCH AS HOT-DIPPED GALVANIZED STEEL.
2. ALL FASTENERS SHALL BE NON-BACKING (SUCH AS SCREW SHANK, RING SHANK, OR DIVERGENT-POINT STAPLES)
3. KICKBOARD MAY NOT IMPEDE DRAINAGE PATTERNS OR CREATE A GAP MORE THAN TWO INCHES ABOVE GRADE.
4. POSTS AND RAILS MUST BE PLACED ON THE INSIDE OF THE FENCE TO THEY ARE NOT FACING ANY STREET.
5. FENCE SHALL BE CONSTRUCTED WITH PRE-STAINED WESTERN RED CEDAR IN MEDIUM BROWN COLOR.

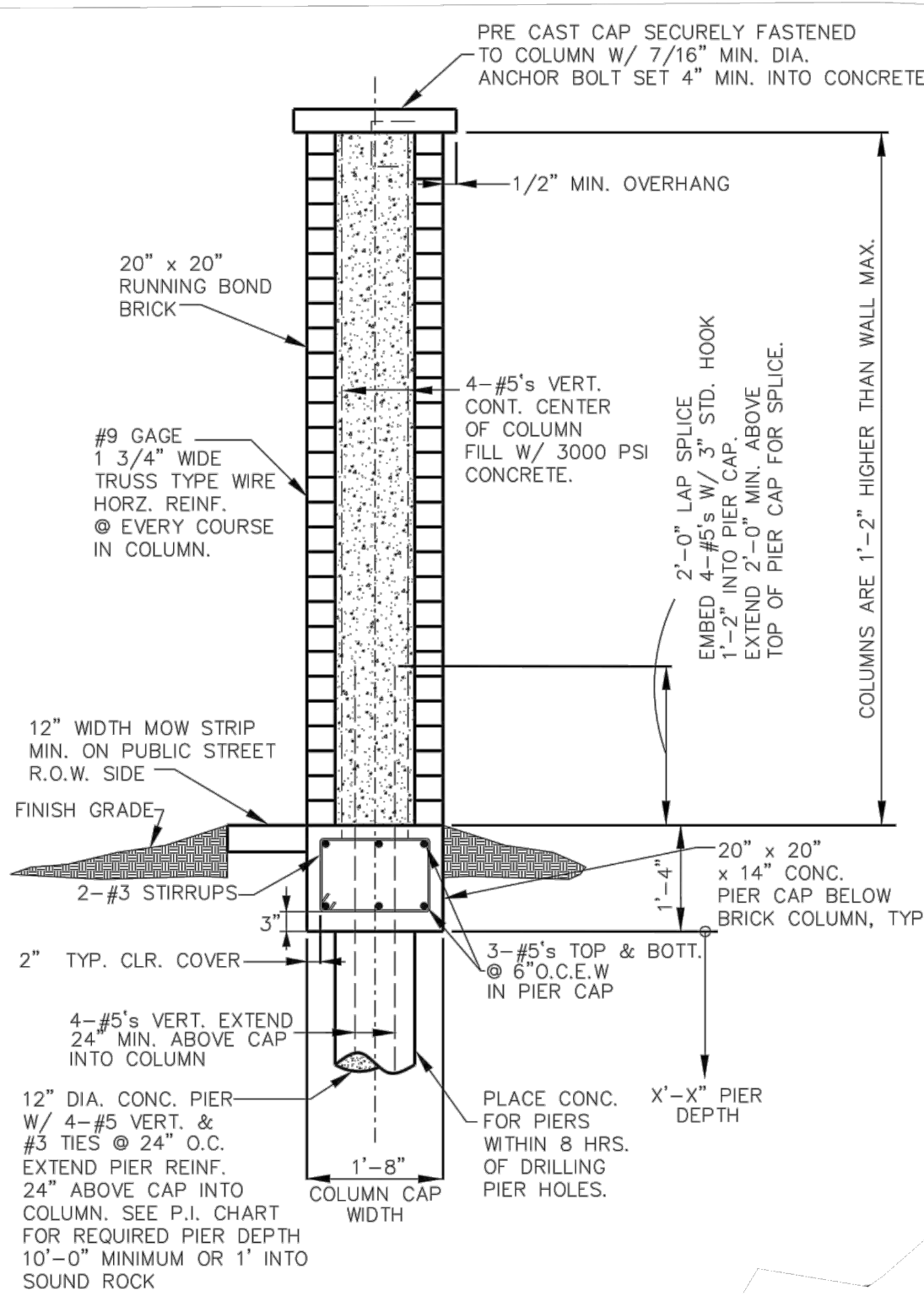
07 SECTION - WOOD PERIMETER FENCE
1/2" = 1'-0"



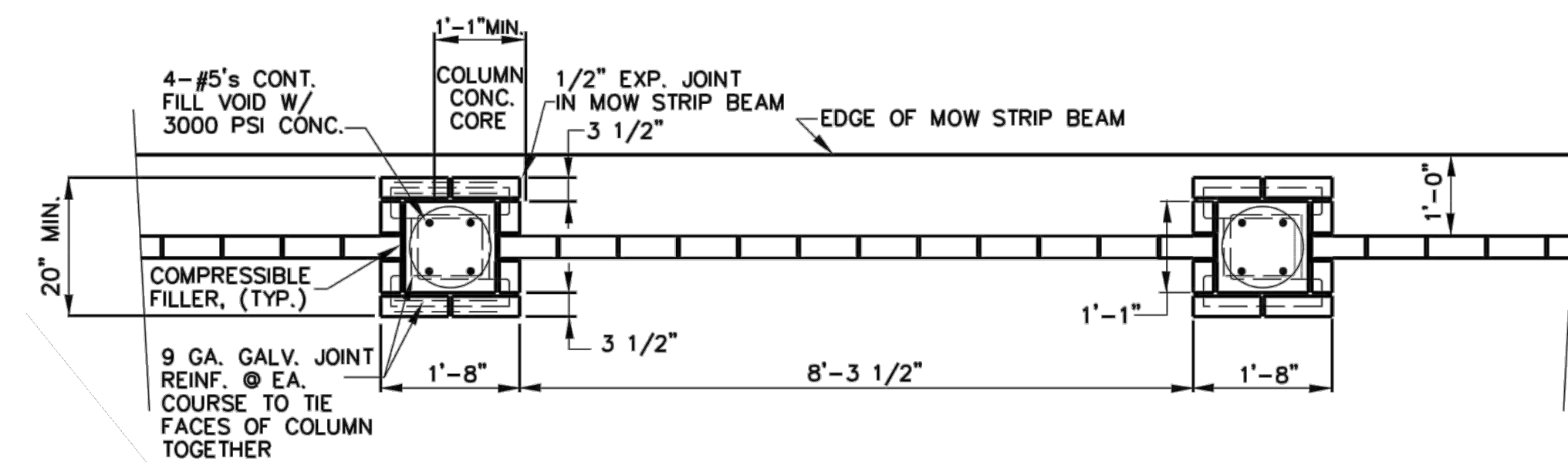
06 COLUMN DETAIL



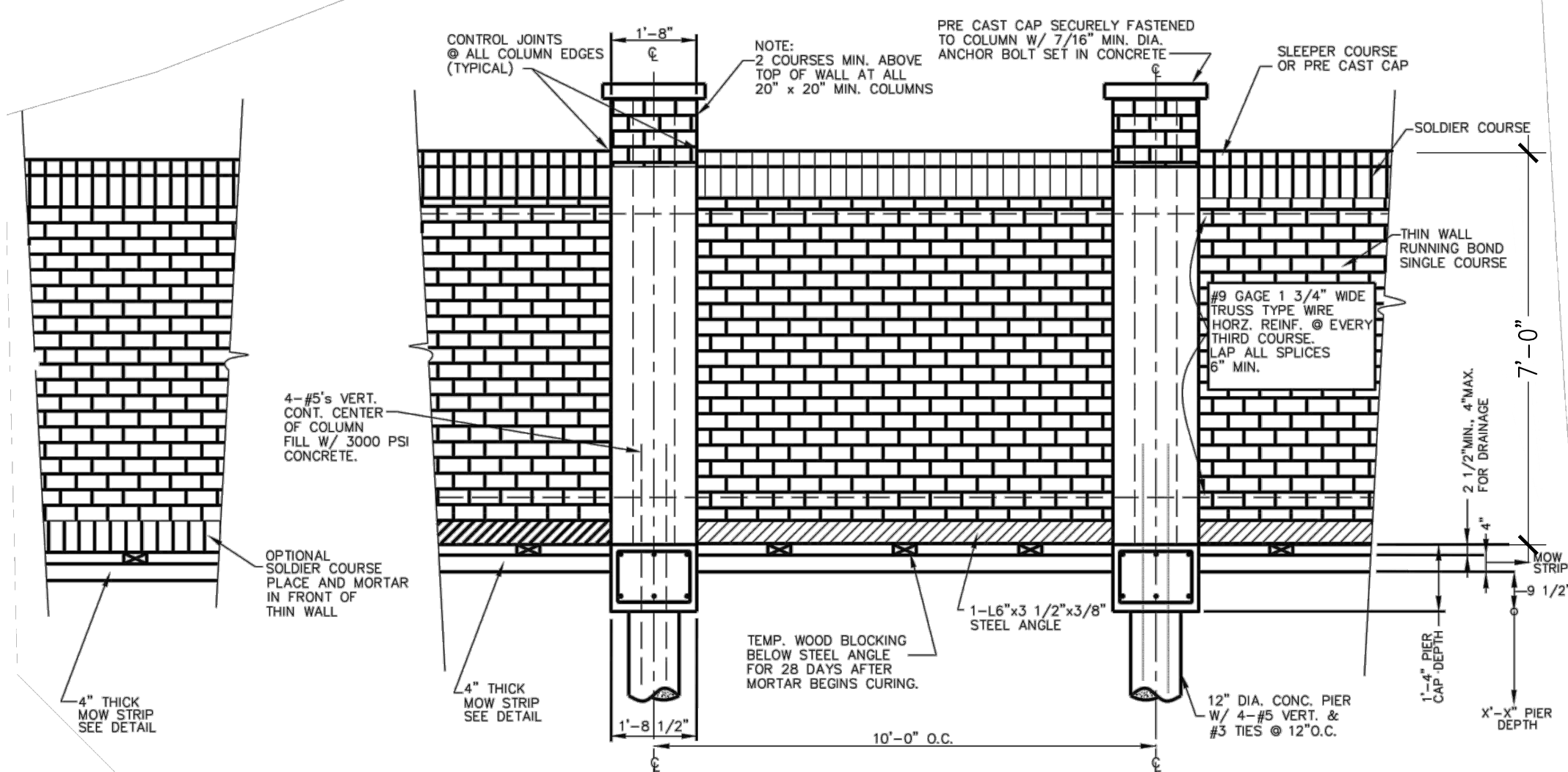
05 SINGLE-WYTHE BRICK WALL SECTION



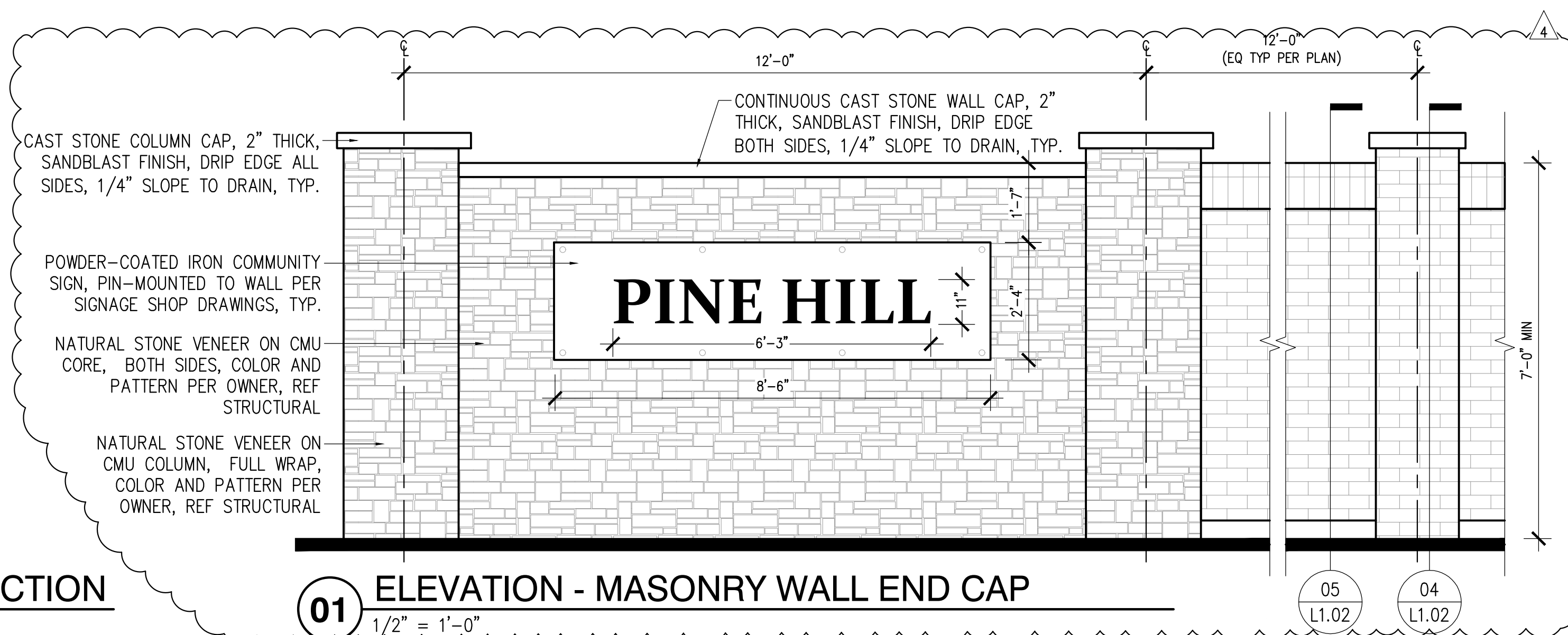
04 SINGLE-WYTHE BRICK COLUMN SECTION



03 SINGLE-WYTHE BRICK STANDARD COLUMN PLAN



02 SINGLE-WYTHER BRICK WALL PANEL



01 ELEVATION - MASONRY WALL END CAP

SITE DETAILS

PINE HILL

3801 CROSS TIMBERS ROAD

FLOWER MOUND, TX 75028

Phone: (972) 497-2990

Fax: (512) 327-4062

www.bowman.com

DESIGN
JR

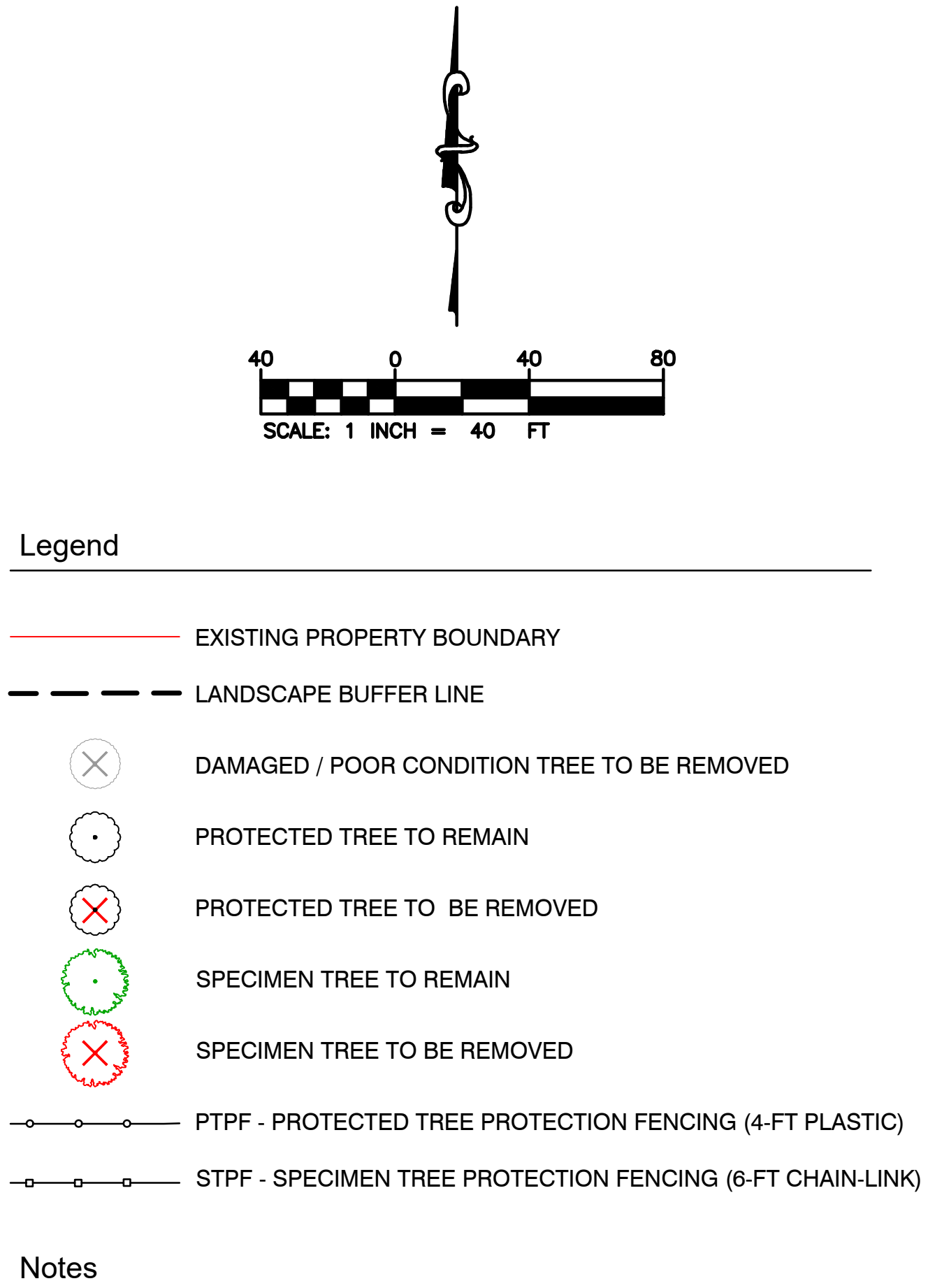
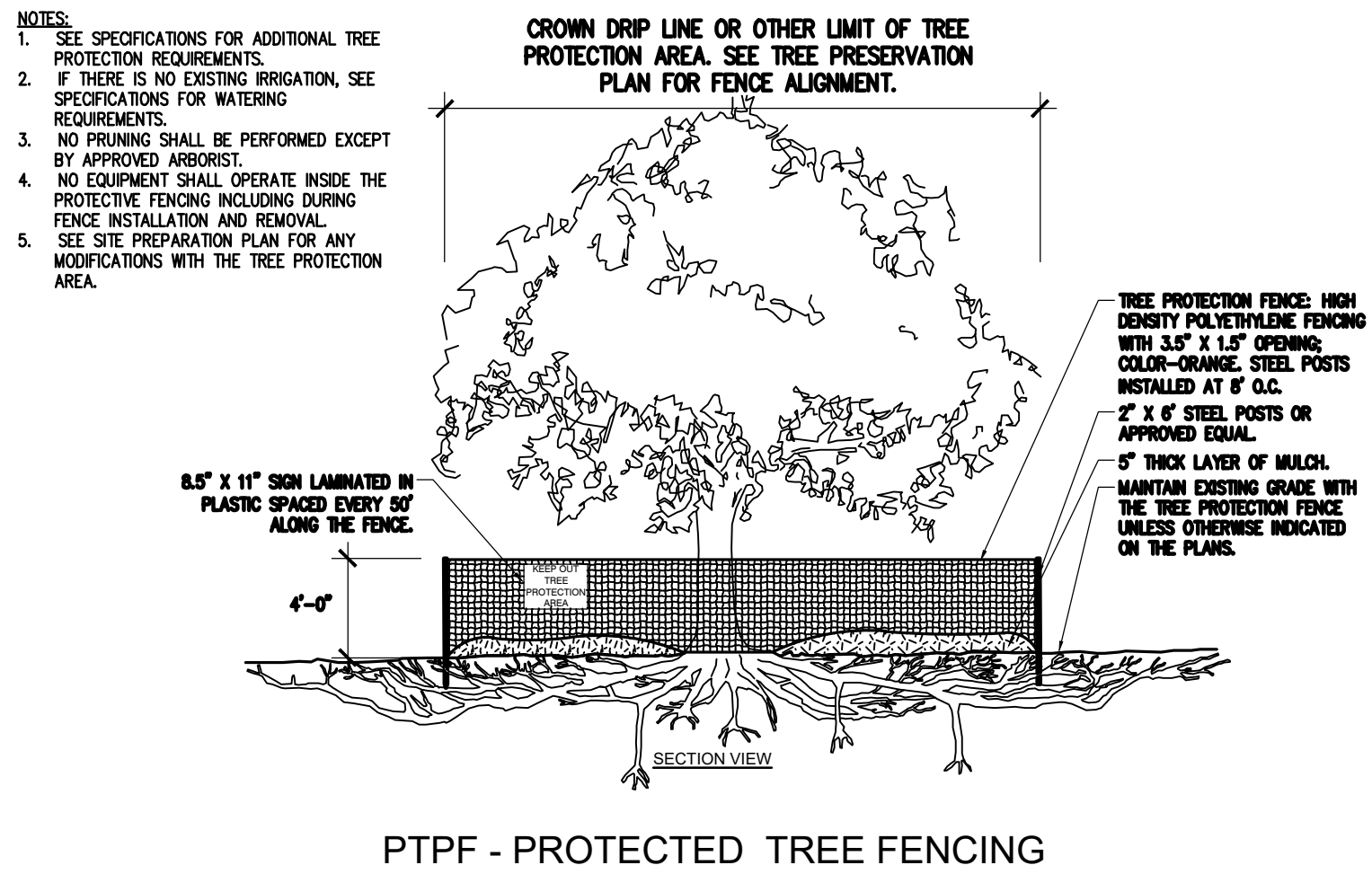
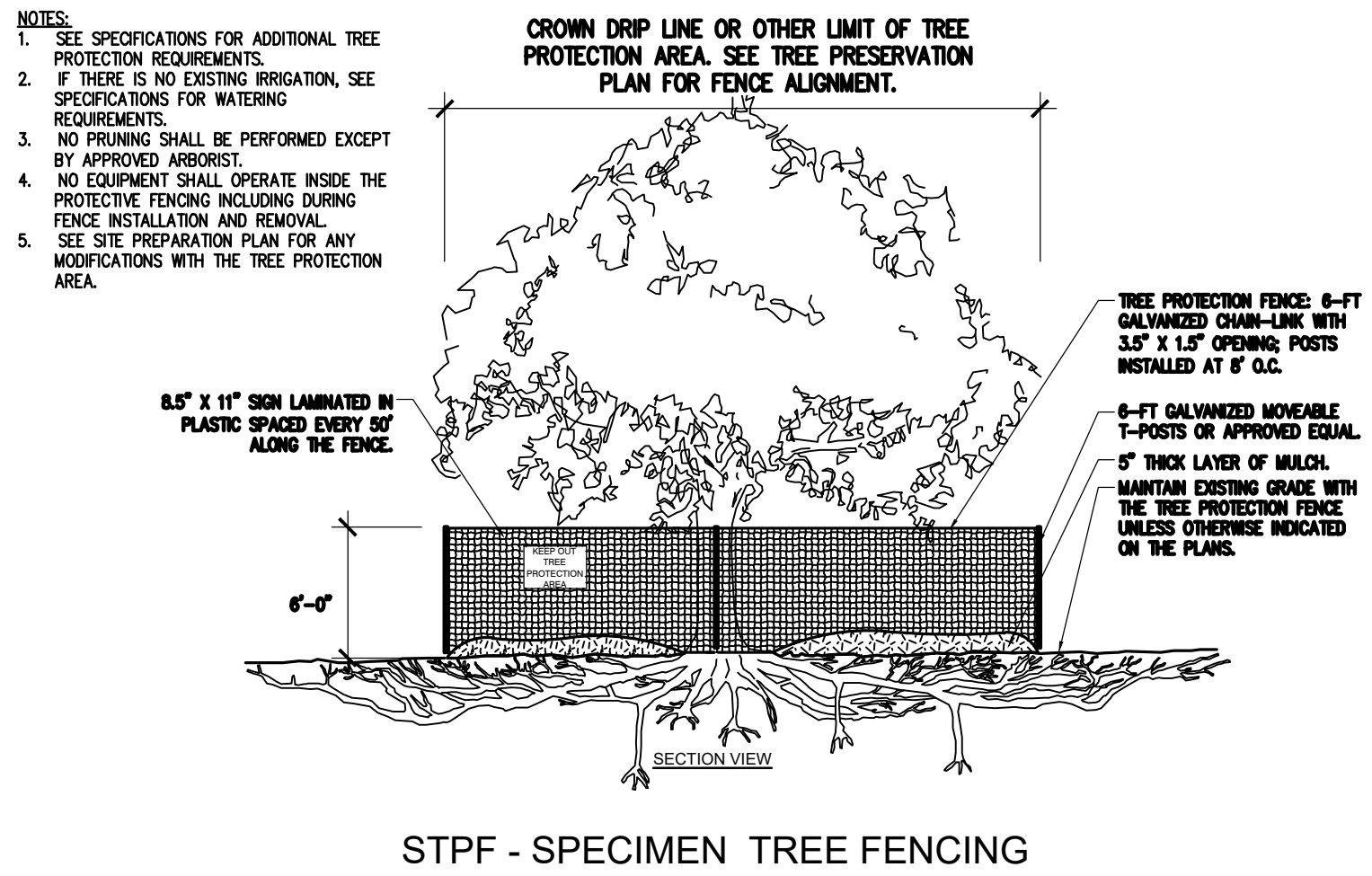
DRAWN
JR

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RS

070868-01-001

SHEET

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- PROTECTED TREES. ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS IN SECTION 94-22 THAT MEASURES SIX INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST TEN FEET IN HEIGHT AND LOCATED OUTSIDE OF EXISTING PUBLIC STREETS, ALLEYS, RIGHTS-OF-WAY, UTILITY EASEMENTS, DRAINAGE EASEMENTS, FENCE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, OR OTHER EXISTING PUBLIC RIGHTS-OF-WAY OR EASEMENTS.
2. SPECIMEN TREE. EXCEPT AS SPECIFIED IN THIS SECTION, ANY TREE LISTED ON THE TOWN'S SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS CAN BE CONSIDERED A SPECIMEN TREE IF IT REACHES THE DESIGNATED SIZE FOR THAT LIST. FOR THE SMALL TREE LIST, A SPECIMEN TREE SHALL BE ANY TREE THAT MEASURES 13 INCHES OR MORE IN CALIPER WIDTH; FOR THE MEDIUM TREE LIST, A SPECIMEN TREE SHALL BE ANY TREE THAT MEASURES 19 INCHES OR MORE IN CALIPER WIDTH; FOR THE LARGE TREE LIST, A SPECIMEN TREE SHALL BE ANY TREE THAT MEASURES 25 INCHES OR MORE IN CALIPER WIDTH.
3. THE FOLLOWING TREE PROTECTION MEASURES SHALL BE REQUIRED:
- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL FOUR FOOT HIGH CHAIN-LINK OR EQUIVALENT SAFETY FENCING AROUND THE DRIP LINE OF PROTECTED TREES AND SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF SPECIMEN AND HISTORIC TREES.
 - PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS, DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF STORAGE OF SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVE AREAS FOR VEHICLES AND EQUIPMENT. THE LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON BOTH SUBDIVISION CONSTRUCTION AND SITE PLANS AND SHALL BE APPROVED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY IN, ON OR ABOUT THE SUBDIVISION. SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND MUST BE SAFELY SEPARATED AND TO SEPARATE PROTECTED, SPECIMEN, OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY, WITH THE APPROVAL 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 TREES IS NOT ADVERSELY AFFECTED OR JEOPARDED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMER-UNLOADED HEREIN 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. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS OF THIS CHAPTER.
 - DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL PROHIBIT THE CLEANNING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLID, LIQUID, OR GASEOUS WASTE, FROM THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR HISTORIC TREE OR GROUP OF SUCH TREES.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREES.
 - WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE OR GROUP OF TREES THAT ARE TO BE REMOVED. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.
 - UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR HISTORIC TREE OR GROUP OF SUCH TREES.
 - ANY TREE(S) REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HAULED OFFSITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.(b)THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT PROTECTED, SPECIMEN, OR HISTORIC TREES.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

TREE SURVEY EXHIBIT W AERIAL

PINE HILL

3801 CROSS TIMBERS ROAD

FLOWER MOUND, TX 75028

REVISIONS	
REVISION	DESCRIPTION
1	COMMENT RESPONSE #1
2	COMMENT RESPONSE #2
3	COMMENT RESPONSE #3



04/11/2025

DESIGN JR	DRAWN JR	CHKD RS
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JOB No. 070868-01-001

SHEET

L0.01A



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

DATE: November 10, 2025
FROM: Codie Hay, Planner
ITEM: **Consider a request for a Site Plan (SP24-0015 – Trinity Park) to develop a warehouse facility. The property is generally located southeast of Lakeside Parkway and north of Enterprise Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a non-residential building on Lot 3R-4, Block A of the Lakeside Ranch Business Park Addition. The subject property is currently undeveloped and contains approximately 3.919 acres. On June 27, 2016, the Planning and Zoning Commission approved a site plan for two buildings equaling 40,060 square feet for office-showroom/warehouse use on the subject property. The project was not constructed.

The property is located within Planned Development District No. 83 (PD-83) with Campus Industrial (CI) permitted uses. The site plan proposes a 48,189-square-foot, one-story non-residential building for warehouse use. The use requires 58 parking spaces, calculated at the ratio of one space per 250 square feet for the office portion, and 1 space per 2,000 square feet for the warehouse portion. The site plan provides for 62 parking spaces on site, which is within the Town's allowable 20 percent parking deviation.

Access to the site will be from Lakeside Parkway and through a mutual access easement from the adjacent property to the west. The applicant is aware that an amended plat application must be submitted for staff review and approval to modify existing easements and add necessary easements to accommodate the proposed building.

The landscape plan depicts the required landscape buffer and plantings that meet or exceed the PD-83 and the Town's landscaping requirements. The proposed elevations utilize a combination of tilt wall and stone with some metal accents and comply with the Town's Urban Design Plan and PD-83 development standards.

BOARD REVIEW/CITIZEN FEEDBACK:

Environmental Conservation Commission:

On March 4, 2025, the [Environmental Conservation Commission](#) (ECC) reviewed and recommended approval of the removal of three specimen trees for Trinity Park development.

On June 2, 2025, the [Town Council](#) approved the removal of tree #'s 3827, 3395, and denied the removal of tree # 3953. Based on Council action, the applicant has redesigned the site to preserve tree # 3953, which is a 39.5-inch Post Oak species.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

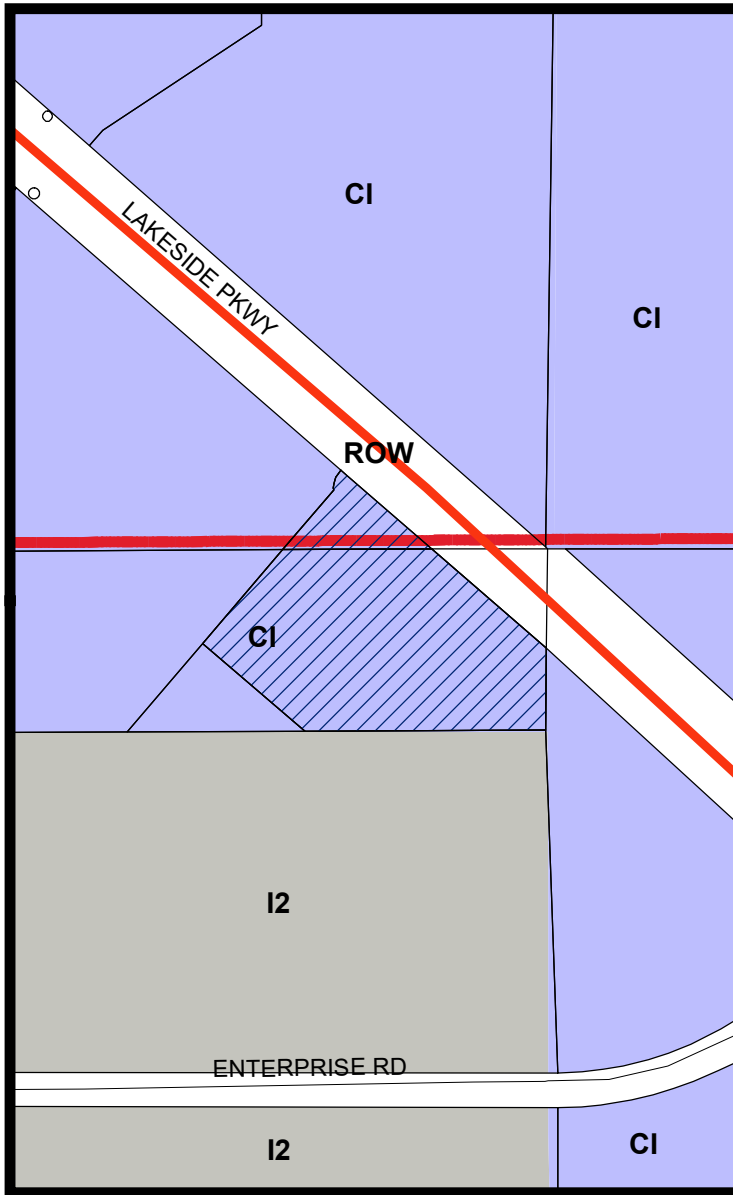
ATTACHMENTS:

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

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

Vicinity Map

SP24-0015: Trinity Park



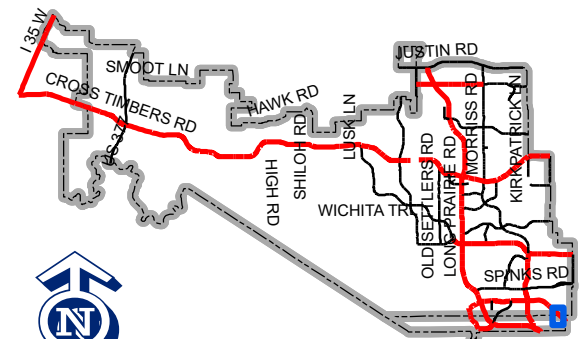
LEGEND

 Campus Industrial  Industrial 2

 Subject Property

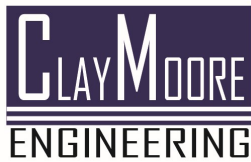
Visit www.fmdevmap.com to learn more about this project.

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



Map Location

0 250 500 1,000 Feet



LETTER OF INTENT

4/17/2025

Planning Services Division
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

To whom it may concern:

ClayMoore Engineering is submitting this Site Plan Application on behalf of the owner. The proposed development will serve as warehouse and office space, both maintained by one owner. The site is 3.92 acres of undeveloped land with no overhead electric lines. Proposed square footage is 48,189 sf, will be constructed in one phase and will require a replat to vacate and rededicate easements. Zoning is Planned Development 83 (PD-83) with Campus Industrial (CI) permitted uses. Site civil construction plans, landscape plans, and architectural elevations have been attached for reference. These plans have been reviewed and confirmed to be in conformance with PD-83 standards.

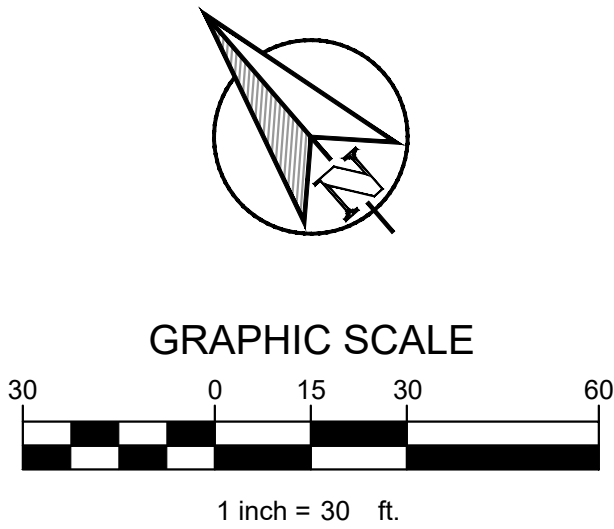
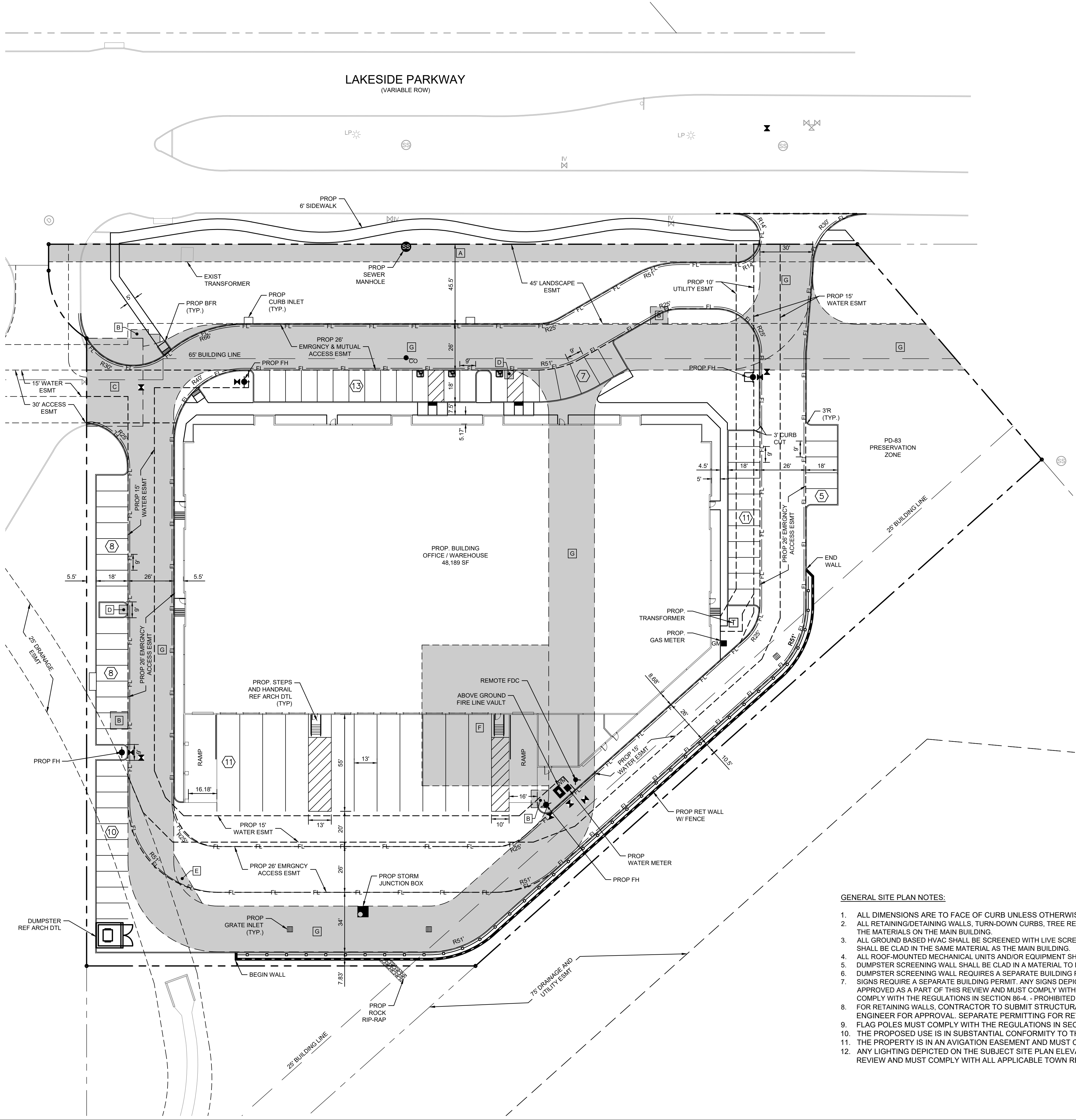
Please review all information included herein at your earliest convenience. Should you have questions or need additional information please do not hesitate to contact me at 817-281-0572 or Clay@ClayMooreEng.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clay Cristy', written in a cursive style.

Clay Cristy, P.E.

10/29/2025 CAMERON EHN Z:\PROJECTS\PROJECTS\2024-064 DOG GUN INVESTMENTS TRINITY PARK LAKESIDE FLOWER MOUND\CADD\SHEETS\C-4.0 DIMENSION CONTROL & PAVING PLAN.DWG



EASEMENTS TO BE ABANDONED	
A	10' PUBLIC ACCESS EASEMENT DOC. NO. 2016-2105 DOC. NO. D216184196 P.R.T.C.T.
B	10' X 10' WATER EASEMENT DOC. NO. 2016-2105 DOC. NO. D216184196 P.R.T.C.T.
C	ACCESS EASEMENT DOC. NO. 2013-177 DOC. NO. D213151208 P.R.T.C.T.
D	5' X 5' WATER EASEMENT DOC. NO. 2016-2105 DOC. NO. D216184196 P.R.T.C.T.
E	WATER EASEMENT DOC. NO. 2016-2105 DOC. NO. D216184196 P.R.T.C.T.
F	PRIVATE DRAINAGE EASEMENT DOC. NO. 2016-2105 DOC. NO. D216184196 P.R.T.C.T.
G	26' MUTUAL ACCESS & UTILITY EASEMENT DOC. NO. 2016-2105 P.R.D.C.T. DOC. NO. D216184196 P.R.T.C.T.

SITE DATA TABLE		
PHYSICAL ADDRESS		301 LAKESIDE PKWY
GROSS SITE AREA		3.919 AC (170,701 SF)
NET SITE AREA		3.919 AC (170,701 SF)
ZONING		PD-83 - CAMPUS INDUSTRIAL (CI)
CURRENT USE		VACANT
LOT COVERAGE DATA		
BUILDING COVERAGE		48,189 SF (28.2%)
IMPERVIOUS AREA		127,577 SF (74.7%)
PERVIOUS AREA		43,124 SF (25.3%)
BUILDING SUMMARY		
BUILDINGS		(1) 1-STORY BUILDING
PEAK HEIGHT		36'-0"
MEAN HEIGHT		32'-0"
TOTAL SQUARE FOOTAGE		48,189 SF
PARKING SUMMARY		
PROPOSED USE	REQUIRED	PROVIDED
OFFICE SPACE 20% (1 SPACE/250 SF) 9,638 SF	39	42
WAREHOUSE (1 SPACE / 2000 SF) 38,551 SF	19	20
TOTAL PARKING	58	62
ADA SPACES	3	3

MASTER PLAN FEATURES	
LAND USE PLAN	CAMPUS INDUSTRIAL
AREA PLAN	LAKESIDE BUSINESS DISTRICT
URBAN DESIGN PLAN	ELEVATIONS MEET PD-83 REQUIREMENTS
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	PD-83 PRESERVATION ZONE
THOROUGHFARE PLAN	LAKESIDE PARKWAY - MAJOR ARTERIAL
WATER PLAN	LAKESIDE DISTRICT (12" WATER)
WASTEWATER PLAN	LAKESIDE DISTRICT (8" SANITARY)
ECONOMIC PLAN	JOB CREATION

- GENERAL SITE PLAN NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
 - FOR RETAINING WALLS, CONTRACTOR TO SUBMIT STRUCTURAL SHOP DRAWINGS SIGNED AND SEALED BY LICENSED ENGINEER FOR APPROVAL. SEPARATE PERMITTING FOR RETAINING WALL TO BE APPLIED FOR BY CONTRACTOR.
 - FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
 - THE PROPOSED USE IS IN SUBSTANTIAL CONFORMITY TO THE CONCEPTUAL PLANS OF THE PD-83 ORDINANCES.
 - THE PROPERTY IS IN AN AVIGATION EASEMENT AND MUST COMPLY TO SECTION 10-33 OF THE TOWN CODE.
 - ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.

CASE #: SP24-0015

OWNER:
DOG GUN INVESTMENTS, LLC
1807 KELLER PKWY, SUITE 200
KELLER, TX 76248
PH:

APPLICANT/ENGINEER:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CONTACT NAME: CLAY CRISTY

SURVEYOR
WINDROSE LAND SURVEYING
220 ELM STREET, SUITE 200
LEWISVILLE, TX 75057
PH: 214.217.2544

LEGAL DESCRIPTION:
LOT 3R-4, BLOCK A
LAKESIDE RANCH BUSINESS PARK

CITY:
FLOWER MOUND

STATE:
TEXAS

COUNTY
TARRANT

SURVEY:
J.C. MOFFITT

ABSTRACT NO.
886

DESIGN: CTE
DRAWN: CML
CHECKED: CLC
DATE: 10/29/2025

SHEET
SP-1

FILE NUMBER: 2024-064

TEXAS REGISTRATION #14199
CLAYMOORE
ENGINEERING
301 HAWTHORNE ROAD
BEDFORD, TEXAS 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENGINE.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND
PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 10/29/2025

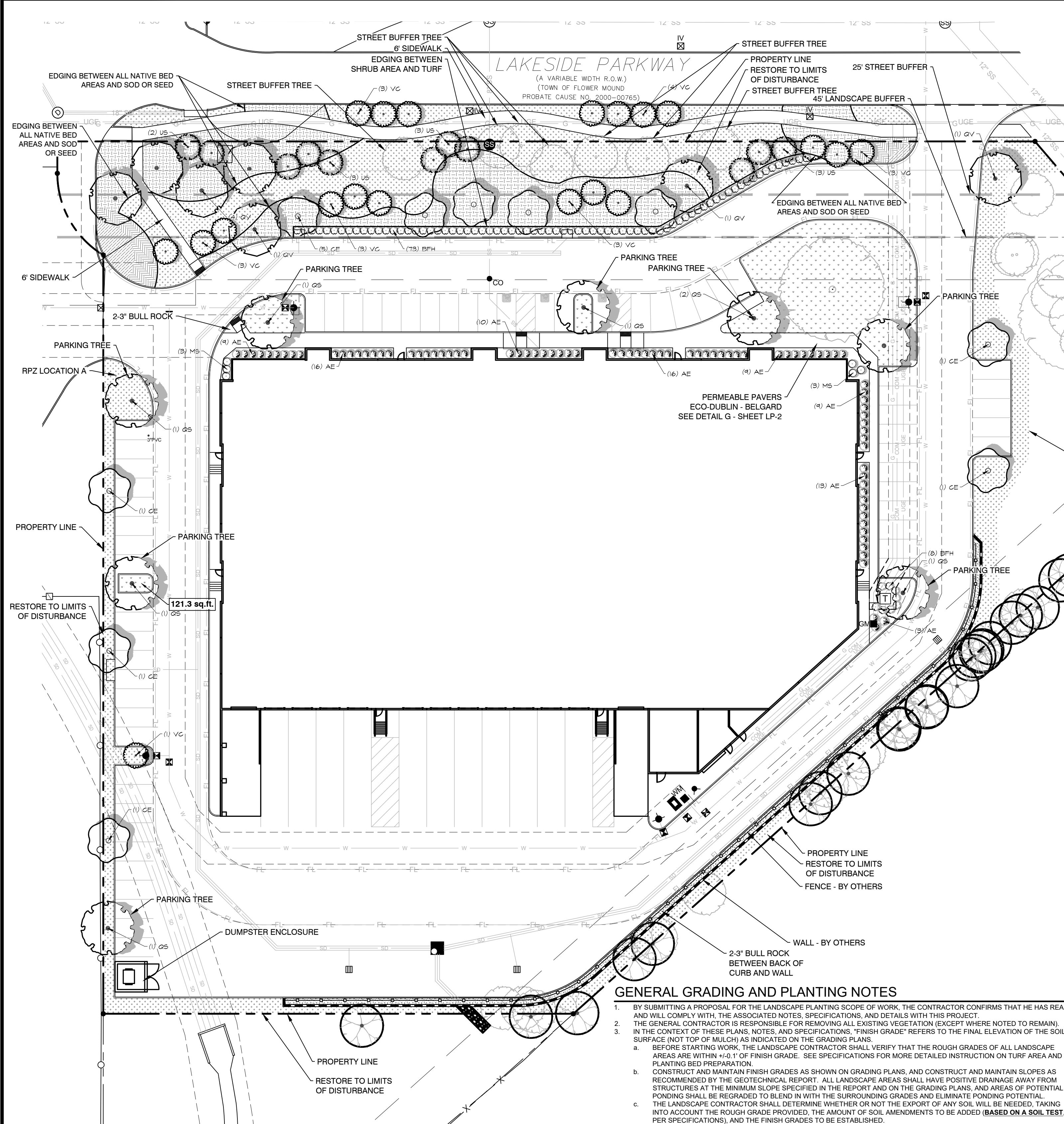
TRINITY PARK LAKESIDE

301 LAKESIDE PKWY
FLOWER MOUND, TX 75028

SITE PLAN

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ERIC SHEPLEY
11/3/2025 4:17 PM
PLOT DATE:
P:\SHARED\PROJECTS\2024\TRINITY PARK - FLOWER MOUND TX - LAKESIDE PARKWAY\XREFS\2024-07-17_TRINITY PARK_TTLB.DWG
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GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS. "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
TREES						
	OT	32	Off site tree	3" Cal.	Cont. or B&B	10'-12'
	OS	8	Quercus shumardii Shumard Red Oak	3" Cal.	Cont. or B&B	10'-12'
	QV	7	Quercus virginiana Southern Live Oak	3" Cal.	Cont. or B&B	10'-12'
	CE	10	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	10'-12'
	VC	20	Vitex agnus-castus Chaste Tree	1.5" Cal.	30 gal.	6' Ht. Min.

UNDERSTORY TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	US	11	Ungadia speciosa Mexican Buckeye	1.5" Cal.	30 gal.	min. 8' Ht.

SHRUBS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	AE	84	Abella x Edward Goucher' Edward Goucher Abella	5 GAL	SEE PLAN	24" Min. Ht.
	BFH	81	Ilex cornuta 'butoradi' Butoradi Holly	5 GAL	3' OC	36" Tall Min.
	MS	6	Miscanthus sinensis Miscanthus	5 GAL	SEE PLAN	18" SPREAD

GROUND COVERS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
	CD	18,581 sf	Cynodon dactylon Bermuda Grass	hydromulch		
	CT	5,188 sf	Cynodon dactylon 'Tif 419' Bermuda Grass	sod		
	MC2	442	Muhlenbergia capillaris Pink Muhly Grass	1 gal.	18" O.C.	
	NM	8,518 sf	Native Mix See note	hydromulch		
	OP	474	Opuntia pedunculatum Mountain Pea	4" Pot	12" O.C.	

NATIVE GRASS MIXTURE TO BE APPLIED AS HYDRO-SEEDING METHOD OF 5.4 LBS/1,000 SF:

APPLICATION (% OF MIX)	COMMON NAME:	BOTANICAL NAME:
10%	BUSHY BLUESTEM	ANDROPOGON GLOMERATUS
10%	PURPLE THREE-AWN	ARISTIDA PURPUREA
30%	SIDEOLTS GRAMA	BOUTELOUA GACILIS
5%	BLUE GRAMA	BUCKLOE DACTYLOIDES
5%	BUFFALO GRASS	ELYMUS CANADENSIS
10%	PRAIRIE WILD RYE	EROGROTIS TRICHODES
10%	SAND LOVEGRASS	LEPTOCHLOA BUDIA
10%	GREEN SPRANGLETOP	SCHIZACHRYNUM SCOPARIUM

MULCHES

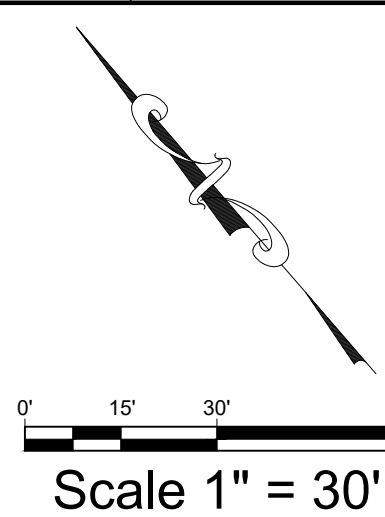
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

LANDSCAPE CALCULATIONS

RIGHT OF WAY ZONE			
STANDARD	TOTAL R.O.W. ZONE (SQ. FT.)	PROVIDED	
LAKESIDE PKWY. - BUFFER ZONE TO CONTAIN NATIVE GRASS SEED AREA AND PRESERVE EXISTING BURMUDA	4,704 SF	EXISTING NATIVE GRASS SEED AREA AND EXISTING BERMUDA TO BE PRESERVED	
RIGHT OF WAY ZONE TREES			
STANDARD	STREET FRONTAGE (LINEAL FEET)	REQUIRED	PROVIDED
LAKESIDE PKWY. - 1 CANOPY TREE/70 LF STREET FRONTAGE	459 LF	7 TREES	7 TREES
STREET BUFFER ZONE			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED	
LAKESIDE PARKWAY	25 FT	25 FT	
STANDARD	TOTAL STREET BUFFER ZONE (SF)	PROVIDED	
LAKESIDE PARKWAY. - BUFFER ZONE TO CONTAIN NATIVE GRASS SEED AREA AND PRESERVE EXISTING BERMUDA	6,737 SF	NATIVE GRASS SEED AREA PROVIDED AND EXISTING BERMUDA PRESERVED	
STREET BUFFER ZONE TREES			
STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
LAKESIDE PARKWAY 1 PER 70LF	459 LF	7 TREES	7 TREES
STREET BUFFER ZONE UNDERSTORY TREES			
STANDARD	CANOPY TREE PERIMETER (LINEAR FEET)	REQUIRED	
LAKESIDE PKWY. - 1 UNDERSTORY TREE/20 LF CANOPY TREE PERIMETER	BETWEEN 50-700	MEETING REQUIREMENTS	
STREET BUFFER ZONE TREES & UNDERSTORY MIXTURE			
STANDARD	REQUIRED LENGTH (LINEAR FEET)	REQUIRED	PROVIDED
LAKESIDE PKWY. - 1 UNDERSTORY TREE/20 LF CANOPY TREE PERIMETER	459	23	23 - MEETING CODE REQUIREMENTS
LANDSCAPE SETBACK BUFFER ZONE			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
LAKESIDE PARKWAY	20 FT.	20 FT.	
STANDARD	TOTAL STREET BUFFER ZONE (SF)	PROVIDED	
LAKESIDE PKWY. - BUFFER ZONE TO CONTAIN NATIVE GRASS SEED AREA AND PRESERVE EXISTING BERMUDA	9,661 SF	NATIVE GRASS SEED AREA PROVIDED AND EXISTING BERMUDA PRESERVED	
LANDSCAPE SETBACK BUFFER ZONE TREE & UNDERSTORY MIXTURE			
STANDARD	REQUIRED LENGTH (SF)	PROVIDED	
LAKESIDE PKWY. - MIN. 288 SQUARE FEET ADDED ADDITIONAL	288 SF	7,026 SF	
PARKING AREA TREES			
STANDARD	PARKING AREA (SF)	REQUIRED	PROVIDED
1 PER 5,500 SF OF PARKING BUT NOT LESS THAN 1 PER LANDSCAPE ISLAND	31,957 SF	6	8
PARKING AREA SCREENING			
STANDARD	REQUIRED	PROVIDED	
MIN. 75% OF PARKING AREA FRONTAGE TO BE SCREENED WITH SHRUBS	75%	100%	
BUILDING LANDSCAPING			
STANDARD	BUILDING PERIMETER	REQUIRED	PROVIDED
MIN. 30% OF FACADE TO BE LANDSCAPED WITH SHRUB PLANTINGS (EXCLUDING LOADING AREAS)	592 LF	178 LF	408 LF



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BEFORD, TX 76001
WWW.CLAYMOOREENG.COM

TRINITY PARK
301 LAKESIDE PKWY
FLOWER MOUND, TX 75028

NO.	DATE	REVISION	BY

LANDSCAPE PLANTING

DESIGN: EMS
DRAWN: EMS
CHECKED: SS
DATE: 07/26/2024

SHEET
LP-1

File No. 2024-064

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE INSTALLATION.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND PROTECTION OF WORK SHOWN ON THESE PLANS. THE WORK SHALL BE DONE IN ACCORDANCE WITH PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:

1. LUSHLY NURSERY-GROWN PLANTS, CONFORMING WITH ANSI Z60 1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATE AND SOIL TO THAT OF THE PROJECT SITE.

2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. B&B ROOTS SHALL BE CUT TO A MAXIMUM OF 12 INCHES ABOVE THE SOIL SURFACE.

4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

6. TREES MEASURING 4 INCHES OR SMALLER IN CALIPER SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENT IS REQUIRED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.

8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS NOT BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD. PROVIDE WELL-ROOTED TURF OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLEY OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. TOPSOIL. SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 55 TO 65 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/CM; NOT EXCEED 5 PERCENT HEAVY METAL CONTAMINANTS AND BE FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

H. TREES AND SHRUBS AND GUYING

1. STAKES: 6" LONG GREEN METAL T-POSTS.

2. GUY AND THE WIRE: ASTM A 41, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.

3. GUY CHAFING GARD: REINFORCED NYLON OR CANVAS AT LEAST 1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE FROM FRUCTION DAMAGE.

I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDING COL-MET OR APPROVED EQUAL.

J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

SOIL PREPARATION

1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN ± 0.1 " OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

2. SOIL TESTING:

a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.

b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.

c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANT, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND SOIL RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

3. CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGES IN COST TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.

4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:

a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPING:

i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.

ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.

iii. "SOIL BLUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE

b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPING:

i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.

ii. 12-12-12 FERTILIZER, OR SIMILAR, ORGANIC, SLOW RELEASE - 10 LBS PER CU. YD.

iii. "SOIL BLUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE

c. IRON SULPHATE - 2 LBS. PER CU. YD.

5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN ± 0.1 " OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING AREAS.

b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING.

c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON** **SOIL TEST** PER PROJECT AREA), AND THE FINISH GRADE OF THE ADJACENT AREAS.

d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1' PER 1'.

e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE AT APPROXIMATELY 1' PER 1'.

f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.

6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

3. SUBMITTALS SHALL ALSO INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STRIP FOR SCALE. PHOTOS OR SAMPLES OF ANY MULCHES, MULCHES, OR OTHER RESIDUALS AND PREPARATION RECORDATIONS FROM THE TESTING OF THE MULCHES, MULCHES, OR OTHER RESIDUALS, COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).

3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER COT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, LOGGING, AND LANDSCAPE FABRICS (IF ANY).

C. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.

2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.

3. TRENCING NEAR EXISTING TREES:

a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1/2" OF TREE TRUNK DIAMETER. THE CRZ SHALL BE 12" ABOVE THE AVERAGE GROUND SURFACE.

b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.

c. AFTER ALIGNMENT OF THE PIPES IS COMPLETED, 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.

d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

2. EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.

3. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE TRANSPORT OF THE TREE.

4. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.

5. INSTALL THE TREE ON UNDISTURBED UPGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.

6. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.

7. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a. 1"-2" TREES TWO STAKES PER TREE

b. 2 1/2"-4" TREES THREE STAKES PER TREE

c. TREES OVER 4" CALIPER GUY AS NEEDED

d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

e. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

8. UPON COMPLETION OF PLANTING, CONSTRUCT AN WATER WATERING BASIN AROUND THE TREE, COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

9. SHRUB PERENNIAL, AND GROUNDCOVER PLANTS

10. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH MULCH AMENDED PER SOIL TEST RECOMMENDATIONS.

11. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.

12. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING

1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.

2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.

3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP.

4. STAGGER STRIPS TO OFFSET JOINTS OF ADJACENT COURSES.

5. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.

6. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. MULCH

1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING AREAS AND TREE RINGS.

2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THE PLANS. MULCH COVER WITHIN 6" OF TREE ROOT FLARE AND CURBS SHALL NOT PROTRUDE ABOVE THE SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE OF THE PROJECT.

2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTED. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

2. SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.

3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1/2 INCHES BEFORE FIRST MOWING.
- d. BARE AREAS LARGER THAN TWELVE (12) SQUARE INCHES MUST BE RESODED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE.
- e. ALL SODDED TURF SHALL BE NEATLY MOWED.

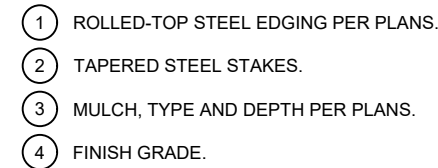
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE (90 DAYS FOR TREES, 90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.

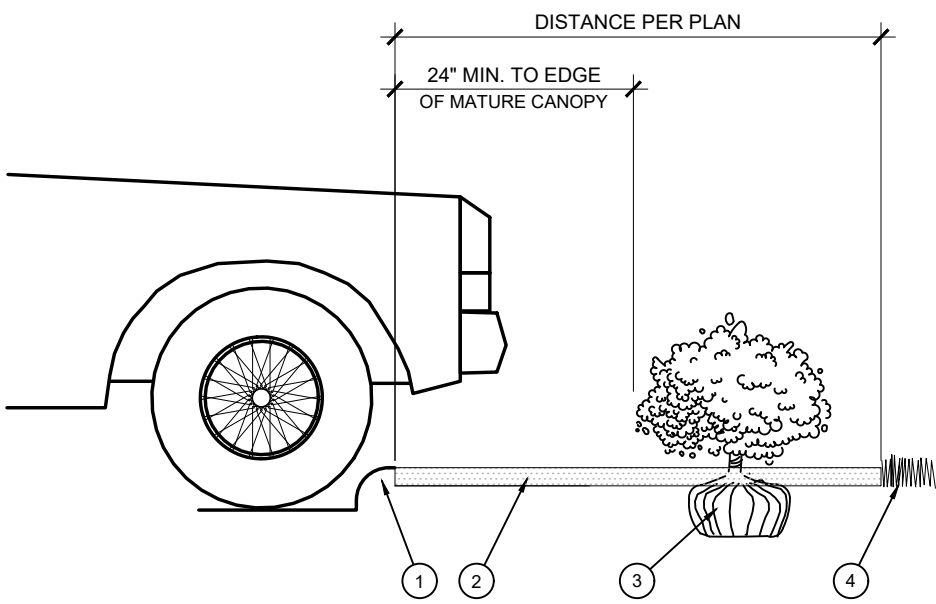
2. A. DURING THE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWINGS MARKUPS.

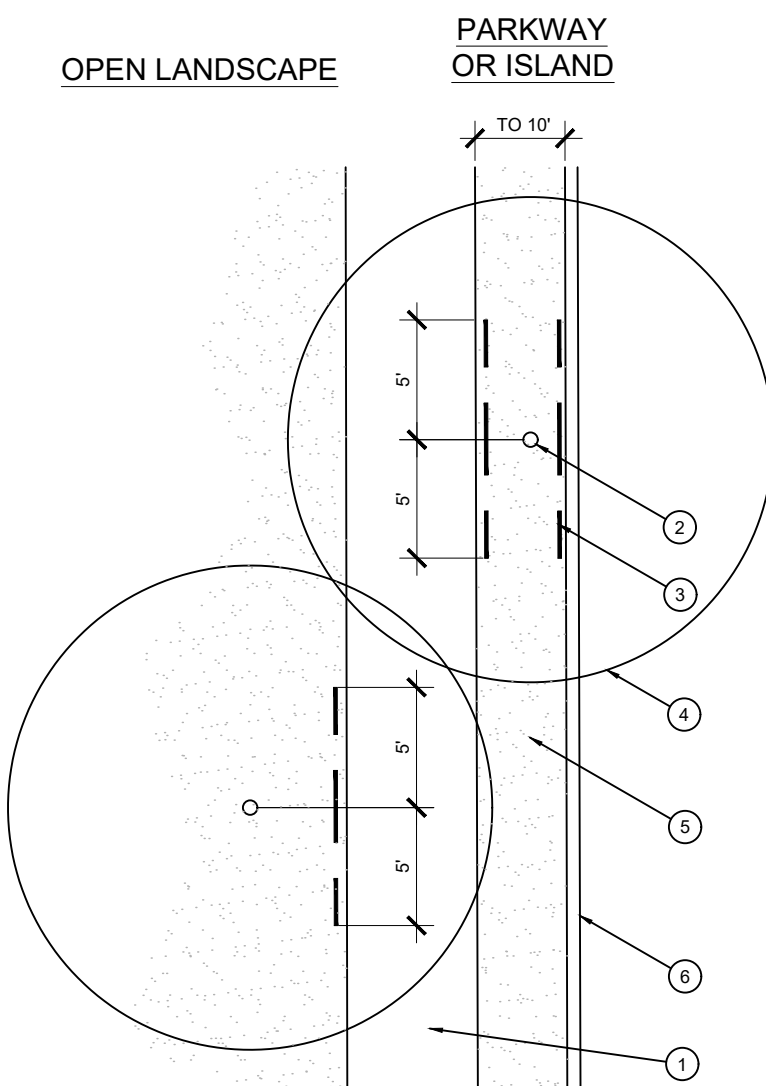
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
6. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.



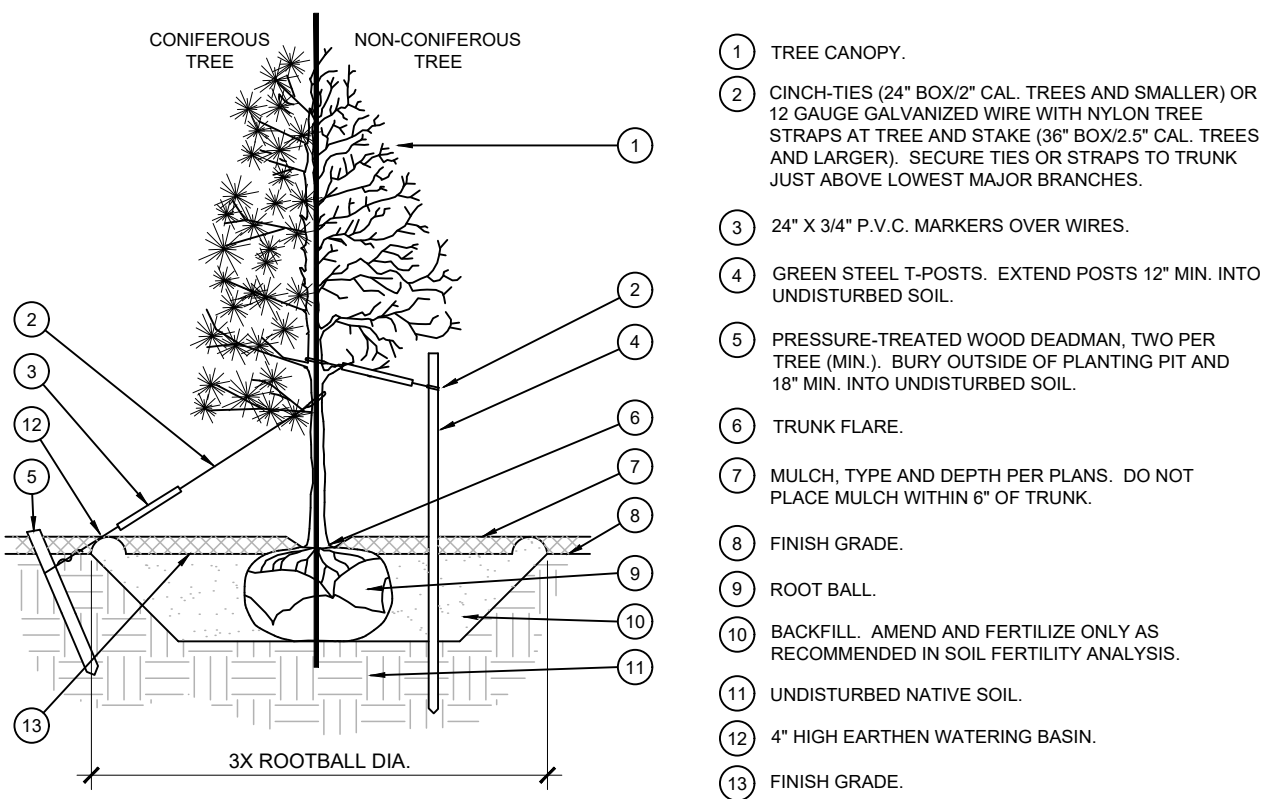
SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

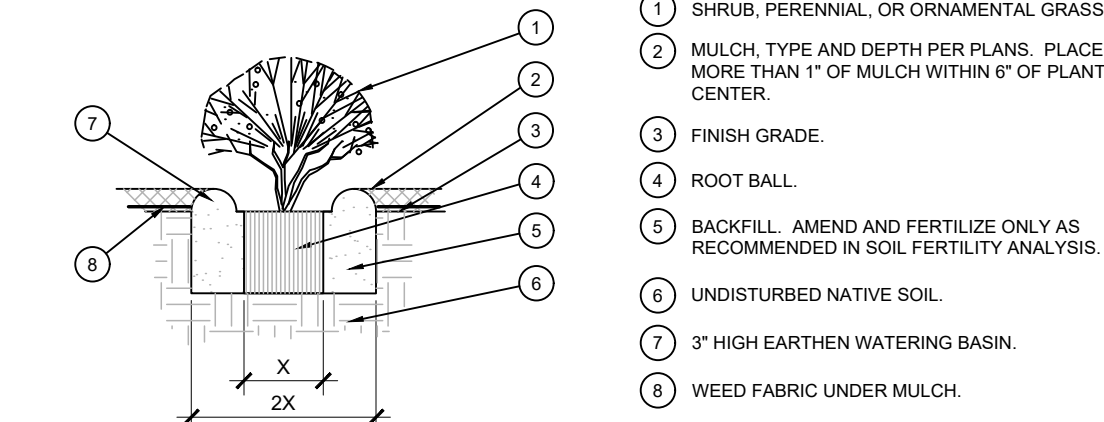


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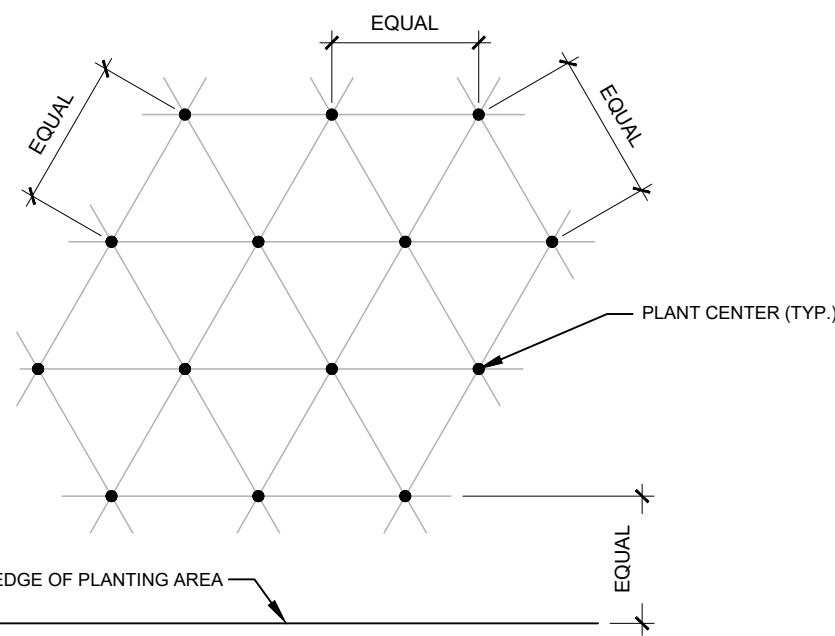


1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COULD CAUSE ROOTS TO GROW IN THE SOIL SURFACE. THERE MUST BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL AND THE ROOT FLARE IS 2" - 4" ABOVE FINISH GRADE.
3. FOR 8/6B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING IN PIT. CUT OFF REMAINING 2/3 OF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE EXCESS BURLAP FROM AROUND ROOTBALL.
5. FOR TREES 3" BOX/2 1/2" CAL. AND LARGER, USE THREE STRAKES OR DEADENED (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

(A) SCALE: NOT TO SCALE



(B) SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95

8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: $100 \text{ SF} / 1.95 = 51 \text{ PLANTS}$
STEP 2: $51 \text{ PLANTS} - (40 \text{ LF} / 1.95 = 21 \text{ PLANTS}) = 30 \text{ PLANTS TOTAL}$

SCALE: NTS



TEXAS REGISTRATION #141599

CLAY MOORE
ENGINEERING

10000 N. FORT DAVENPORT - SUITE 4000
DALLAS, TEXAS 75243
WWW.CLAYMOOREENGINEERING.COM

REGISTERED LANDSCAPE ARCHITECT
ERIC M. SHERPES
35431
STATE OF TEXAS

11/03/2025

TRINITY PARK

**301 LAKESIDE PKWY
FLOWER MOUND, TX 75**

No	DATE	REVISION	BY

LANDSCAPE
DETAILS &
SPECIFICATIONS

DESIGN:	EMS
DRAWN:	EMS
CHECKED:	SS

SHEET

LP-2

File No. 2024-064

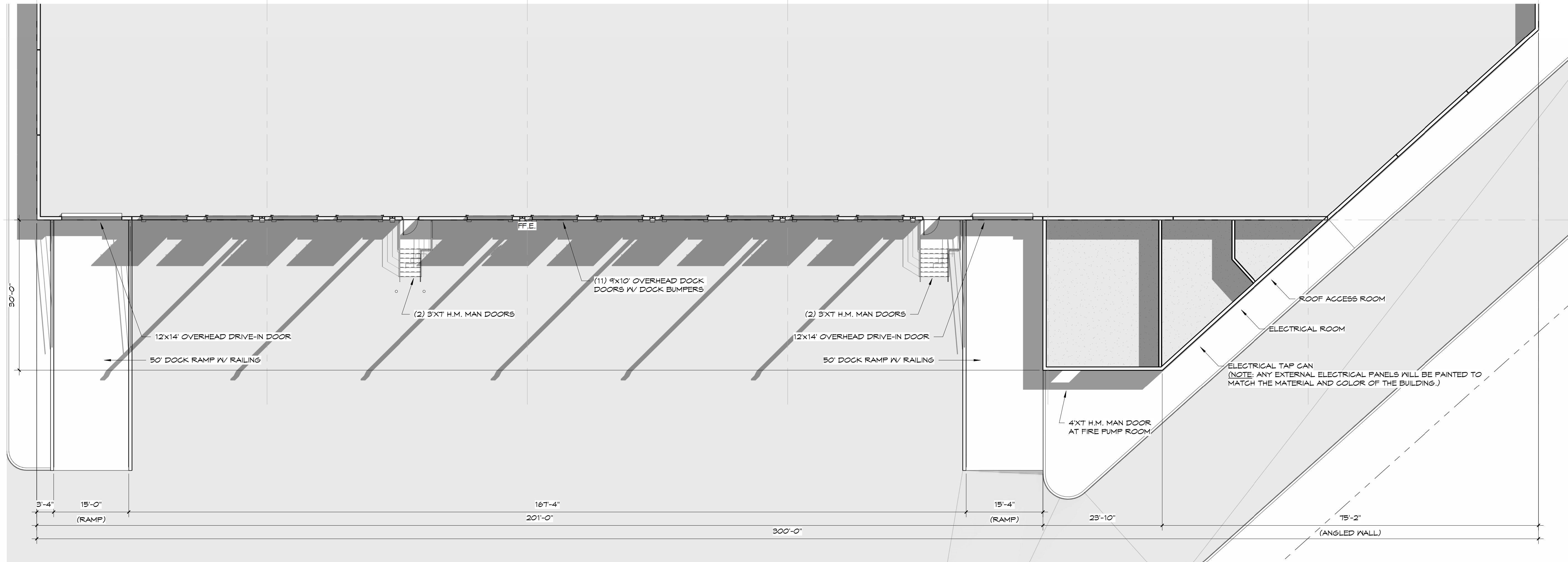
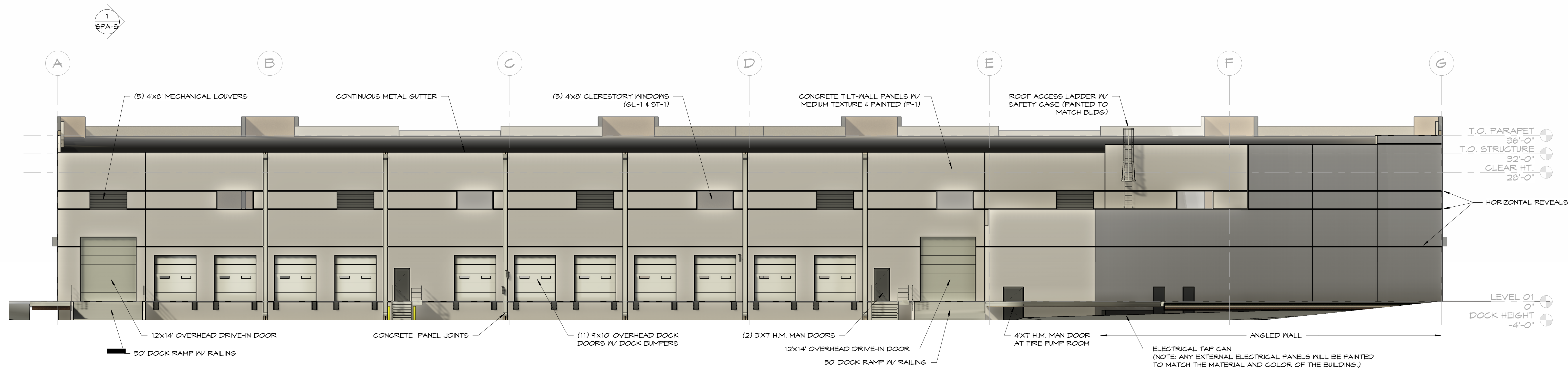
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MATERIAL LEGEND		
	P-1	PRIMARY PAINT COLOR (P-1) SHERWIN WILLIAMS "SHOUJI WHITE" SW #7042 (RGB 230,232,211)
	P-2	ACCENT PAINT COLOR (P-2) SHERWIN WILLIAMS "ACCESSIBLE BEIGE" SW #7036 (RGB 208,199,154)
	ST-1	CULTURED VENEER STONE (ST-1) GENTURION "PLAIN RUBBLE" IN VARYING SIZES (COLOR: WHITE)
	FL-1	CONCRETE FORMLINER (FL-2) FITZGERALD FORMLINERS (PATTERN #16938)
	ACM	ALUMINUM COMPOSITE MATERIAL (ACM) FINISH: DARK BRONZE
	GL-1	GLAZING SYSTEM (GL-1) SOLARBAN 70 GREY (2) LOW-E W CLEAR
	AL-1	STOREFRONT FRAMING SYSTEM (AL-1) YES 60 TU - SCREW SPINE (FINISH: DARK BRONZE)

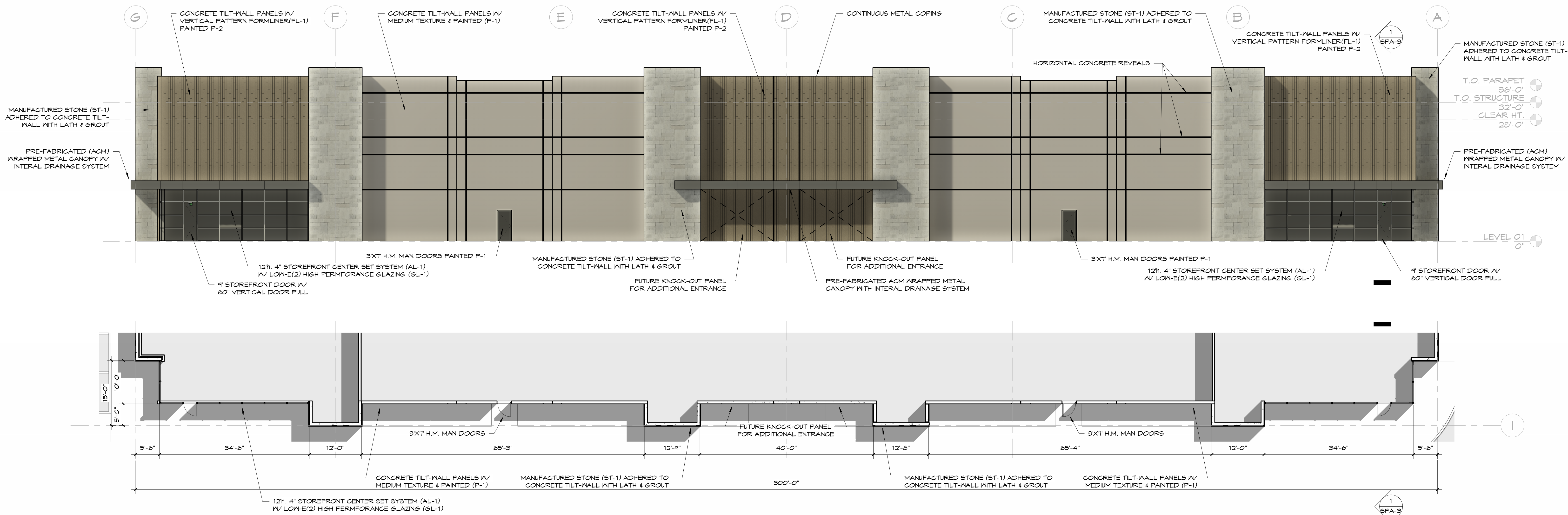
MATERIAL CALCULATION				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	11,496	11,957	7,062	6,948
FACADE S.F. (EXCLUSIVE OF DOORS, WINDOWS, LOUVERS, CANOPY)	10,357	10,205	6,812	6,746
DOORS & WINDOWS, LOUVERS, CANOPY S.F.	1,139	1,752	250	202
PRIMARY MASONRY TOTALS	10,357 (100.00%)	10,205 (100.00%)	6,812 (100.00%)	6,746 (100.00%)
TLT-WALL	4,899 (47.30%)	10,205 (100.00%)	5,131 (75.32%)	5,085 (75.08%)
STONE	2,358 (22.77%)	0 (0%)	1,445 (21.21%)	1,445 (21.42%)
FORMLINER	3,100 (29.83%)	0 (0%)	236 (3.47%)	236 (3.50%)



CONCRETE FORMLINER (FL-1)
FITZGERALD FORMLINERS (PATTERN #16938)
PROJECT: DFW LOGISTICS HUB, DFW AIRPORT



2 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

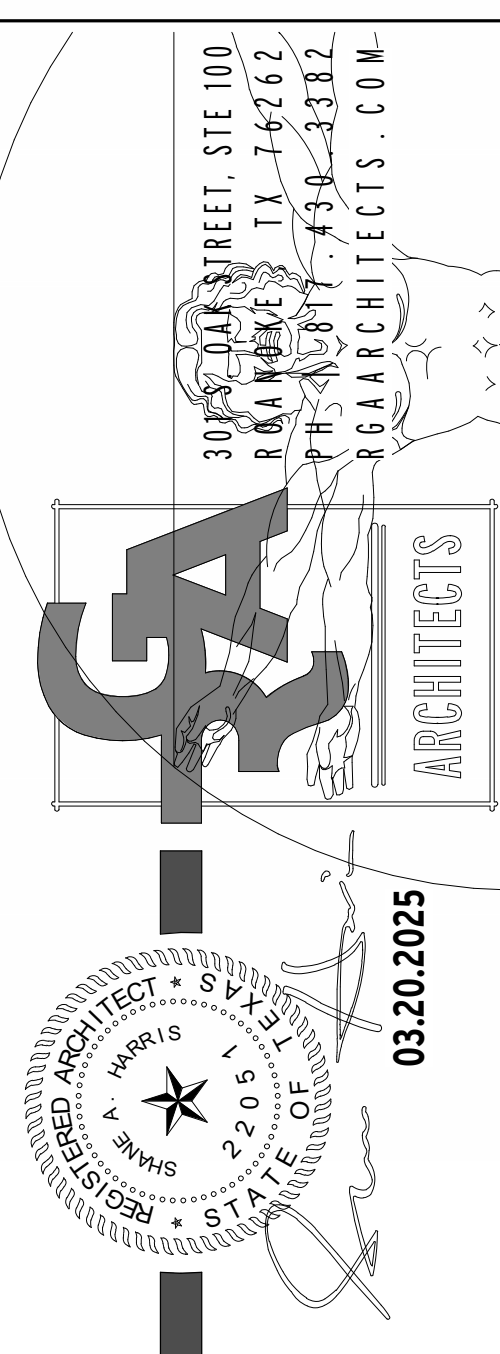


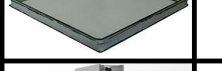
1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

PERMIT NUMBER: XXXXXXX
RGA PROJECT NUMBER: 24048
DATE: 03.20.2025
REVISIONS: Number Description Date
SHEET: SPA-1

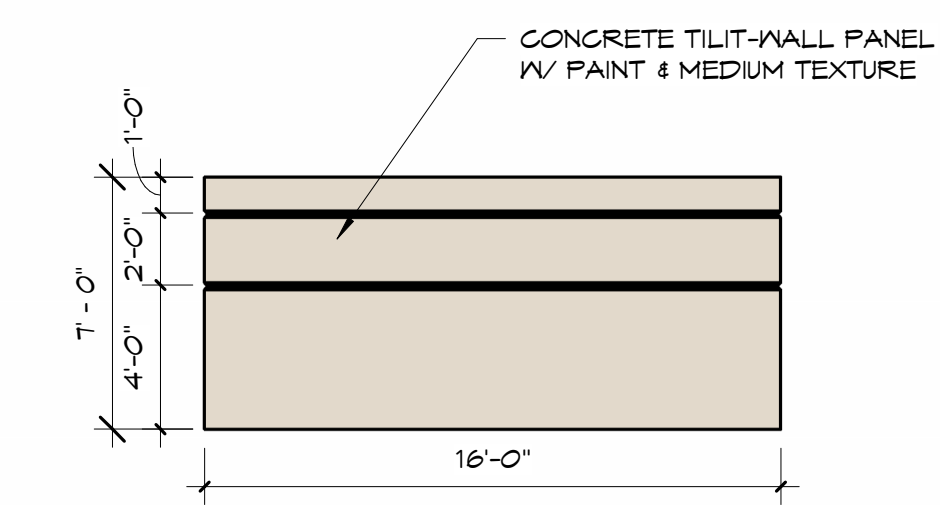
TRINITY PARK

301 Lakeside Pkwy
Flower Mound, TX 75028

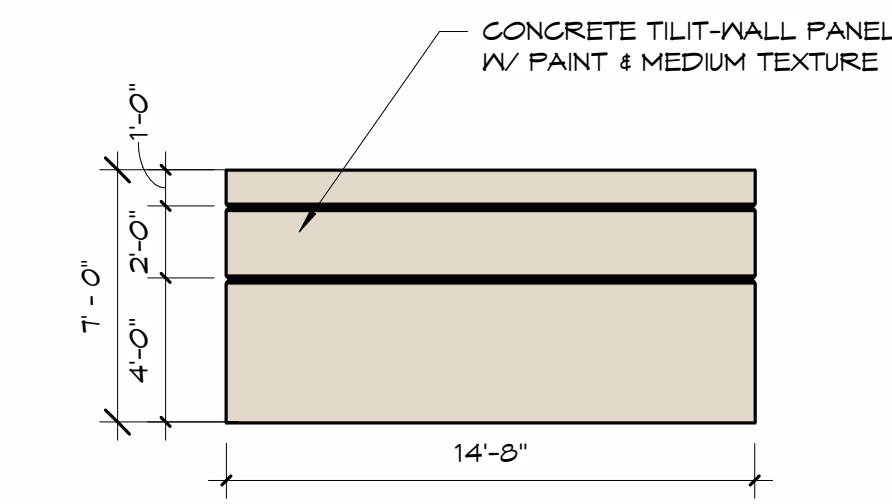


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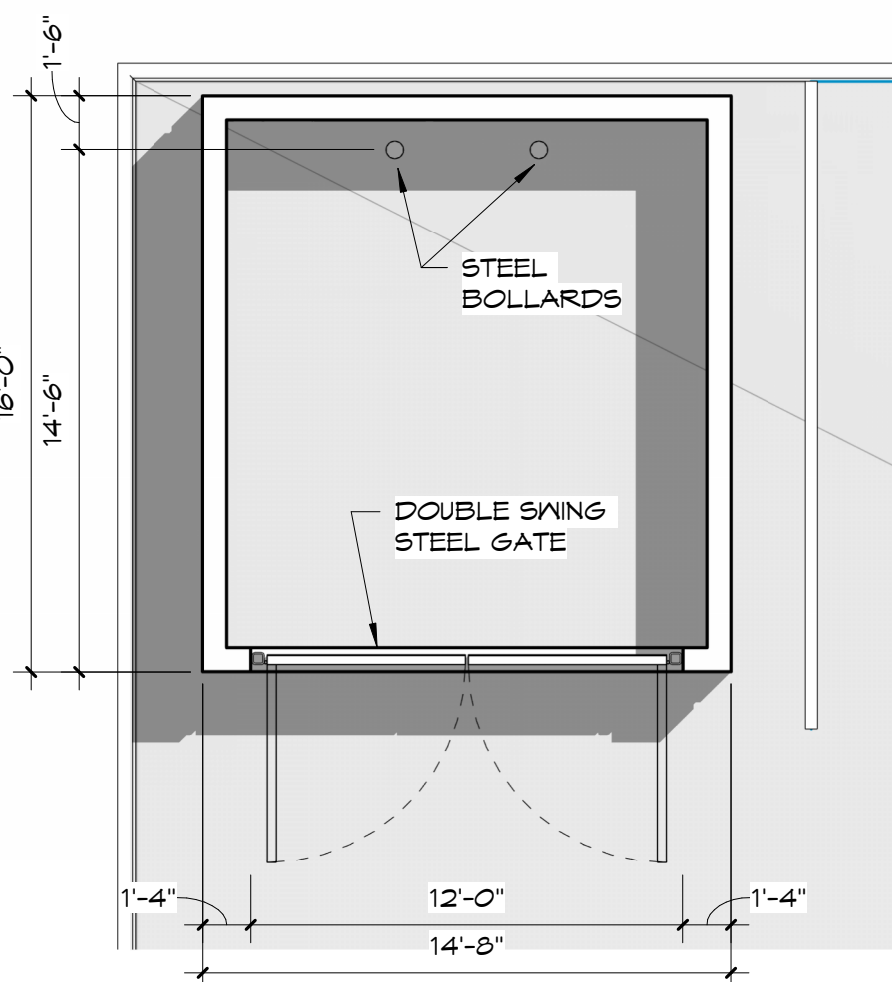
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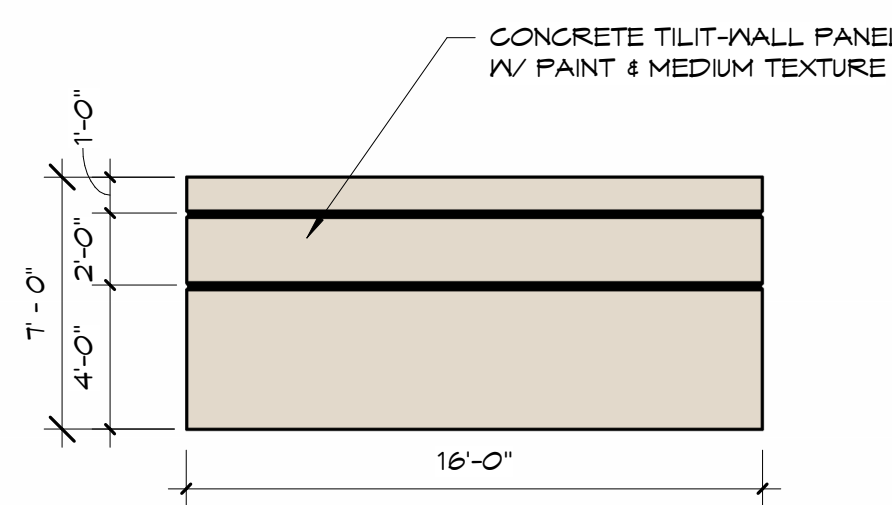
9 DUMPSTER - SOUTH ELEVATION (SIDE)
Scale: 3/16" = 1'-0"



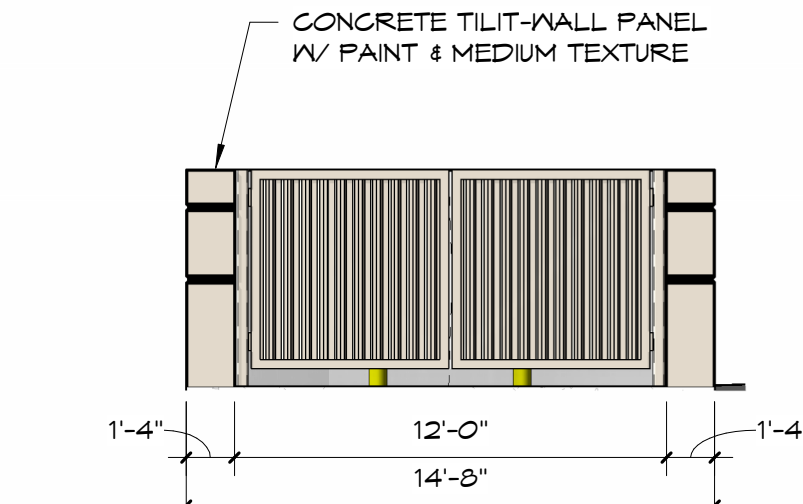
7 DUMPSTER - WEST ELEVATION (BACK)
Scale: 3/16" = 1'-0"



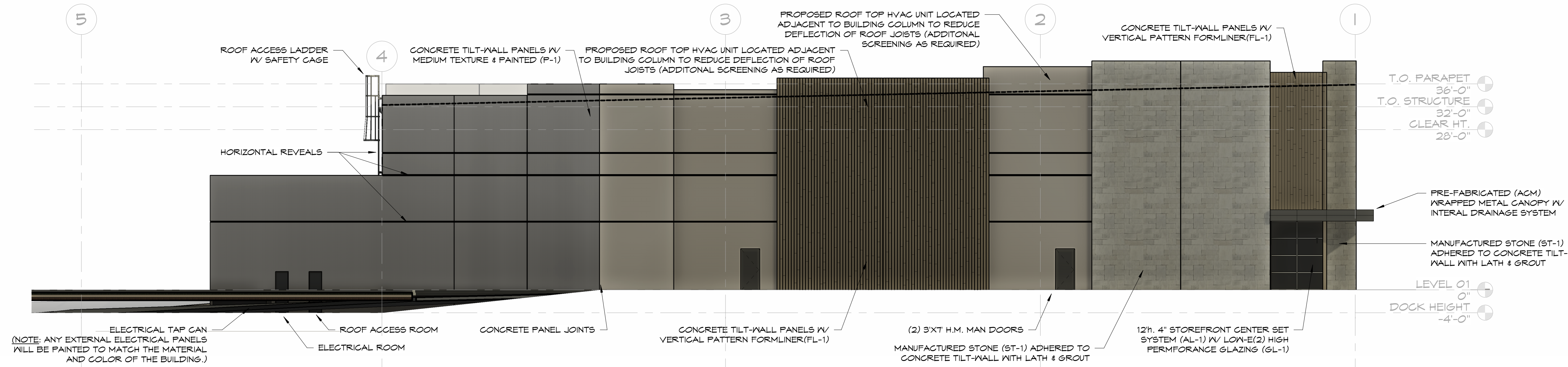
5 DUMPSTER FLOOR PLAN
Scale: 3/16" = 1'-0"



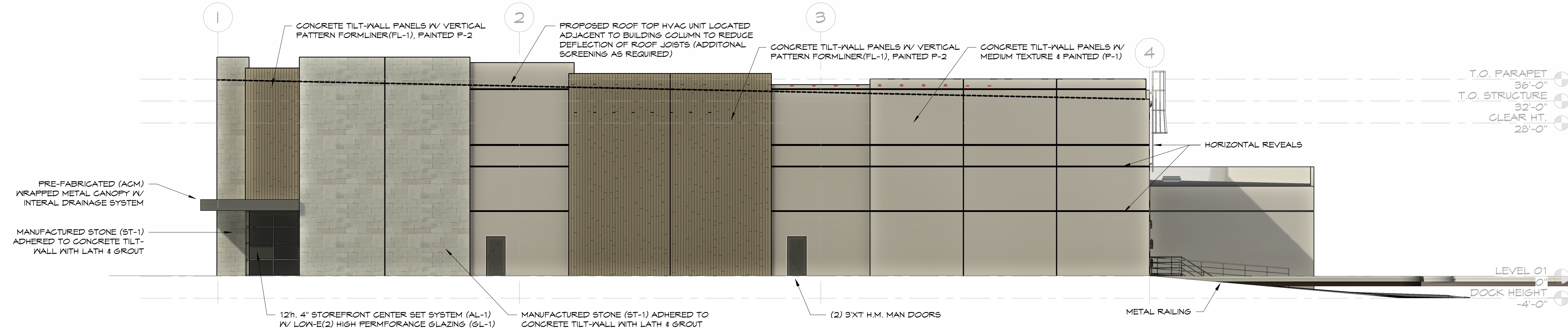
8 DUMPSTER - NORTH ELEVATION (SIDE)
Scale: 3/16" = 1'-0"



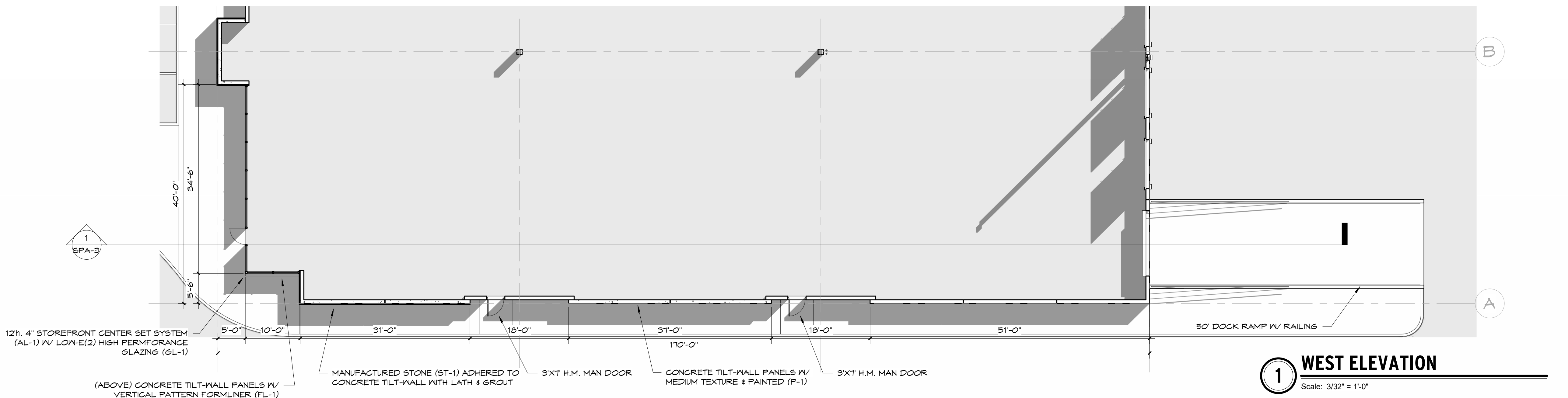
6 DUMPSTER - EAST ELEVATION (FRONT)
Scale: 3/16" = 1'-0"



2 EAST ELEVATION
Scale: 3/32" = 1'-0"



1 WEST ELEVATION
Scale: 3/32" = 1'-0"





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

DATE: November 10, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Site Plan (SP25-0005 - ABC Senior Services) to develop a retail-office building. The property is generally located north of Justin Road and east of Jernigan Road along Bryce Lane.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an approximately 7,465 square foot one story retail-office building to be located on Lot 3 of the Jernigan Heights Addition. The site is approximately 0.979 acres and is currently vacant. The property is zoned for Retail District-2 (R-2) uses.

The parking for this use is calculated at a ratio of one space for 250 square-feet of building. Therefore, the proposed use would require 30 parking spaces. Town code allows for a 20% deviation without additional Town Council approval. With this permissible deviation, the use requires 24 spaces. The site plan depicts 24 on-site parking spaces. Access to the site is from Justin Road and Jernigan Road via a mutual access easement called Bryce Lane.

The landscape plan depicts required compatibility buffer and parking lot trees that are in conformance with the Town's landscaping requirements. The proposed elevation utilizes a combination of primarily stone, brick, and stucco in colors complying with the Town's Urban Design Plan.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

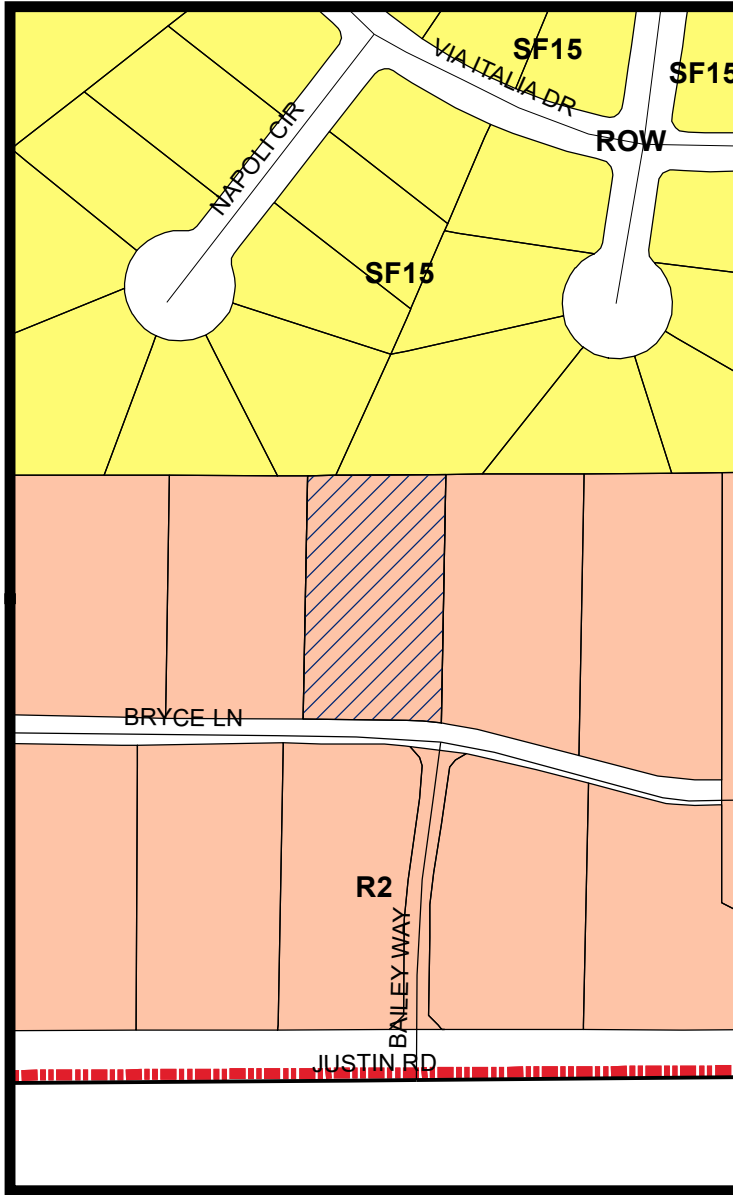
ATTACHMENTS:

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

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

Vicinity Map

SP25-0005: ABC Senior Services



LEGEND

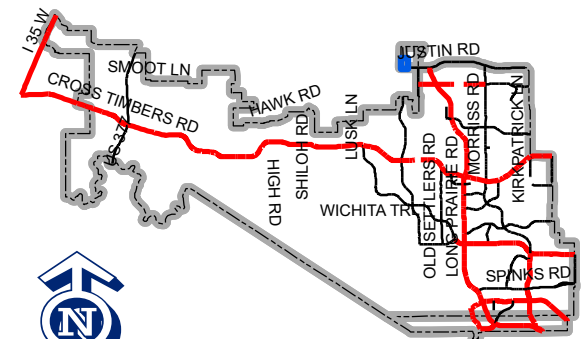
Single Family 15

Retail 2

Subject Property

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

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



Map Location

0 155 310 620 Feet



Letter of Intent

November 05, 2025

Claire Barnes

Town of Flower Mound - Planning Services
2121 Cross Timbers Road
Flower Mound, Texas 75028

Re: Letter of Intent for a Site Plan of Lot 3, Jernigan Heights Addition, Flower Mound, Texas.

Dear Ms. Barnes:

Please accept this letter as evidence of our intent to file a Site Plan for Lot 3, Jernigan Heights at the northwest corner of Bryce Lane and Bailey Way in Flower Mound.

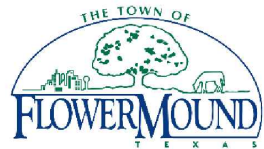
This site currently consists of one lot totaling 0.9794 acres of land and is currently zoned as Retail District 2 (R-2).

Lot 3, Jernigan Heights is proposed to be a 7,465 square foot Retail Building development and proposes maintaining the zoning of Retail District 2 (R-2). The Owner is proposing to move their business office into a portion of this building and lease the remainder of the building to similar types of companies excluding medical with up to four lease spaces. This building is to be constructed in Phases; this phase will be for a "White Box" finish-out only. The interior finish-outs of each lease space will be under a separate project and permit.

We respectfully request to be added to the next available P&Z agenda. We look forward to working with City staff toward the successful completion of this Retail development.

Sincerely,

Mark Brohard, AIA, NCARB, RID
Brohard Architecture, LLC



Site Plan Notes

General Notes

Below is a list of general Site Plan notes that must be placed on the face of the Site Plan sheet.

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

Elevation Sheet Notes

Below is a general Elevation note that must be placed on the face of the Site Plan Elevation sheet.

- ALL EXTERNAL PANELS SHALL BE PAINTED TO MATCH THE COLOR OF THE MAIN BUILDING.

Page 1 of 1

NOTES:

- ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW. NO LUMINAIRE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA.
- ALL WATER LINES TO BE SERVICED & INSPECTED BY CROSS TIMBERS WATER DISTRICT.

BENCH MARK LIST:

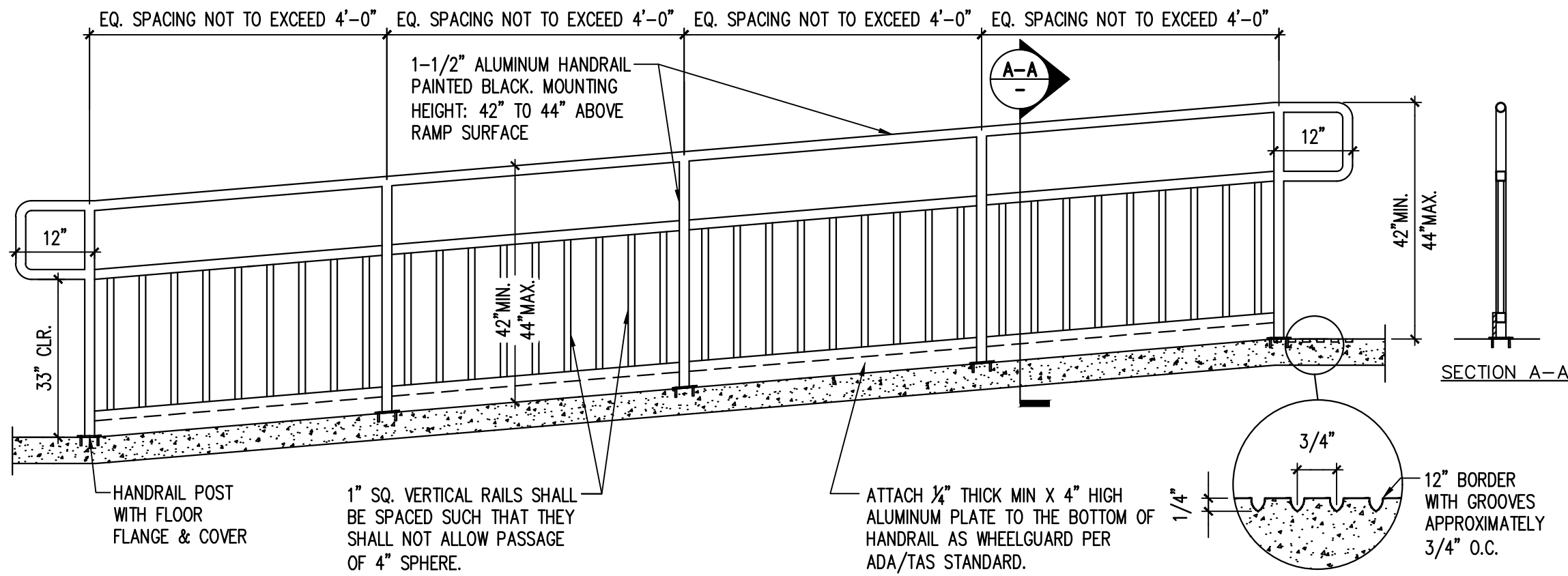
BENCHMARK #1
CENTER OF WASTEWATER MANHOLE RIM LOCATED IN AN EXISTING DRIVE APPROACH AND BEING APPROX. 7.9 FEET EAST OF THE EASTERLY PROPERTY LINE OF THE SUBJECT TRACT AND APPROX. 33.9 FEET NORTHEAST OF THE SOUTHEASTERLY PROPERTY CORNER OF THE SUBJECT TRACT.
ELEVATION=654.24

CAUTION!!!

UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG: 811

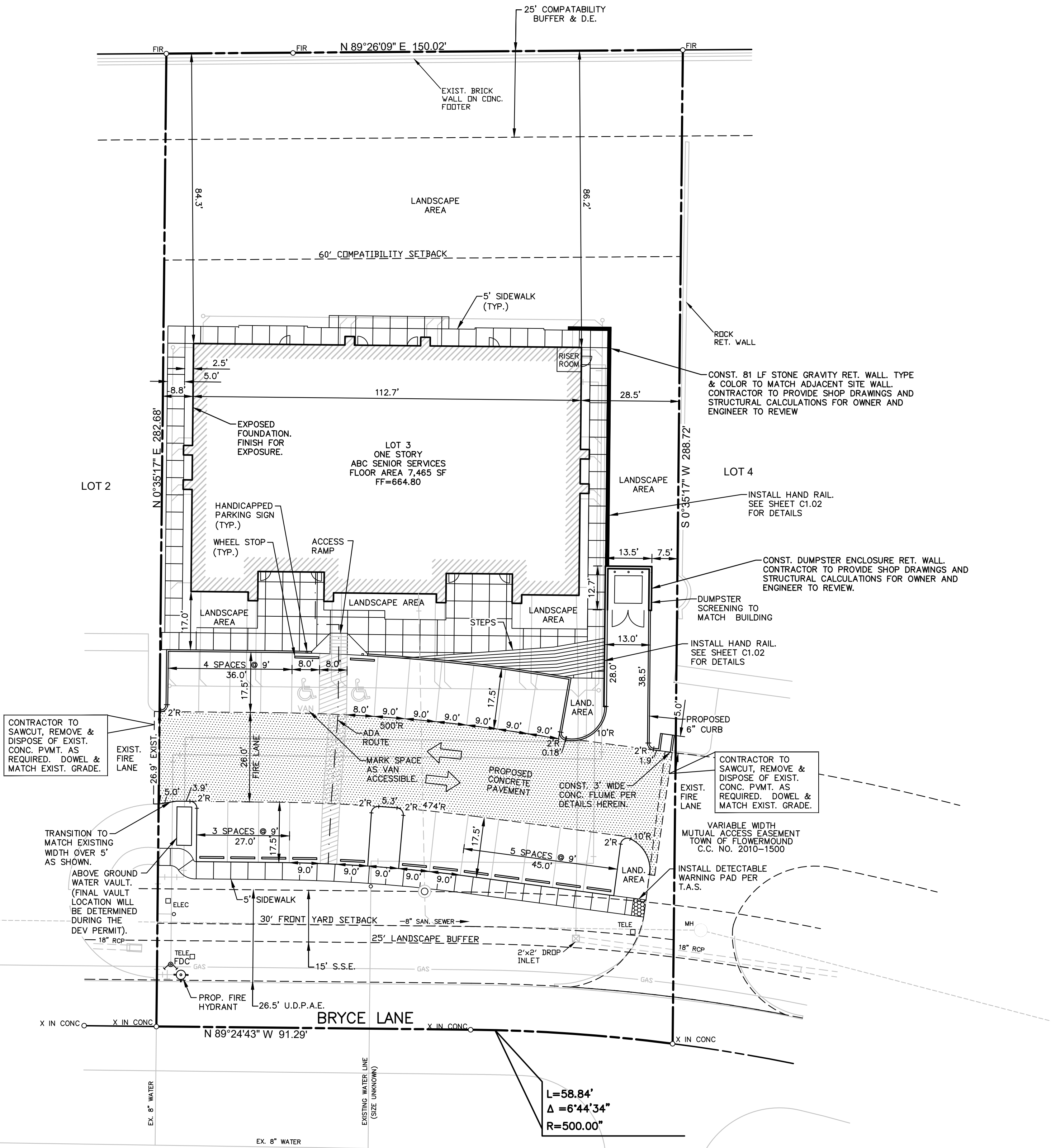


BEFORE YOU DIG...

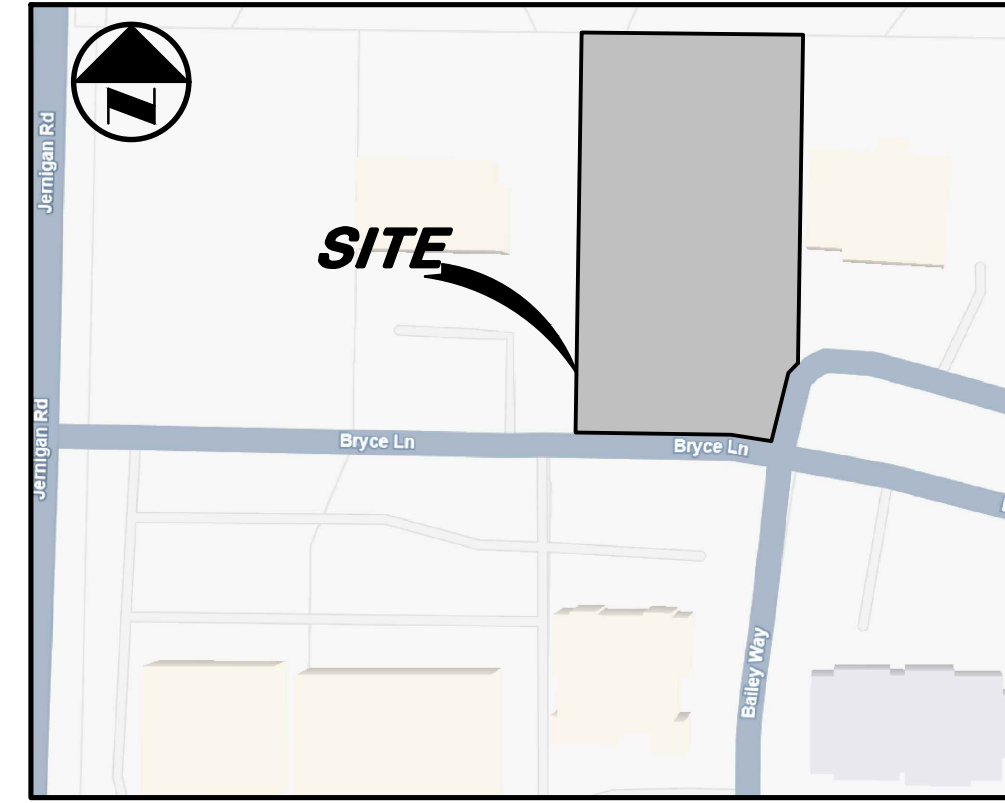


HANDRAIL DETAIL

NOT TO SCALE

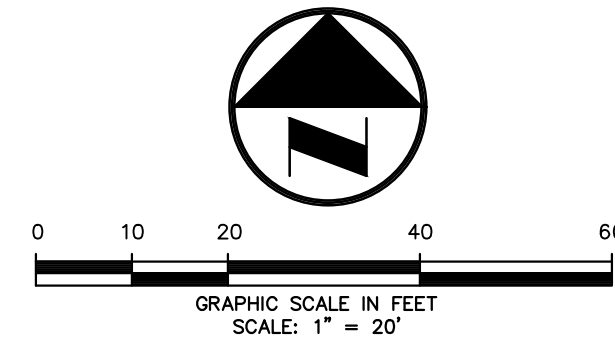


MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL
URBAN DESIGN PLAN	RETAIL DISTRICT - 2
PARKS AND TRAILS	EXISTING SIDEWALK ALONG JERNIGAN ROAD TO THE WEST OF THE LOT WITH A WIDTH RANGE BETWEEN 3.50' AND 3.80'
OPEN SPACE PLAN	-
THOROUGHFARE PLAN	JERNIGAN ROAD: 60' ROW - ALLEY BRYCE LANE: 27' MAE - LOCAL RESIDENTIAL STREET
WATER PLAN	EX. 8" WATER LINE ALONG BRYCE LN AND EX 1" WATER SERVICE TO LOT.
WASTEWATER PLAN	EX. 8" WASTEWATER LINE ALONG BRYCE LN AND EX 6" WASTEWATER SERVICE TO LOT.
ECONOMIC IMPACT	-



VICINITY MAP

N.T.S.



BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, AS DETERMINED FROM GPS OBSERVATIONS

LEGEND

B ₁	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
VG	VALLEY GUTTER
---	PROPERTY LINE
OHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
W	U/G WATER LINES
GAS	U/G GAS LINE
---	FENCE
500	EXISTING CONTOURS
XXX	PROPOSED CONTOURS
xxx.xx	EXISTING SPOT GRADES
xx.xx.xx	PROPOSED SPOT GRADES
---	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES

SITE DATA TABLE

PHYSICAL ADDRESS	4120 BRYCE LANE
COUNTY	DENTON
GROSS SITE AREA	0.9794 AC / 42,662 SF
NET SITE AREA	0.9794 AC / 42,662 SF
ZONING	RETAIL DISTRICT 2 (R-2)
CURRENT USE	VACANT
LOT COVERAGE DATA	
BUILDING COVERAGE	17% / 7,465 SF
IMPERVIOUS AREA	54% / 23,017 SF
PERVIOUS AREA	46% / 19,645 SF
PARKING SUMMARY	
SURFACE PARKING	
RETAIL	30
(20% REDUCTION PER TOWN COUNCIL SEC. 82-73.)	
TOTAL PARKING	24
BUILDING DATA	
BUILDING	1 STORY
PEAK HEIGHT	31' 5 1/2"
MEAN HEIGHT	31' 5 1/2"
TOTAL SQUARE FOOTAGE	7,465 SF

NOTE: ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.

OWNER:

MR. SHANE CARPENTER
ABC SENIOR SERVICES
2652 FM 407, SUITE 220
ARGYLE, TEXAS 76226
PH: 940.241.2273

LIEN HOLDER:

MS. KATE MAHARD
TEXAS BANK AND TRUST
P.O. BOX 3188
LONGVIEW, TEXAS 75606-3188
PH: 214.533.8052

ARCHITECT:

MR. MARK BROHARD
BROHARD ARCHITECTURE
3028 SELMA LANE
FARMERS BRANCH, TEXAS 75234
PH: 817.705.6275

NOTE:

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 89168 ON 11/26/2015. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Kelvin R. Gomez



ENGINEER:

MR. KELLY GOMEZ
KRG CIVIL ENGINEERS, INC.
2150 SOUTH CENTRAL EXPY, SUITE 200
MCKINNEY, TEXAS 75207
PH: 469.219.3137

SURVEYOR:

MR. JERALD YENSAN
LANDMARK SURVEYORS, LLC
4238 I-35 NORTH
DENTON, TEXAS 76207
PH: 940.387.9784

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KRG Civil Engineers, Inc.	
2150 SOUTH CENTRAL EXPY, SUITE 200 MCKINNEY, TEXAS 75207	469.219.3137 469.219.3137 FAX KELVIN@KRGVIL.COM
FIRM REGISTRATION F-9131	



BAIRD, HAMPTON & BROWN
engineering and surveying

3801 William D. Tate Ave. Ste 500 Grapevine, TX 76051
mail@bhinc.com • 817.251.8550 • bhinc.com
TBPE Firm #44 • TBPLS Firm #10011302

DON ILLINGWORTH & ASSOC., INC.	
CONSULTING STRUCTURAL ENGINEERS PH: 817-685-1544 FAX: 817-685-1545	FIRM NO. 4398



LE FIRM REGISTRATION #: 15918

ABC SENIOR SERVICES
4120 Bryce Ln.
Flower Mound, TX 75077
Denton County

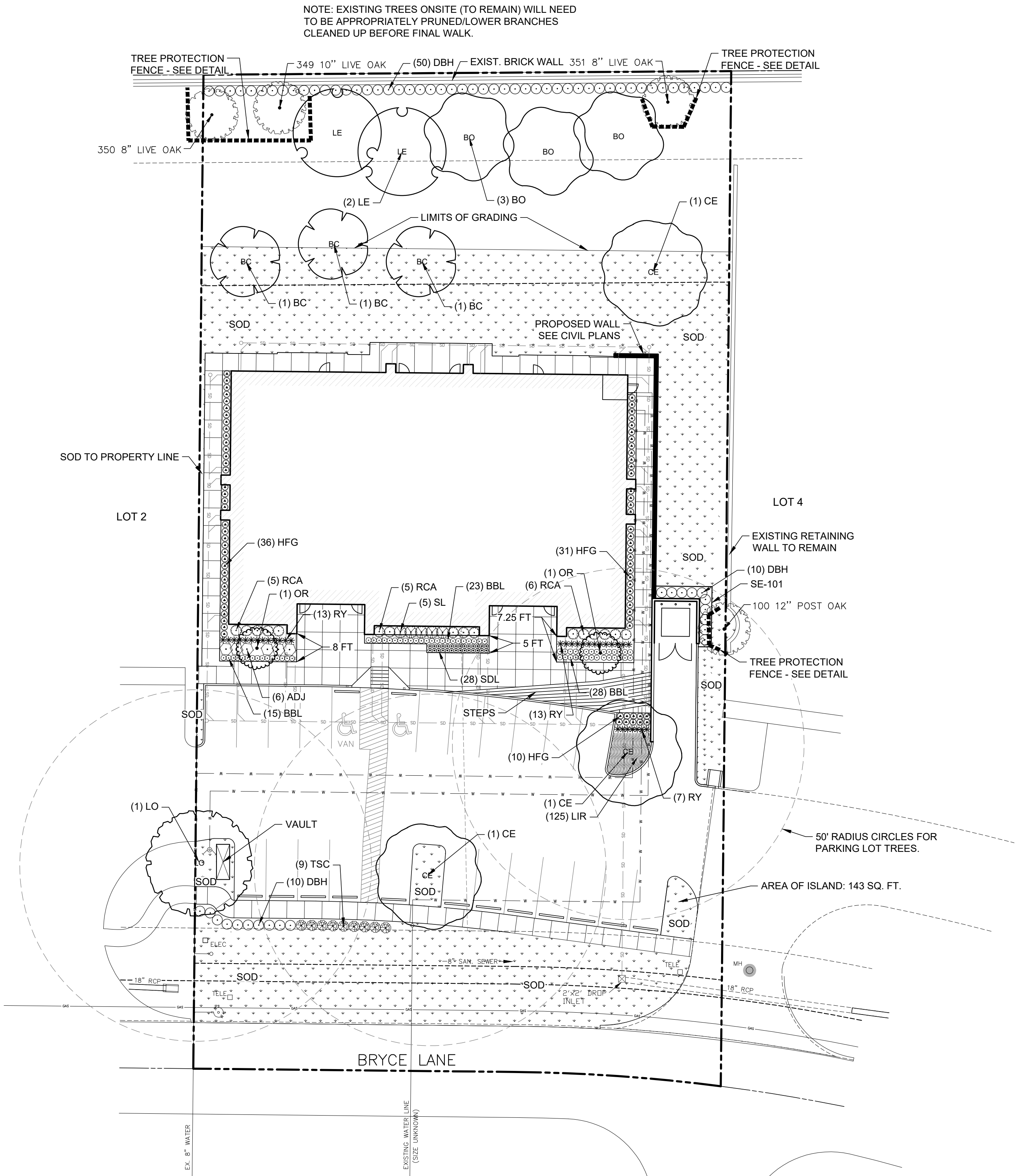
PROJECT NUMBER: 25002

ISSUE:
SITE PLAN SUBMITTAL
DATE:
07/11/2025

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C1.01



Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	24	180 s.f.	1,148 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 parking spaces	24	3 trees	3 trees
All parking spaces are located within 50 ft. of a tree.			
25 Foot Landscape Compatibility Buffer			
Standard	Required	Required	Provided
Continuous Dense Six-Foot Screen	Solid Shrub Planting	Yes	Yes
1 Tree Per 400 Sq Ft of Buffer Area	3,275 / 400 = 8	8	8*

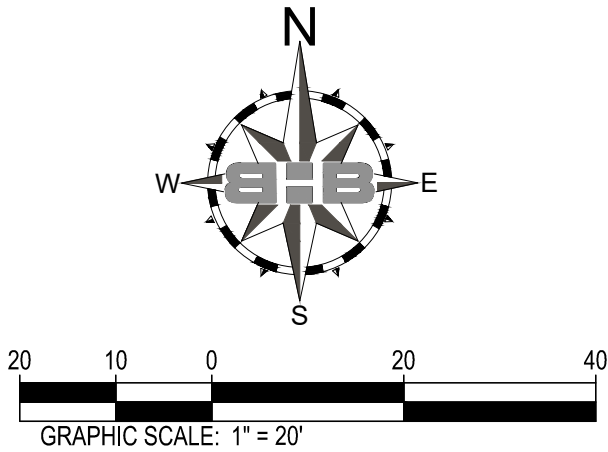
* THE 8 TREES PROVIDED INCLUDES 5 NEW TREES AND 3 EXISTING TREES TO BE SAVED.

TABLE OF EXISTING TREES				
TREE NO.	CALIPER & SPECIES	STATUS	Tree Information for Removal	
100	12" POST OAK	SAVE		
342	12" OAK	2 REMOVE	Flower Mound Sec. 94-32. Trees located in a buildable area	
343	10" POST OAK	1 REMOVE	Flower Mound Sec. 94-32. Trees located in a buildable area	
344	12" POST OAK	2 REMOVE	Flower Mound Sec. 94-32. Trees located in a buildable area	
345	12" POST OAK	1 REMOVE	Flower Mound Sec. 94-32. Trees located in a buildable area	
346	6" POST OAK	1 REMOVE	Flower Mound Sec. 94-32. Trees located in a buildable area	
347	8" POST OAK	1 REMOVE	Flower Mound Sec. 94-32. Trees located in a buildable area	
349	10" LIVE OAK	SAVE		
350	8" OAK	SAVE		
351	8" LIVE OAK	SAVE		
352	12" POST OAK	2 REMOVE	Flower Mound Sec. 94-32. Trees located in a buildable area	
Total Landscape Credits		5	\$3,000	

NOTE: 4 TREES WILL BE PLANTED FOR MITIGATION: 1 CEDAR ELM AND 3 BALD CYPRESSES. MITIGATION TREES HAVE THE LETTER "M" IN THEIR CALL OUTS (LABELS).

PAYMENT OF \$3,000.00 IN MITIGATION FEES IS REQUIRED WITH DEVELOPMENT PERMIT.

TREE BIO-DIVERSITY TABLE					
Common Name	QTY	Species	%	Genus	%
Cedar Elm	3	crassifolia	19%	Ulmus	31%
Lacebark Elm	2	Parifolia	13%		31%
Bur Oak	3	Macrocarpa	18%	Quercus	38%
Live Oak	3	virginiana	19%		38%
Bald Cypress	3	Taxodium	18%	Distichum	18%
Oklahoma Redbud	2	canadensis Oklahoma	13%	Cercis	13%
Total	16		100%		



PLANT KEY:

SYMBOL CODE COMMON NAME

DECIDUOUS TREES

- BC BALD CYPRESS
BO BUR OAK
CE CEDAR ELM
LE LACEBARK ELM

EVERGREEN TREES

- LO LIVE OAK

ORNAMENTAL TREES

- OR OKLAHOMA REDBUD
ADJ ANDORRA JUNIPER
TSC COMPACT TEXAS SAGE
DBH DWARF BURFORD HOLLY
RCA ROSE CREEK ABELIA
SL SUNSHINE LIGUSTRUM

PERENNIALS

- BBL BIG BLUE LIRIOPE
SDL STELLA DE ORO DAYLILLY

ORNAMENTAL GRASSES

- HFG HAMELN FOUNTAIN GRASS

YUCCA / AGAVE

- RY BRAKELIGHTS RED YUCCA

LOW GROUND COVERS

- LIR BIG BLUE LIRIOPE

SOD/SEED

- SOD BERMUDA GRASS
TREE PROTECTION FENCE

NOT FOR CONSTRUCTION



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FIRM REGISTRATION F-9131

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DI
DON ILLINGWORTH & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
PH 817-649-1544 FAX 817-649-1545

LE
LECHTENBERG
ENGINEERING PLLC
MECHANICAL-ELECTRICAL-PLUMBING-ENGINEERING
LE FIRM REGISTRATION #15918

ABC SENIOR SERVICES
4120 Bryce Ln.
Flower Mound, TX 75077



PROJECT NUMBER: 25002

ISSUE:
SITE PLAN SUBMITTAL
DATE:
11/4/2025

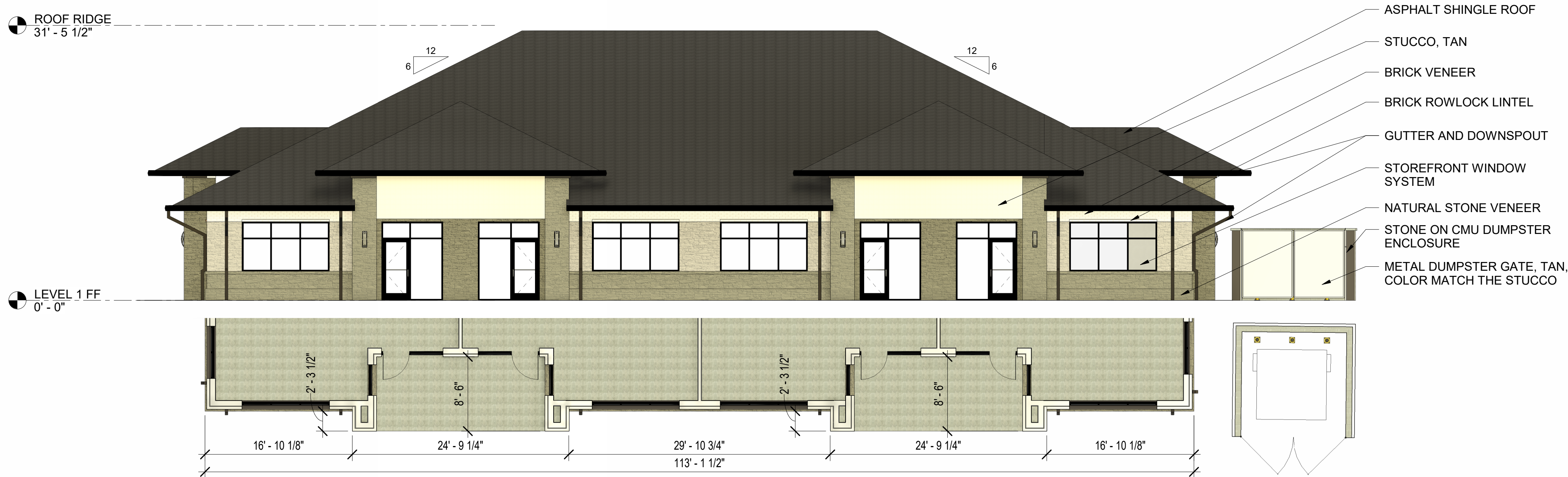
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

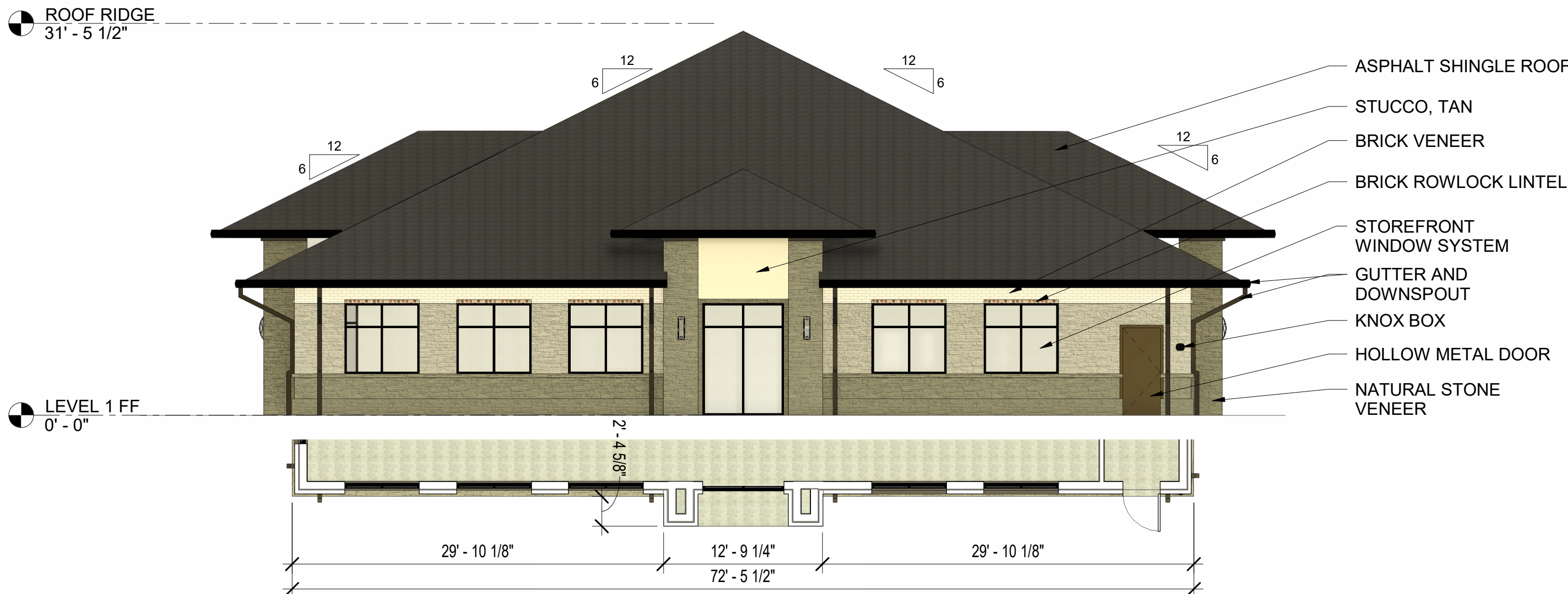
L1.0



1-800-227-2600



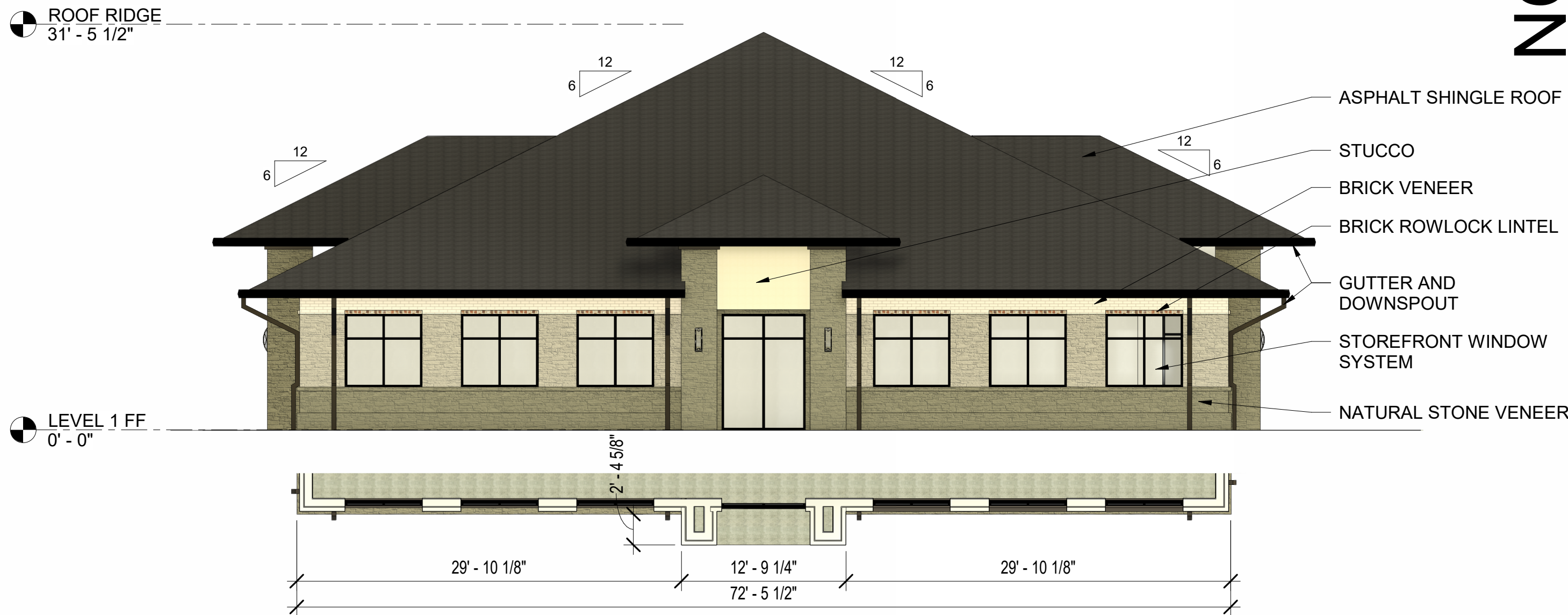
2 ELEVATION - SOUTH COLOR
1/8" = 1'-0"



3 ELEVATION - EAST COLOR
1/8" = 1'-0"

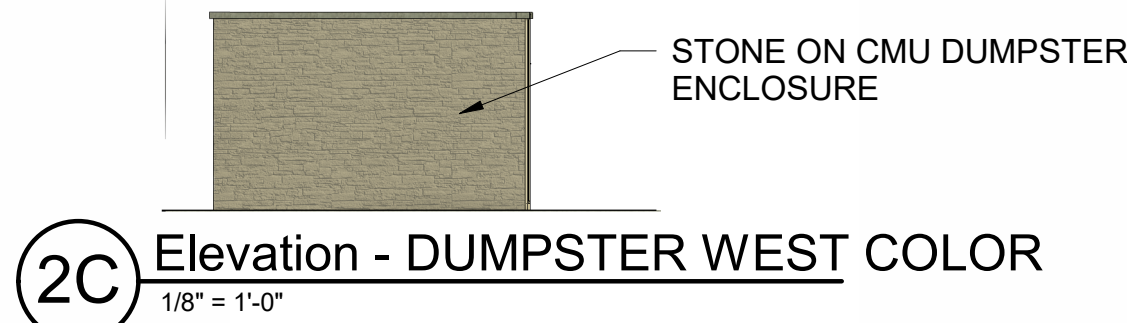


1 ELEVATION - NORTH COLOR
1/8" = 1'-0"

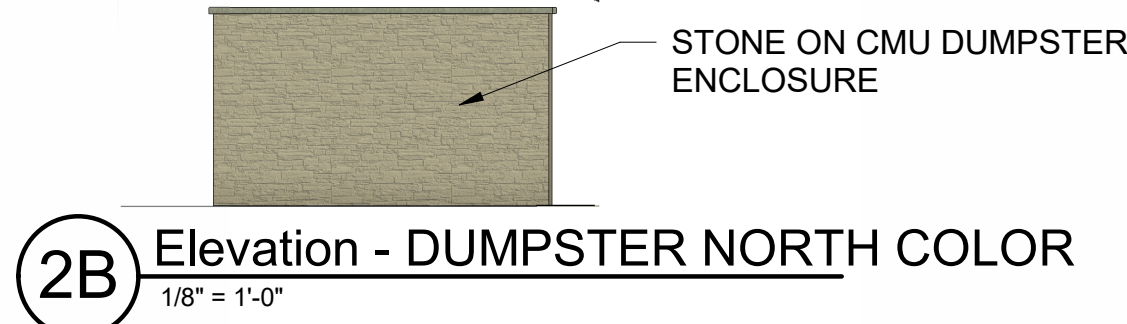


4 ELEVATION - WEST COLOR
1/8" = 1'-0"

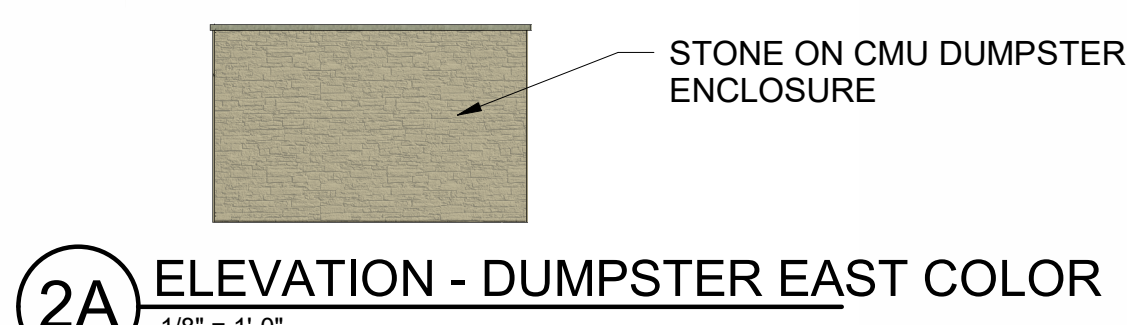
- NOTE:
1. DUMPSTER ENCLOSURE TO MATCH BUILDING IN COLOR AND MATERIALS. REFERENCE EXTERIOR ELEVATIONS
 2. ANY EXTERNAL ELECTRICAL PANELS TO BE PAINTING TO MATCH THE MATERIAL AND COLOR OF THE BUILDING



2C Elevation - DUMPSTER WEST COLOR
1/8" = 1'-0"



2B Elevation - DUMPSTER NORTH COLOR
1/8" = 1'-0"



2A ELEVATION - DUMPSTER EAST COLOR
1/8" = 1'-0"

MATERIAL CALCULATION TABLE

...		North	South	East	West
1.	Total Facade S.F.	1322 S.F.	1420 S.F.	855 S.F.	855 S.F.
2.	Facade S.F. (exclusive of doors and windows)	835 S.F.	942 S.F.	601 S.F.	592 S.F.
3.	Doors and Windows S.F.	487 S.F.	478 S.F.	254 S.F.	263 S.F.
4.	Primary Masonry Totals (min 80%)	835 S.F. and 100% of 835	942 S.F. and 100% of 942	601 S.F. and 100% of 601	592 S.F. and 100% of 592
	- Stone S.F. (Dark)	434 S.F. and 52% of 835	541 S.F. and 57% of 942	338 S.F. and 56% of 601	349 S.F. and 59% of 592
	- Stone S.F. (Light)	197 S.F. and 24% of 835	133 S.F. and 14% of 942	153 S.F. and 26% of 601	133 S.F. and 22% of 592
	Brick S.F.	109 S.F. and 13% of 835	79 S.F. and 9% of 942	74 S.F. and 12% of 601	36 S.F. and 6% of 592
	Stucco S.F.	95 S.F. and 11% of 835	189 S.F. and 20% of 942	36 S.F. and 39% of 601	74 S.F. and 13% of 592
5.	Secondary Masonry Totals (max 20%)	0 S.F. and 0% of 835	0 S.F. and 0% of 942	0 S.F. and 0% of 601	0 S.F. and 0% of 592

Note: Images of Materials are photos from the Sample Board (issued to the city 10-08-2025), colors and textures may be slightly off, every computer monitor and printer will view these colors slightly different. When reviewing or approving color it is highly recommended to review the Sample Board with the actual samples in an outdoor setting with natural sunlight to get the true essence of the colors and textures. Viewing the Sample Board indoors with Artificial Lighting may also give a false representation of color.



Asphalt Shingle - Heather



Stucco Dryvit - White



Brick - Master Brick - Seabrook



Low-E Glass - Solargray



Adonized Aluminum Finish - Dark Bronze



Granbury Champagne Chopped Limestone



Saddlewood Sawn Ledge stone



SP25-0005
ABC SENIOR SERVICES
4120 Bryce Ln.
Flower Mound, TX 75077



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

DATE: November 10, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD25-0003 – Southgate PD-134 Text Amendment) to amend Planned Development No. 134 with both non-residential and residential uses, by modifying SG-M1 standards pertaining to block standards, Subsection 3.5, and thoroughfare standards. The property is generally located west of Gerault Road and north of International Parkway. (PZ tabled this item by a vote of 7 to 0 at its October 27, 2025, meeting.)**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

Upon posting the P&Z packet for the October 27, 2025, P&Z meeting, staff noticed that one of the properties included in the request was not captured in the buffer map. Hence, staff requested that P&Z table the item until the November 10, 2025, P&Z meeting to allow time for re-noticing the project to meet the Town and State noticing requirements.

II. APPLICATION ANALYSIS

The Planned Development No. 134 (PD-134) for Southgate was originally approved by the Town Council on April 20, 2015, for approximately 107.385 acres consisting of both non-residential and residential uses. This development is bisected by International Parkway and Gerault Road, which essentially divides the development into three subareas – the Northeast Tract, the Northwest Tract, and the South Tract.

The purpose of the application is to request modifications to the development standards related to the SG-M1 subzone that is located within the Northwest Tract. The proposed SG-M1 amendment impacts 13.138 acres of the development and is undeveloped.

PD-134 does not contain detailed concept plans but instead includes standards that regulate the general development of the subzones. SG-M1 is limited to commercial ground floor. Residential lofts are permitted on upper levels of the buildings. The subzone to the north, SG-R2, permits single family dwellings and has been developed with single-family attached and detached dwellings.

The applicant is requesting to amend the SG-M1 development standards to accommodate future development based on the current conditions of the site. These changes are amendments to the Southgate PD and do not conflict with current Town code requirements. The proposed changes are

outlined below:

1. Street section and connections: Though the PD references street sections within commercial subzones, the streets are mutual access easements that provide access to commercial or mixed-use buildings. Through this amendment, the applicant is requesting to:
 - Add a new street section for Street E to allow 90 degree parking, as current options do not permit 90 degree parking. The Town Code allows angled and 90-degree parking for commercial developments.
 - Clarify that Street E and Street B are to be installed as easements instead of Right-of-Way.
 - Remove Street F as a required street and allow it to be dedicated as an easement.
 - Remove the requirement for Street C to connect the SG-R2 (existing residential neighborhood) and SG-M1 subzones. This modification is in line with the Town Code, which does not allow connection between residential and commercial properties. The applicant is also including text to clarify that a screening wall is not required between SG-R2 and the eastern SG-M1 subzones.
 - Remove the connection of Street E to the western [PD-181](#) property due to changes on the western site that render said connection unnecessary.
 - Correct fire lane size to meet fire code requirements.
 - Clarify standards that would allow the sidewalk connection between SG-R2 to SG-M1 subzones to follow Gerault Road.
2. Orientation of parking – The applicant is requesting to allow parking adjacent to open space areas in both eastern and western portions of SG-M1 due to site constraints.
3. Block standards — The applicant is requesting to eliminate maximum block length, which is noted as 800 feet in the PD standards. The Town code does not require a maximum block length outside of meeting Fire code requirements.

In addition to the above-noted modification to block length, the applicant has proposed removing the restriction of no parking within 60-feet of the block corner and has revised the language to state that parking is allowed within 60-feet of a building corner. The block corner restriction does not apply to on-street parking. However, this proposed change may conflict with other provisions in the SG-M1 code, which require all non-street parking to be internal to the development and not visible from Streets E or A1. As a result, staff has requested clarification on where parking would be located within 60-feet of the building corner that still complies with the other requirements within the code. However, the applicant has not provided sufficient details for staff to ensure the proposed amendments will not create vagueness during site plan review.

BOARD REVIEW/CITIZEN FEEDBACK: The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. ZPD25-0003 had a total of 116 Property Owner Notifications mailed. At the time this report was written, staff had received multiple phone calls and at least four emails requesting information on the project.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

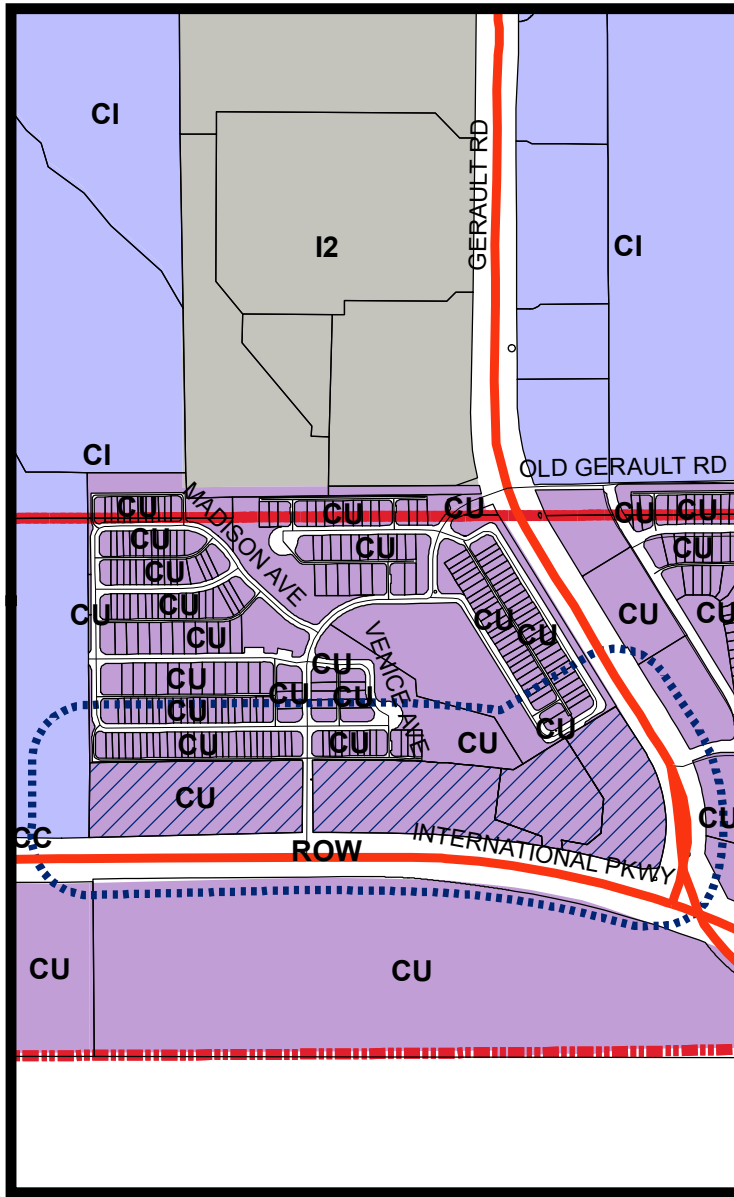
LEGAL REVIEW: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance as to form and legality.

ATTACHMENTS:

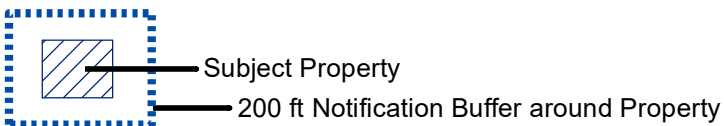
1. Zoning & Aerial Map
2. Letter of Intent
3. Revised PD-134 Ordinance Sheets

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

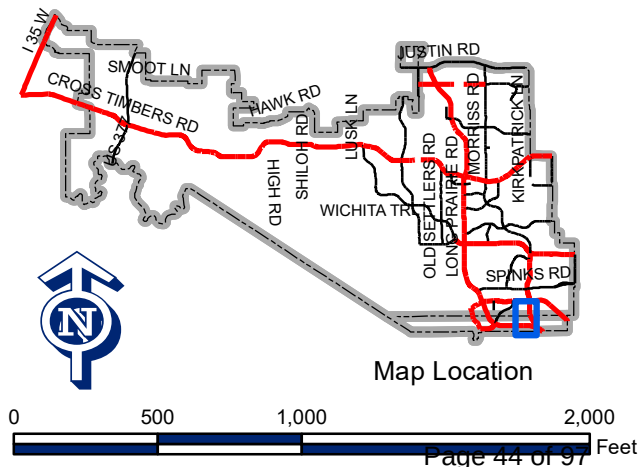
ZPD25-0003: Southgate PD-134 Text Amendment



 Campus Industrial ***Combined Uses-See Ordinance** **Industrial 2**



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



**Town of Flower Mound, Texas
Ordinance No. 25-15 PD Amendment**

To:

Planning Services Division
Attn: Claire Barnes
Flower Mound, TX
2121 Cross Timbers Rd.
Flower Mound, TX 75028

From:

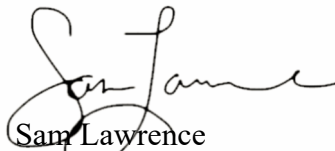
Cross Architects
Sam Lawrence
1255 W. 15th Street
Plano, TX 75075

Dear Mrs. Barnes,

The owner of the property located at 200 International Parkway (SOUTHGATE Block A Lot 3), 230 International Parkway (SOUTHGATE Block A Lot 4x), 250 International Parkway (SOUTHGATE Block A Lot 2), and 300 International Parkway (SOUTHGATE Block A Lot 1), Flower Mound, Texas is requesting an amendment of the current Ordinance No. 25-15 to modify conditions on the site that are necessary to the development due to surrounding circumstances that have changed the overall intent of the ordinance.

The zoning definition for this 13.138 acres is SG-M1 and is located within the Southgate Planned Development (PD-134). Uses are currently defined within the existing PD and the owner is not requesting any changes to use. However, please see the latest submitted documents for our requested amendments to the Planned Development (ORD No. 25-15).

Best Regards,

A handwritten signature in black ink, appearing to read "Sam Lawrence", is written over a circular stamp that contains the name "Sam Lawrence".

Sam Lawrence
Director of Urban Planning
Cross Architects

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	SG-R1	SG-R2	SG-M1	SG-M2	SG-C1	SG-C2	TOTAL	
SECTION 3: Zone Standards								
Estimated Area (acres)	15.6	33.4	14.9	7.0	30.9	6.3	108.1	
Minimum Area	0	25	10	4	30	5		
Maximum Area	19	35	25	10	31	25		
Maximum Dwelling Units	Total of all zones may not exceed 475 dwelling units							475 Maximum
Block Standards								
Block Dimensions								
Maximum Length of Block Face	800'	800'	NA	NA	NA	800'		NOTE 1; NOTE 5
SECTION 4: Thoroughfare Standards								
					See Section 4 for specific vehicular and pedestrian thoroufare standards			
SECTION 5: Open/Civic Space Standards								
Minimum Open Space: %	10%	10%	5%	5%	5%	5%	7.27%	NOTE 3; NOTE 4
Surplus open space area in any zone may be applied to required minimum areas in other zones								
Minimum Park Amennities	(Numbers below represent parks or portions of parks defined in Section 5)							
CENTRAL PARK	0	0	1	0	0	0	1	
NEIGHBORHOOD PARK	1	1	0	0	0	0	2	2 Pocket Parks= 1 Neighborhood Park
POCKET PARK	1	1	0	1	0	0	3	2 Pocket Parks= 1 Neighborhood Park
LINEAR PARK	0	0	0	0	0	0	0	
PRESERVE	0	1	0	0	0	0	1	
PLAZA	0	0	0	0	0	0	0	
BUFFER FRONT	0	0	1	1	1	1	4	
BUFFER REAR	0	0	0	0	0	0	0	
GENERAL OPEN SPACE	0	0	0	0	0	0	0	
TOTALS	2	3	2	2	1	1	11	
SECTION 6: Parking Standards								
On-street Parking								
Parallel	P	P	P	P	P	P		
Angled	NA	P	P	P	P	P		
Parking Lane Width								
Parallel	8	8	8	8	8	8		Back of Curb to Travel Lane
Angled	18	18	18	18	18	18		Back of Curb to Travel Lane
Off-Street Parking								
Mandatory cross-access easement required	no	no	yes	no	yes	yes		
Min Parking Stall	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18		
Drive Aisle width	NA	24'	24'	24'	24'	24'		
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							
Landscaping	Shall comply with Division 2 Article V of the Town LDR							
Lighting	Shall comply with Section 82-275 of the Town LDR							

Note 1: The minimum and maximum Block Face dimension shall be measured as the continuous lot frontage, uninterrupted by streets or open space.

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

Note 3: Open Spaces shall be dedicated to a Property Owners' Association for maintenance

Note 4: See Open Space Standards for definitions of qualifying Open Space

Note 5: See additional restrictions in the individual Zone Standards

C. SG-M1 (WESTERN PORTION) ZONE ARTERIAL FRONTAGE STANDARDS

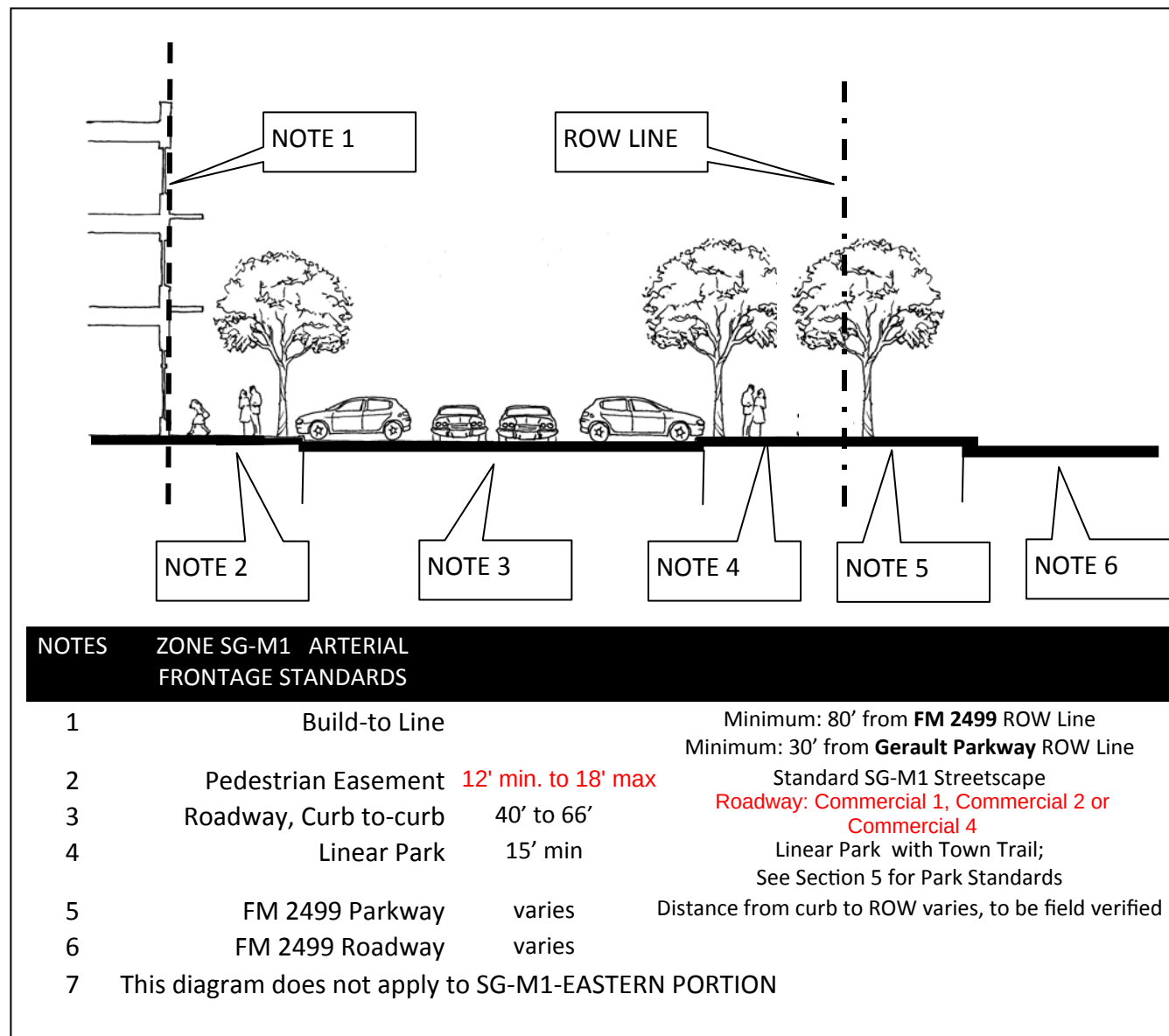


FIGURE 3.5.2 SG-M1 Arterial Frontage Components

D. SG-M1 LOT STANDARDS

1. The SG-M1 lot standards do not require a minimum area. Lot Standards require that buildings are located on the perimeter of the block, adjacent to the Pedestrian Easement.
2. Table 3.5.1 summarizes the SG-M1 Lot Standards

TABLE 3.5.1 Lot Standards SG-M1 Lots

LOT STANDARDS	COMMERCIAL OR MIXED USE LOTS
MIXED USE LOTS	
MIN WIDTH	NA
MIN DEPTH	NA
MIN AREA	NA
MAX COVERAGE	100%
FRONT BUILD-TO LINE	0'
MINIMUM SIDE SETBACK	0'
MIN REAR SETBACK	0'
PERMITTED ENCROACHMENTS INTO PEDESTRIAN EASEMENTS	
BALCONIES	6'
AWNINGS	6'
SIGNAGE	4'
ROOF OVERHANG	4'
ENCLOSED OR SCREENED BALCONY	0'
FOUNDATIONS	PERMITTED, BELOW GRADE
BAY WINDOWS	2' GROUND FLOOR, AND 4' UPPER FLOORS
FENCING	YES, restaurants only
SIDEWALK DINING	YES
DAILY SIDEWALK DISPLAY	YES
PARKING	NO
MECHANICAL EQUIPMENT	NO
DUMPSTERS	NO
LOADING AREAS	NO

E. SG-M1 BLOCK STANDARDS

1. The SG-M1 Zone permits dwelling units on the second floor and above, but not on the ground floor. Commercial uses are permitted on all floors.
2. A single block may contain both dwelling units and commercial uses without buffers.
3. Primary building entrances must be accessible from the sidewalk.
4. Table 3.5.2 summarizes the SG-M1 Block Standards

TABLE 3.5.2 Block Standards SG-M1 Blocks

BLOCK STANDARDS	COMMERCIAL OR MIXED USE BLOCKS
PERMITTED ROADWAY TYPES	Commercial 1 Comm 1 w Median* Commercial 2 Comm 2 w Median* Commercial 4 Local 1 Local 1 w Median* One Way Streets
PERMITTED ALLEY TYPES	Commercial Alley or Commercial 3 P.E. 4
PEDESTRIAN EASEMENT TYPE	
MINIMUM BLOCK LENGTH	120'
MAXIMUM BLOCK LENGTH	None
TREE SPECIES FOR STREET TREES	See Section 5
MAX BLOCK GAP FOR SIDEWALK	20'
MAX BLOCK GAP FOR DRIVEWAY	40'
MAX GAP FOR PARKING LOT	NOT PERMITTED
BLOCK CORNER	Bulb-out required where on-street parking is permitted
MAX BUILDING LENGTH	400'

PLANNED DEVELOPMENT BOUNDARY SETBACKS

MINIMUM BUILDING SETBACK FROM PD BOUNDARY	25'
MINIMUM PARKING LOT SETBACK FROM PD BOUNDARY	10'
MINIMUM ALLEY OR ROADWAY SETBACK FROM PD BOUNDARY	0'

E. SG-M1 BLOCK STANDARDS, CONTINUED

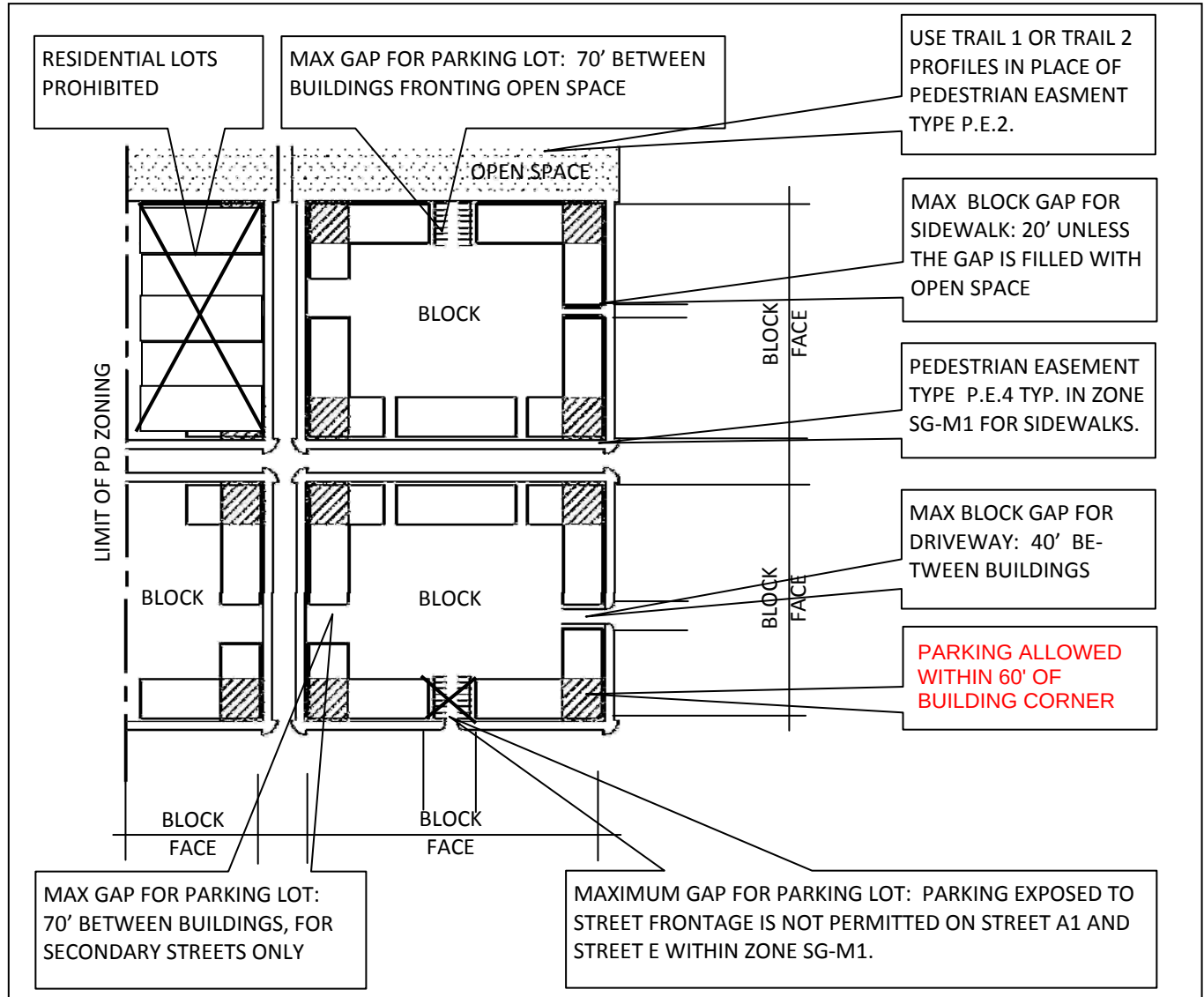


FIGURE 3.5.3 SG-M1 Block Components

F. SG-M1 ZONE STANDARDS, WESTERN PORTION

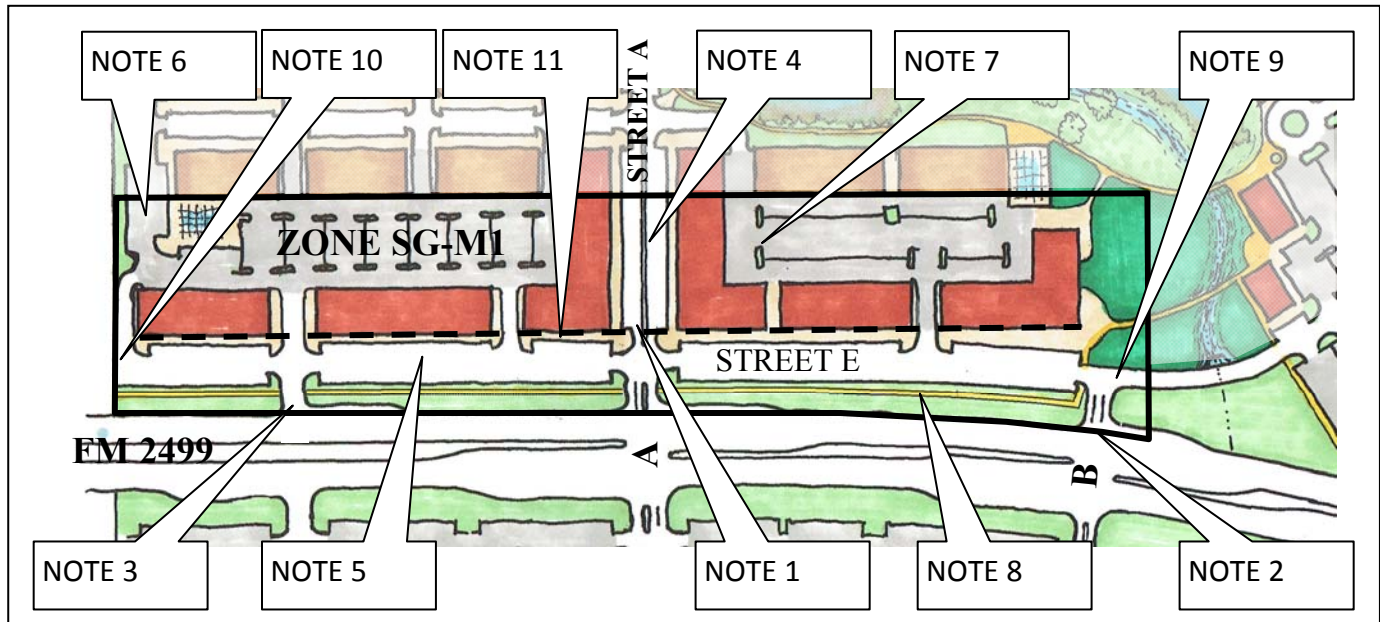


FIGURE 3.5.4 Zone SG-M1, western portion

1. The primary entrance to Street A shall align with the existing median break and shall be designed to allow internal vehicular movements to the left, right or straight upon entry.
2. A secondary entry shall be added, subject to approval by the Authorities having Jurisdiction, at an additional median break located approximately midway between the existing median break and the intersection with Gerault Parkway. This entry is referred to as Street B in the Thoroughfare Plan.
3. A third entry may be added allowing a right-in/right out vehicular turning movement, west of Street A intersection. This shall be an access easement and not required to be in the Thoroughfare Plan.
4. Street E shall run roughly perpendicular to Street A and shall also require a commercial street section identified in Section 4.
5. Parking is limited to on-street parking between the Build-to Line and the Arterial.
6. A secondary street connection to the SG-R2 zone to the north is permitted, but not required.
7. Parking shall be located internally within the block and shall comply with the lot and block standards. See Section 6, Parking Standards, for more information on parking.
8. Provide a Linear Park in compliance with Section 5 Park Standards. The Park shall include the segment of the Town trail. Trail alignment shall be coordinated with required drainage, roadway and open space improvements.
9. Street E shall connect to Street B and to the eastern portion of Zone SG-M1.
10. No connection of Street E to the property to the west shall be required.
11. Location of the Build-to Line, See Figure 3.5.2.
12. On this lot only, buildings shall be allowed to have parking between the buildings and the park area due to the constraints of the site depth.

G. SG-M1 (EASTERN PORTION) BLOCK AND ZONE STANDARDS

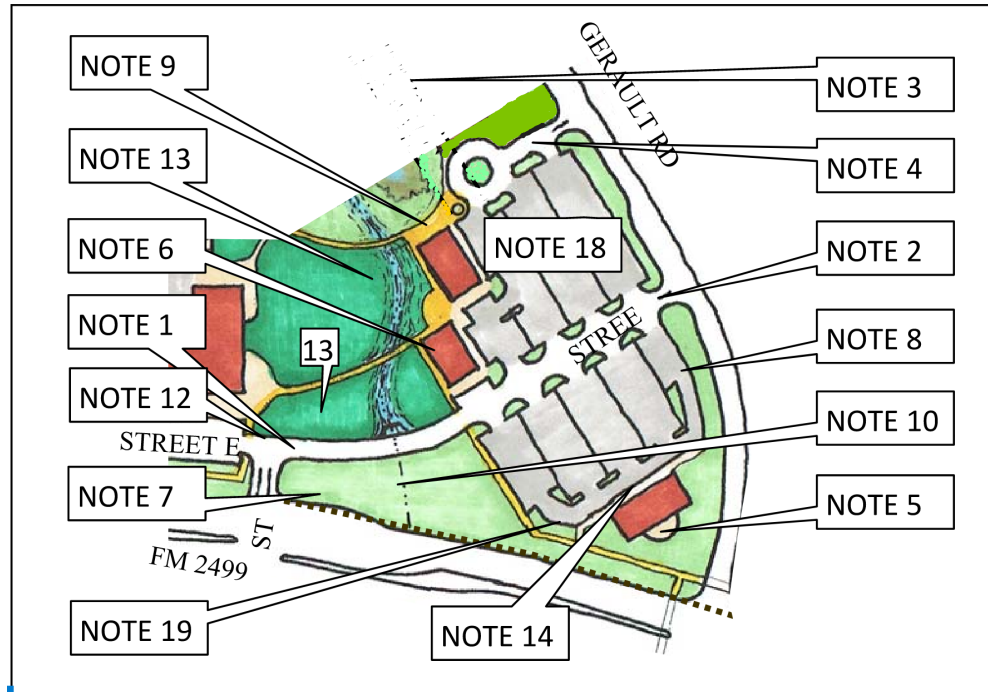


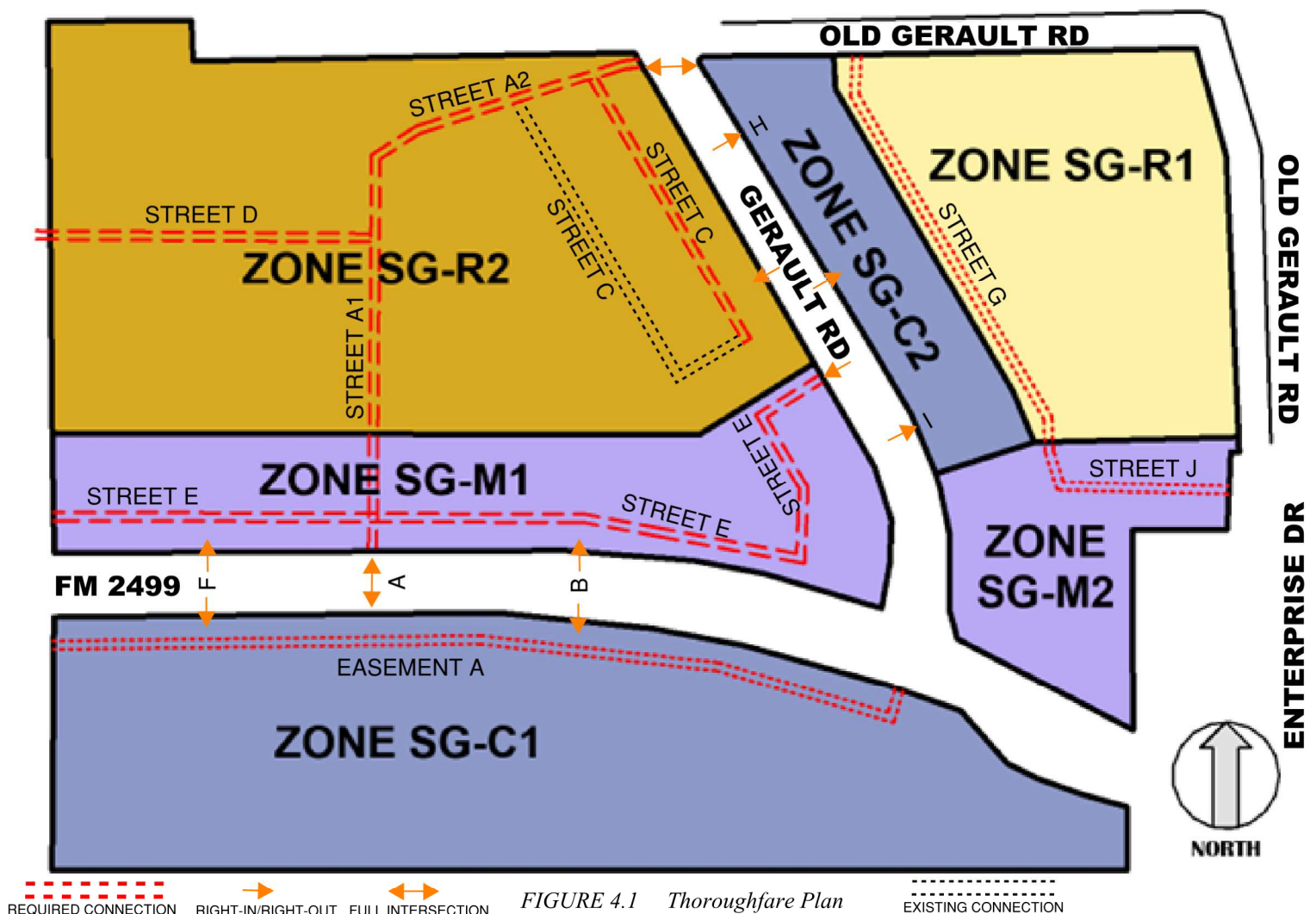
FIGURE 3.5.5 Zone SG-M1 Eastern Portion

1. The entrance to the SG-M1 Zone from the west shall be via Street E.
2. The entrance from southbound traffic on Gerault into the SG-M1 Zone shall be a right-in/right-out movement into Street E, **exact location per engineering standards.**
3. **No connection required to Zone SG-R2, curb install required**
4. An additional right-in/right-out access from southbound Gerault shall be **permitted, any access point from SG-M1 to Gerault Road must be 360 feet from any other intersection or access drive.**
5. Any building located on the hard corner of Gerault and FM 2499 shall require a design appropriate to the highly visible and landmark location. No parking shall be permitted within 100' of the corner of the ROW' lines of Gerault and FM 2499.
6. **On this lot only, buildings shall be allowed to have parking between the buildings and the park area due to the constraints of the site shape.**
7. Provide a linear park that includes the regional Town Trail along FM 2499, provided the alignment is coordinated with detention, roadway and open space requirements.
8. Parking lots may be exposed to view in the eastern portion of Zone SG-M1 along the Gerault and FM 2499 except within 100' of the hard corner.
9. Provide a sidewalk that connects the SG-R2 zone, to the SG-M1 Zone **that follows the grade used for the roadway design.**
10. Coordinate the alignment of the trail with any detention, roadway and open space improvements.
11. Zone SG-M1 may use any of the roadway types herein, or may use another roadway section provided the Town Manager deems the proposed roadway appropriate.
12. Street E intersects with Street B.
13. The proposed park shall be the central open space. The central open space may be required to include detention and/or fill of the existing riparian habitat. See Section 5 for required features and amenities of the Central Park.
14. A tree space is not required but trees, approximately 36' on center between any building and the adjacent parking lots, are required.
15. Sidewalks are not required to conform to a Pedestrian Easement type, and are not required to be continuous.
16. The Setback and Build-to Line is not applicable.
17. The finished floor elevation at any entry is not required to match grade, subject to applicable ADA regulations.
18. The Parking Areas shall be developed, to the extent possible, as a shared parking lot, rather than as pad sites with ascribed parking spaces to specific businesses.
19. The parking lot may be located adjacent to the Linear Park without any additional setback.
20. **No physical screen wall shall be required between SG-M1 (Eastern Portion) and SG-R2.**

SECTION 4: THOROUGHFARE STANDARDS

A. GENERAL

1. The Thoroughfare standards consist of a proposed street network and permitted street sections.
2. The street locations are not fixed by dimension, but are required connections. The locations may be adjusted within the limits prescribed in the Zone Standards.
3. Proposed curb cuts and median breaks are incorporated into the proposed Regulating Plan Street Network.
4. Streets shall be dedicated to the Town upon completion and acceptance by the Town.
5. The curb cut at Gerault Parkway and Street A2 shall align with the existing median break.
6. Street H and Street I are optional.
7. **Street B and Street E are allowed to be dedicated as an easement in SG-M1 only.**
8. Additional streets may be added within the blocks defined by the proposed street network. The proposed network constitutes the minimum connectivity.
10. Additional streets may use any of the street sections defined in this section, subject to a public safety review.
11. Medians may be added to any street section subject to a safety review by the Fire Marshall. If the median is wider than 20' it shall be designated a common area lot.
12. One-Way streets are permitted provided that the roadway section is approved for the specific location by the Fire Marshall.
13. Adjustments to the Curb-to-curb width may be permitted provided they are minor and do not compromise public safety.



B. THOROUGHFARE TABLES

TABLE 4.1 Permitted Street Sections

PERMITTED THOROUGHFARE TYPES												
	STREET NAME											EASEMENT NAME
	A 1	A 2	B	C	D	E	F	G	H	I	J	A
BOULEVARD	P	P	P	P	P	NP	P	P	P	P	P	P
COMMERCIAL 1	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL 2 w MEDIAN	P	P	P	P	P	NP	P	P	P	P	P	P
COMMERCIAL 2	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL 3	P	P	P	P	P	NP	P	P	P	P	P	P
COMMERCIAL 4*	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
LOCAL 1 w MEDIAN	NP	P	NA	P	P	NP	NP	P	P	P	P	P
LOCAL 1	NP	P	NA	P	P	NP	NP	P	P	P	P	P
LOCAL 2	NP	NP	NA	NP	NP	NP	P	NP	P	P	P	NP
LOCAL 3	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP
COMMERCIAL FIRE LANE	NP	NP	NP	NP	NP	NP	NP	P	P	P	P	P
RESIDENTIAL ALLEY	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

R = Required; P = Permitted; NP = Not Permitted; NA = Not Applicable

*Note: Commercial 4 is only permitted in SG-M1

TABLE 4.2 Street Sections Summary

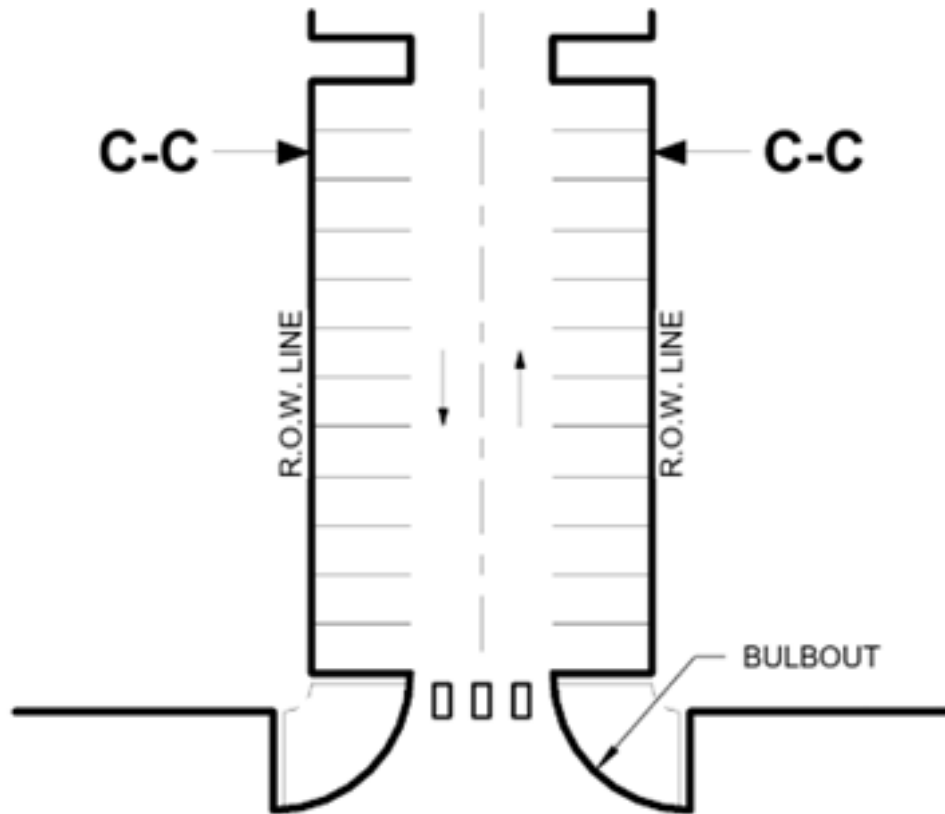
	ROW = CURB TO CURB	Median	Drive Lane	Parking Lane
BOULEVARD (COMMERCIAL 1 W MEDIAN)	66	6	12	18
COMMERCIAL 1	60		12	18
COMMERCIAL 2 w MEDIAN ¹	46	6	12	8
COMMERCIAL 2	40		12	8
COMMERCIAL 2 W MEDIAN ¹	46		12	8
COMMERCIAL 3	26		11	0
COMMERCIAL 4	62		13	18
LOCAL 1 W MEDIAN ¹	42	6	11	8
LOCAL 1	36		11	Intermittent
LOCAL 2	30		11	Intermittent
LOCAL 3	26		11	Intermittent
COMMERCIAL ALLEY	20		20	0
COMMERCIAL FIRE LANE	26		13	0
RESIDENTIAL ALLEY	15		12	0

ROW = Right-of-way

B-B = Back-of-Curb to Back-of-Curb; All dimensions are to Back-of-Curb unless otherwise noted.

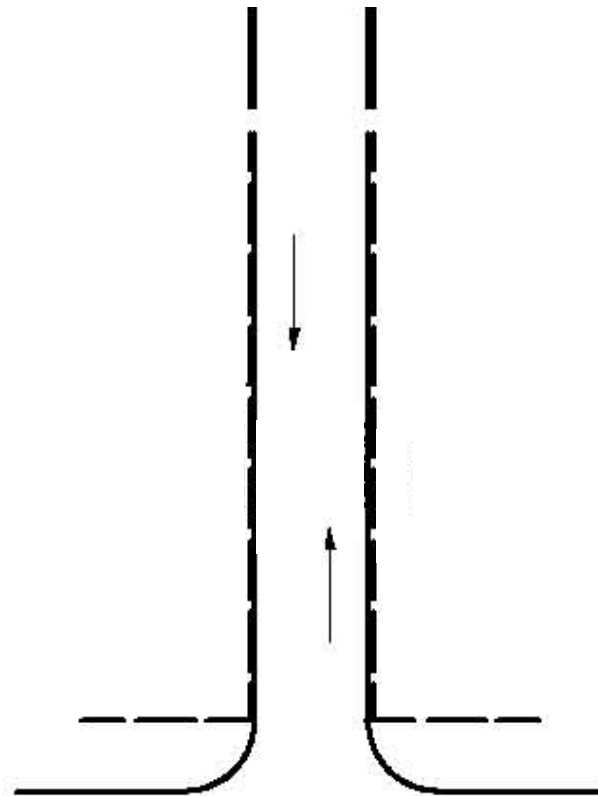
NOTE 1: The street section has not currently been approved by the Flower Mound Fire Department. Use of this street section is subject to review and accommodation during the Site Plan review process to allow emergency equipment to spread outriggers.

C. THOROUGHFARE DESIGN



ROADWAY	COMMERCIAL 4
DESCRIPTION	Commercial Street
MEDIAN	NO
CURB TO CURB (B-B)	62'
TRAVEL LANE WIDTH	13'
PARKING LANE WIDTH	18'
PARKING ANGLE	90 Degree
INTERSECTION RADIUS	25'
ALLEY RADIUS	15'
BULBOUT REQUIRED	YES
CROSSWALK WIDTH	6' MIN
PARKWAY/ TREEWELL	EITHER

C. THOROUGHFARE DESIGN



ROADWAY	FIRE LANE
DESCRIPTION	Commercial Access
MEDIAN	NO
CURB TO CURB	26' min
TRAVEL LANE WIDTH	13'
PARKING LANE WIDTH	No parking
PARKING ANGLE	No parking
INTERSECTION RADIUS	25'
ALLEY RADIUS	25'
BULBOUT REQUIRED	NO
CROSSWALK WIDTH	Not Applicable
PARKWAY/ TREETWELL	Not Applicable



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

DATE: November 10, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP24-0005- Montalcino Estates Phase IV) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west and north of Montalcino Boulevard.**

BACKGROUND:

I. ITEM SUMMARY

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

The exception requests will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to create a residential subdivision for the final phase of a four-phase residential development. The subdivision site plan proposes to create 18 buildable, single-family residential lots with a minimum lot size of one-acre that is in conformance with the approved Development Plan (DP01-09) and the zoning designation of Planned Development District No. 198 (PD-198) with Agricultural (A) uses for a conservation development. The subject site contains approximately 72.151 acres.

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

Exceptions:

- Exceptions to the Town's Engineering Design Criteria and Construction Standards regarding grading and drainage standards
- Topographical Slope Exception

The access to Phase IV is provided from the main entrance to the subdivision located at Cross Timbers Road. The plat depicts necessary setbacks and easements. The plat also depicts four open space lots and one private street lot. There is an emergency gated access provided to the Tour 18 subdivision that is located to the east of this development. After Phase IV's completion, the total number of lots for the entire development will be 175. The Montalcino development was originally approved through a development plan for 176 lots.

III. EXCEPTIONS AND WAIVERS

1. Lot grading and drainage

1. 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 Phase IV acceptance of the lot improvements, the following will occur:

1. 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;
 - a. 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;
 - b. 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;
 - c. 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.
2. The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances do not permit lot-to-lot drainage without the approval of an exception. Typically, lots are designed to drain to the right-of-way located in front of the lots eventually making its way to the Town's stormwater system through a curb inlet or similar. Due to the slope and topography of the site, the applicant is requesting this exception for Lot 48 through Lot 49, Block B within this development to allow lot-to-lot drainage. If P&Z were to recommend

approval of this exception, staff recommends including the conditions listed below in the motion.

3. The developer shall install a private drainage system for Lot 48 through Lot 49, Block G, that is located within a drainage easement dedicated to the HOA and that the system meets the minimum private storm water system standards contained in Part B, Section IV of the Design Criteria.

2. Exception to Section 98-147, Topographic Slope

According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

The developer is seeking an exception to impact protected slopes greater than or equal to 5% and less than 12% and slopes greater than 12%. Per the approved Environmental Protection Plan (EPP), a total of 22.16 acres contain slopes greater than or equal to 5% and less than 12%. The proposed development will impact approximately 7 acres of land beyond 5 feet of the footprint of proposed structures. A total of 17.02 acres of land contains slopes greater than 12%. The proposed development will impact approximately 1.88 acres of land that have slopes greater than 12%.

Section 98-147 "Topographical slope protection" allows for an applicant to request an exception to these standards as follows:

Exception. An exception to this requirement may be approved by the Town Council by the affirmative vote of at least three-fourths super majority vote of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography.

In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.

BOARD REVIEW/CITIZEN FEEDBACK:

Environmental Conservation Commission:

On April 1, 2025, the [Environmental Conservation Commission](#) (ECC) reviewed and recommended approval of the removal of 7 Specimen trees #1188, #1195, #1284, #1400, #2264, #2266, #1714 and recommended denial of trees #1282, #1217, #1206, #1184.

Parks Board:

On December 5, 2024, the [Parks Board](#) voted unanimously to recommend approval of cash, in the amount of \$22,680.00, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$24,984.00 for the Montalcino Phase IV residential development.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

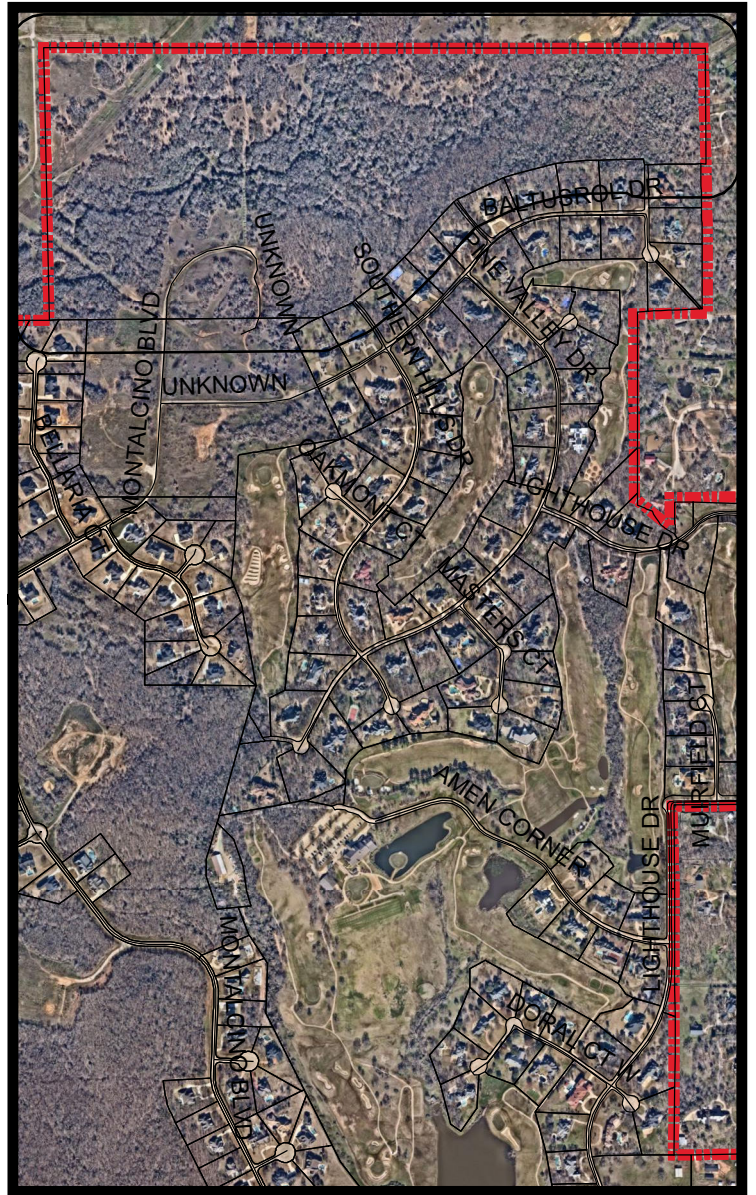
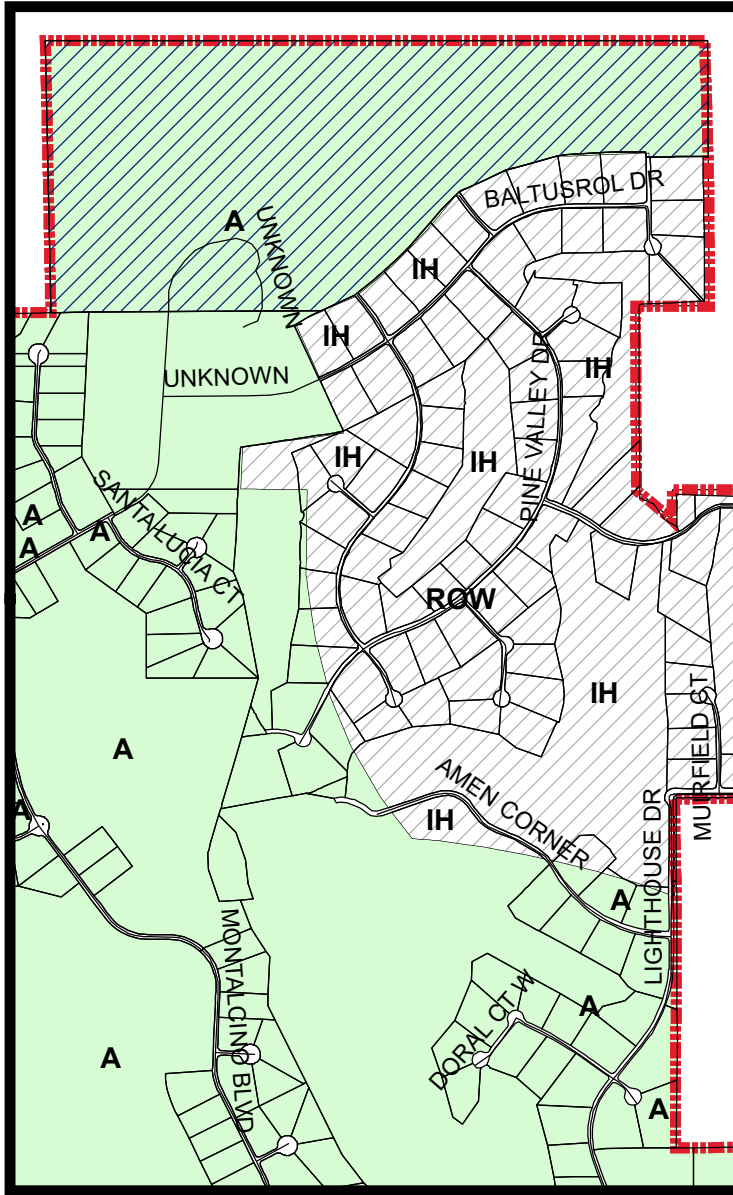
ATTACHMENTS:

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

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

Vicinity Map

SSP24-0005: Montalcino Estates Phase IV



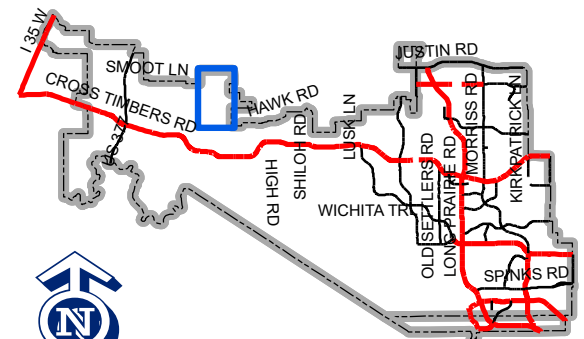
LEGEND

Agriculture Interim Holding

Subject Property

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

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



Map Location

0 875 1,750 3,500 Feet



4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

Letter of Intent – Montalcino Estates – Phase IV

November 6, 2025

Mrs. Poornima Kashyap, AICP
Planning Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
Poornima.Kashyap@flowermound.gov
972. 874. 6379

RE: Montalcino Estates - Phase IV – Subdivision Site Plan Application

Dear Poornima,

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Subdivision Site Plan and associated engineering plans for Phase IV of the Montalcino Estates, Lots 42-59, 60X, 61X, 62X, & 63X, in compliance with the approved Development Plan, dated March 1, 2010. A site plan is being processed through the Town for this property for the new lots and adding easements as required to serve the development. The proposed phase is approximately 72.15 acres and located west of Montalcino Estates, Phase III.

The project will consist of the necessary infrastructure to support the future 18 residential units on lots with a minimum acreage of 1 acre. The number of lots, based on the approved development plan (DP 01-09), remaining for construction is 18 lots. The project is zoned "Planned Development-198" and has four open space lots, 60X, 61X, 62X, 63X, Block G totaling approximately 47.512 acres. Lot 4X is a private street consisting of 1.909 acres. All units will be custom homes developed as the lots are sold. Utilities will be served by the extension of an existing water line, and all sewage will utilize septic systems.

The project is requesting exceptions for the following:

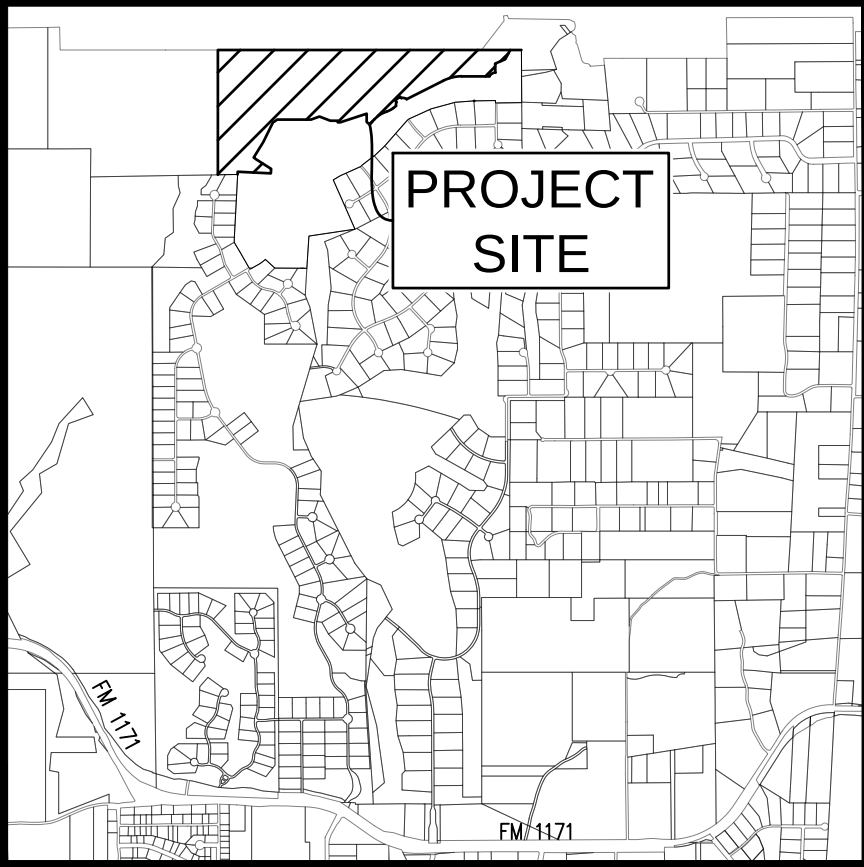
- 1) Lot grading and drainage - Requesting delay grading of individual lots until the time of building permit application house pad benching. Due to the slopes of the existing topography, lot-to-lot drainage is required for 2 lots within the development. These include Lots 48 & 49. A drainage swale runs between the lots and will be placed within a drainage easement.
- 2) Topographical slope exception - This phase will have a total impact to approximately 7 acres, beyond 5 feet of the footprint of proposed structures (22.16 acres total), of land with slopes between 5 and 12% and 1.88 acres (17.02 acres total) of protected slopes of 12% or greater. Due to the nature of the existing land and the approved Development Plan, this cannot be avoided.

Sincerely,
McAdams

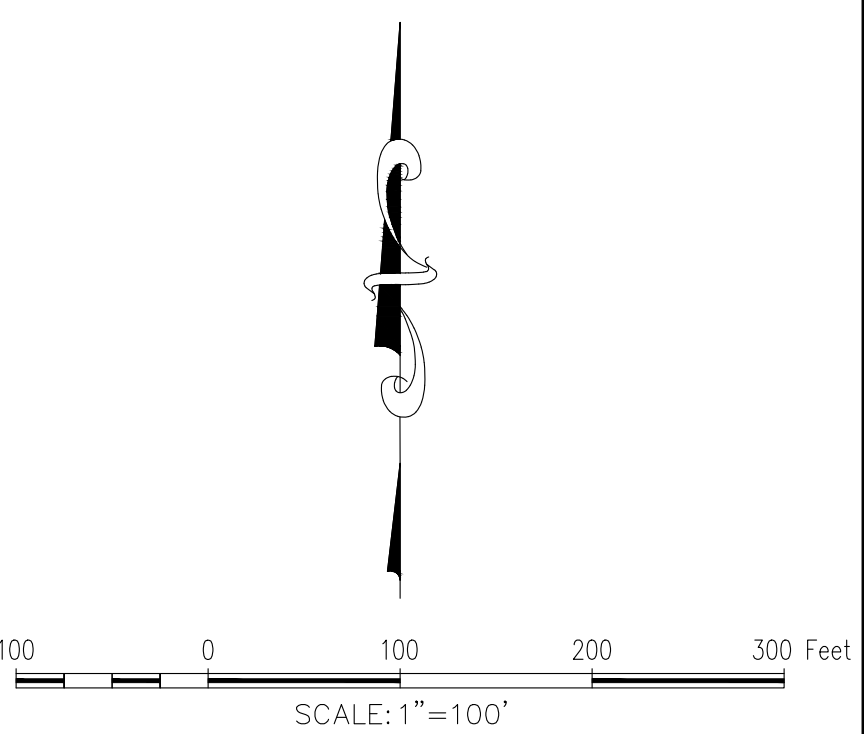
A blue ink signature of Darren Andrews, written in a cursive style.

Darren Andrews,
Senior Project Manager, Engineering

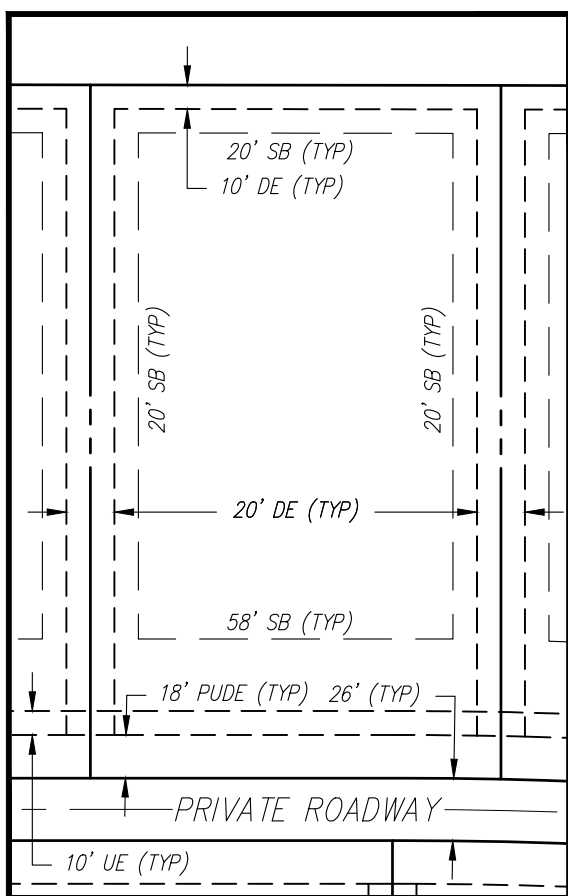




Vicinity Map 1"=2500'



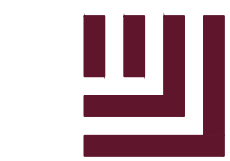
Typical Lot Detail
(Unless otherwise Noted)



PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 8/07/2024

SITE PLAN
MONTALCINO ESTATES, PHASE 4
72.151 Acres

in the
T.&P.R.R. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715

PE:19762 RPLS:1019444

www.mcadamsco.com

 $\frac{1}{2}$

DRAWN BY: AT DATE: 08/07/2024 SCALE: 1"=100' JOB. No. **CADG21004**

SURVEYOR
MARK PAINE
4400 STATE HIGHWAY 121,
SUITE 800
LEWISVILLE, TEXAS 75056
EMAIL: mpaine@mcadamsco.com

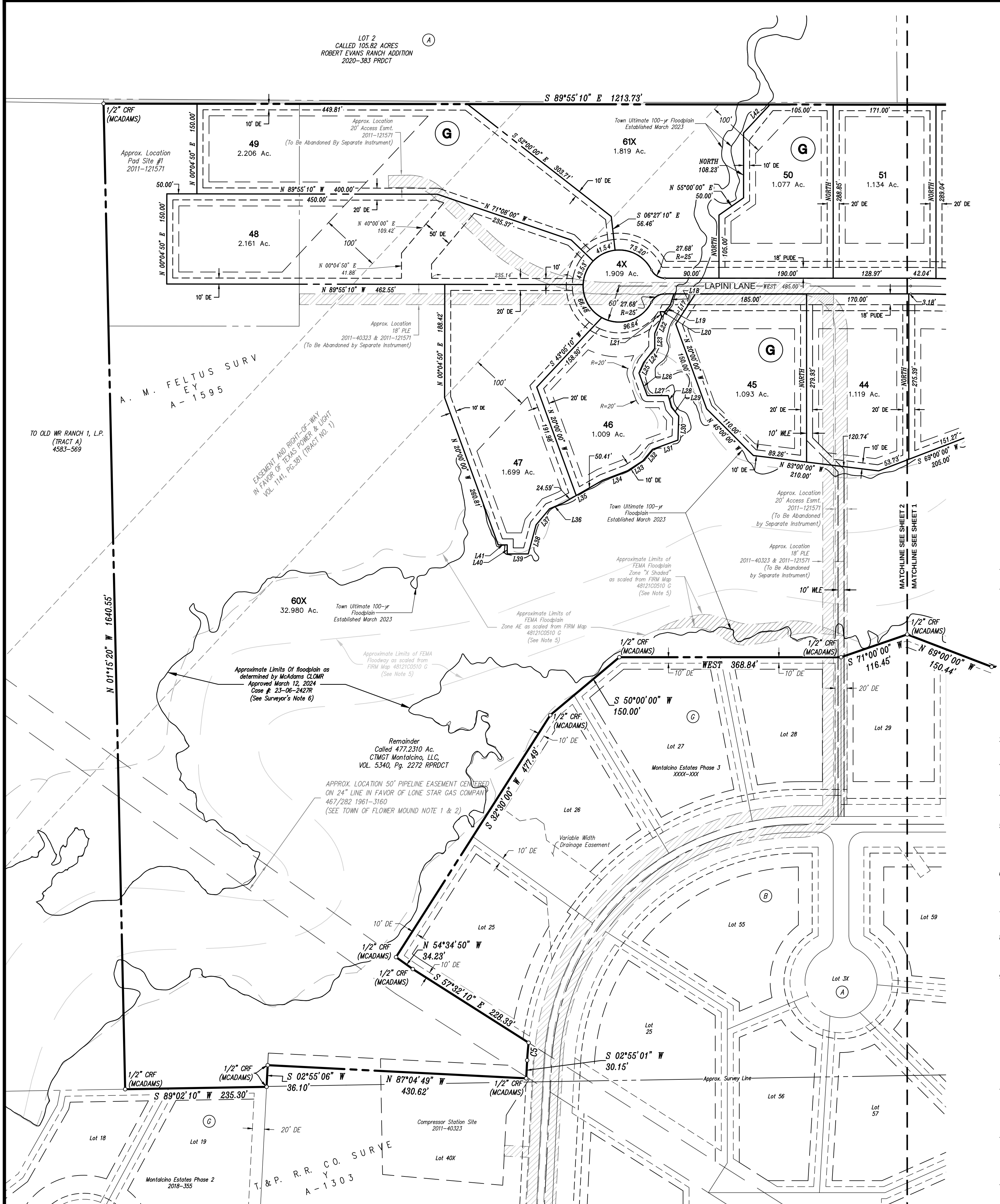
OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE,
SUITE 300
FARMERS BRANCH, TEXAS
75234
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

File: Z:\2Drive\Projects\CADG\CADG21004\02-Geomatics\Survey\Plots\CADG21004 PH4 FP
Plotted: 11/6/2025 11:35 AM, by Austin Turner. Saved: 10/28/2025 12:25 PM, by slmarie

File: Z:\Jrnl\Projects\CAD\CADG21004\G2-Residential\Survey\Plan\CADG21004_Plan.rpt
Plotlet: 1/19/2025 11:35 AM by Judith Turner, Smet. 10/28/2025 12:25 PM, by timote

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
SSE	= SANITARY SEWER EASEMENT
SB	= SETBACK LINE
WLE	= WATER LINE EASEMENT
DE	= DRAINAGE EASEMENT
PLE	= PIPELINE EASEMENT
PDU & PAE	= PAVING, DRAINAGE, UTILITY & PRIVATE ACCESS ESMT
PUDE	= PAVING, UTILITY, & DRAINAGE EASEMENT
UE	= UTILITY EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 39°41'50" W	26.17'
L2	S 39°41'50" E	26.17'
L3	N 39°41'50" W	102.80'
L4	N 24°12'00" E	55.26'
L5	S 75°00'00" W	20.00'
L6	N 40°00'00" W	35.00'
L7	N 80°00'00" W	25.00'
L8	S 60°00'00" W	25.00'
L9	S 55°00'00" W	15.00'
L10	S 35°00'30" W	15.00'
L11	N 08°00'00" W	15.00'
L12	S 20°00'00" E	10.00'
L13	N 65°00'00" E	45.00'
L14	N 20°00'00" E	32.42'
L15	N 60°00'00" E	30.00'
L16	S 23°13'10" E	20.00'
L17	N 33°00'00" E	60.00'
L18	S 18°00'00" W	20.00'
L19	S 40°00'00" W	14.00'
L20	WEST	8.00'
L21	S 20°00'00" E	9.00'
L22	S 23°00'00" W	30.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	SOUTH	25.00'
L24	S 38°00'00" W	30.00'
L25	S 24°02'00" W	19.00'
L26	S 20°00'00" E	40.00'
L27	EAST	35.00'
L28	S 15°00'00" E	20.00'
L29	S 40°00'00" E	19.15'
L30	S 02°00'00" W	40.00'
L31	S 70°00'00" W	45.00'
L32	S 40°00'00" W	25.00'
L33	S 57°00'00" W	30.00'
L34	S 69°00'00" W	45.00'
L35	S 60°00'00" W	75.00'
L36	S 67°00'00" W	25.00'
L37	S 40°00'00" W	35.00'
L38	S 15°00'00" W	50.00'
L39	WEST	35.00'
L40	NORTH	15.00'
L41	WEST	15.00'
L42	S 65°28'58" E	35.00'
L43	S 35°00'00" W	40.00'
L44	N 22°00'00" E	58.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N 60°00'00" E	42.25'
L46	N 45°00'00" W	10.00'
L47	N 78°00'00" E	30.00'
L48	NORTH	13.53'
L49	EAST	55.00'
L50	N 30°00'00" E	14.36'
L51	S 00°23'45" E	30.89'
L52	N 50°00'00" W	25.00'
L53	S 65°00'00" W	57.00'
L54	SOUTH	12.50'
L55	WEST	30.00'
L56	S 55°00'00" W	45.00'
L57	S 80°00'00" W	25.00'
L58	N 60°00'00" W	20.00'
L59	S 75°00'00" W	36.87'
L60	SOUTH	33.19'
L61	SOUTH	34.15'
L62	N 55°00'00" W	21.00'
L63	WEST	10.00'
L64	S 45°00'00" W	23.00'
L65	WEST	17.00'
L66	SOUTH	12.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	S 45°00'00" W	12.00'
L68	S 65°00'00" W	25.00'
L69	S 40°00'00" W	20.00'
L70	S 05°00'00" W	20.00'
L71	S 10°00'00" E	40.00'
L72	S 16°00'00" W	58.00'
L73	WEST	46.00'
L74	S 55°00'00" W	26.00'
L75	N 70°00'00" W	32.00'
L76	S 08°00'00" W	28.00'
L77	N 80°00'00" W	27.00'
L78	S 75°00'00" W	36.96'
L79	WEST	30.00'
L80	N 81°00'00" W	50.00'
L81	S 61°19'22" W	34.73'
L82	S 16°25'26" W	31.46'
L83	N 86°20'26" W	29.33'
L84	N 54°43'57" W	18.64'
L85	S 89°20'02" W	22.45'
L86	S 70°30'00" W	53.79'
L87	S 31°00'00" W	18.00'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	88.00'	47°27'53"	72.90'	N 78°11'45" W, 70.83'
C2	88.00'	33°00'52"	50.71'	S 06°01'35" W, 50.01'
C3	259.00'	21°48'43"	98.60'	S 62°39'22" W, 98.00'
C4	341.00'	32°27'34"	193.18'	S 57°19'57" W, 190.61'
C5	457.00'	3°40'33"	29.32'	S 04°45'17" W, 29.31'
C6	250.00'	27°19'10"	119.20'	N 53°21'25" W, 118.08'
C7	400.00'	15°48'05"	110.31'	N 74°55'03" W, 109.97'
C8	2000.00'	7°10'55"	250.70'	N 86°24'33" W, 250.53'
C9	300.00'	65°52'50"	344.95'	N 57°08'25" E, 326.26'

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
4X	BLOCK A	83,149	1.909
42	BLOCK G	73,762	1.693
43	BLOCK G	45,499	1.045
44	BLOCK G	48,726	1.119
45	BLOCK G	47,596	1.093
46	BLOCK G	43,968	1.009
47	BLOCK G	74,002	1.699
48	BLOCK G	94,112	2.161
49	BLOCK G	96,102	2.206
50	BLOCK G	46,915	1.077
51	BLOCK G	49,378	1.134
52	BLOCK G	50,867	1.168

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
53	BLOCK G	43,937	1.009
54	BLOCK G	43,714	1.004
55	BLOCK G	43,639	1.002
56	BLOCK G	72,857	1.673
57	BLOCK G	43,591	1.001
58	BLOCK G	43,616	1.001
59	BLOCK G	44,211	1.015
60X	BLOCK G	1436,604	32.980
61X	BLOCK G	79,241	1.819
62X	BLOCK G	135,146	3.103
63X	BLOCK G	402,047	9.230

LOT SUMMARY

Smallest Lot (Res. Only) = 43,591 S.F. / 1.001 Ac.
Largest Lot (Res. Only) = 96,102 S.F. / 2.206 Ac.
Open Space (X Lots) = 2,152,743 S.F. / 49.421 Ac.
Total Buildable Lots = 18 Residential Lots
Total Unbuildable Lots = 4 "X" Lots
Total Lots = 22

TOWN OF FLOWER MOUND NOTES

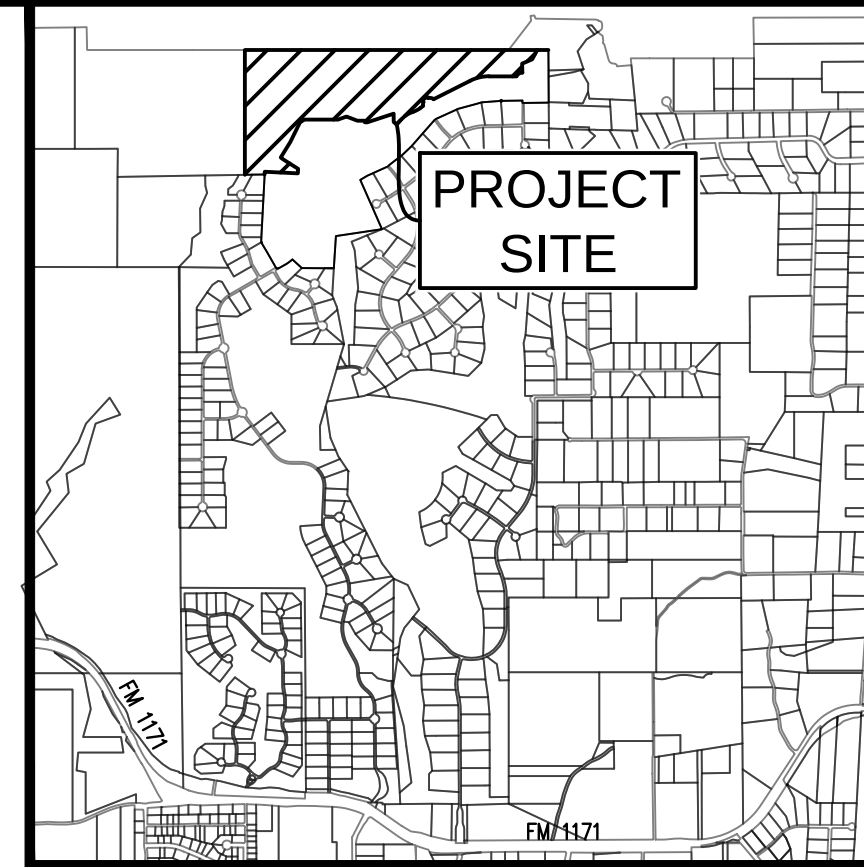
- The hatched area designated as "Atmos Energy Corporation Gas Easement" is a deed restriction area. No structures are to be built within the designated easement area including fences, pools, storage sheds, garages, barns, etc. Landscaping may not substantially impair or impede access to Atmos Energy's facilities. Bushes and shrubs having a mature or controlled height of 48 inches or less are permitted within the 10' easement or right-of-way, but may not be placed or planted within 10 feet of Atmos Energy's facilities. Decorative or ornamental trees having a mature or controlled height of 96 inches or less are permitted within the easement or right-of-way, but may not be placed or planted within 15 feet of Atmos Energy's facilities. Any excavation performed by a third party within 36 inches horizontally of Atmos Energy's facilities must be performed using hand tools. Atmos Energy shall not be responsible for the condition of or damage to any landscaping within its easements or rights-of-way as a result of operation, maintenance, or construction of Atmos Energy facilities.
- This property is subject to PD-198.
- All "X" Lots are unbuildable and shall be dedicated to and maintained by the HOA.
- Landscape Buffer Lots, Open Space Lots, and Drainage Easements shall be dedicated to and maintained by the HOA.
- Drainage easements with open channel may be crossed by tubular steel fencing. There must be a minimum of 4 inches (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.
- Lot 4x, Block A shall hereby be dedicated to the HOA as a private street and utility easement, for the construction and maintenance of the public waterline(s), public and franchise utilities, and private streets.
- An Environmental Protection Plan for the subdivision is required.
- To ensure continued safe operation of the Atmos pipelines, any encroachment within the Atmos easement must be reviewed and approved by Atmos Energy.
- Pursuant to Ordinance No. 35-92 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 other 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 homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of the landscape systems, features or elements located in parkways common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
- 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 of each development phase.
- The issuance of permits and certificates of occupancy for development of the property shown on this record plat is subject to compliance with an approved environmental protection plan and an approved developers agreement.
- Setting a portion of this addition by states and bounds is a violation of Town subdivision ordinance and meta platting statutes and is subject to fines and withholding of utilities and building certificates.
- Any fence constructed adjacent and/or parallel to open space shall consist of wrought iron or tubular steel.
- All new and/or proposed construction of any buildings structures, streets, roads, and/or applicable improvements to the property that is the subject of this record plat of Montalcino Estates, Phase 4 shall be located no closer than 500 feet from the nearest surface equipment associated with any oil and/or gas well. The new setback may be reduced pursuant to Section 34-432, "Appalachian" but said setback shall never be less than 300 feet from any associated equipment to oil and gas production. The lots located less than one thousand feet (1,000') from an existing oil or gas well are subject to the Codes and Ordinances of the Town of Flower Mound are indicated by an asterisk (*) within this plat.

NOTES:

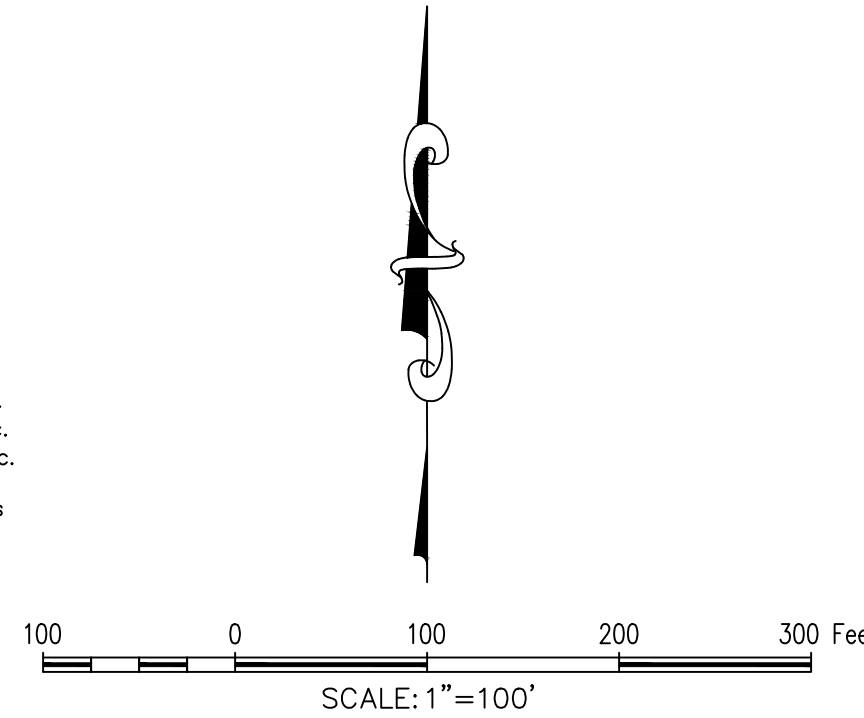
- Bearings based on the Town of Flower Mound's Geodetic Control System.
- Coordinates for Montalcino, Phase 4 are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers 37 & 33, with the coordinates thereof provided by the Town of Flower Mound.
 - Northeast corner (POB): N 77075553.0; E 2379019.9
Bearing & distance from the northeast corner (POB) to Monument No. 37: S 16°41'00" W, 1394.0'
 - Southeast corner: N 7072702.6; E 2379019.9
Bearing & distance from the southeast corner to Monument No. 33: S 31°44'20" E, 8027.5'
- Coordinates of Radius Points for gas operations areas are grid values. Scale factor to surface is 1.00014904335.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- According to Community/Panel No. 48121C0510 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only (subject to map scale uncertainty), this property appears to be within Flood Zone "A" (No Base Flood Elevations determined), Flood Zone "AE" (Base Flood Elevations determined), Flood Zone "X Shaded" (Areas of 0.2% annual chance flood) and Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- A detailed flood study was performed by McAdams on the subject property and a Conditional Letter of Map Revision (CLOMR) comment document was issued by FEMA March 12, 2024. A LOMR will be submitted within 180 days of completion of construction within effective FEMA floodplain.
CLOMR Case Number: 23-06-2427R
- Field work performed during the month of March, 2022.

DRAINAGE EASEMENT NOTES

- Upkeep and maintenance of the private drainage easement is the responsibility of the HOA.
- Upkeep and maintenance shall include but not be limited to the following items:
 - Grass and ground cover shall be kept to a height required by Town ordinance.
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
 - No dumping of any type is permitted within this easement area.



Vicinity Map 1"=2500'



PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 8/07/2024

SITE PLAN MONTALCINO ESTATES, PHASE 4 72.151 Acres

In the
T.&P.R.R. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



McADAMS

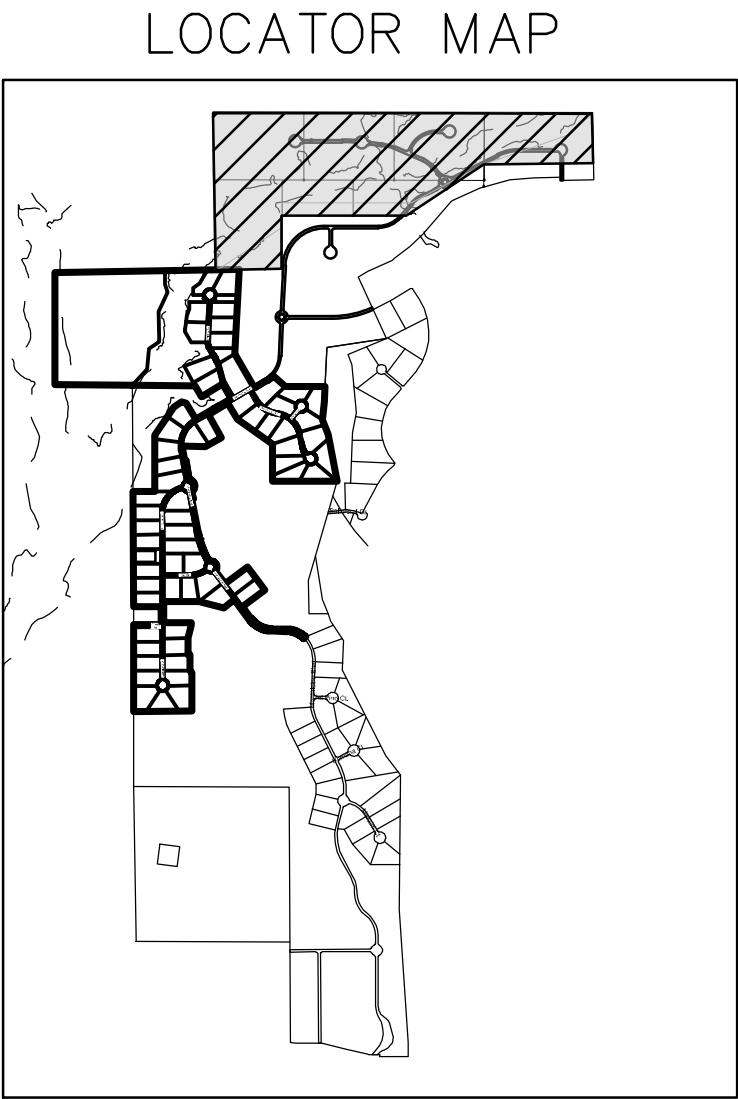
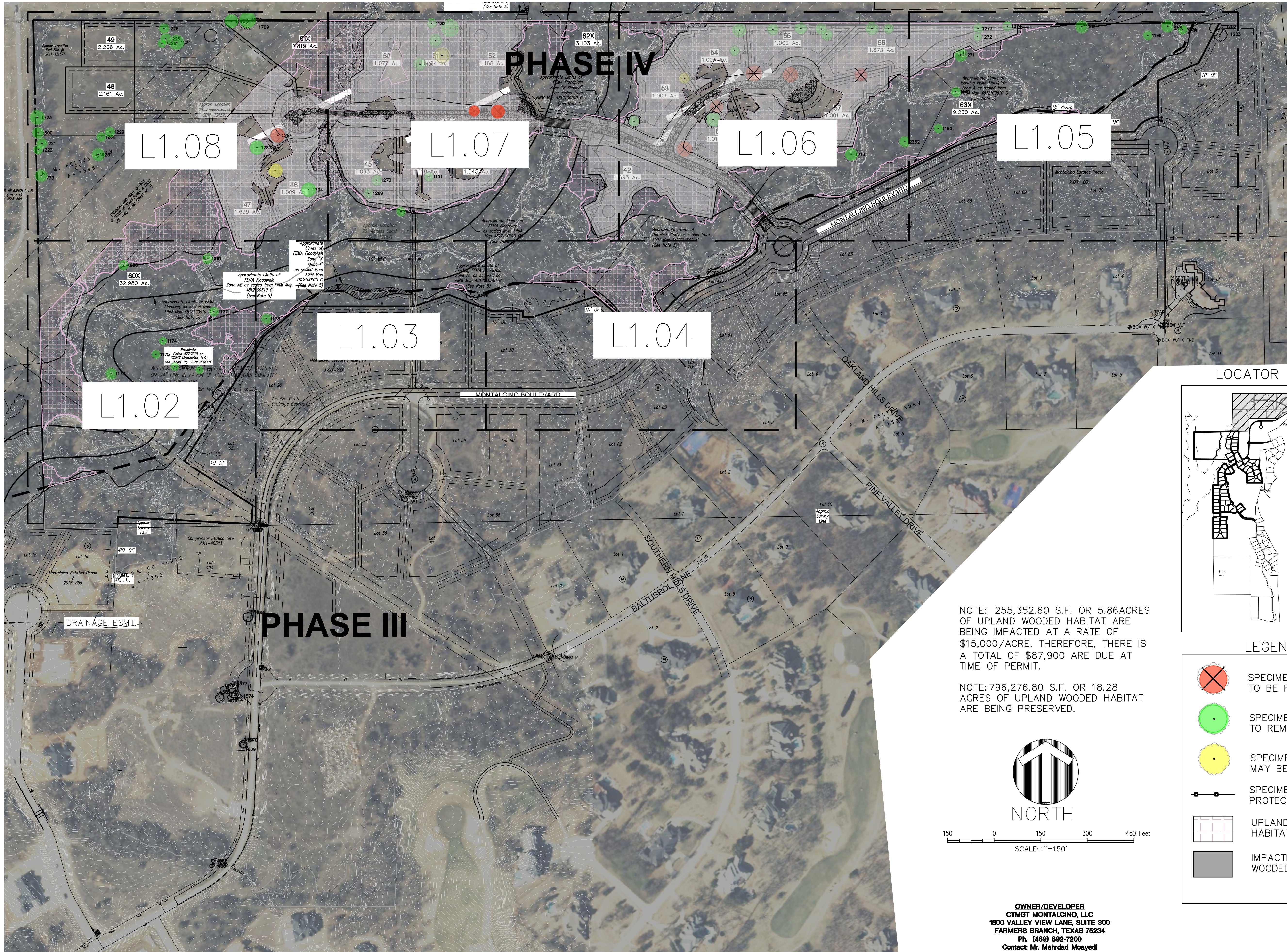
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
phone 972.436.9712
fax 972.436.9715
TBP'S RRM #
PE-13762 RPLS-10134440
www.mcadamsco.com

212

DRAWN BY: AT DATE: 04/04/2022 SCALE: 1"=100' JOB: No. CADG21004

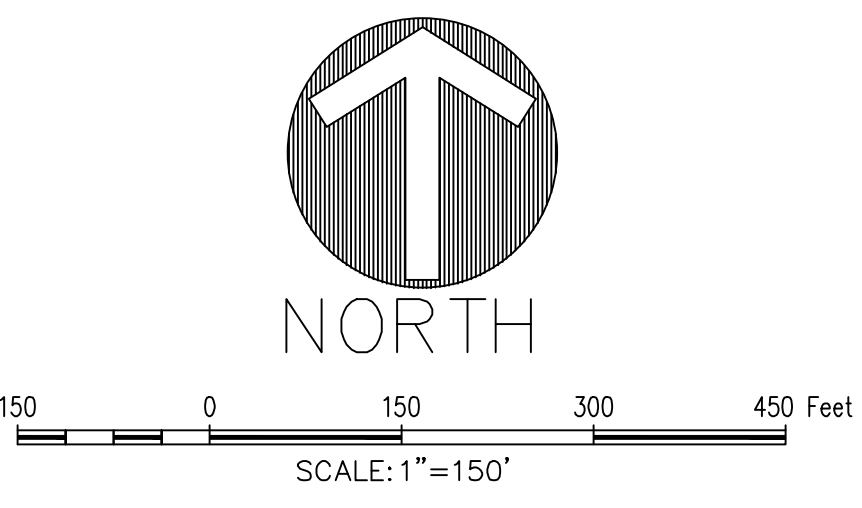
SURVEYOR
MARK PAINE
4400 STATE HIGHWAY 121,
SUITE 800
LEWISVILLE, TEXAS 75056
EMAIL: mpaine@mcadamsco.com

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1500 VALLEY VIEW LANE,
SUITE 300
FARMERS BRANCH, TEXAS
75204
Ph. (469) 882-7200
Contact: Mr. Moayed Moayed



NOTE: 255,352.60 S.F. OR 5.86ACRES OF UPLAND WOODED HABITAT ARE BEING IMPACTED AT A RATE OF \$15,000/ACRE. THEREFORE, THERE IS A TOTAL OF \$87,900 ARE DUE AT TIME OF PERMIT.

NOTE: 796,276.80 S.F. OR 18.28 ACRES OF UPLAND WOODED HABITAT ARE BEING PRESERVED.



OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedil

- LEGEND
- SPECIMEN TREE TO BE REMOVED
 - SPECIMEN TREE TO REMAIN
 - SPECIMEN THAT MAY BE REMOVED
 - SPECIMEN TREE PROTECTION FENCING
 - UPLAND WOODED HABITAT
 - IMPACTED UPLAND WOODED HABITAT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
FOR CONSTRUCTION,
AND IS NOT INTENDED
FOR BIDDING, OR PERMIT
JAMESON PRISON LANDSCAPE
DATED 10/27/2025

MONTALCINO ESTATES - PHASE IV
72.766 Acres
In the
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

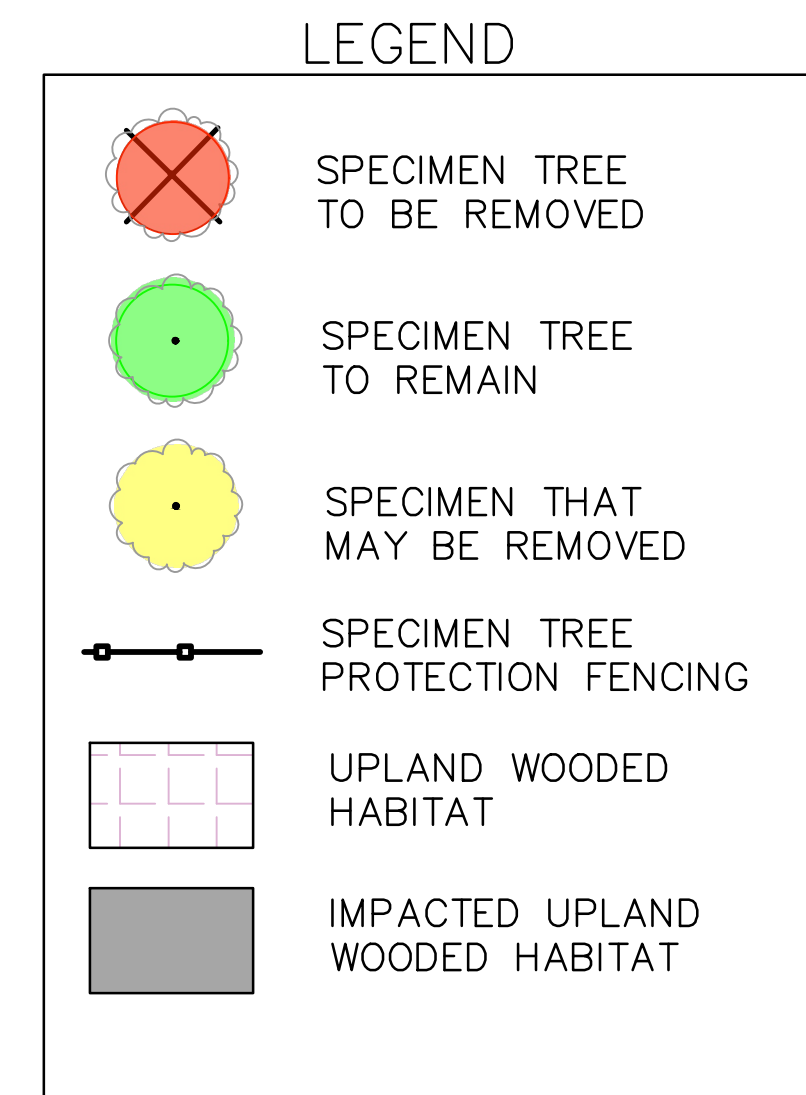
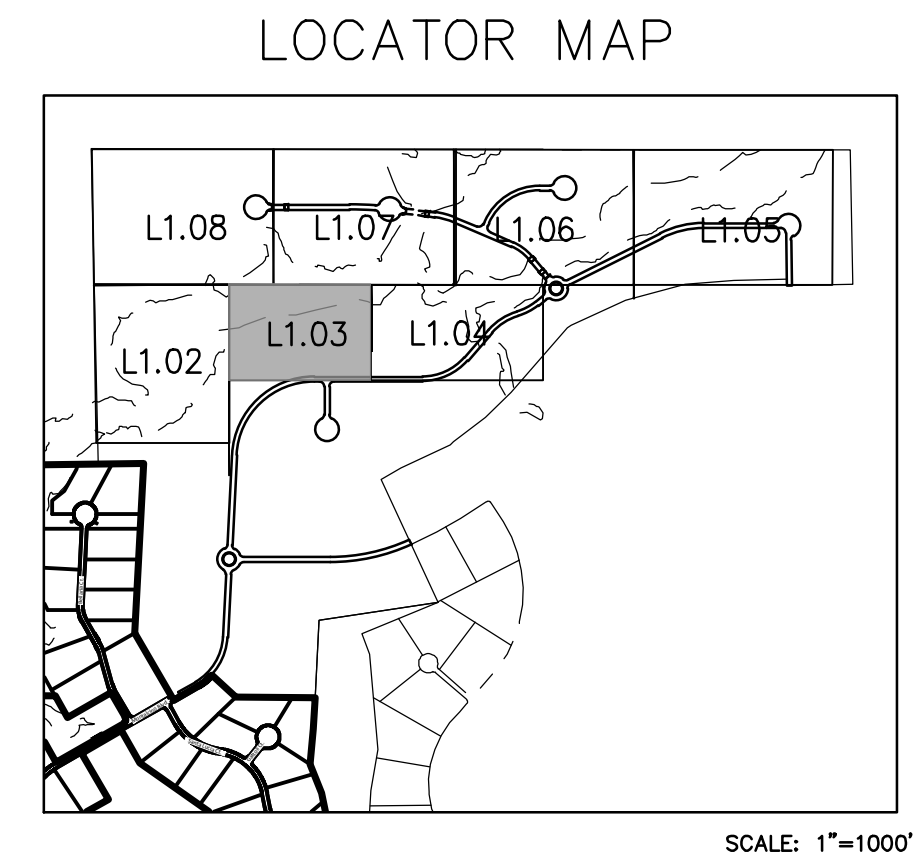
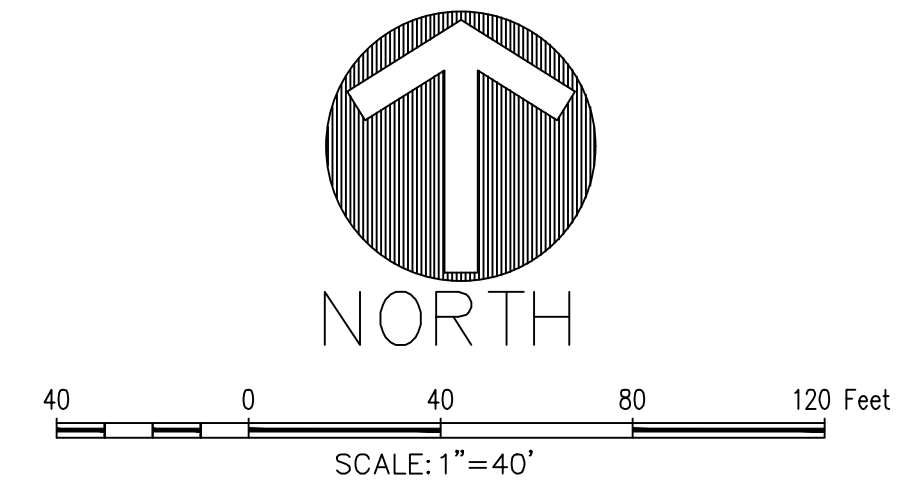
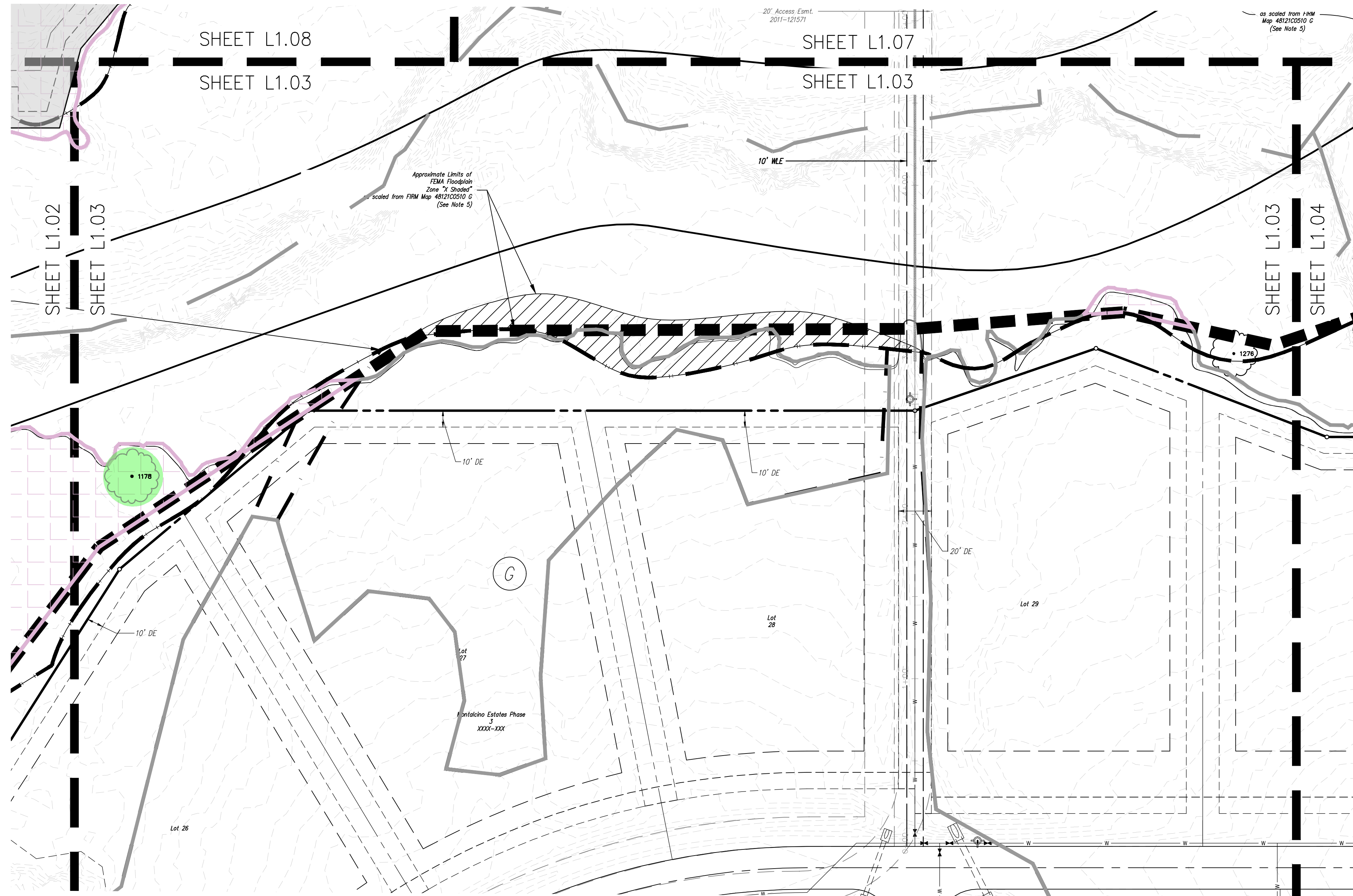
OVERALL TREE SURVEY

MONTALCINO ESTATES - PHASE IV

CADG21004

L1.01

The John R. McAdams
Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972.436.9712
201 County View Drive
Roanoke, Texas 76062
940.240.1012
TBP#: 19762 TPLS: 1019440
www.mcadams.com



**MONTALCINO ESTATES -
PHASE IV**
In the
72,766 Acres
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

Drawn By: VC
Date: 06/24/2024
Scale: 1"=40'
Revisions:

CADG21004

L1.03

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayedil

MONTALCINO ESTATES - PHASE IV

The John R. McAdams
Company, Inc.

4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

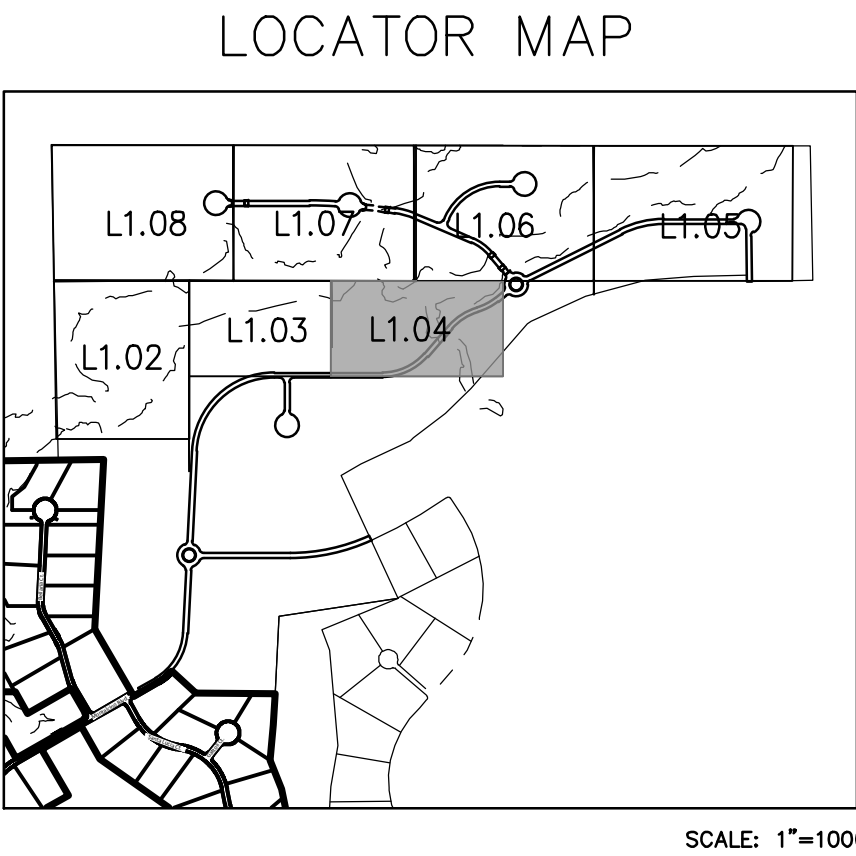
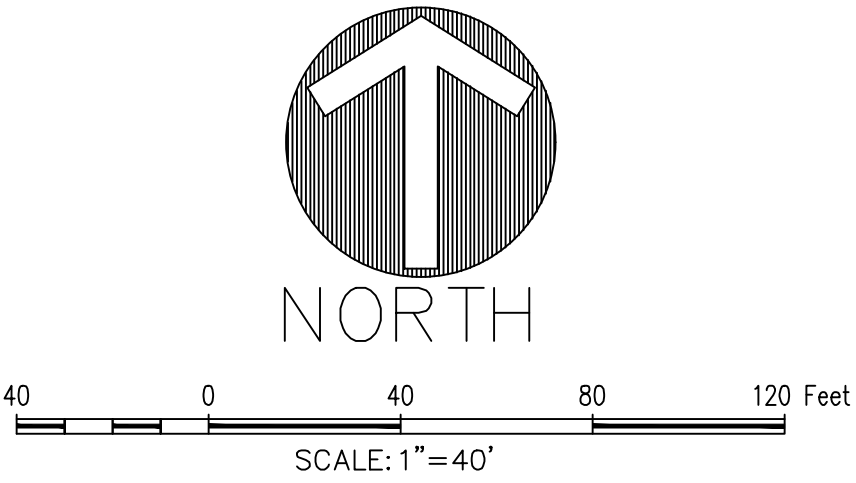
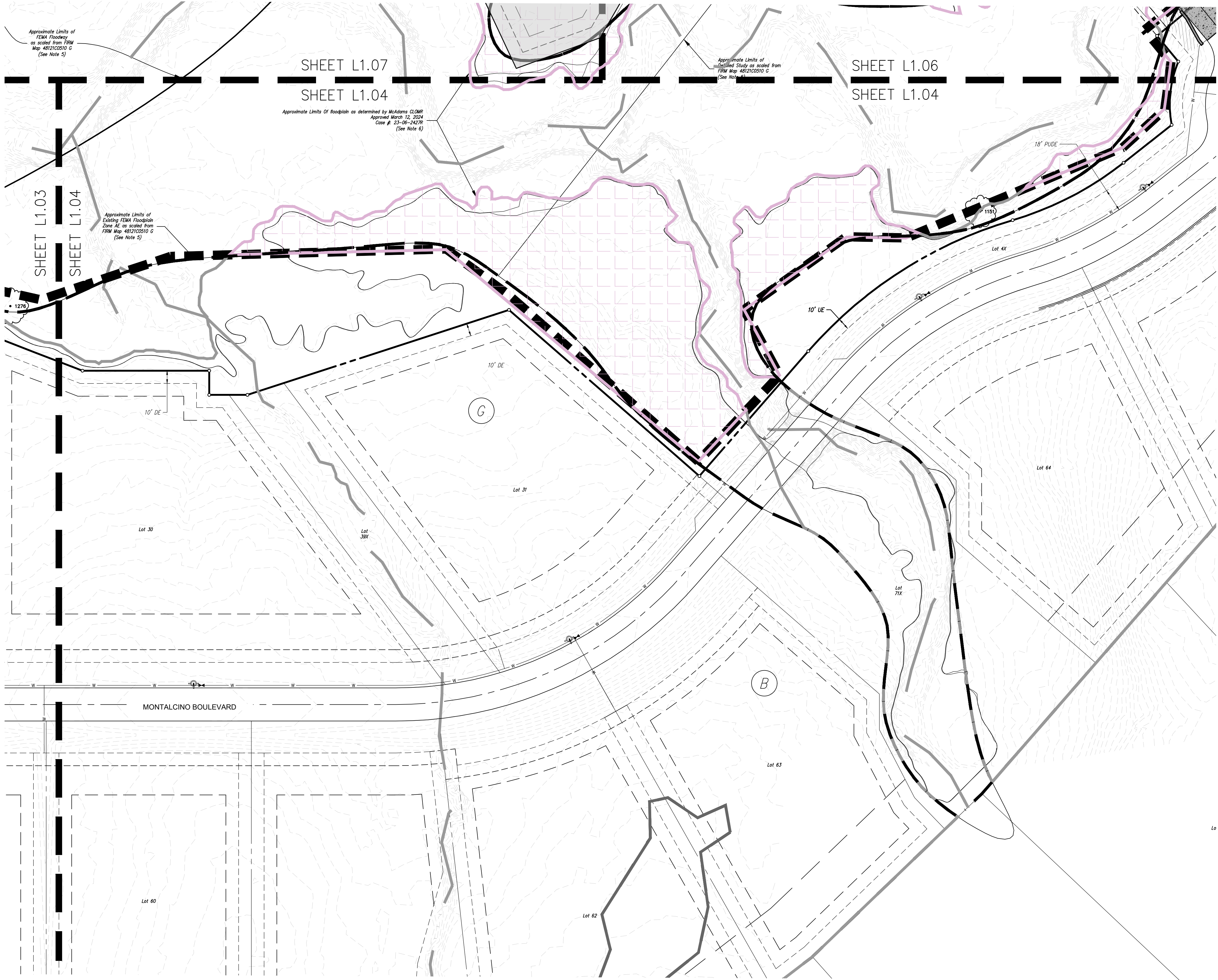
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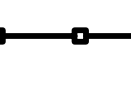


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- LEGEND
-  SPECIMEN TREE TO BE REMOVED
 -  SPECIMEN TREE TO REMAIN
 -  SPECIMEN THAT MAY BE REMOVED
 -  SPECIMEN TREE PROTECTION FENCING
 -  UPLAND WOODED HABITAT
 -  IMPACTED UPLAND WOODED HABITAT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
FOR CONSTRUCTION,
AND IS NOT INTENDED
FOR BIDDING, OR PERMIT
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 10/27/2025

The John R. McAdams
Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972.436.9712
201 County View Drive
Roanoke, Texas 76282
940.240.1012
TBP#: 19762 TBP#: 10194440
www.mcadamsco.com



**MONTALCINO ESTATES -
PHASE IV**
In the
72,766 Acres
JESSE GIBSON SURVEY, ABSTRACT NO. 479
T. & P. RR. CO. SURVEY, ABSTRACT NO. 1303
A.M. FELTUS SURVEY, ABSTRACT NO. 1595
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

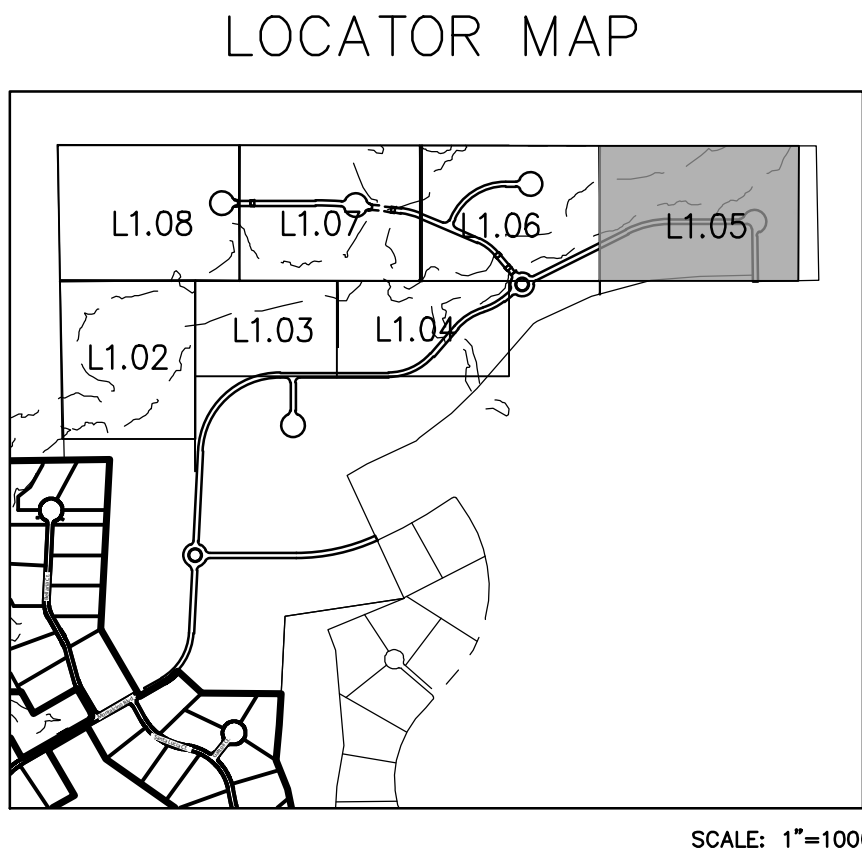
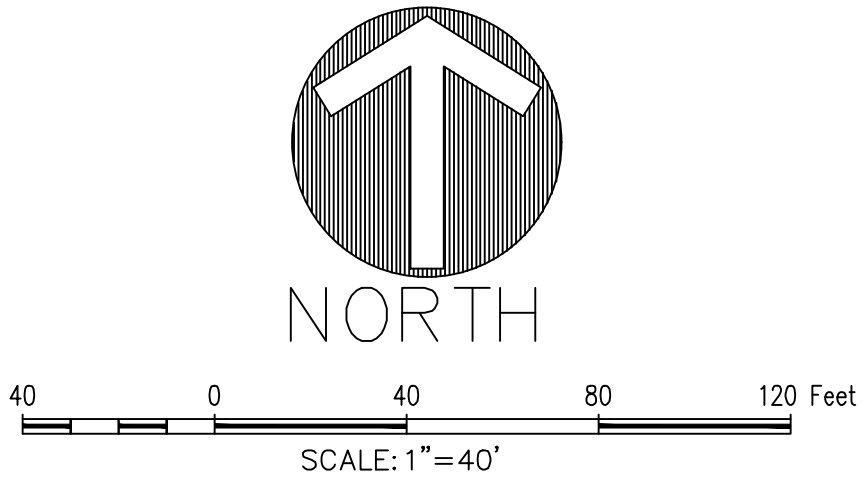
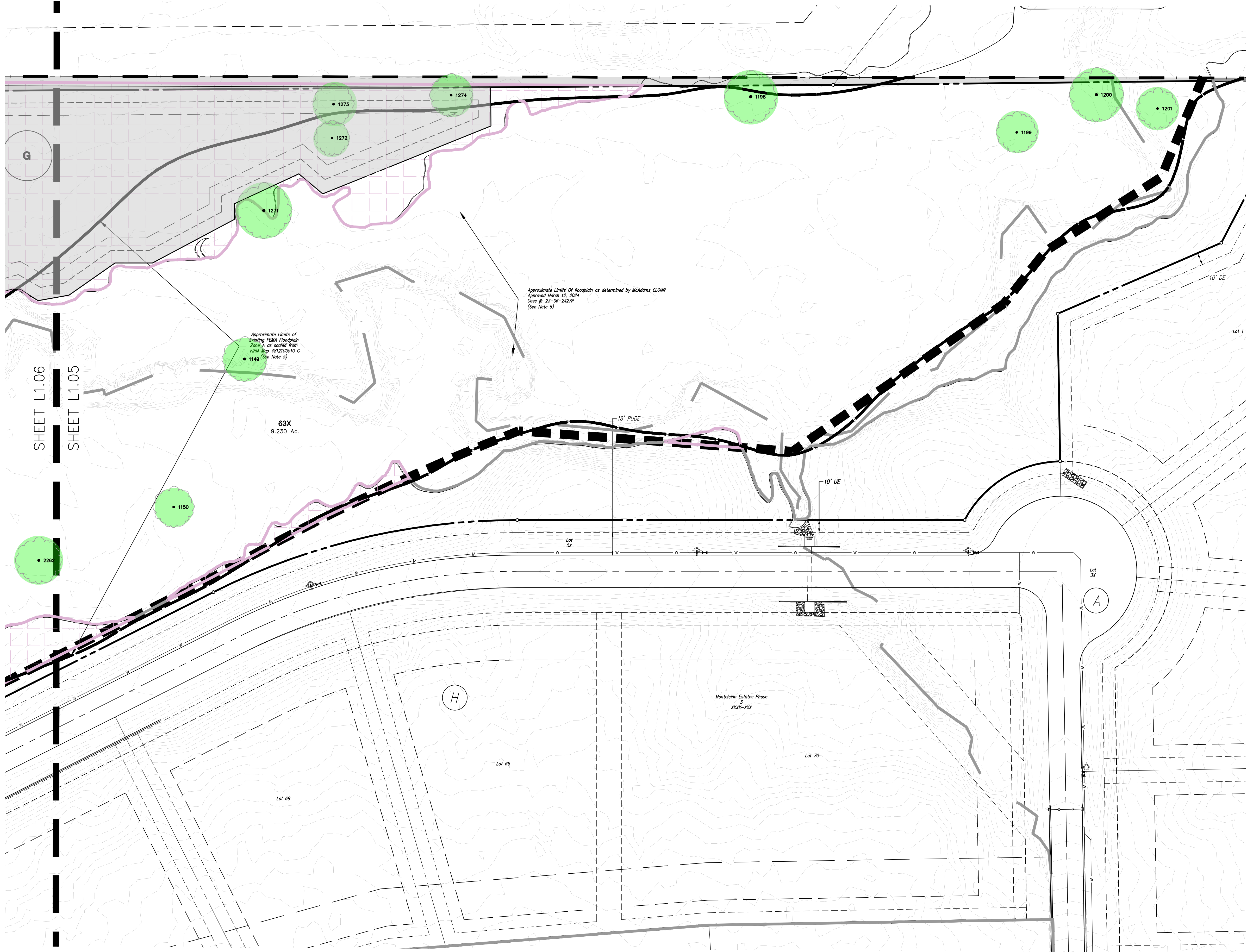
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Revisions:

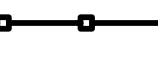
CADG21004

L1.04

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. (469) 892-7200
Contact: Mr. Mehrdad Moayed

File: Z:\Draw\Projects\CADG21004\CADG21004.dwg (Production/Engineering) Phase
Printed: 10/27/2023 8:10 AM by Ashish D. Date: 10/27/2023 8:11 AM by ashish



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CADG21004

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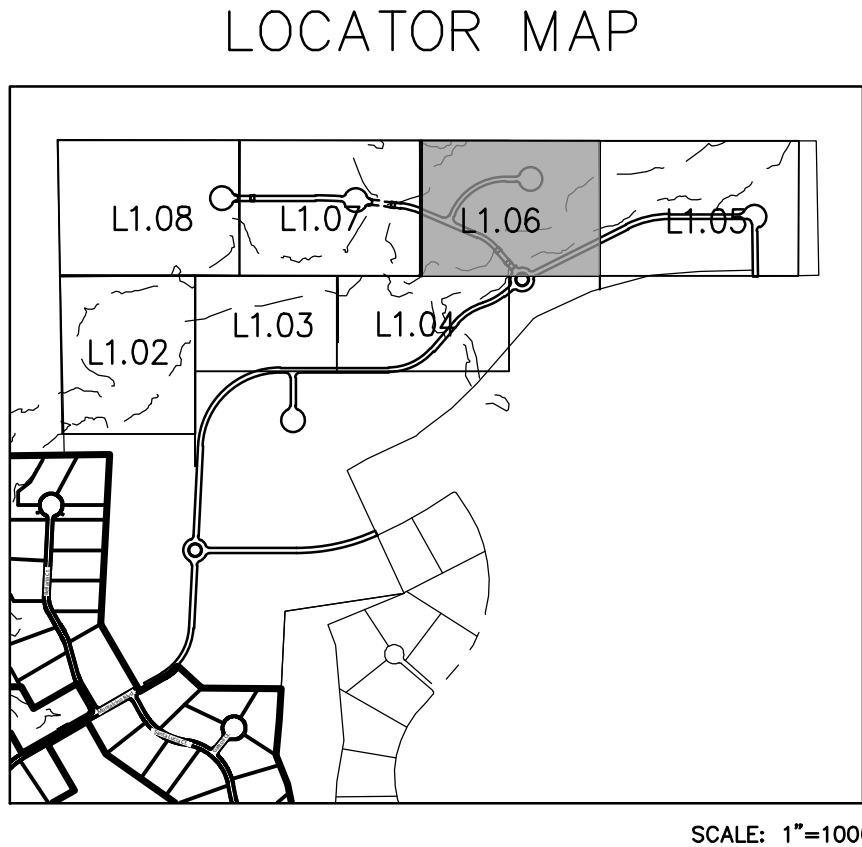
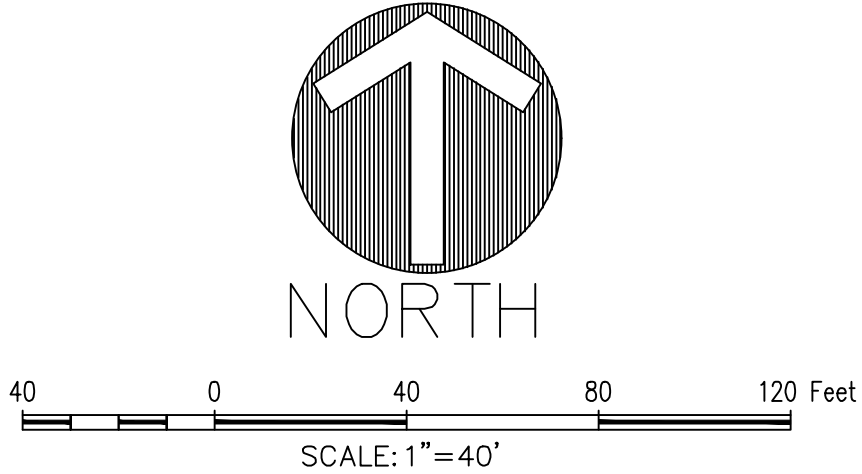
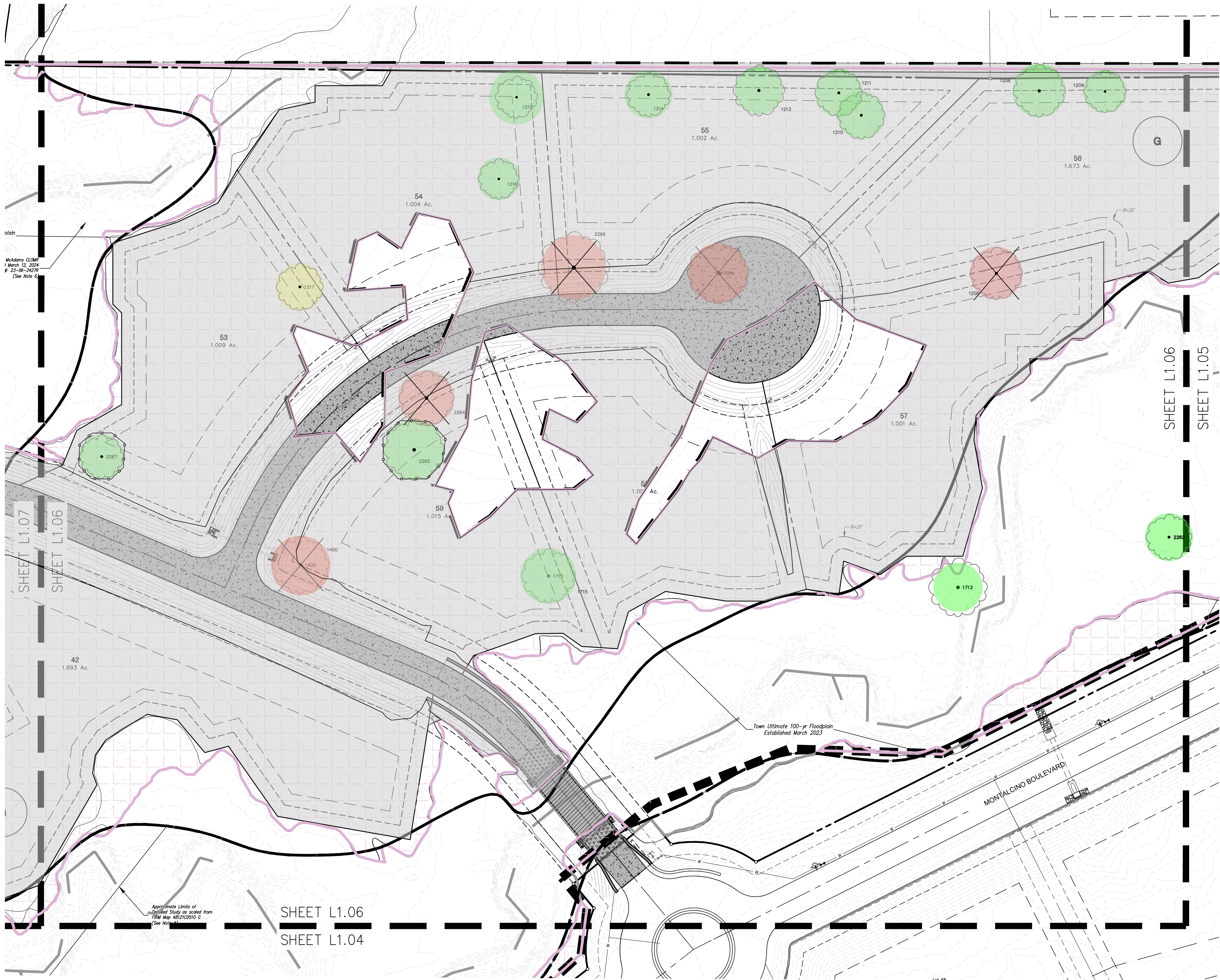
MONTALCINO ESTATES - PHASE IV
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TREE SURVEY


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MONTALCINO ESTATES - PHASE IV



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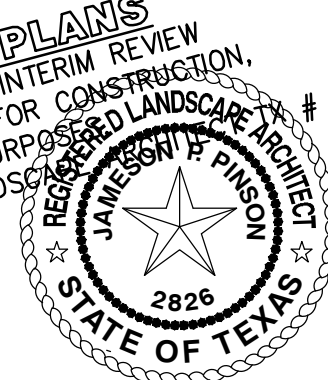
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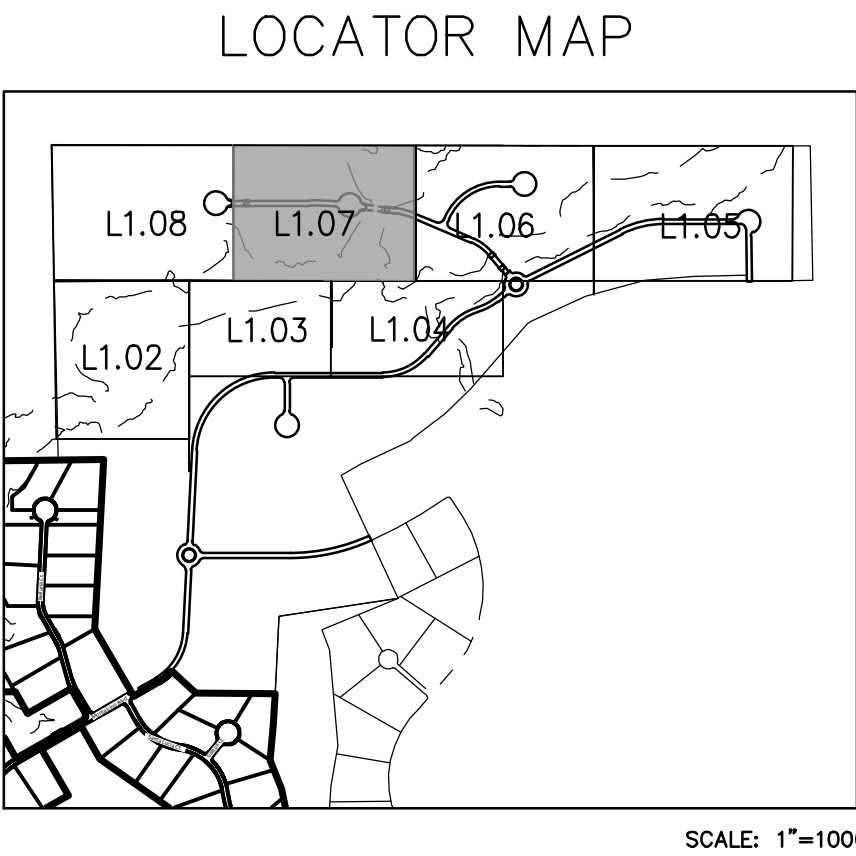
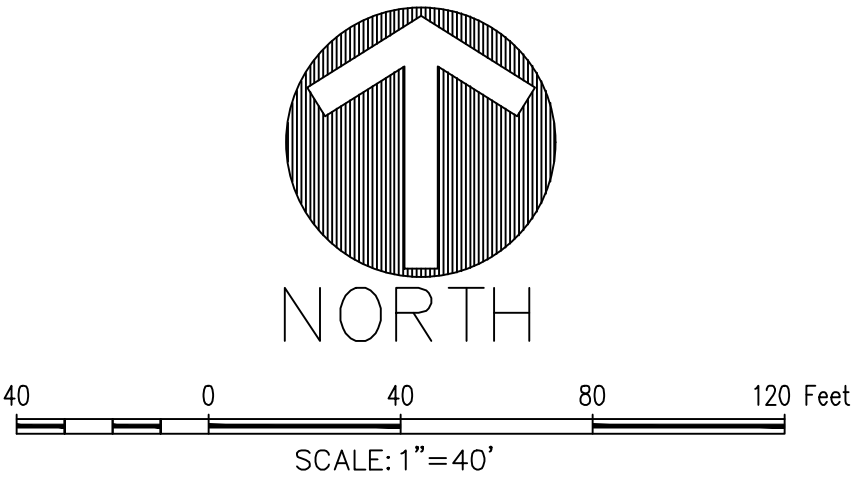
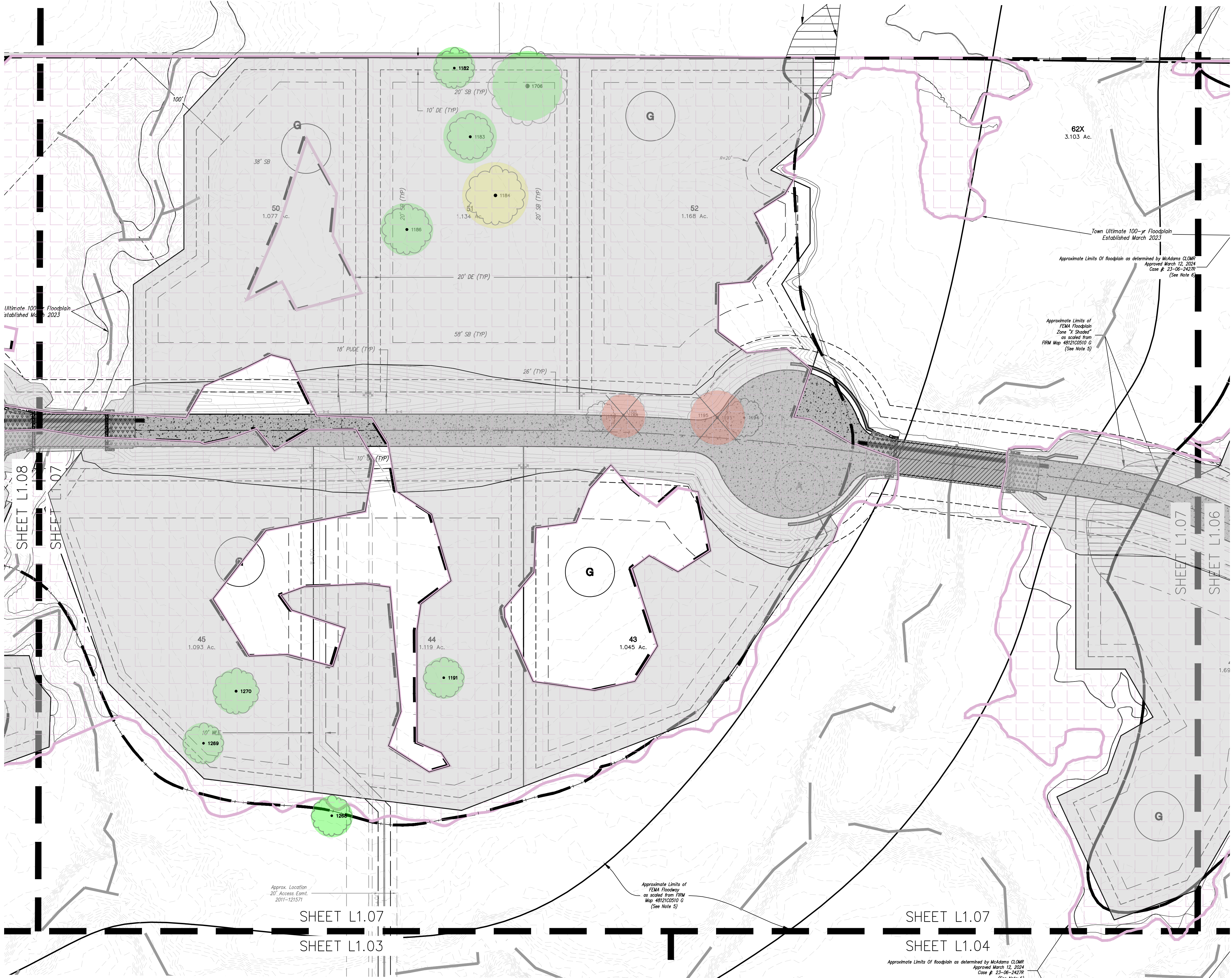


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L1.06

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Contact: Mr. Mehrdad Moayed



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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
2826
DATED 10/27/2025

Drawn By: VC
Date: 06/24/2024
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Revisions:

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CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
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Ph. (469) 892-7200
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L1.07

MONTALCINO ESTATES -
PHASE IV
72.766 Acres
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MONTALCINO ESTATES - PHASE IV

SPECIMEN TREES											
LIST #	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	SPECIMEN	REMOVED	REMARKS	RH	UWH	DEBIT	CREDIT
1	773	31	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
2	1149	24	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
3	1150	22	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
4	1171	19, 14	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
5	1172	19	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
6	1173	26	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
7	1174	19	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
8	1175	20	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
9	1177	22	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	YES	0	0
10	1178	22	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	YES	0	0
11	1182	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
12	1183	25	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
13	1184	20", 22"	POST OAK	Quercus stellata	YES	YES*	MULTI-TRUNK	NO	YES	0	0
14	1186	27	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
15	1188	25.5	POST OAK	Quercus stellata	YES	YES		NO	YES	0	0
16	1191	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
17	1195	32	POST OAK	Quercus stellata	YES	YES	MULTI-TRUNK	NO	YES	0	0
18	1198	28	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
19	1199	22	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
20	1200	29	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
21	1201	22, 20	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
22	1206	28.5	POST OAK	Quercus stellata	YES	YES		NO	YES	0	0
23	1208	28.5	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
24	1209	23	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
25	1210	26	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
26	1211	26	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
27	1213	28	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
28	1214	24	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
29	1215	23	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
30	1216	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
31	1217	25.5	POST OAK	Quercus stellata	YES	YES*		NO	YES	0	0
32	1221	24	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
33	1222	22	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
34	1223	33.5	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
35	1224	34	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
36	1225	26.5	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
37	1226	20	CEDAR ELM	Ulmus Crassifolia	YES	NO		NO	NO	0	4
38	1228	23.5	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
39	1229	23.5	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
40	1230	22	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
41	1231	29, 21	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
42	1268	22	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
43	1269	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
44	1270	25	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
45	1271	30	PECAN	Carya illinoensis	YES	NO		YES	YES	0	0
46	1272	19	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	YES	0	0
47	1273	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
48	1274	23	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
49	1280	19	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
50	1281	22	POST OAK	Quercus stellata	YES	NO		YES	YES	0	0
51	1282	23	POST OAK	Quercus stellata	YES	YES*		NO	YES	0	0
52	1283	23	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
53	1284	24.5	POST OAK	Quercus stellata	YES	YES		NO	YES	0	0
54	1400	31	POST OAK	Quercus stellata	YES	YES		NO	YES	0	0
55	1600	27	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
56	1704	23	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
57	1706	32	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
58	1709	32	POST OAK	Quercus stellata	YES	NO		NO	NO	0	6
59	1712	26	CEDAR ELM	Ulmus Crassifolia	YES	NO		NO	NO	0	5
60	1713	24	POST OAK	Quercus stellata	YES	NO		YES	NO	0	0
61	1714	25	POST OAK	Ulmus Crassifolia	YES	YES		NO	YES	0	0
62	1715	22	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
63	2262	25	CEDAR ELM	Ulmus Crassifolia	YES	NO		YES	NO	0	0
64	2264	30	POST OAK	Quercus stellata	YES	YES		NO	YES	0	0
65	2265	33.5	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
66	2266	22	POST OAK	Quercus stellata	YES	YES	MULTI-TRUNK	NO	YES	0	0
67	2267	24	POST OAK	Quercus stellata	YES	NO		NO	YES	0	0
TOTAL SPECIMEN TREE CREDITS										81	
TOTAL SPECIMEN TREE DEBIT										0	
TOTAL PROTECTED TREE CREDITS										138	
TOTAL PROTECTED TREE DEBIT										3	
SPECIMEN TREE REQUIRED MITIGATION (3" CAL TREES)										0	
TOTAL TREE CREDITS (138 + 81) - 3										216	
FINAL MITIGATION REPLACEMENT TREES										0	
FINAL MITIGATION FEES (\$600/3" CAL. TREE)										\$0.00	

YES* -- These specimen trees will remain through the infrastructure development and removal will be determined by the future owner of the residential lot

TOTAL AREA IN ACRES OF UWH ON SITE -- 61.36

TOTAL AREA IN ACRES OF UWH OUTSIDE OF RH -- 30.7

NUMBER OF UPLAND HABITAT ACRES IMPACTED = 18.28

NUMBER OF UPLAND HABITAT ACRES PRESERVED = 12.42

MITIGATION OWED FOR 5.86 ACRES X \$15,000/AC = \$87,900

PROTECTED TREES

NUMBER OF PROTECTED TREES TO REMAIN OUTSIDE OF UPLAND WOODED HABITAT(UWH) + RIPARIAN HABITAT(RHO) + OPEN SPACE(OS), EAST OF ELECTRICAL EASEMENT = 21

NUMBER OF PROTECTED TREES TO REMAIN OUTSIDE OF UWH + RH + OS, WEST OF ELECTRICAL EASEMENT = 117

NUMBER OF PROTECTED TREES ON LOT#48 = 20

NUMBER OF PROTECTED TREES ON LOT#49 = 97

*NUMBER OF PROTECTED TREES OUTSIDE OF UWH + RH + OS TO BE PRESERVED = 138

NUMBER OF PROTECTED TREES OUTSIDE OF UWH + RH + OS TO BE REMOVED (WITHIN STREET R.O.W) = 3 (8.5" Post Oak, 12" Post Oak, 14" Cedar Elm).

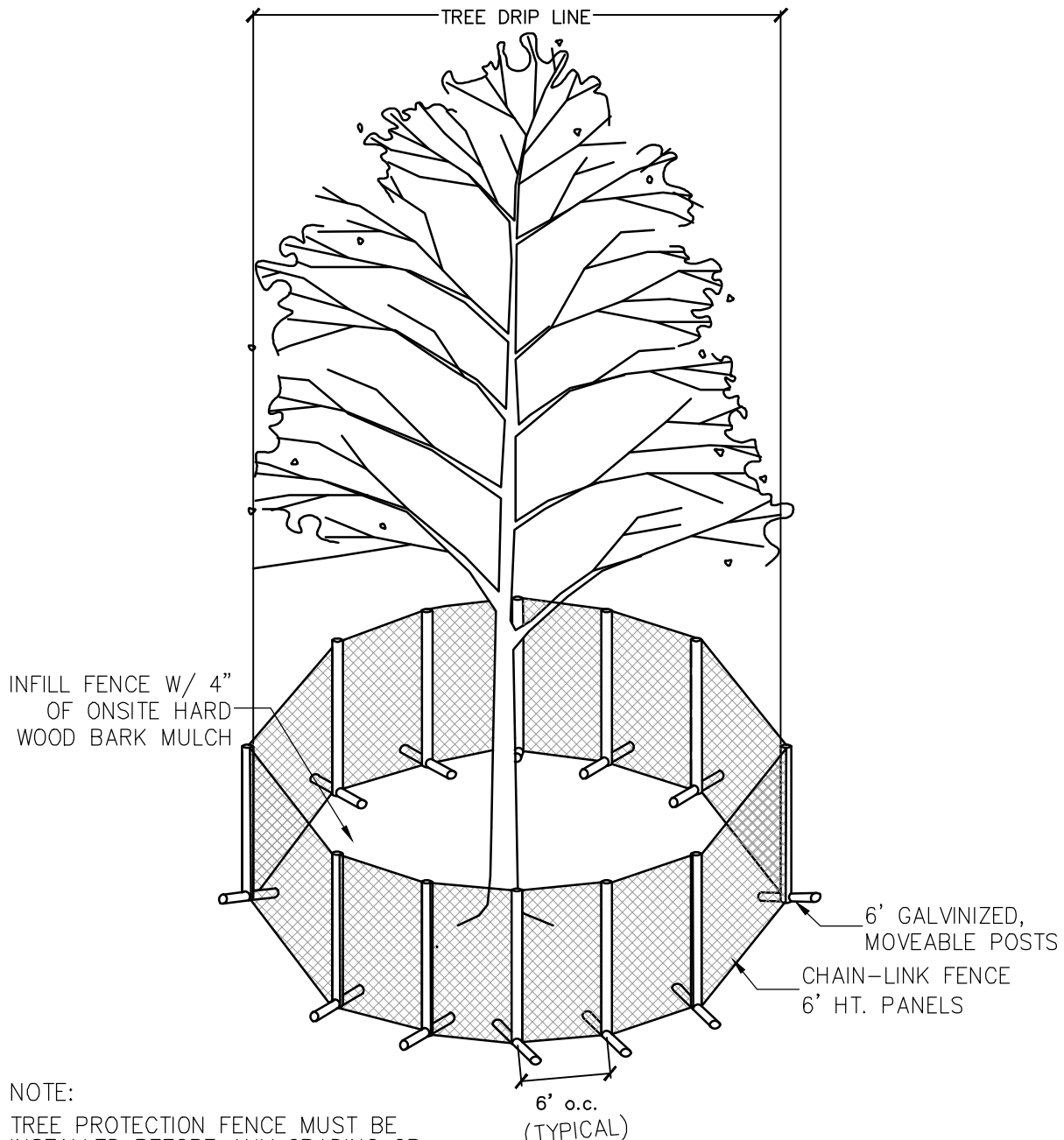
TREE DEBITS (DEFICIT -- \$600 PER DEBIT) = 0

*Protected trees to be preserved are trees outside of the UWH, RH, OS on Individual lots.

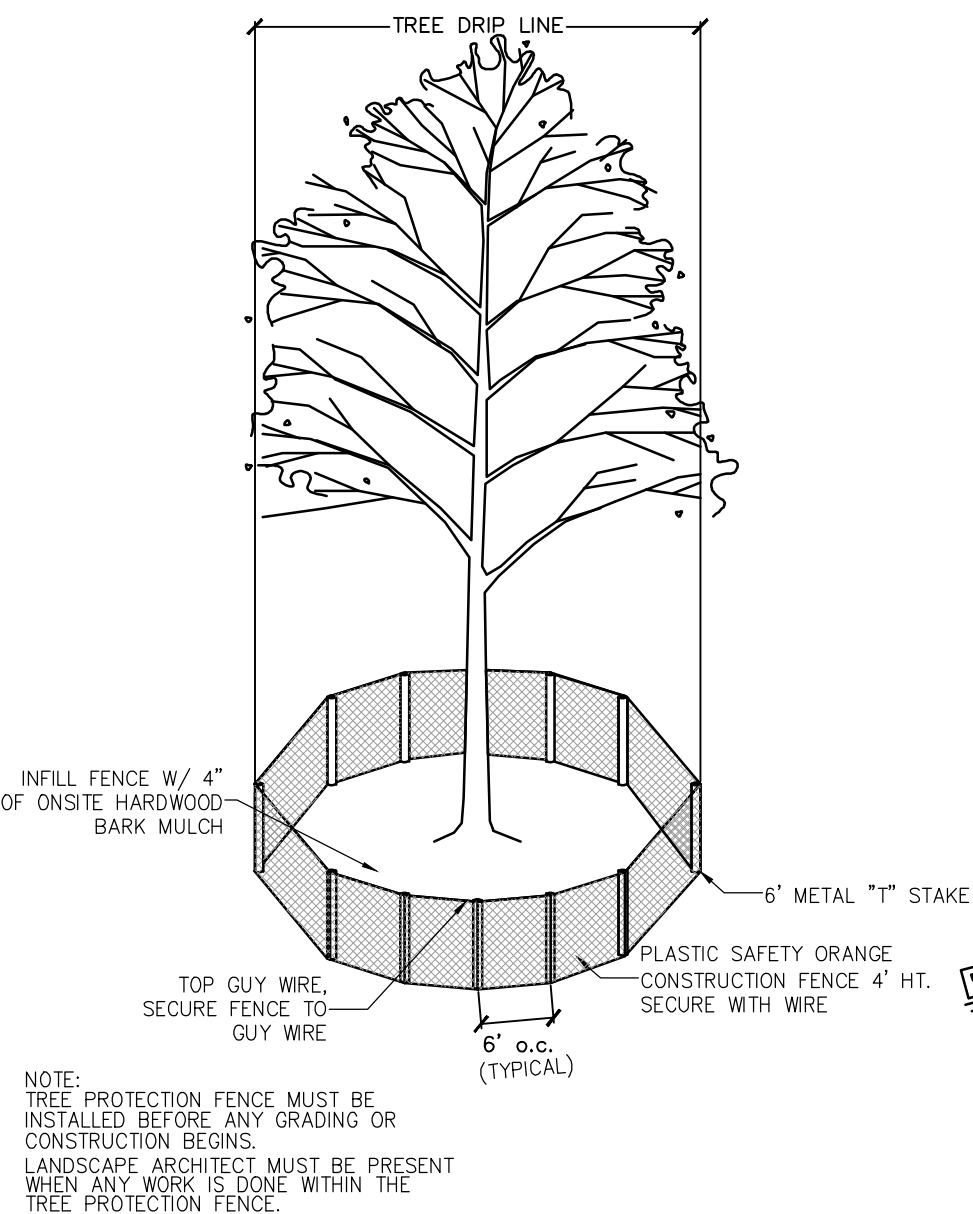
Individual lots to be determined with each lot Building Permit.

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
- 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the drip-line, whichever is greater.
- 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
- 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
- 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
- 2) All trees within the project area shall be pruned to:
- (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
- (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
- (iii) Remove stubs, cutting outside the wound-wood tissue that has formed around the branch.
- (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
- 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
- 4) No more than 20 percent of live foliage shall be removed from any tree.
- 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
- 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
- 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
- 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
- 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
- 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
- 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
- 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
- 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the drip-line must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
- 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
- 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
- 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



1. SPECIMEN TREE PROTECTION FENCING



1. TREE PROTECTION FENCING

OWNER/DEVELOPER
CTMG MONTALCINO, LLC
1800 VALLEY VIEW LANE, SUITE 300
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DENTON COUNTY, TEXAS

TREE SURVEY

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PURPOSES. LANDSCAPE
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 10/27/2025
STATE OF TEXAS
2826
JAMESON PINSON
LANDSCAPE ARCHITECTS, P.C.
28-6

Drawn By: VC
Date: 06/24/2024
Scale:
Revisions:

CADG21004

L1.09



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

DATE: November 10, 2025

FROM: Nick Ford, Senior Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (Z25-0006 – Town Initiated Rezoning [IH to A]) from Interim Holding (IH) uses to Agricultural (A) uses. The properties are located throughout the Town.**

BACKGROUND:

I. ITEM SUMMARY

This item is a town-initiated zoning application to zone various properties in the Town, going from Interim Holding (IH) uses to Agricultural (A) uses. The Town has determined that this could be beneficial, as it would allow the properties to receive final zoning designation and enable property owners to plat or replat their land.

This application has been reviewed and determined to be ready for consideration by the Planning and Zoning Commission. This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to zone approximately 425.895 acres of land, from Interim Holding (IH) uses to Agricultural (A) uses throughout the Town of Flower Mound. The Interim Holding District was intended to be used as a temporary zoning designation for property upon annexation into Flower Mound until such time that there was interest in obtaining permanent zoning for the property. As a result, strictly speaking, this is not an application for "rezoning" but instead an application for original zoning. Any references to "rezoning" in the legal notices or caption are for convenience purposes only and are not intended to serve as a legal characterization of the application. However, this fact does not change the Planning and Zoning Commission's purview over this application, and the Commission's procedural consideration of this application is identical to an application for rezoning.

If the zoning is approved, the properties will become subject to the standards and regulations outlined in the Agricultural (A) Zoning District. The permitted uses under the Agricultural (A) Zoning District are identical to those currently allowed within the Interim Holding (IH) District. Therefore, the range of allowable uses on the properties will not change as a result of the zoning action. If the property has already been developed in a manner that does not fully comply with the proposed zoning standards, it may be considered a legal nonconforming use. In addition, existing uses or structures may remain in place under their current condition. However, any change in use, alterations, expansions, or relocation of existing structures must comply with the proposed Agricultural (A) zoning standards. It is important to note that this would be the case whether the property was zoned IH or A.

Also, if the zoning is approved, property owners may pursue platting or subdivision of their property at their discretion in accordance with the Agricultural (A) zoning standards. The property must be

platted before a building permit can be issued for any new structures, alterations, or expansions of existing structures, or relocation of existing structures. Any request to subdivide or plat the property must be submitted to the Town in accordance with the Town's Development Process.

This action does not prevent the property owner from pursuing a future rezoning request and is not intended to present an opinion on behalf of the Town related to any future zoning requests. Furthermore, this rezoning does not represent a suggested Master Plan Amendment (MPA) to the Town's current Land Use Plan.

Overall, the proposed zoning change from Interim Holding (IH) to Agricultural (A) will provide permanent zoning designations for the subject properties, promote consistency with the Town's zoning policy, and offer property owners the flexibility to pursue platting or development in alignment with established Agricultural (A) standards.

BOARD REVIEW/CITIZEN FEEDBACK:

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. Z25-0006 had a total of 152 Property Owner Notifications mailed. At the time this report was written, staff had received multiple phone calls requesting information on the project.

Thirteen zoning signs were placed by the Town near each zoning area within the Right-of-Way in accordance with State Law.

In addition to the required notices and signage, a total of 30 letters were mailed on October 3, 2025, to affected property owners which included a summary of the changes as outlined in this report, a copy of the Agricultural (A) uses from the code of ordinances, and a map of their property with the proposed rezoning.

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.

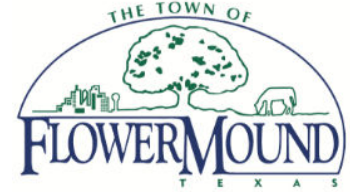
ATTACHMENTS:

1. Vicinity Map
2. Zoning Exhibit

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

Vicinity Map

Z25-0006: Town Initiated Rezoning (IH to A)

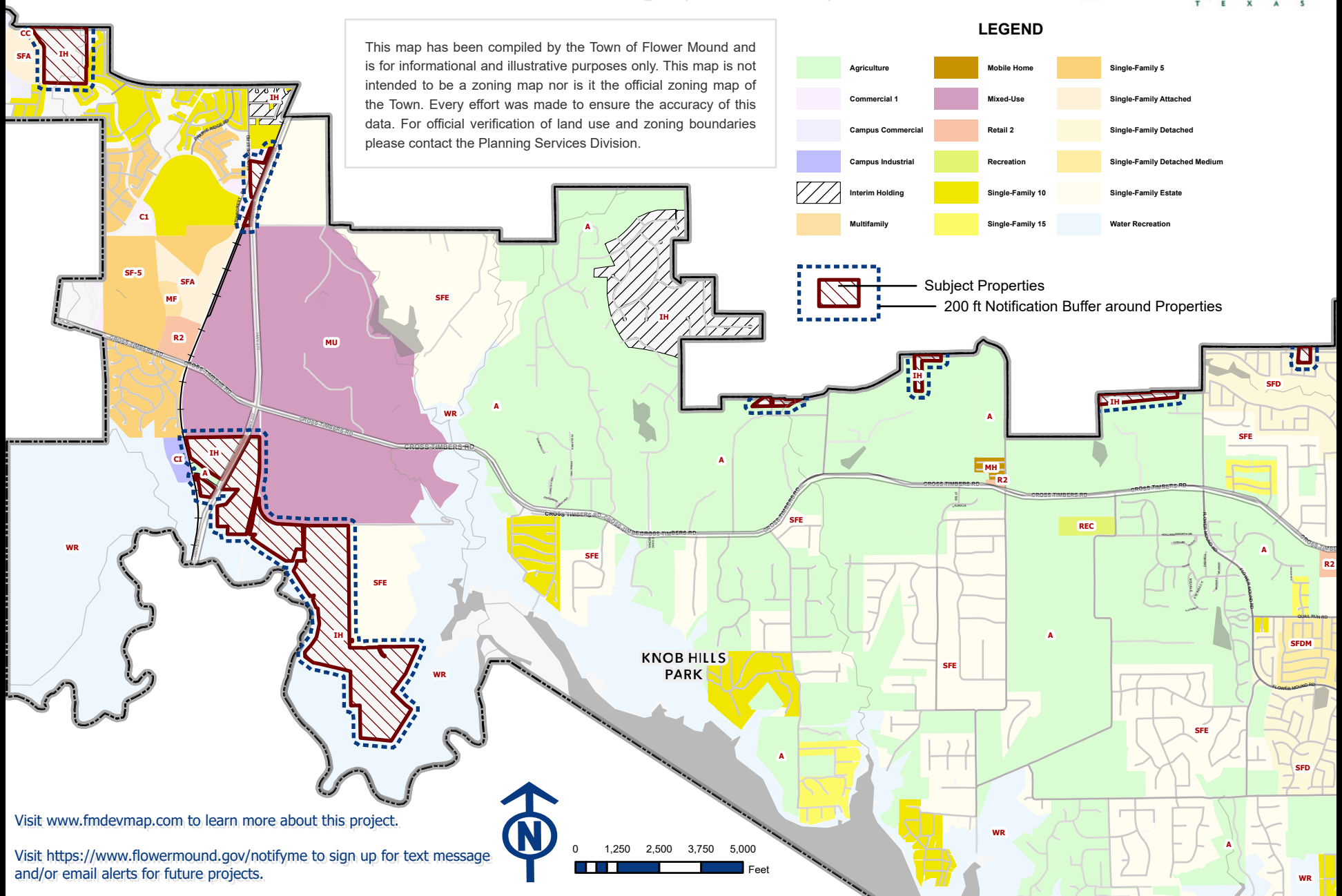


This map has been compiled by the Town of Flower Mound and is for informational and illustrative purposes only. This map is not intended to be a zoning map nor is it the official zoning map of the Town. Every effort was made to ensure the accuracy of this data. For official verification of land use and zoning boundaries please contact the Planning Services Division.

LEGEND

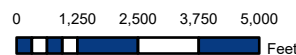
	Agriculture		Mobile Home		Single-Family 5
	Commercial 1		Mixed-Use		Single-Family Attached
	Campus Commercial		Retail 2		Single-Family Detached
	Campus Industrial		Recreation		Single-Family Detached Medium
	Interim Holding		Single-Family 10		Single-Family Estate
	Multifamily		Single-Family 15		Water Recreation

Subject Properties
 200 ft Notification Buffer around Properties



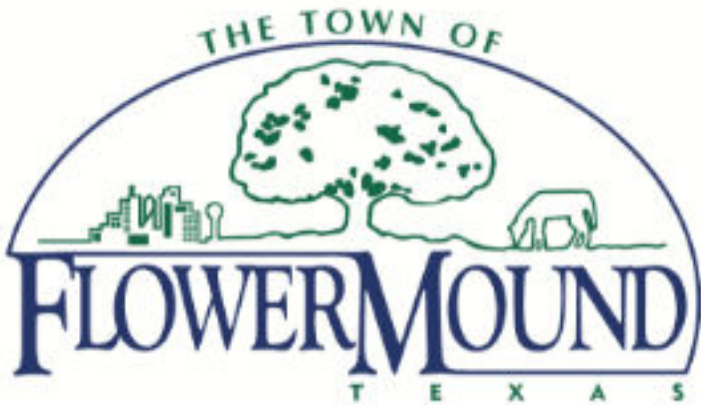
Visit www.fmdevmap.com to learn more about this project.

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

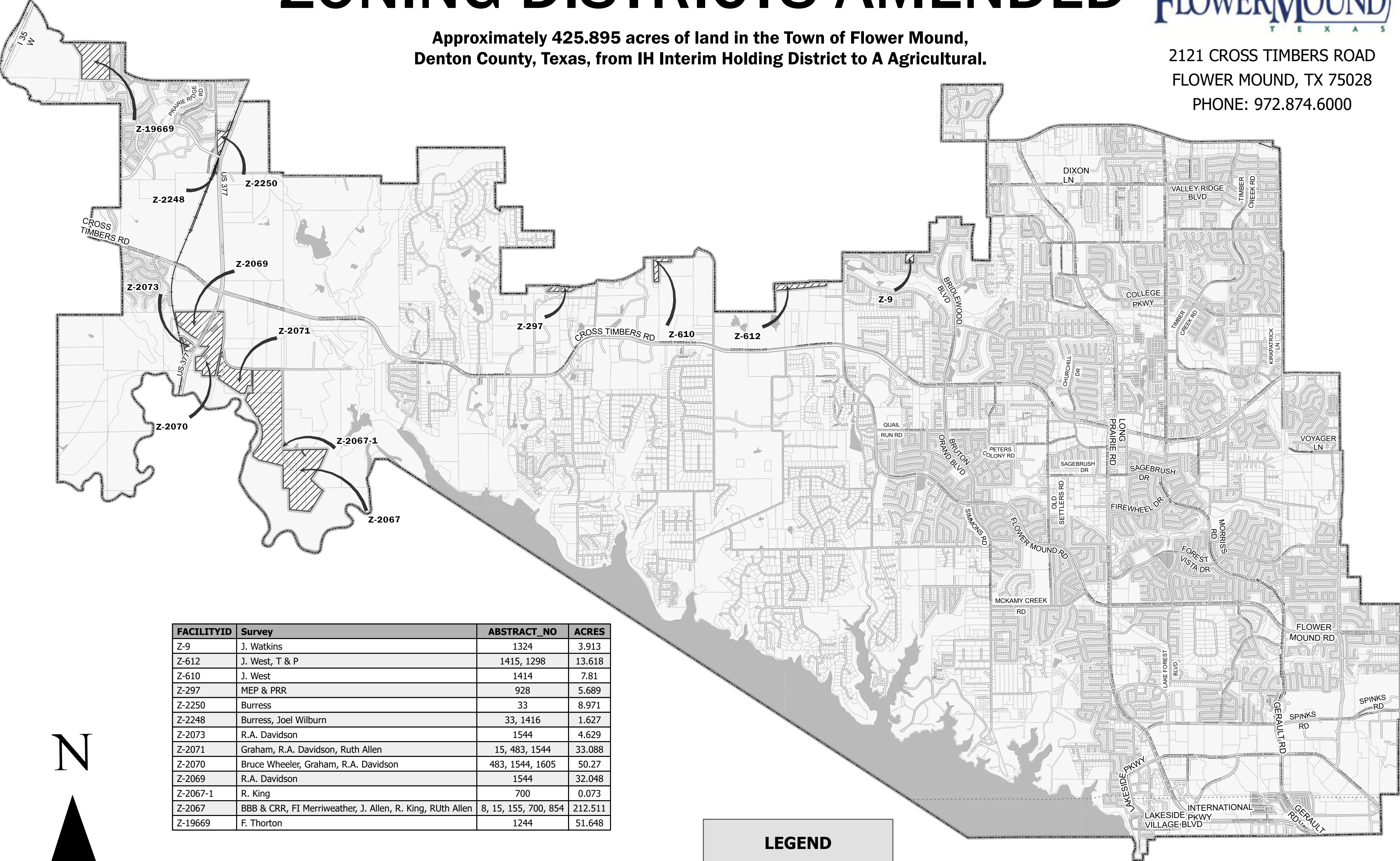


ZONING DISTRICTS AMENDED

Approximately 425.895 acres of land in the Town of Flower Mound,
Denton County, Texas, from IH Interim Holding District to A Agricultural.



2121 CROSS TIMBERS ROAD
FLOWER MOUND, TX 75028
PHONE: 972.874.6000



FACILITYID	Survey	ABSTRACT_NO	ACRES
Z-9	J. Watkins	1324	3.913
Z-612	J. West, T & P	1415, 1298	13.618
Z-610	J. West	1414	7.81
Z-297	MEP & PRR	928	5.689
Z-2250	Burress	33	8.971
Z-2248	Burress, Joel Wilburn	33, 1416	1.627
Z-2073	R.A. Davidson	1544	4.629
Z-2071	Graham, R.A. Davidson, Ruth Allen	15, 483, 1544	33.088
Z-2070	Bruce Wheeler, Graham, R.A. Davidson	483, 1544, 1605	50.27
Z-2069	R.A. Davidson	1544	32.048
Z-2067-1	R. King	700	0.073
Z-2067	BBB & CRR, FI Merriweather, J. Allen, R. King, RUth Allen	8, 15, 155, 700, 854	212.511
Z-19669	F. Thorton	1244	51.648

LEGEND

Town Boundary

Parcel to Rezone

Parcels



PLANNING & ZONING COMMISSION AGENDA L.1. WORK SESSION

DATE: November 10, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **A Work Session in conjunction with a future Public Hearing for a rezoning (ZPD25-0007 – Charco Storage). The property is located at the northwest corner of Old Orchard Lane and Flower Mound Road.**

BACKGROUND:

I. ITEM SUMMARY

The Charco Storage development encompasses approximately 2.734 acres that is located at the northwest corner of Old Orchard Lane and Flower Mound Road at a Town Entrance site between Flower Mound and Lewisville.

This application will require a public hearing and recommendation from the Planning and Zoning Commission (P&Z), followed by final action by the Town Council.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following P&Z work session criteria:

- Is located at the entrance to the Town
- Requires three or more exceptions, modifications, or waivers.

III. APPLICATION ANALYSIS

The Charco Storage project area consists of approximately 2.734 acres within Planned Development No. 120 with Retail District-2 uses. The applicant is proposing to develop a 118,206 square foot (39,402 footprint) mini-warehouse facility. The structure would be two stories above ground with a third story basement. The use would require the base zoning of the property to change to Commercial District-1 (C-1). Mini-warehouse facilities are permitted through a Specific Use Permit in C-1; however, the applicant can request to make the use a permitted use by right through an amendment to PD-120.

Access to the development will come from entrances on Flower Mound Road and Old Orchard Lane. An additional access point is via a mutual access easement on the west side of the property extending from a residential x-lot. A Town Entryway Monument Easement is dedicated on the southeast corner of the site.

If, after public hearing, the ZPD request is approved, the project will still require review and approval of site plan and plat applications, at a minimum.

IV. REQUESTED EXCEPTIONS AND MODIFICATIONS

The applicant's request for a Planned Development includes various modifications to the development standards:

1. Permit a mini-warehouse by right. C-1 requires mini-warehouse uses to receive a specific use permit; however the applicant is requesting for the mini-warehouse to be approved as part of this PD.
2. Modify the compatibility setback standards. For buildings two stories or greater, a setback of five feet for every one foot of building height must be provided. The applicant is requesting a minimum 60' setback. Based on the conceptual plans, the building would typically require a setback of 160'.
3. Requesting a Comprehensive Sign Package to include murals on the façade of the building as depicted on the concept plans.

V. ITEMS UNDER DISCUSSION

Currently, the applicant and staff are continuing to work through various components of the request. As such, the following represents the specific areas of entitlements continuing to be discussed:

1. PD standards
 - Landscaping standards
 - Mural standards

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

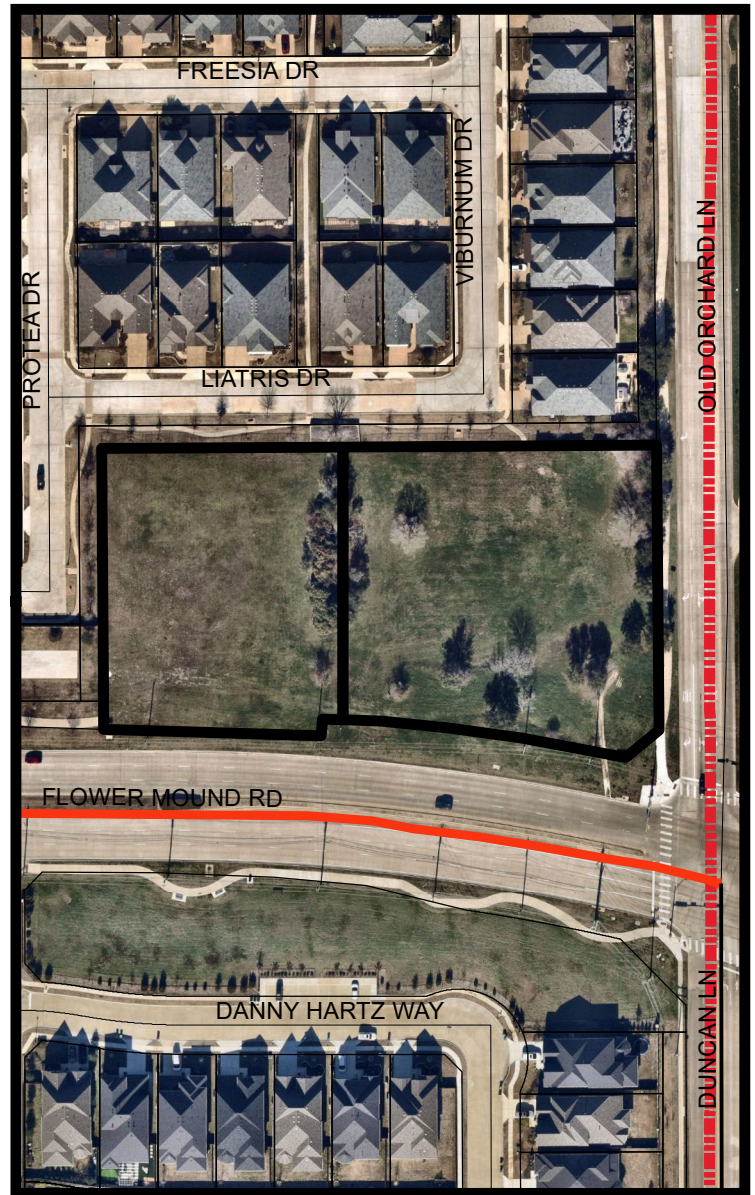
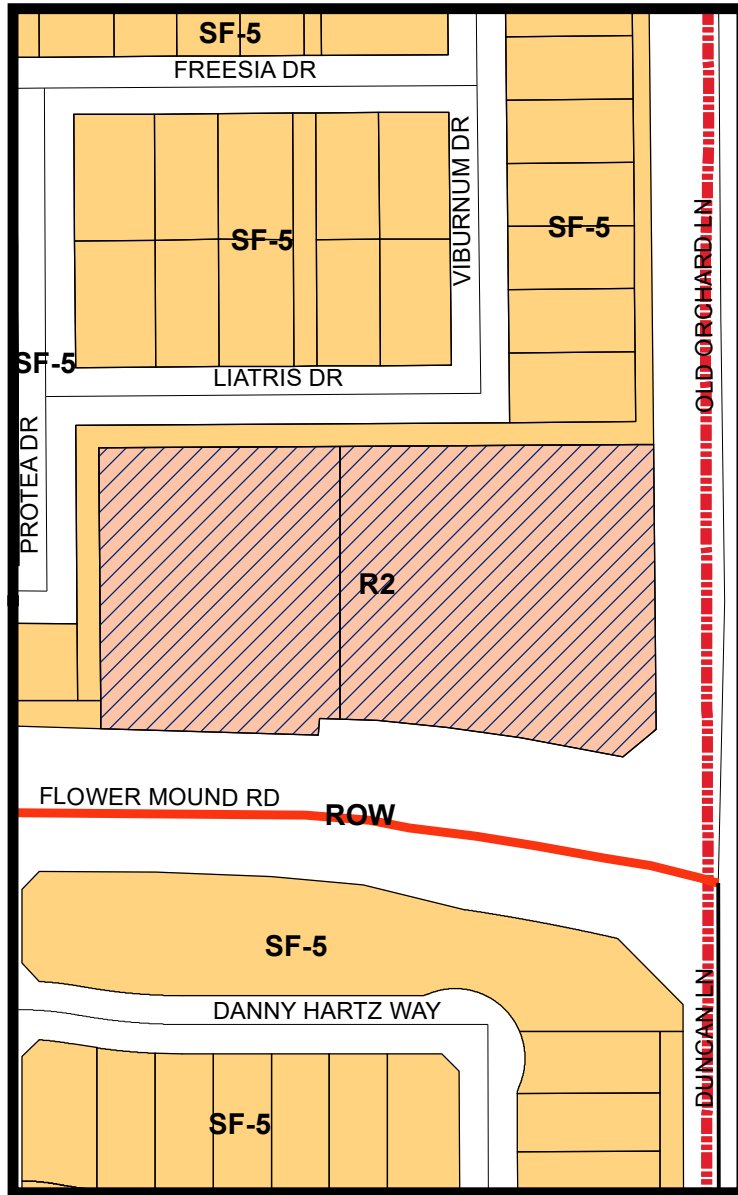
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Planned Development Package

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

Vicinity Map

ZPD25-0007: Charco Storage



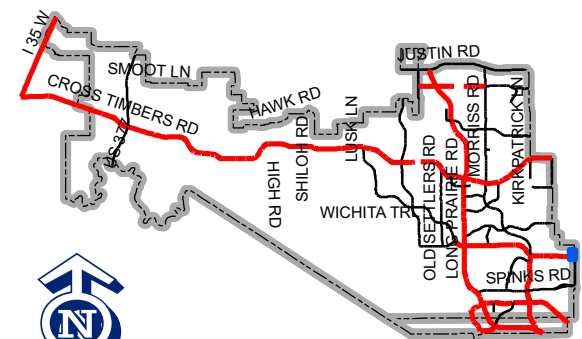
LEGEND

 Retail 2  Single Family 5

 Subject Property

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

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



Map Location

0 125 250 500 Feet

LETTER OF INTENT

Town of Flower Mound

Date: November 6th, 2025

To: Town of Flower Mound Planning & Development Department

From: Charco Properties, LP

Subject: Zoning Planned Development (ZPD) Application - Modification of PD-120, Lots 1 and 2, Block A, The Goddard School at Flower Mound

A. PURPOSE OF REZONING REQUEST

The applicant respectfully requests approval of a Zoning Planned Development (ZPD) application to modify Planned Development District No. 120 (PD-120) to change the permitted uses on the subject property from Retail District-2 (R-2) to Commercial District-1 (C-1) with mini-warehouse (self-service storage facility) as a specific use. All C-1 uses are permitted except: alcoholic beverage establishment, animal control facility, mortuary or funeral home, pet store, restaurant fast food, and theater. This ZPD application is proposed for the following reasons:

1. **Market Demand:** The Flower Mound area has demonstrated strong demand for quality self-storage facilities, while the retail market has become increasingly saturated along the FM 3040 corridor.
2. **Reduced Impact:** The proposed mini-storage use will generate significantly less traffic (approximately 20-30 trips per day) compared to the previously approved retail uses (which would generate 200+ trips per day), resulting in minimal impact on adjacent residential neighborhoods.
3. **Community Benefit:** The facility will provide needed storage services to area residents while maintaining a high-quality aesthetic through enhanced architectural design and public art integration.
4. **Compatible Development:** With the proposed conditions, including limited operating hours (6:00 AM - 10:00 PM), all storage units fully enclosed within buildings, and enhanced screening through masonry walls and landscaping, the use will be more compatible with adjacent residential properties than typical retail development.

B. EXISTING ZONING

The subject property is currently zoned Planned Development District No. 120 (PD-120) with the following underlying districts:

- Retail District-2 (R-2) for the commercial portion (Lots 1 and 2, Block A)

The property was originally zoned through Ordinance No. 12-12 and subsequently amended by Ordinance Nos. 52-14, 27-18, and 25-22.

C. PROPERTY ACREAGE

The subject property consists of 2.734 acres comprising all of Lots 1 and 2, Block A of The Goddard School at Flower Mound subdivision, located at the northwest corner of FM 3040 (Flower Mound Road) and Old Orchard Lane.

D. PHASING PLAN

The proposed mini-storage development will be constructed in one phase. All site improvements, including the building, landscaping, screening wall, and required infrastructure, will be completed as a single construction project. No phasing is anticipated or requested.

E. SPECIAL CONSIDERATIONS AND REQUESTED MODIFICATIONS

1. Specific Use Permit (SUP) Integration

This PD amendment will serve as the required Specific Use Permit for mini-warehouse use in the C-1 district, incorporating all necessary conditions to ensure compatibility.

2. Exception to Compatibility Setback Standards (Section 82-303)

Requested Exception: We respectfully request an exception to the compatibility setback requirements outlined in Section 82-303 of the Town of Flower Mound Code of Ordinances, which requires non-residential buildings to be set back 5 feet for every 1 foot of building height when adjacent to residential uses.

Applicable Standard: Under current regulations, a two-story building with a height of 32 feet would require a setback of 160 feet ($32 \text{ ft} \times 5 = 160 \text{ ft}$) from the property line adjacent to residential uses.

Proposed Alternative: We propose to maintain a **60-foot setback** from the residential property lines to the north and west, which represents the standard one-story setback requirement while providing substantial compatibility measures for adjacent residential properties.

Justification:

a. **Distinct Use Profile:** Self-storage facilities differ fundamentally from typical non-residential and multi-family uses that the 5:1 slope requirement was designed to address:

- Minimal traffic generation (approximately 20-30 trips per day vs. 200+ trips for retail or multi-family)
- Limited operating hours (6:00 AM - 10:00 PM/ Gate Hours)
- No permanent occupancy or intensive outdoor activity
- Climate-controlled, fully enclosed operations with no exterior merchandise or storage
- Quiet operation with no manufacturing, assembly, or high-traffic commercial activities

b. Enhanced Compatibility Measures Beyond Code Requirements:

- **Enhanced Screening:** Masonry walls with upgraded architectural finish along residential property lines
- **Premium Landscape Buffer:** Minimum eight-foot screening along all residential property lines (either eight-foot fence at grade or six-foot fence atop retaining wall as required by site grading), supplemented with substantial tree plantings (minimum 3" caliper)
- **Superior Architecture:** High-quality building materials and design consistent with adjacent commercial developments, exceeding mini-warehouse industry standards
- **Equipment Screening:** All mechanical equipment fully screened and building-mounted, eliminating visual and noise impacts

c. **Functional Building Design:** The proposed 32-foot building height (at its tallest point) accommodates:

- Climate-controlled, two-story interior storage
- Modern facility design serving demonstrated market demand
- Efficient use of land while maintaining substantial setbacks

d. Comparative Impact Analysis:

- **Standard Retail (C-1):** Would generate 200+ vehicle trips per day with a 60-foot one-story setback
- **Proposed Self-Storage:** Generates 20-30 vehicle trips per day with same 60-foot setback
- The reduced operational intensity more than compensates for the building's two-story configuration

3. Decorative Mural Panels - Illumination

The decorative laser-cut steel panels depicting floral motifs will be incorporated on street-facing building elevations (FM 3040, Old Orchard Lane, and the southwestern corner near the gateway intersection). These architectural features may include subtle internal backlighting to enhance visual interest and architectural character during evening hours, creating an attractive streetscape presence at this prominent gateway location.

We understand Building & Inspections' concerns regarding light nuisance and disability glare for motorists and have structured the PD requirements to address these concerns:

Location Restrictions

Backlit panels will be permitted ONLY on street-facing elevations. No backlit panels will be located on the north elevation or western areas adjacent to residential properties, ensuring that decorative lighting is oriented toward public roadways and not toward neighboring homes.

Design and Safety Controls

All backlighting will be designed with safety and compatibility in mind:

- Maximum 15 watts per fixture (as required for non-full cutoff fixtures per Section 98-1125(1) & (4))
- Low-intensity LED fixtures designed to prevent disability glare for motorists
- Fixtures fully recessed behind panels so direct light sources are not visible
- Light passes through decorative laser-cut openings creating diffused, artistic patterns rather than bright points of light
- Dimmable lighting system providing operational flexibility
- Building Official may impose operational hour restrictions if needed
- Photometric study will demonstrate compliance with Town lighting standards

Architectural Purpose

These panels are purely decorative architectural features, that break up large facade surfaces and add human scale and visual interest to the building. The floral motifs complement the "Orchard Flower" development theme and enhance the building's design quality at this prominent gateway corner.

Modern LED technology allows us to achieve subtle, controlled architectural accent lighting that was not feasible when the original PD was approved. This lighting will be significantly less intense than typical commercial signage and is designed to complement rather than dominate the streetscape.

Approval Process

We are committed to working collaboratively with the Building Official during site plan review to finalize lighting design, intensity levels, and operational parameters that meet Town safety standards while achieving the desired architectural effect. The photometric study will provide objective data to ensure the design prevents disability glare and minimizes off-site impacts.

This approach provides appropriate safeguards while maintaining design flexibility to achieve high-quality architectural lighting that enhances the FM 3040 corridor.

CONCLUSION

This amendment represents a significant reduction in potential impacts compared to the currently approved retail uses while providing a needed community service. The enhanced design standards, operational restrictions, and superior screening measures ensure the development will be an asset to the community and compatible with surrounding uses.

All building setbacks maintain the full 60-foot requirement, building height complies with the 35-foot maximum, and the development meets all other Town standards with only the exceptions noted above, each of which is justified by site-specific conditions and enhanced mitigation measures.

This amendment applies solely to the commercial portion of PD-120 (Lots 1 and 2, Block A, comprising approximately 2.734 acres) and does not modify or remove any existing residential standards established in Ordinance 12-12 (as amended by Ordinance 52-14, 27-18, and 25-22). All Single-Family Residential District-5 (SF-5) standards shall remain in full force and effect.

We respectfully request your favorable consideration of this application and look forward to working with Town staff, the Planning & Zoning Commission, and Town Council throughout the review process.

Respectfully submitted,

Robert O'Neal Gray II
Charco Properties, LP
Applicant

Date: November 6th, 2025

CONTACT INFORMATION

Applicant:
O'Neal Gray

Charco Properties, LP
4300 MacArthur Ave Suite 212
Dallas, TX 75209
214-724-2020
oneal@sfcinc.com
www.sfcinc.com

Engineer:

Steve Homeyer
Homeyer Engineering
972-906-9985
shomeyer@hei.us.com

Architect:

Jose Labastida
JL Building Systems, LLC
4700 Kemble St.
Fort Worth, TX 76103
817-534-6579
jose@jlbuildsys.com
www.jlbuildsys.com

Consultant:

Mark Glover, Principal
iMark Commercial
469-993-9392
mark@imarkcommercial.com
www.iMarkCommercial.com

ACCORDING TO FEMA FIRM PANEL
#48121C0545G DATED APRIL 18, 2011,
THE SUBJECT PROPERTY IS LOCATED
IN THE UNSHADED ZONE X SPECIAL
FLOOD HAZARD AREA.

EXISTING ZONING: SF5
LAND USE: HIGH DENSITY RESIDENTIAL

LOT 8
BLOCK A
ORCHARD FLOWER PHASE I
DOC. NO. 2015-367
P.R.D.C.T.

A map of the project location in Lewisville, Texas. The map shows a street grid with several streets labeled: SADDLE BROOK, MUSTANG, WENTWORTH, FLOWER MOUND, CHEROKEE, FRONTIER, FALLING WATER, BABBLING BROOK, FIRE WATER, WANDERLUST, SPRING CREEK, and VALLEY. A black arrow points to a specific location on the map, labeled 'PROJECT LOCATION'. A north arrow is located in the top left corner of the map.

VICINITY MAP
SCALE 1"=1000'

PROPERTY OWNER – LOT #1
NINEADIDEV LLC
10601 CLARENCE DR STE 250
FRISCO, TEXAS 75033
CONTACT: KRISHNA MELLAMARTHY
PHONE: 732-781-8702

PROPERTY OWNER – LOT #2
BEALL LEGACY PARTNERS, LP
5712 COLLEYVILLE BLVD STE 200
COLLEYVILLE, TEXAS 76034
CONTACT: ROBERT BEALL
PHONE: 817-399-1100

DEVELOPER
CHARCO PROPERTIES, LP
4300 MACARTHUR AVE STE 212
DALLAS, TEXAS 75029
CONTACT: O'NEAL GRAY II
PHONE: 214-724-2020

ENGINEER
HOMEYER ENGINEERING, INC
PO BOX 294527
LEWISVILLE, TEXAS 75029
CONTACT: STEVEN R. HOMEYER, PE
PHONE: 972-906-9985

PROPOSED LAND USE: MINI-WAREHOUSE

EXISTING ZONING: RETAIL (R2)
PROPOSED ZONING: PLANNED DEVELOPMENT
WITH C-1 (PD) AMENDMENT
ZONING LOT REQUIREMENTS:

	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT AREA:	NONE	119,060 SF
LOT WIDTH:	NONE	456.7 FT
FRONT YARD:	60 FT	60 FT
SIDE YARD:	60 FT	60 FT
REAR YARD:	60 FT	60 FT
LOT COVERAGE:	50% MAX	33.1%
FLOOR AREA:	NONE	118,206 SF
MAXIMUM HEIGHT:	3 STORIES	2 STORIES
	(35 FT)	(32 FT)

IMPERVIOUS AREA: 79,679 SF (66.9%)
PERVIOUS AREA: 39,381 SF (33.1%)

PARKING SPACES REQUIRED (799 UNITS @ 1 SPACE/75 UNITS) = 11 SPACES
PARKING SPACES PROVIDED = 12 SPACES
ADA PARKING SPACES REQUIRED = 1 SPACE
ADA PARKING SPACES PROVIDED = 1 SPACE

SHEET INDEX

C1	Conceptual Site Plan	LP1	Plant Schedule
C2	Preliminary Utility Plan	LP2	Landscape Notes and Specifications
C3	Preliminary Grading Plan	LP3	Landscape Details
C4	Preliminary Storm Plan	TS1	Tree Disposition Plan
C5	Preliminary Existing Drainage Area Map	TS2	Tree Disposition Details & Specifications
C6	Preliminary Proposed Drainage Area Map		
LP0	Conceptual Landscape Planting Plan	ZE	Zoning Exhibit

PREPARATION DATES
07/23/2025
08/29/2025
10/10/2025
11/06/2025

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 11/06/2025

LEGEND

<i>I.R.F.</i>	IRON ROD FOUND		POWER POLE
<i>C.I.R.F.</i>	IRON ROD FOUND		LIGHT POLE
<i>C.I.R.S.</i>	CAPPED IRON ROD SET		WATER VALVE
"X"	CUT X IN CONCRETE		SANITARY SEWER MANHOLE
<i>F.C.P.</i>	FENCE CORNER POST		FIRE HYDRANT
	ASPHALT		WATER METER
	TELEPHONE MANHOLE		BOUNDARY MONUMENT
<i>P.R.D.C.T.</i>	PLAT RECORDS DENTON COUNTY, TEXAS	<i>D.R.D.C.T.</i>	DEED RECORDS DENTON COUNTY, TEXAS
	PROPOSED PAVEMENT		PROPOSED SIDEWALK

AVIGATION NOTES:

1. EACH LOT SHALL HAVE PLACED ON IT AN AVIGATION EASEMENT, THE TERMS OF WHICH SHALL BE IN ACCORDANCE WITH TOWN ORDINANCE NO. 59-84, AS AMENDED, AND SAID EASEMENT SHALL BE FILED IN THE DEED RECORDS OF DENTON COUNTY, TEXAS. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THE PROJECT UNTIL SUCH TIME AS DEVELOPER PROVIDES WRITTEN DOCUMENTATION THAT AN AVIGATION EASEMENT AS REFERENCED HEREIN HAS BEEN PLACED ON EACH LOT AND HAS SO ENCUMBERED EACH LOT WITH SUCH EASEMENT.

2. THE AVIGATION EASEMENT AND RELEASE SHALL APPEAR ON THE FACE OF ALL APPROVED SUBDIVISION PLATS AND SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND. A COPY OF THE EASEMENT AND RELEASE THAT WILL NEED TO BE ON THE PLAT IS ATTACHED.

MASTER PLAN FEATURES

LAND USE PLAN	RETAIL USE – MINI WAREHOUSE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	NOT APPLICABLE
OPEN SPACE PLAN	NOT IN A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FM 3040 (FLOWER MOUND ROAD) – URBAN MAJOR ARTERIAL
WATER PLAN	12 INCH WATER LINE LOCATED ALONG FLOWER MOUND ROAD & OLD ORCHARD LANE
WASTEWATER PLAN	10 INCH SANITARY SEWER LINE LOCATED ALONG FLOWER MOUND ROAD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°02'48" W	32.57'
L2	S 00°23'53" E	19.46'
L3	N 85°35'14" W	43.38'
L4	N 89°56'46" W	45.42'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	267.87'	1999.86'	7°40'28"	N 82°09'34" W	267.67'

TOWN OF FLOWER MOUND NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS
8. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
9. ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.
10. NO LUMINAIRE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA.

CHARCO FM STORAGE

2.73 ACRES

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL SITE PLAN

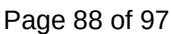
DRAWN: SRH

DATE: 06/19/25

HEI #: 25-0402

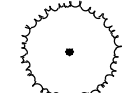
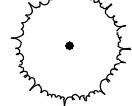
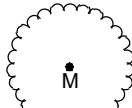
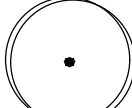
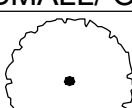
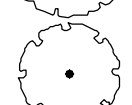
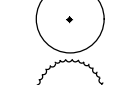
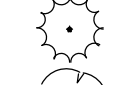
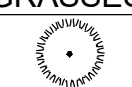
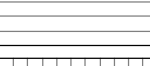
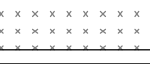
SHEET NO:

C1



\\p010000\projects\2025\charco_fm_storage - flower mound - fr_2500_1_01.dwg (10/09/25) - Charco FM Storage - Flower Mound - fr_2500_1_01.dwg (10/09/25)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
EVERGREEN TREES						
	JS	Juniperus chinensis 'Spartan' / Spartan Juniper Street Yard Tree	6' Ht.	Cont. or B&B	9	
	PP	Pinus ponderosa / Ponderosa Pine	3" Cal.	Cont. or B&B	4	
	PT	Pinus taeda / Loblolly Pine	3" Cal.	Cont. or B&B	10	
LARGE TREES						
	QM2	Quercus macrocarpa / Burr Oak Mitigation Tree	3" Cal.	Cont. or B&B	9	
	QV	Quercus virginiana / Southern Live Oak Street Buffer Tree	3" Cal.	Cont. or B&B	7	
	UC	Ulmus crassifolia / Cedar Elm Street Buffer Tree / Street Yard Tree	3" Cal.	Cont. or B&B	10	
SMALL/ ORNAMENTAL TREES						
	LI	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Street Buffer Tree / Street Yard Tree	3" Cal.	Cont. or B&B	2	
	ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia Street Buffer Tree / Street Yard Tree	3" Cal.	Cont. or B&B	2	
SHRUBS						
	HP	Hesperaloe parviflora / Red Yucca Min. 18" Ht.	5 gal.	Cont.	37	
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Min. 18" Ht.	5 gal.	Cont.	19	
	LL	Leucophyllum langmaniae 'Lynn's Legacy' / Lynn's Legacy Langman's Sage Min. 18" Ht.	5 gal.	Cont.	30	
	RC	Raphiolepis indica 'Clara' / Clara Indian Hawthorn Min. 18" Ht.	5 gal.	Cont.	10	
	R4	Rosa x 'Meidriflora' / Coral Drift® Groundcover Rose	5 gal.	Cont.	24	
	TS2	Tecoma stans / Dwarf Esperanza Min. 18" Ht.	5 gal.	Cont.	2	
GRASSES						
	BB2	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Min. 18" Ht.	5 gal.	Cont.	17	
	MCG	Muhlenbergia capillaris / Pink Muhly Grass Min 18" Ht.	5 gal.	Cont.	35	
PERENNIALS						
	AM2	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal.	Cont.	21	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	EF	Euonymus fortunei / Wintercreeper	1 gal.	Cont.	36" o.c.	94
	GL	Genista lydia / Lydia Broom	1 gal.	Cont.	36" o.c.	113
	NT	Nassella tenuissima / Mexican Feather Grass	1 gal.	Cont.	36" o.c.	153
	SGR	Salvia greggii 'Furmans Red' / Autumn Sage	1 gal.	Cont.	36" o.c.	54
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal.	Cont.	36" o.c.	113
SOD/SEED						
	SM	Blackland Prairie Seed Mix / Native American Seed (Seedsources.com)	Hydroseed			25,463 sf
	TRF	Cynodon dactylon x transvaalensis 'DT-1' / TifTuf™ Bermudagrass solid sod, staggered joints, thick and green, no gaps between sod pieces	sod			15,362 sf

BIO DIVERSITY CALCULATIONS

COMMON NAME	#TREES	SPECIES	%	GENUS	%
SPARTAN JUNIPER	9	JUNIPERUS	15.50%	CHINENSIS	15.50%
PONDEROSA PINE	4	PONDEROSA	6.80%	PINUS	24.10%
LOBLOLLY PINE	10	TAEDA	17.20%		
BURR OAK	9	MACROCARPA	15.50%	QUERCUS	34.40%
LIVE OAK	11	VIRGINIANA	18.90%		
CEDAR ELM	10	CRASSIFOLIA	17.20%	ULMUS	17.20%
CRAPE MYRTLE	3	LAGERSTROEMIA	5.10%	INDICA	5.10%
LITTLE GEM	2	GRANDIFLORA	3.40%	MAGNOLIA	3.40%
Total	58		100%		100%

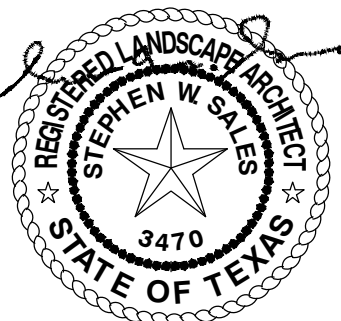
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LANDSCAPE ARCHITECTURE
LAND PLANNING • IRRIGATION DESIGN

CHARCO FM STORAGE
2.73 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANT
SCHEDULE



10/09/25

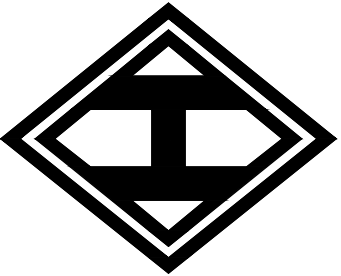
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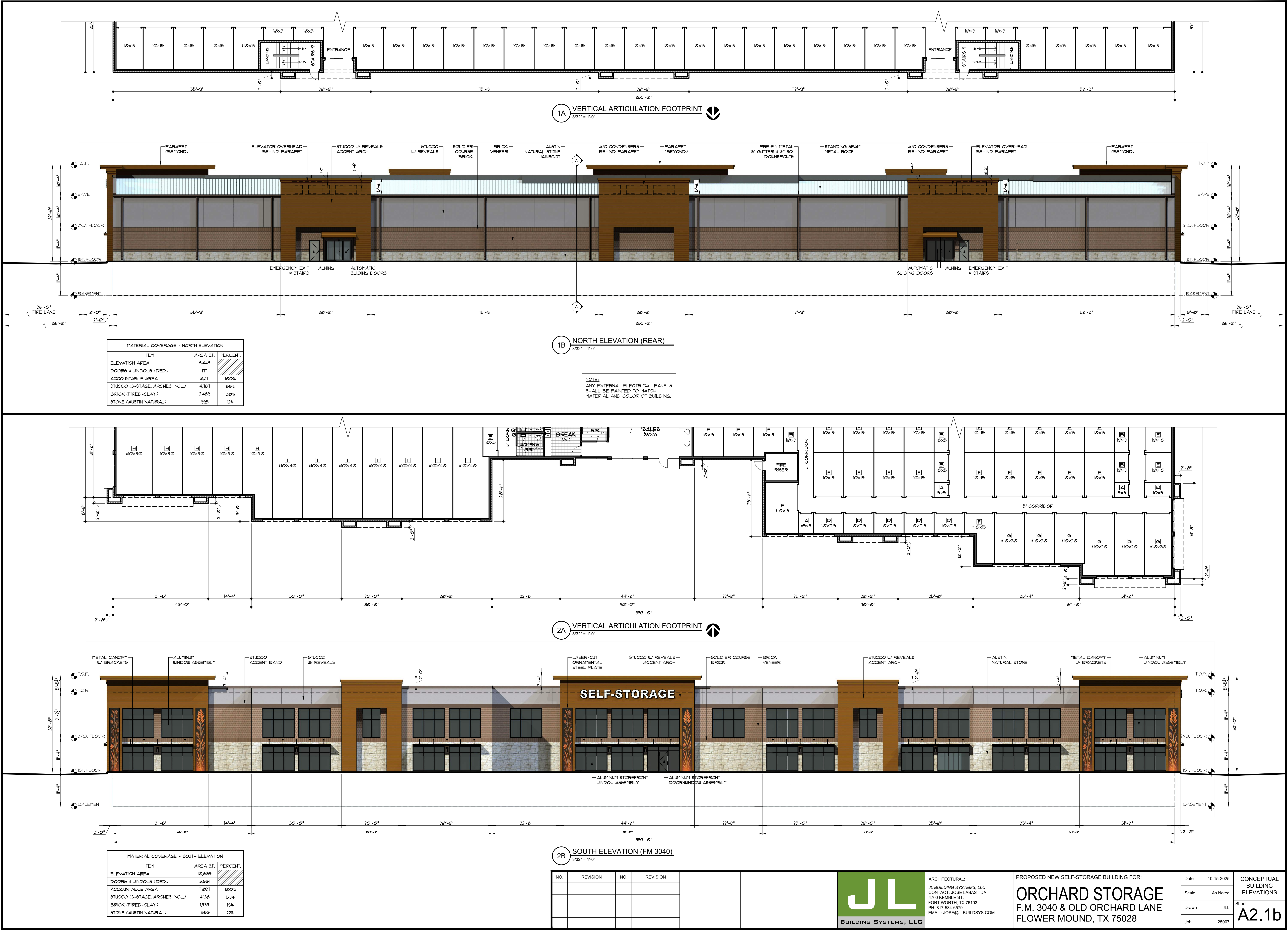
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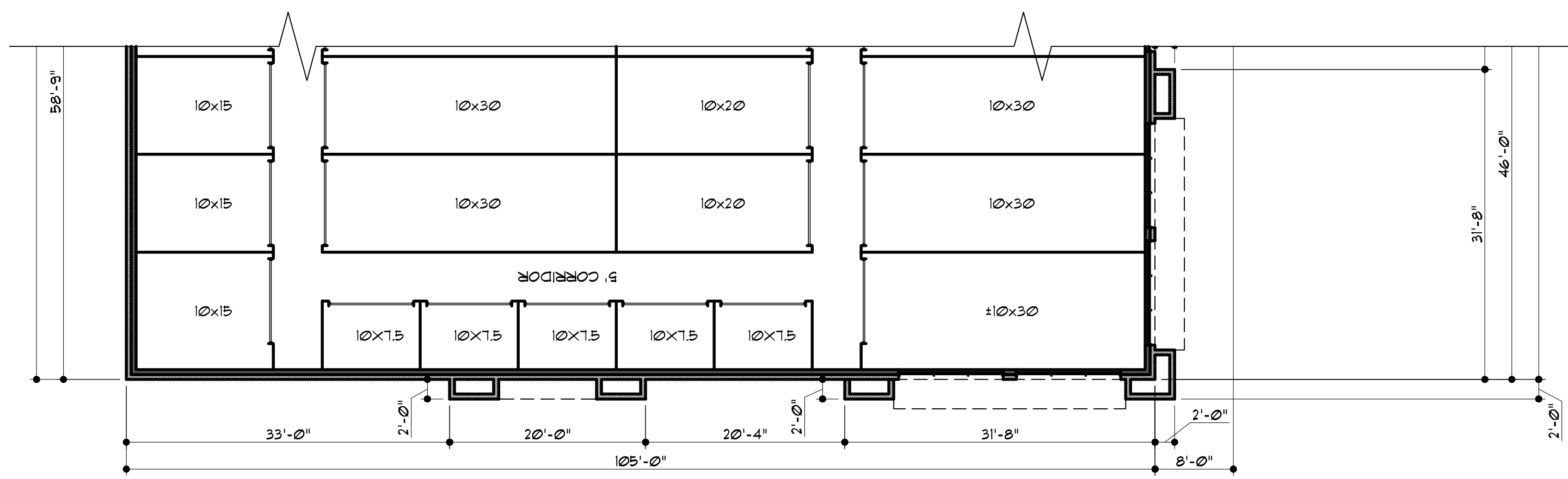
HEI #: 25-0402

SHEET NO:
LP-1

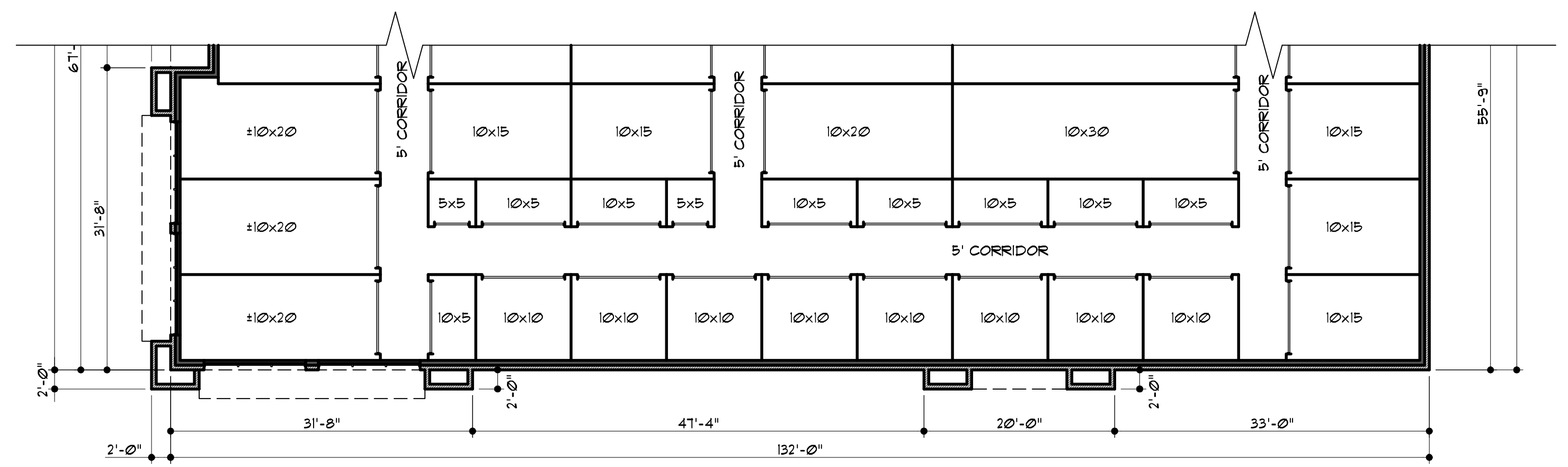
HOMEYER
ENGINEERING, INC.
ENGINEERING NO. F-8440
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM





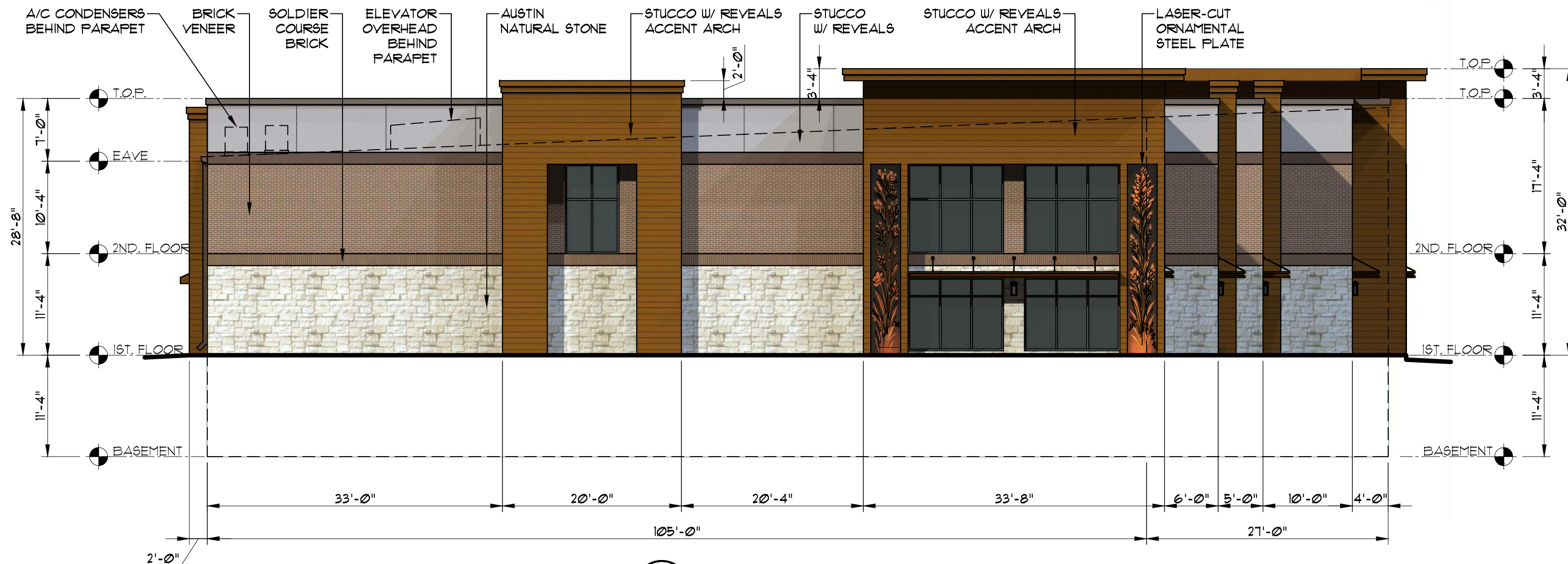


1A VERTICAL ARTICULATION FOOTPRINT
3/32" = 1'-0"

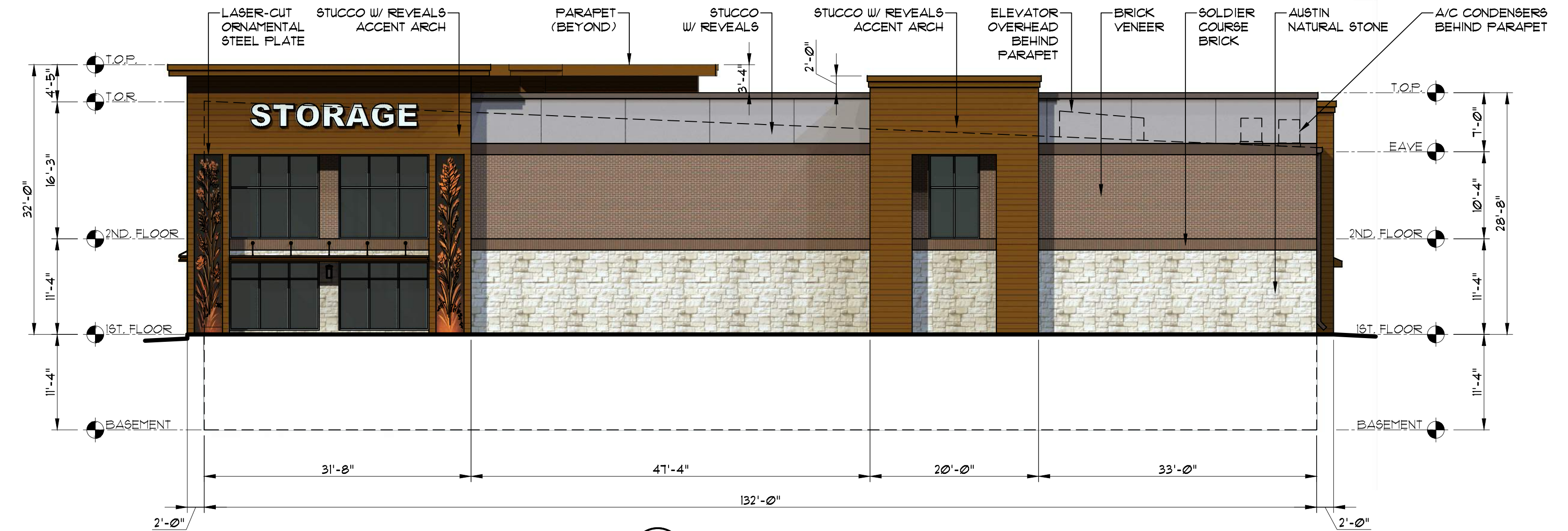


2A VERTICAL ARTICULATION FOOTPRINT
3/32" = 1'-0"

NOTE:
ANY EXTERNAL ELECTRICAL PANELS
SHALL BE PAINTED TO MATCH
MATERIAL AND COLOR OF BUILDING.



1B WEST ELEVATION
3/32" = 1'-0"

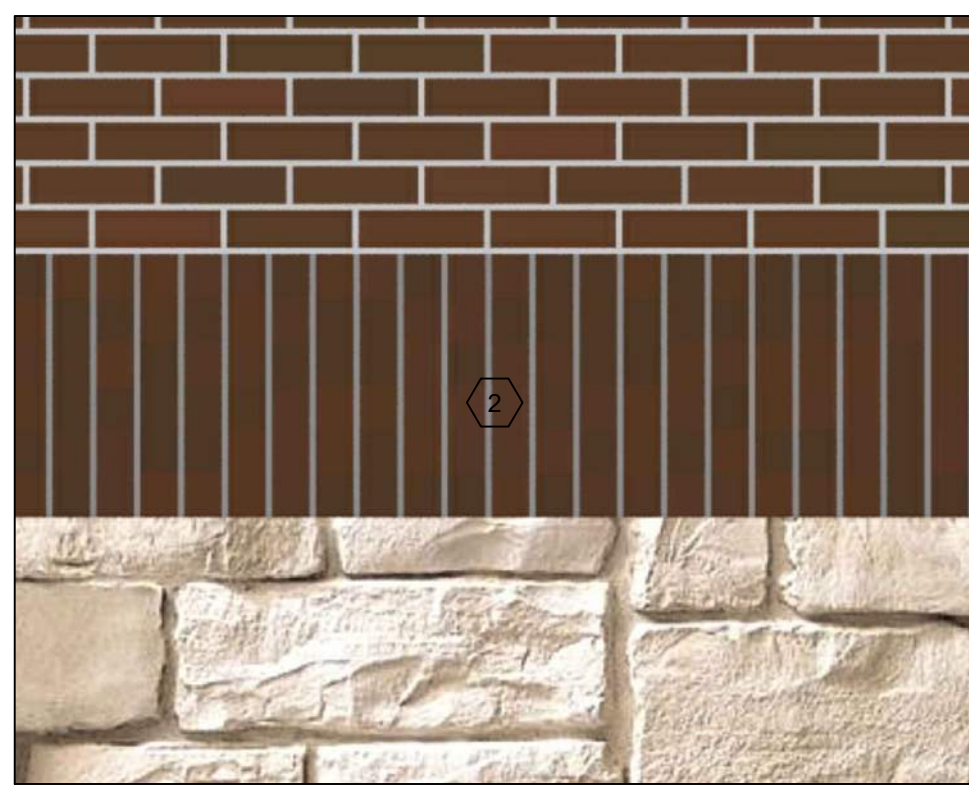


2B EAST ELEVATION (OLD ORCHARD LN.)
3/32" = 1'-0"

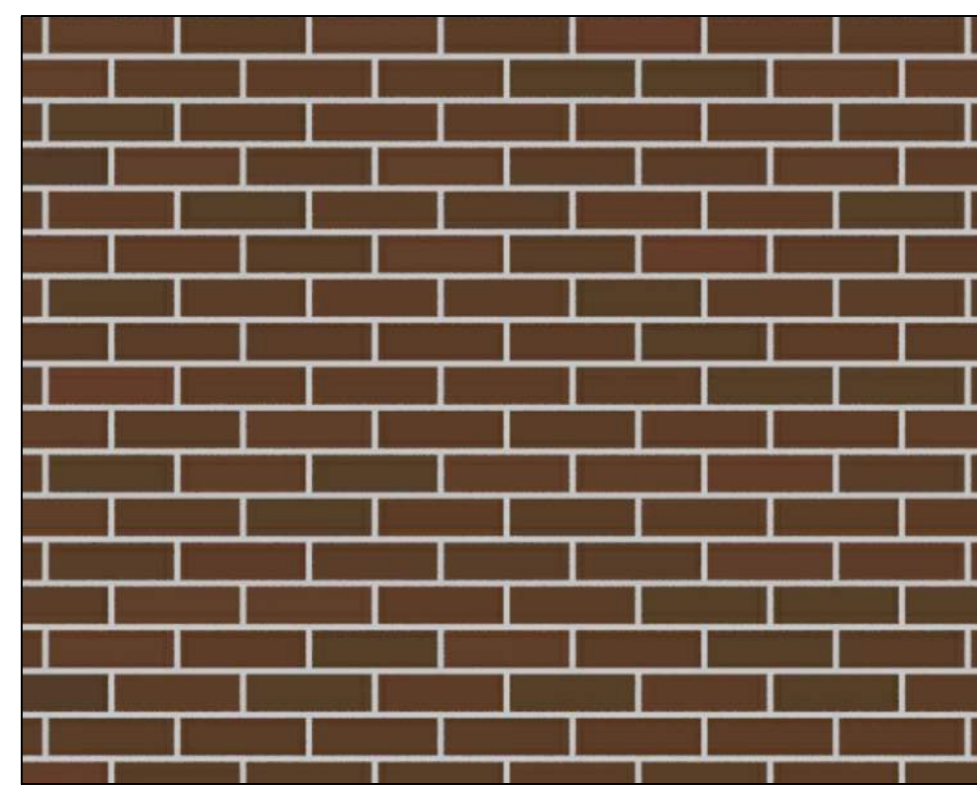
EXTERIOR BUILDING MATERIALS



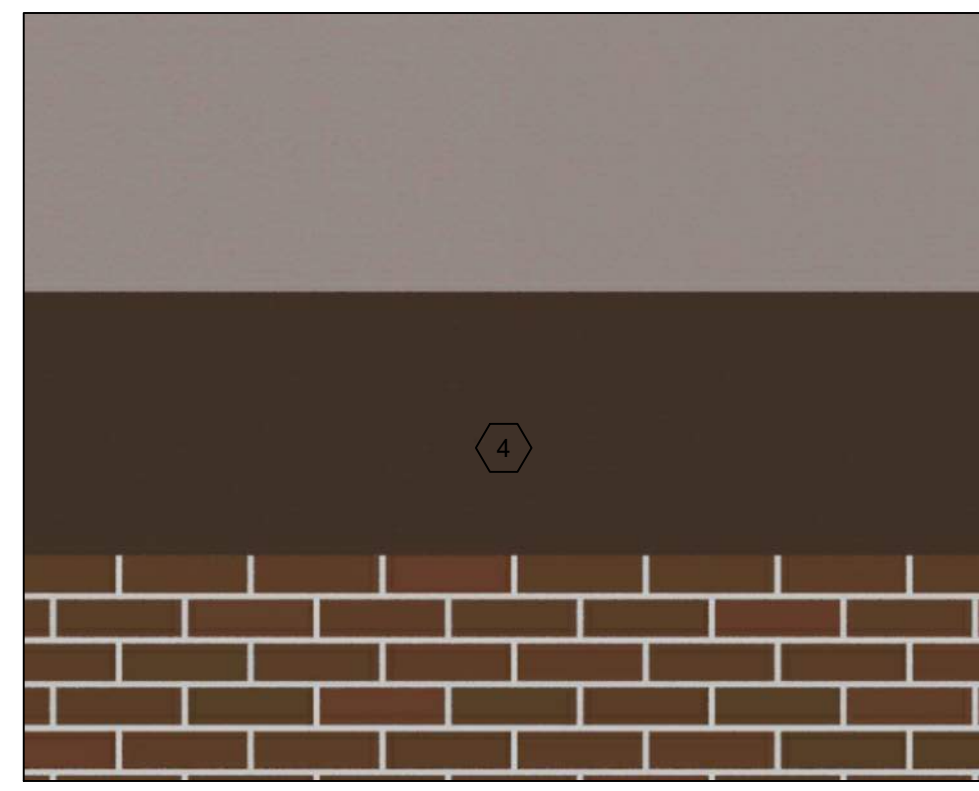
1 'AUSTIN' NATURAL STONE



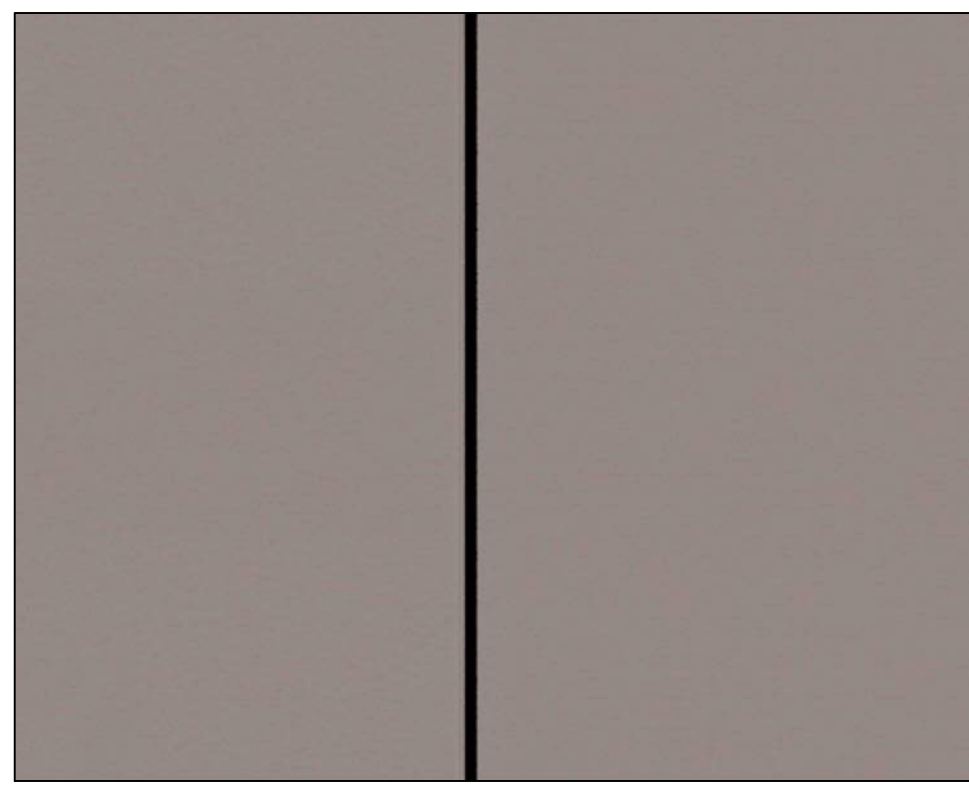
2 SOLDIER COURSE BRICK
BRAND: ACME
COLOR: CANYON BROWN



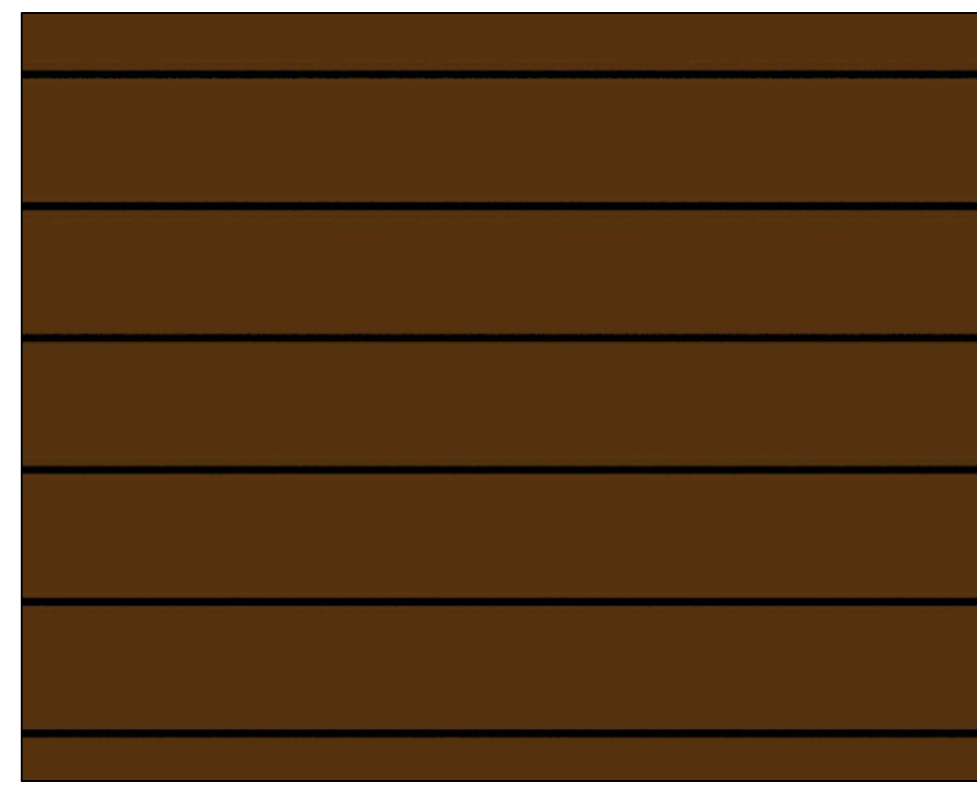
3 BRICK VENEER
BRAND: ACME
COLOR: CANYON BROWN



4 STUCCO BAND
BRAND: OMEGA
COLOR: COBBLESTONE PATH



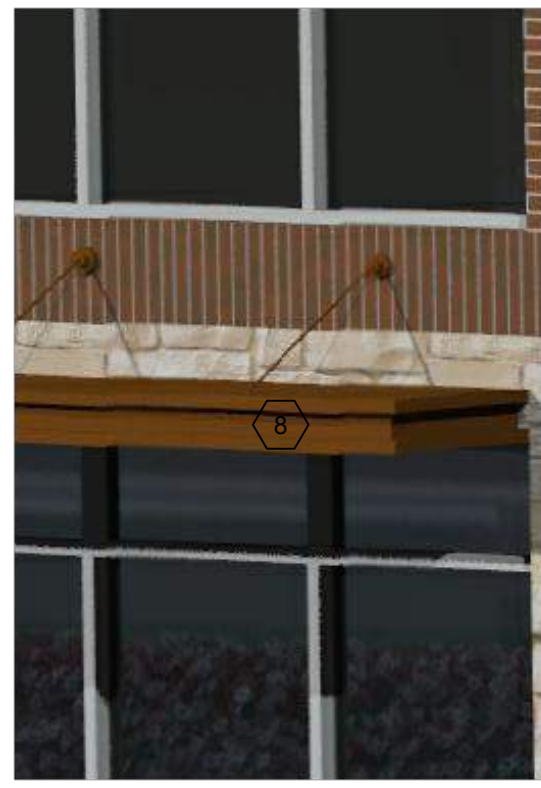
5 STUCCO W/ REVEALS
BRAND: OMEGA
COLOR: ROYAL TAUPE



6 STUCCO W/ REVEALS
BRAND: OMEGA
COLOR: COBBLESTONE PATH



7 LASER CUT STEEL
BRAND: CORTEN
COLOR: DARK RUST & ORANGE



8 METAL AWNING
BRAND: CUSTOM MADE
COLOR: COBBLESTONE PATH



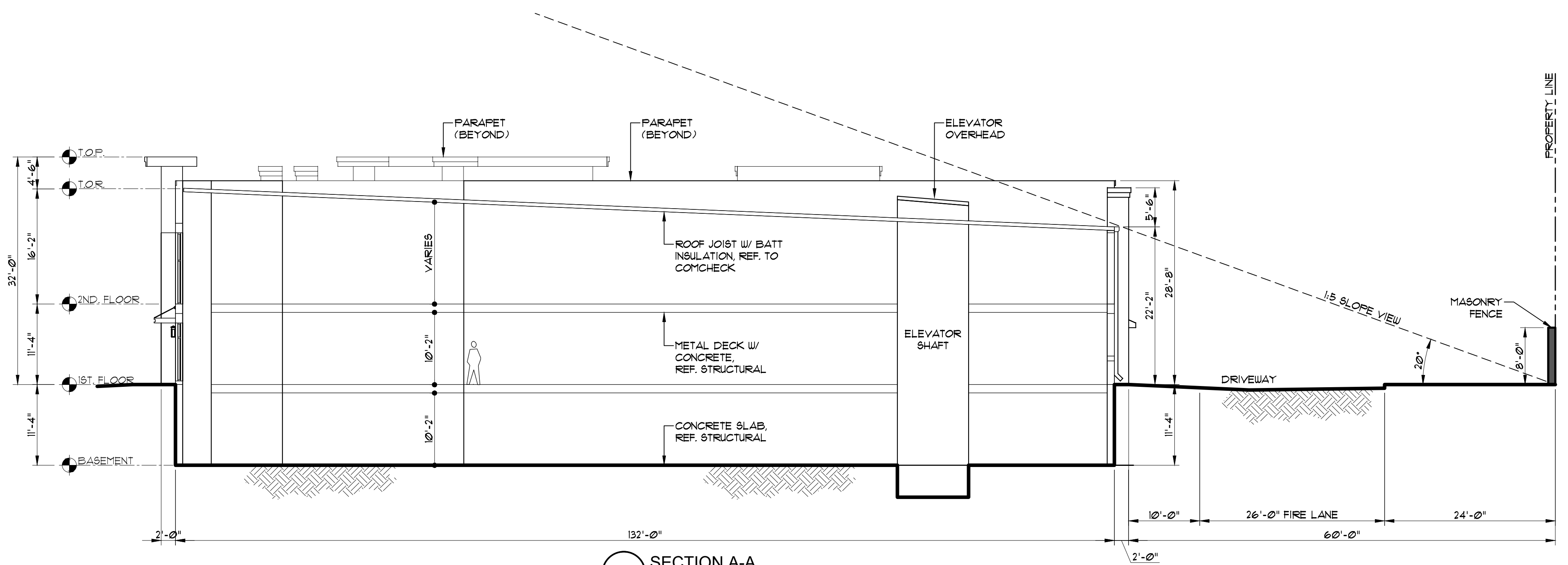
PARTIAL SOUTH ELEVATION

EXTERIOR MATERIALS LEGEND:

- 1 'AUSTIN' NATURAL STONE
- 2 SOLDIER COURSE BRICK - 'ACME' CANYON BROWN
- 3 BRICK VENEER - 'ACME' CANYON BROWN
- 4 STUCCO BAND - 'OMEGA' COBBLESTONE PATH
- 5 STUCCO W/ REVEALS - 'OMEGA' ROYAL TAUPE
- 6 STUCCO W/ REVEALS - 'OMEGA' COBBLESTONE PATH
- 7 LASER CUT ORNAMENTAL STEEL PLATE
- 8 METAL AWNING

MATERIAL COVERAGE - WEST ELEVATION		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	4,053	
DOORS & WINDOWS (DED.)	448	
ACCOUNTABLE AREA	3,611	100%
STUCCO (3-STAGE, ARCHES INCL.)	1,883	51%
BRICK (FIRED-CLAY)	882	24%
STONE (AUSTIN NATURAL)	906	25%

MATERIAL COVERAGE - EAST ELEVATION		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	4,043	
DOORS & WINDOWS (DED.)	448	
ACCOUNTABLE AREA	3,601	100%
STUCCO (3-STAGE, ARCHES INCL.)	1,617	45%
BRICK (FIRED-CLAY)	1,019	28%
STONE (AUSTIN NATURAL)	965	27%



3 SECTION A-A
3/32" = 1'-0"

NO.	REVISION	NO.	REVISION

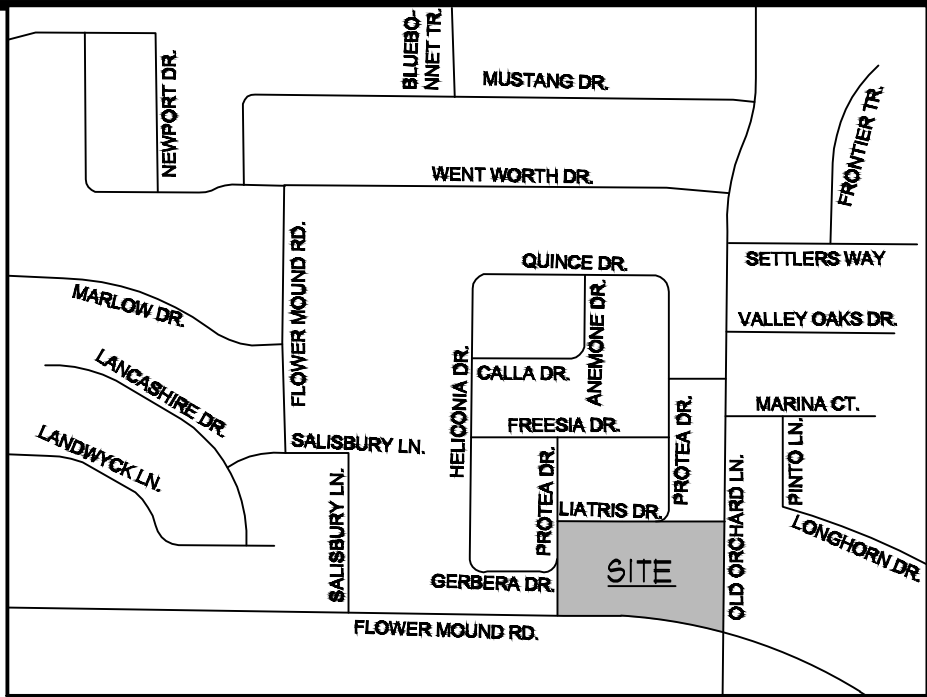


ARCHITECTURAL:
JL BUILDING SYSTEMS, LLC
CONTACT: JOSE LABASTIDA
4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
EMAIL: JOSE@JLBUILDSYS.COM

PROPOSED NEW SELF-STORAGE BUILDING FOR:
ORCHARD STORAGE
F.M. 3040 & OLD ORCHARD LANE
FLOWER MOUND, TX 75028

Date: 10-15-2025
Scale: As Noted
Drawn: JLL
Job: 25007

CONCEPTUAL
BUILDING
ELEVATIONS
Sheet:
A2.2b



0 VICINITY MAP
NOT TO SCALE



1 SE PERSPECTIVE VIEW
NOT TO SCALE

- NOTES:
1. ANY EXTERNAL ELECTRICAL PANELS SHALL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
 2. TREES AND SHRUBS ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR SPECIFIC REQUIREMENTS.
 3. REFER TO EXTERIOR BUILDING MATERIALS' SCHEDULE FOR BRAND AND ADDITIONAL INFORMATION.



2 SW PERSPECTIVE VIEW
NOT TO SCALE

NO.	REVISION

PROPOSED NEW BUILDING FOR:
ORCHARD STORAGE
F.M. 3040 & OLD ORCHARD LANE
FLOWER MOUND, TX 75028

4700 KEMBLE ST.,
FORT WORTH, TX 76103
PH: 817-336-6579
FAX: 817-336-5565
WWW.JLBUILDSYS.COM



CONCEPTUAL
RENDERINGS

Date	10-15-2025
Scale	As Noted
Drawn	JLL
Job	25007
Sheet	

A0.3

Exhibit "B"

Development Standards

A. Single-Family Residential District-5 (SF-5) Uses

All Single-Family Residential District-5 (SF-5) standards established in Ordinance 12-12 (as amended by Ordinance 52-14, 27-18, and 25-22) shall remain in full force and effect, including but not limited to:

1. Permitted, Specific, and Temporary Uses
2. Minimum and maximum dimensions (lot area, width, floor area, yards, coverage, height)
3. Open space amenity requirements
4. Pedestrian connectivity standards
5. Residential fencing standards
6. Retention/detention pond requirements
7. All other miscellaneous residential standards

This PD amendment does not modify or remove any residential standards from the existing PD-120.

B. Commercial District-1 (C-1) Uses

Development of the commercial area designated on the Concept Plan, attached hereto as Exhibit "C," comprising approximately 2.734 acres (Lots 1 and 2, Block A), shall be in compliance with all regulations applicable to Commercial District-1 (C-1) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. Permitted Uses: All uses permitted in the C-1 district per Section 98-1071 of the Town's Land Development Regulations, except the following prohibited uses: alcoholic beverage establishment, animal control facility, mortuary or funeral home, pet store, restaurant fast food and theater; with mini-warehouse (self-service storage facility) as a permitted use through this PD.

2. Specific Uses: Mini-warehouse (self-service storage facility) is the only use permitted through Specific Use Permit for this PD. This PD amendment shall serve as the required Specific Use Permit (SUP) for mini-warehouse, subject to the following conditions:

- a. All storage units shall be fully enclosed within buildings
- b. No outdoor storage of vehicles, boats, RVs, or equipment permitted
- c. No truck or trailer rental operations unless separately approved by SUP
- d. Customer access through electronic gates shall be limited to 6:00 AM to 10:00 PM daily unless otherwise approved by the Town Manager
- e. The use shall comply with all other conditions set forth in this ordinance

3. Temporary Uses: Only the following temporary uses may be permitted subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":

- a. Building material yard and construction office
- b. Field office, temporary

c. Asphalt/concrete batch plant, temporary, subject to section 98-974

4. Minimum and maximum dimensions:

- i. Minimum lot area: No minimum
- ii. Minimum lot width: No minimum
- iii. Minimum floor area per unit: No minimum
- iv. Minimum front yard: Minimum 60 feet from FM 3040
- v. Minimum side yard (north, adjacent to residential): Minimum 60 feet
- vi. Minimum side yard (west): Minimum 60 feet
- vii. Minimum side yard (east): Minimum 60 feet
- viii. Minimum rear yard: 15 feet
- ix. Maximum lot coverage: 50 percent
- x. Maximum floor area ratio: 1:1
- xi. Maximum height: 35 feet or 3 stories, whichever is less

C. PROHIBITED USES

Any use not indicated within the lists of Permitted Uses, Specific Uses, or Temporary Uses in Paragraph B above shall not be permitted within this Planned Development District.

D. Architectural Standards

Development of Planned Development District No. 120 (PD-120) is subject to the Town's Urban Design Plan and the following specific building component elements:

1. Building Material Standards:

- a. A minimum of 80% of the building wall area (not including doors and windows) on any elevation shall be of a primary masonry identified within the Town's Urban Design Plan, including stucco. Up to 20% of any wall surface material on any elevation may be fiber cement board, cementitious plaster, E.I.F.S., CMU, or a combination of all.
- b. The use of exposed standard concrete shall not be utilized for any elevation.
- c. Unpainted metal, galvanized metal, or metal subject to rusting shall not be used. All exposed metals shall have a factory-applied finish, if available.
- d. Not more than 15% of any elevation shall be comprised of a color that is not considered an earth or wood tone.

2. Mini-warehouse Specific Architectural Standards:

- a. All building elevations shall comply with Chapter 98 Division 8 Exterior Building Material requirements
- b. Roll-up doors to be oriented away from public view and substantially screened from adjacent streets and residential areas. Doors integrated into building façades or visible incidentally through architectural glazing should be treated in a way that maintains consistency with the overall design intent.
- c. Building facades shall include articulation through offsets, pilasters, decorative banding, or changes in material texture/color
- d. Rooftop mechanical equipment shall be completely screened from view per Section 82-273

e. All exterior lighting shall be full cut-off fixtures with no light spillage onto adjacent residential properties

E. Landscape Standards

1. General Requirements: Landscaping shall be in accordance with the landscape ordinance as amended, and the Town's Urban Design Plan.

2. Gateway Corner Enhanced Landscaping: Enhanced landscaping at the southeast gateway corner (intersection of FM 3040 and Old Orchard Lane) shall incorporate various elements of the Town's Median and Right of Way Design Guidelines

3. Compatibility Buffer:

a. A 23.5-foot compatibility landscape buffer shall be provided along the western and northern property lines where the site abuts residential uses

b. Buffer landscaping shall include:

- Native shade trees (minimum 3-inch caliper) at a ratio of one tree per 400 square feet within the buffer area
- Additional evergreen trees for enhanced year-round screening
- All plant materials from the Town's approved plant list per Section 94-242

4. Street Buffers:

a. 25-foot buffer along FM 3040

b. Standard buffer along Old Orchard Lane per code

5. Parking Area Trees:

a. One tree per 400 square feet of parking area

b. Minimum 162 square feet landscaped area per tree

c. All parking spaces shall be within 50 feet of a tree

6. Dumpster Screening: Dumpster(s) shall be located on the west side of the property behind secured gates with enclosure per Section 82-272. The dumpster will be screened from adjacent residential properties by the six-foot masonry wall required along the western property line.

F. Miscellaneous Standards

1. Any use utilizing a drive-through facility shall be subject to Section 82-82 of the Town's Land Development Regulations as amended, at the time of the site plan submittal.

2. Open Space Amenity and Pedestrian connectivity requirements:

a. Town required eight-foot wide trail shall be provided along FM 3040 and Old Orchard Lane

b. Internal sidewalks shall be provided that establish connection from the trail to the building

3. Site retaining wall requirements: All site retaining walls shall utilize stacked stone, stone veneer, cut stone, or faux stone that complements the material standards and colors for the development.

4. 4. Access Requirements:

- a) A Public and Mutual Access Easement was recorded with Denton County on November 13, 2018 as Instrument No. 132890, providing cross-access to adjacent properties to the west.
- b) As part of the replat process for this development, the easement shall be abandoned or modified to permit a gated emergency-only access connection to the west, subject to Fire Marshal approval and Town approval.
- c) Public vehicular cross-access through this connection shall not be required.

5. Monument signage at Gateway corner: At the time of record plat for the non-residential portion, an easement measuring 20 feet by 20 feet (20' x 20') shall be provided at the southeast corner of the site as depicted on Exhibit "C" (Concept Plan) for a future Town Gateway Monument sign.

6. Fencing standards:

- a. A six-foot (6') tall masonry screening wall shall be constructed along the north and west property lines where the site abuts existing residential uses. Fencing along all other property lines is optional and, if provided, shall comply with Town regulations.

7. Phasing requirements: If the development of Planned Development District No. 120 (PD-120) includes phasing of any nature, such phasing shall be detailed in the subsequent development application, be it a Development Plan, Record Plat, or a Site Plan.

G. Exceptions and Variances

The following exceptions shall be granted with the approval of Planned Development District No. 120 (PD-120):

1. Modify the compatibility setback standards. For buildings two stories or greater, a setback of five feet for every one foot of building height must be provided. The applicant is requesting to require a minimum 60' setback. Based on the conceptual plans, the building would typically require a setback of 160'.

All previously granted exceptions in Ordinance Nos. 12-12, 52-14, 27-18, and 25-22 not specifically modified herein shall remain in effect.

H. Signage Standards

1. All signage shall comply with Chapter 86 of the Town Code, with the following provisions:
 - a. Maximum two monument signs permitted - one on FM 3040 and one on Old Orchard Lane
 - b. No wall signage on building elevations facing residential properties (north and west)

2. Decorative laser-cut steel panels: The project shall incorporate decorative laser-cut steel mural panels depicting floral motifs on exterior facades as shown on approved elevations. These panels may incorporate internal backlighting on street-facing elevations (south, east, and southwestern corner), subject to the following:

- a) No backlit panels shall be located on the north elevation or western areas adjacent to residential properties
- b) Backlighting design and intensity shall comply with Section 98-1125(1) & (4) and be subject to Building Official approval, and shall:
 - i. Not exceed 15 watts per fixture (as non-full cutoff fixtures)
 - ii. Utilize low-intensity LED fixtures that prevent disability glare
 - iii. Be fully recessed behind panels and not directly visible
 - iv. Minimize off-site light spillage
 - v. Include dimming capability
- c) A photometric study shall be submitted with the site plan application demonstrating compliance with Town lighting standards
- d) The Building Official may impose operational hour restrictions if necessary to prevent light nuisance
- e) These panels shall be reviewed and approved as murals under the Town's sign regulations