

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

12/13/2021

FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

6:30 P.M.

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
.....

Please silence or turn off all electronic devices.

Meeting participants may be asked to wait in the lobby until their name is called.

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

To speak to the Planning & Zoning Commission during public comment, please fill out a comment form which is located in the lobby near Jody Smith Hall.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired.
- Please state your name and address when speaking.

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

E. NOVEMBER APATX CONFERENCE FOLLOW-UP

F. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chair and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

G. DIRECTOR'S REPORT

1. Coordination of Calendars
2. Development Update
3. Work Sessions on Development Map

H. CONSENT ITEMS

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 November 8, 2021: Consider approval of the minutes of the November 8, 2021, Planning and Zoning Commission Regular Session.
2. RP21-0005 – Restoration Addition, Lots 1R & 2, Block 1: Consider a request for a Replat (RP21-0005 – Restoration Addition, Lots 1R & 2, Block 1) to create a non-residential subdivision. The property is generally located east of Long Prairie Road and north of Forest Vista Drive.

I. REGULAR ITEMS

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.

3. SUP21-0005 – Bosco Boat Dealership SUP-472: Public Hearing to consider an ordinance granting Specific Use Permit No. 472 (SUP21-0005 – Bosco Boat Dealership) to permit inclusion of Retail, general (outdoors) use for a boat dealership within an existing car dealership facility. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.
4. ZPD21-0013 – Orchard Flower PD-120: Public Hearing to consider an ordinance for rezoning (ZPD21-0013 – Orchard Flower) to amend Planned Development No. 120 (PD-120) with Single-Family District-5 (SF-5) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion and modify the development standards, with an amendment to the previously approved exception to Sec 82-303 for the compatibility setback, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.
5. SUP21-0006 – Lusk Lane Soccer Park SUP-470: This item was noticed for a public hearing and consideration by the Planning & Zoning Commission. On Friday, December 3, 2021, the application withdrew the project entirely.
6. MISC21-0001 – Lusk Lane Soccer Park Outdoor Lighting Waiver: This item was noticed for a public hearing and consideration by the Planning & Zoning Commission. On Friday, December 3, 2021, the application withdrew the project entirely.

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.

J. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

- a. Discussion of Whyburn Addition: ZPD21-0015

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: December 9, 2021, at 4:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at 972-874-6350.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: December 13, 2021

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the November 8, 2021, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on November 8, 2021.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF NOVEMBER 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:32 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Brad Ruthrauff	Commissioner, Place 1
Robbie Cox	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Jason Hobbs	Commissioner, Place 8
Brady Kilpper	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

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

A. CALL REGULAR SESSION TO ORDER: 6:32 P.M.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Administrative Note: Chair Ruthrauff changed the order of the original posted Agenda and moved Public Comment after the Director's Report.

D. FUTURE AGENDA ITEMS

None

E. DIRECTOR'S REPORT

1. Agenda Clarification by Lexin Murphy - Director of Planning Services, regarding Regular Item #2: DP21-0001 – Estuary Pointe
2. Training Opportunities

F. PUBLIC COMMENT

Regarding Agenda Item #2: DP21-0001 - Estuary Pointe

Elaine Barry, 5357 Harbor View Drive; development concerns

Lewis Bird, 1801 Deer Path; development concerns (time donated by Norman Chang)

Norman Chang, 1705 Deer Path; (time donated to Lewis Bird)

Regarding Work Session Item #B: ZPD21-0014 – Cross Timbers Business Park

Chris Withrow, 11490 Misty Ridge Drive; In Opposition (spoke)

Tamra Jolly, 1407 Tumbleweed Trail, Northlake; In Opposition (spoke)

Melanie Bostick, 11383 Misty Ridge Drive; In Opposition (spoke)

Maria Brown, 6709 Canyon Oak Court; In Opposition (spoke)

Ashley Lopez, 7101 Broomsedge Drive, Argyle; In Opposition (spoke)

Lauren Goodman, 7017 Broomsedge Drive, Argyle; In Opposition (spoke)

Clarence Davis, 6379 Prairie Brush Trail; In Opposition (spoke)

Anthony D'Aliso, 11395 Misty Ridge Drive; In Opposition (spoke)

Nicole Allen, 11504 Feather Reed Road; In Opposition (spoke)

Elaine Barry, 5357 Harbor View Drive; In Opposition (spoke)

Denise D'Aliso, 11395 Misty Ridge Drive; In Opposition (did not speak)

John Damore, 3906 White Oak Court; In Opposition (did not speak)

Jackie Saxon, 5113 High Ridge Trail; In Opposition (did not speak)

James Saxon, 5113 High Ridge Trail; In Opposition (did not speak)

Caleb Brown, 6709 Canyon Oak Court, Argyle; In Opposition (did not speak)

Joshua Bostick, 11383 Misty Ridge Drive; In Opposition (did not speak)

Tracey Villalon-Arriaga, 10913 Smoky Oak Trail; In Opposition (did not speak)

Lori Villalon-Arriaga, 10913 Smoky Oak Trail; In Opposition (did not speak)

Heidi Schultz-Berns, 6612 Dolan Falls; In Opposition (did not speak)

Rick Berns, 6612 Dolan Falls; In Opposition (did not speak)

Dave Aistrup, 6641 Elderberry Way; In Opposition (did not speak)

Pat Aistrup, 6641 Elderberry Way; In Opposition (did not speak)

Mary Puniac, 11617 Cedar Grove; In Opposition (did not speak)

Angela Hammard, 1709 Twistleaf Road, Northlake; In Opposition (did not speak)

Jodi Sealy, 6408 Prairie Brush Trail; In Opposition (did not speak)

G. CONSENT ITEMS

1. **Consider approval of the minutes of the October 25, 2021, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Naylor moved to approve Consent Item 1. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Werner, Naylor, Cox, Wilson, Gilmore

NAYS: None

The motion to approve passed by a vote of 6 to 0.

H. REGULAR ITEMS

2. Consider a request for a Development Plan (DP21-0001 – Estuary Pointe) to develop a residential subdivision. The property is generally located south of Meadow Lark and east of Deer Path.

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Sam Knight, Teague Nall & Perkins; present for questions, no presentation
Justin Welborn, Our Country Homes/Beaten Path Development; present for questions
Dustin Austin, Our Country Homes/Beaten Path Development; present for questions

Commission Deliberation

Commissioner Gilmore moved to recommend approval of DP21-0001 – Estuary Pointe, as presented. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

AYES: Gilmore, Wilson, Cox, Naylor, Werner, Wells

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

3. Public Hearing to consider an ordinance amending the zoning (Z21-0003 – Dixon Park) from Agricultural District (A) uses to Single Family District-15 (SF-15) uses. The property is generally located south of Dixon Lane and east of Windridge Lane.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Mike Boswell, Toll Brothers
Kristie Wyman, Dixon Property Family Trustee

Spoke In Favor:

Doug Fulmer 5313 Townsend Drive; does have drainage concerns

Spoke In Opposition:

Philip Twigge, 5809 Lavon Drive (spoke during Public Comment)
Kristie Callis 5813 Lavon Drive; drainage, wildlife, rooftops, fence, and traffic concerns
Richard Warrell 5817 Lavon Drive; watershed and fencing concerns
Dean Bradshear, 2550 Waketon Road; drainage concerns

In Opposition, Did Not Wish To Speak:

Charles Redlinger, [REDACTED]

Questions of Informational Nature or Concerns:

Steve Koehler; 5900 Windridge Lane; drainage concerns
Brent Laurie, 5717 Lavon Drive; trees, pond, and fence concerns
Jody Vise, 5705 Lavon Drive; drainage and tree concerns

Commission Deliberation

Vice-Chair Cox moved to recommend approval of Z21-0003 – Dixon Park, as presented.
Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Werner, Naylor, Cox, Wilson, Gilmore

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

4. Consider a request for a Development Plan (DP21-0004 – Dixon Park) to develop a residential subdivision. The property is generally located south of Dixon Lane and east of Windridge Lane.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Mike Boswell, Toll Brothers
Kristie Wyman, Dixon Property Family Trustee

Commission Deliberation

Vice-Chair Cox moved to recommend approval of DP21-0004 – Dixon Park, as presented.
Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Gilmore, Wilson, Cox, Naylor, Werner, Wells

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

[9:45 P.M. - Chair Ruthrauff called for a break from Regular Session]

[9:58 P.M. – The Planning & Zoning Commission reconvened into Regular Session]

- 5. Public Hearing to consider an ordinance amending the zoning (Z21-0004 – Sethi Property – Waketon Road) from Agricultural District (A) uses to Single Family-15 (SF-15) uses. The property is generally located north of Waketon Road and east of Timber Way.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Doug Powell, McAdams

Spoke In Favor:

None

Spoke In Opposition:

Dean Bradshear 2550 Waketon Road (spoke during Public Comment & Public Hearing)

Commission Deliberation

Commissioner Naylor moved to recommend approval of Z21-0004 – Sethi Property – Waketon Road, as presented. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Werner, Naylor, Cox, Wilson, Gilmore

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

- 6. Public Hearing to consider an ordinance amending the zoning (Z21-0006 – Caldwell Court) from Agricultural District (A) to Single Family District-10 (SF-10). The property is generally located east of Morriss Road and north of Cortadera Street.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Steve Homeyer, Homeyer Engineering; present for questions, no presentation

Spoke In Favor:

Don Shields 1358 Cortadera Court; access in/out of development concerns
Wanda Miller 3819 Magnolia Court

Spoke In Opposition:

Joe Eckart, 1904 Wisteria Court; drainage concerns (spoke during Public Comment)
Richard Chamberlain, 1912 Wisteria Court; drainage concerns (spoke during Public Comment)

In Opposition, Did Not Wish To Speak:

Deborah Chamberlain, 1912 Wisteria Court

Commission Deliberation

Vice-Chair Cox moved to recommend approval of Z21-0006 – Caldwell Court, as presented. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Gilmore, Wilson, Cox, Naylor, Werner, Wells

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

I. ADJOURNMENT – REGULAR SESSION: 10:38 P.M.

i. CALL TO ORDER WORK SESSION: 10:38 P.M.

- a. Silveron Park PD-171: ZPD18-0014
 - Staff Presentation: Chuck Russell, Principal Planner
 - Applicant Presentation: Taylor Fields, Thompson Realty Capital
Randi Rivera, McAdams
Doug Powell, McAdams
- b. Cross Timbers Business Park: ZPD21-0014
 - Staff Presentation: Claire Barnes, Planner
 - Applicant Presentation: Brad Cooper, Crow Holdings Industrial
Dan Gallagher, Kimley-Horn
Kendra Stephenson, Portmanteau Consulting

The work session was closed at 1:35 A.M. on Tuesday, November 9, 2021.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

CONSENT ITEM

DATE: December 13, 2021

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Replat (RP21-0005- Restoration Addition, Lots 1R & 2, Block 1) to create a non-residential subdivision. The property is generally located east of Long Prairie Road and north of Forest Vista Drive.**

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 replat Lot 1, Block 1 of the Restoration Addition into two lots to allow for future development on the newly created Lot 2. Staff is currently reviewing a site plan (SP21-0009) application for a medical office building that will be placed on a future Planning and Zoning Commission meeting agenda upon completion of staff review. The property is located within Planned Development 15 (PD-15) with Office District (O) uses. The subject property is approximately 7.024 acres. Lot 1R is developed with a Church.

Access to the lots will be from Long Prairie Road and Forest Vista Drive. The attached replat provides for all required setbacks and easements. The plat also abandons certain easements that were established by previous plats.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

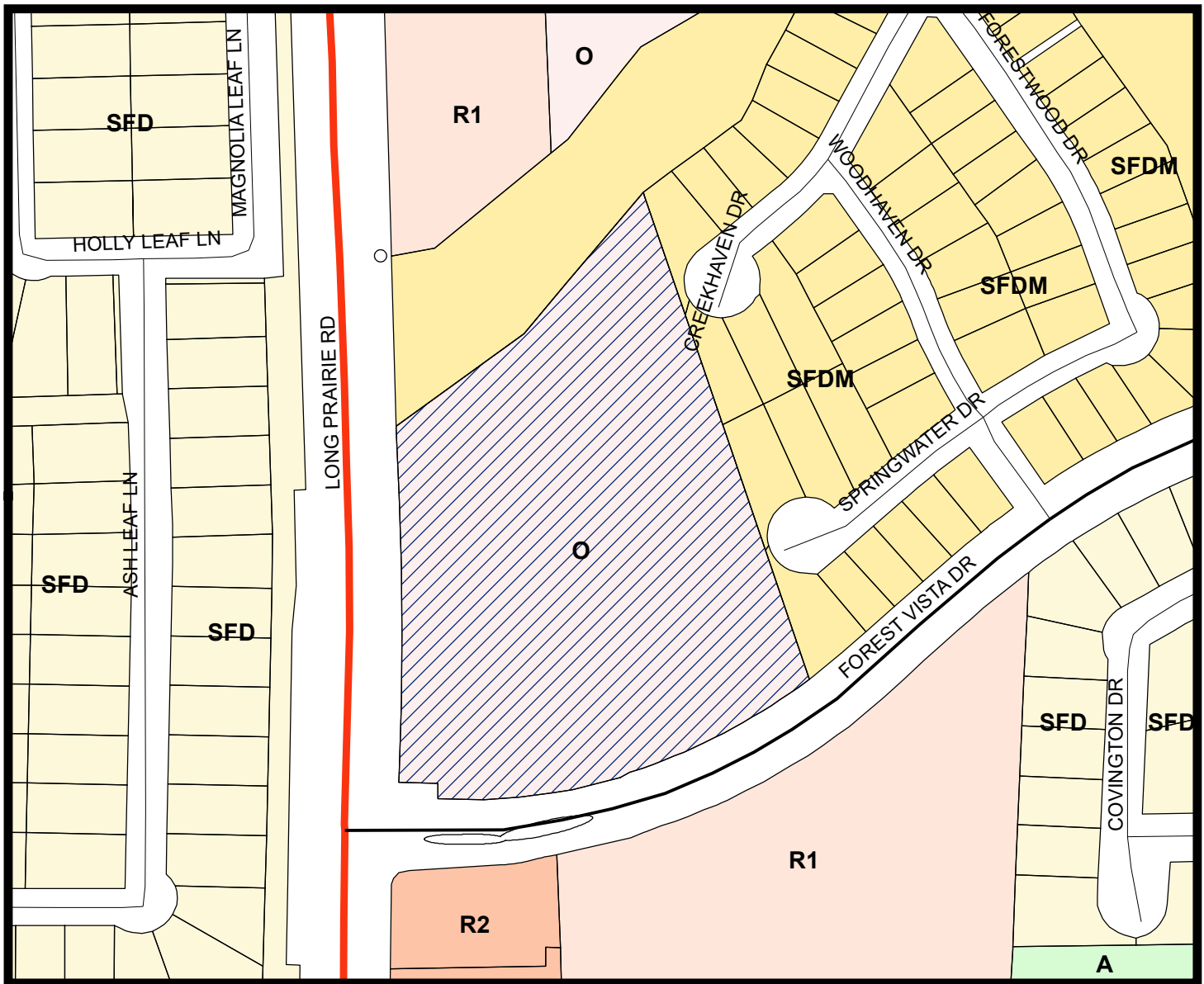
B. Application Details

1. Replat Package

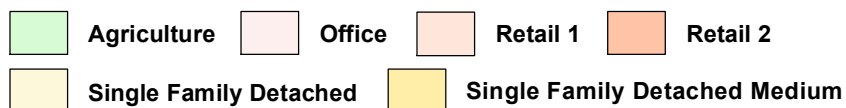


Vicinity Map

Reference Project: RP21-0005

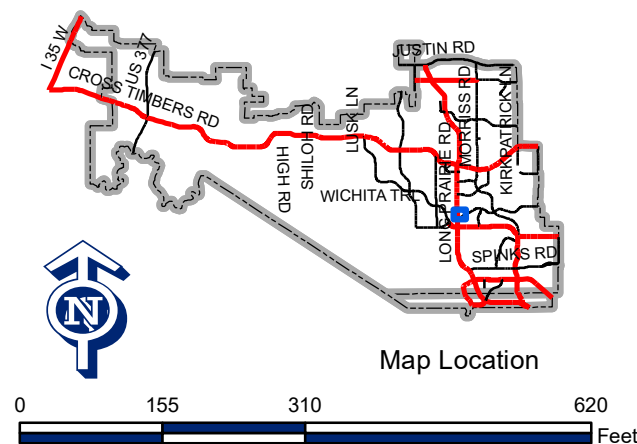


LEGEND



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

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



Map Location



KEN ROGERS
DICK S. JONES
LAND SURVEYORS L.P. REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 8873 • FORT WORTH, TX 76124-0873 • METRO 429-0194 • (817) 446-3405 • FAX (817) 446-5488

May 11, 2021

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

Re: Replat of Lot 1, Restoration Addition

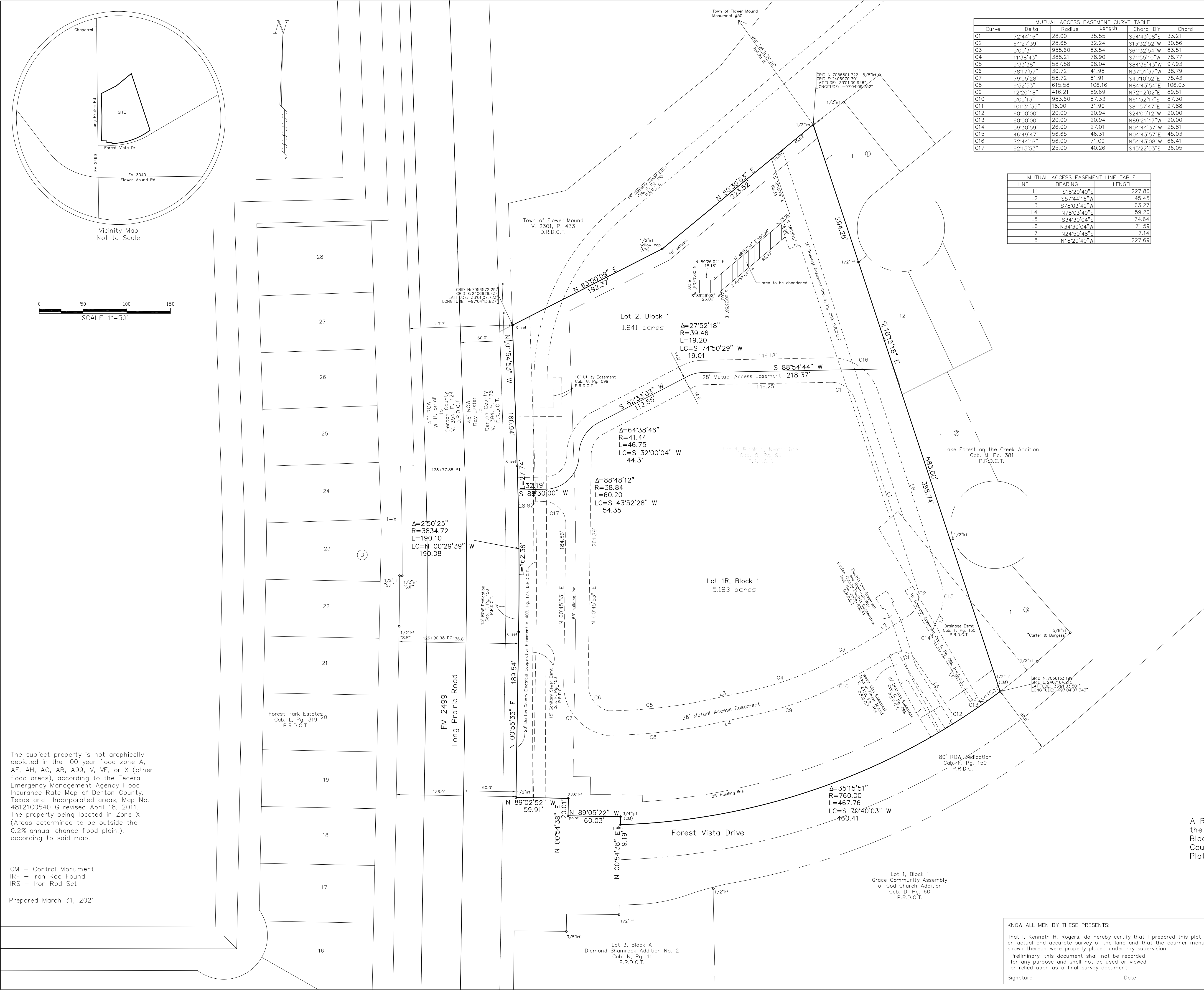
I, Jerram Froese, Moderator, Creekwood Christian Church Board, am notifying the Town of Flower Mound of our intent to replat our property.

Our current lot is Lot 1, Block 1, Restoration, recorded in Cabinet G, Page 99, Plat Records, Denton County, Texas. The property is currently located in Zone PD-13 with office uses and contains 7.024 acres of land. We propose to subdivide Lot 1 into Lots 1R and Lot 2 in order to sell off 1.841 acres located at the North end of Lot 1. There will be 2 lots in total after the replat. There is not an approved conceptual site plan at this time.

Thank you for your consideration.

Sincerely,

Jerram Froese
Moderator, Creekwood Christian Church Board
Creekwood Christian Church
2660 Forest Vista Drive
Flower Mound, Texas 75028



REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY
LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Creekwood Christian Church, Flower Mound, Texas, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the J. Wizevell Survey, Abstract No. 1346, Town of Flower Mound, Denton County, Texas, according to the deed recorded in County Clerk's Instrument No. 1999-109870 (Volume 4455, Page 1557), Deed Records, Denton County, Texas, and being more particularly described as follows:

Being all of Lot 1, Block 1, Restoration, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat recorded in Cabinet G, Page 99, Plat Records, Denton County, Texas.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Creekwood Christian Church, Flower Mound, Texas, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as Lots 1R and 2, Block 1, Restoration, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, and rights-of-way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire line easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS MY HAND at Flower Mound, Denton County, Texas, this the _____ day of _____, 2021.

Jerram Froese
Moderator, Creekwood Christian Church Board
Creekwood Christian Church, Flower Mound

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Jerram Froese, of Creekwood Christian Church, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2021.

Notary Public in and for the State of Texas

Approved
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Brad Ruthrauff, Chairman
Planning and Zoning Commission
Lexin Murphy
Director of Plannin Services
Town of Flower Mound

_____ 2021

SIGNED AND SEALED
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

A Record Plat of Lots 1R and 2, Block 1, Restoration, an addition to the Town of Flower Mound, Denton County, Texas, being a replat of Lot 1, Block 1, Restoration, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat recorded in Cabinet G, Page 99, of the Plat Records of Denton County, Texas.

Owner
Creekwood Christian Church
Flower Mound, Texas
2660 Forest Vista Drive
Flower Mound, Texas 75028
Phone: (972)890-5036
Email: jerram.froese@icloud.com

Surveyor
Herbert S. Beasley
Land Surveyors, L.P.
P.O. Box 8873
Fort Worth, Texas 76124
Phone: 817-429-0194
Email: hsb@beasleylps.com

Project #RP21-0005



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: December 13, 2021

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 472 (SUP21-0005 – Bosco Boat Dealership) to permit inclusion of Retail, general (outdoors) use for a boat dealership within an existing car dealership facility. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-472) for Retail (outdoors) use in order to allow a boat dealership to operate within an existing car dealership facility. The property is currently zoned Planned Development District-43 (PD-43) for Commercial District-2 (C-2) uses and master-planned for Commercial/Industrial uses. The subject site is approximately 5.48 acres.

This boat dealership use falls under Retail, general (outdoors), which requires approval of a Specific Use Permit by the Town Council within the C-2 zoning district. The Town defines Retail, general (outdoors) as “a retail establishment that does not fit the definition of any other land use classification and that entails some outdoors sales, service, display, storage or other activity. Typical uses include, but are not limited to, boat dealers, hot tub dealers, recreational vehicle dealers and monument sales.”

On February 26, 2018, the Planning and Zoning Commission approved a site plan (SP17-0016) for a 28,350 square foot car dealership facility on the subject site.

The parking for car and boat sales and service use is calculated at the ratio of one space for every 250 square feet of the facility. Based on this requirement, the use would require 114 parking spaces. The site currently has 95 parking spaces which is within the Town’s allowable 20% parking deviation. Also, there are 194 car display spaces on the site. If the SUP request were to be approved, 194 display spaces will be utilized for displaying both cars and boats.

Primary access to the lot will be from a mutual access easement that connects the site to Justin Road. There are no changes proposed to the building, landscaping, parking spaces, or display spaces.

As a part of the SUP, staff is proposing to add the following conditions and the applicant is in agreement with the proposed conditions.

1. The hours of operation are limited to 8 a.m. to 7 p.m., Monday to Saturday.
2. Gates crossing the fire lane must remain open during business hours.
3. Outdoor storage shall be limited to operable cars and boats only. No ancillary storage of materials, trash, equipment, storage pods, or similar items shall be allowed on the property unless it meets the standards outlined below:
 - a. Ancillary storage shall be limited to no more than 650 square feet of the car/boat display area as demarcated on the concept plan. Ancillary storage shall not occupy parking spaces.
 - b. Ancillary storage shall be screened by a masonry wall constructed of or finished with materials that match the main building.
 - c. Ancillary storage shall not exceed one foot less than said masonry wall in height.
 - d. Enclosure gates shall be constructed of sheet metal with steel frame and painted to complement the main building.
 - e. Administrative approval of a site plan and obtaining necessary permits is required prior to placing ancillary storage on the property and installing associated masonry wall.
4. No outdoor servicing of boats shall be permitted on the property.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. SUP21-0005 had a total of 34 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Landscape Plans
4. Approved Elevations

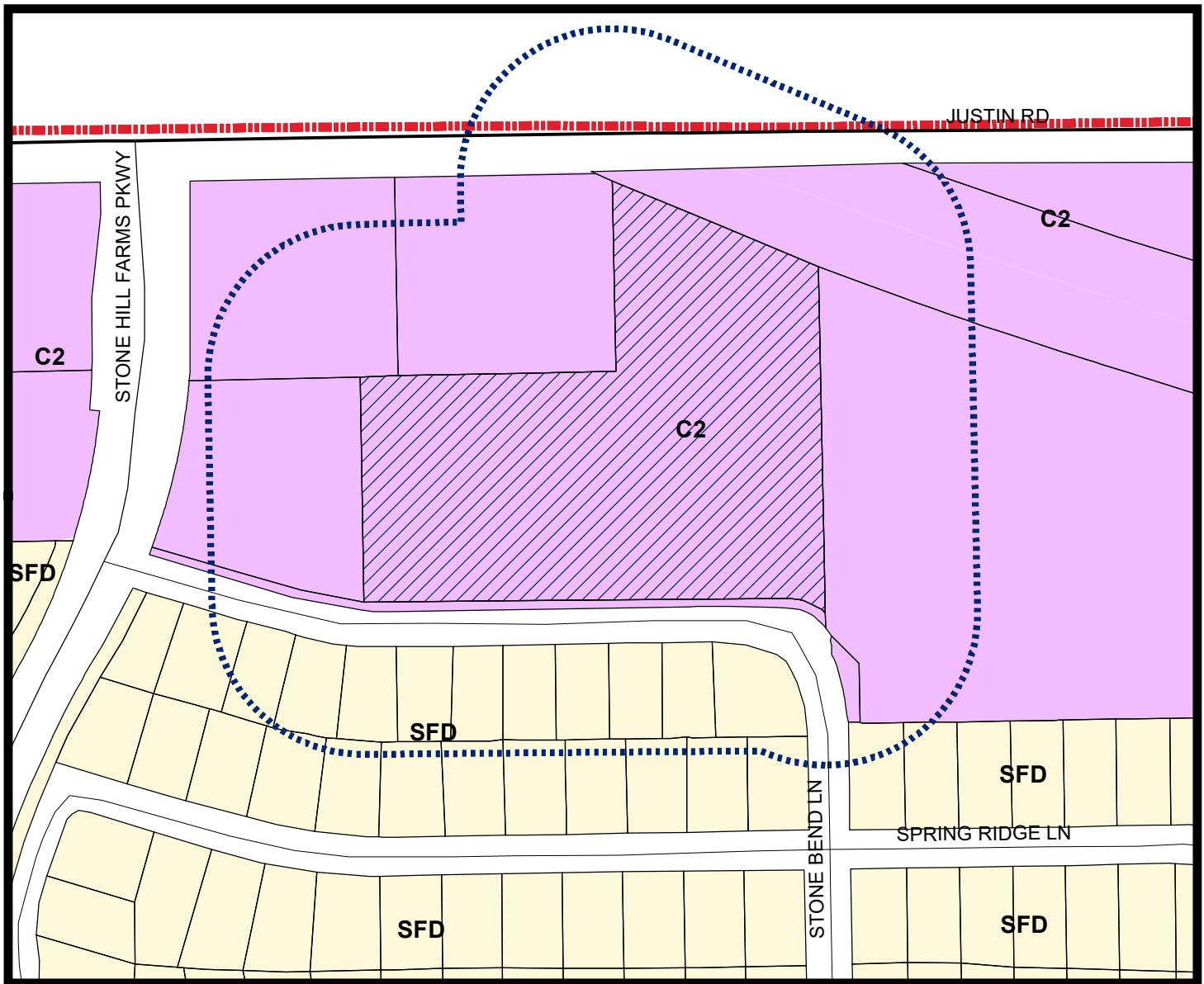
B. Application Details

1. Specific Use Permit Package

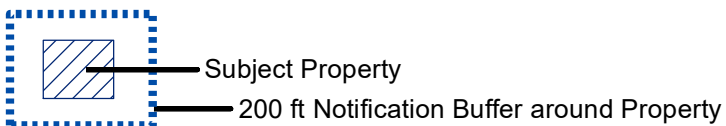
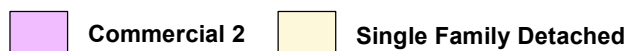


Vicinity Map

Reference Project: SUP21-0005

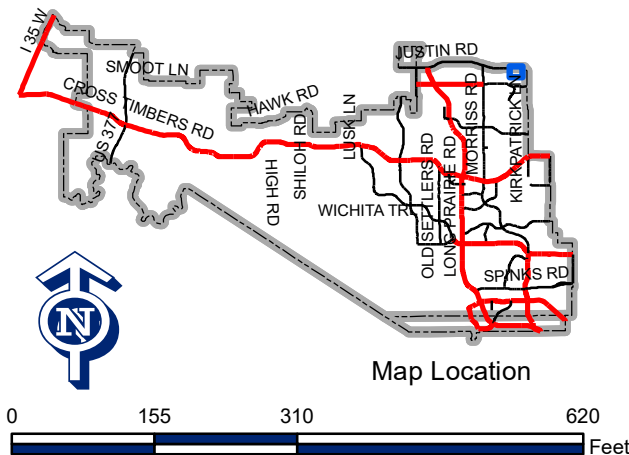


LEGEND



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12-9-2021

Ms. Poornima Kashyap

Town of Flower Mound

2121 Cross Timbers Rd

Flower Mound, TX 75028

RE: Letter of intent for the SUP - Bosco Car Dealership

Paul Bosco Jr on behalf of Stone Hill FM, LLC and Bosco Auto Group -

- A) We are asking to be able to sell/service boats at our car dealership. The showroom and display area would be used to display both vehicles and boats instead of only vehicles. We would service the boats inside our current shop as well. We would continue sell/servicing vehicles along with the boats.
- B) Currently C2 and used as a car dealership / The zoning would remain C2 with the ability to sell both vehicles and boats vs our current setup of only vehicles.
- C) 5.48 acres with a 22,086 SF foot print (28,350 total) building (existing) – Nothing physically changing on site. The business operation will operate as it currently does (6 days a week - 8 to 7 – closed Sunday) The gates crossing drive aisles shall remain open during business hours.
- D) The dealership site is already being used as a vehicle sales/service center. The display spots in the back will have boats mixed with vehicles along with inside the showroom. The service department will also share both vehicles and boats inside it.

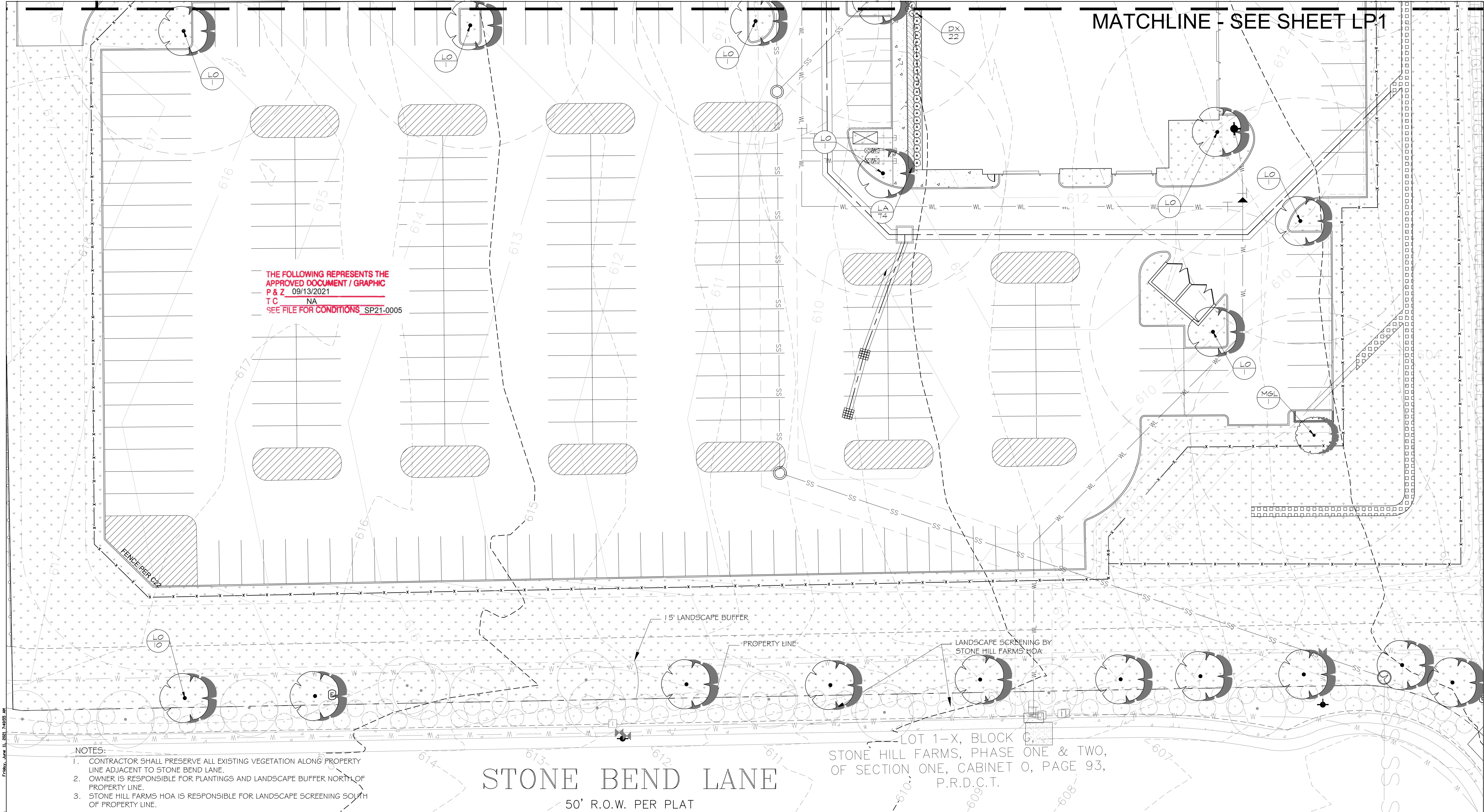
Proposed Conditions:

- 1) The hours of operation are limited to 8 a.m. to 7 p.m, Monday to Saturday.
- 2) Gates crossing the fire lane must remain open during business hours.
- 3) Outdoor storage shall be limited to operable cars and boats only. No ancillary storage of materials, trash, equipment, storage pods, or similar items shall be allowed on the property unless it meets the standards outlined below:
 - a. Ancillary storage shall be limited to no more than 650 square feet of the car/boat display area-as demarcated on the concept plan.
 - b. Ancillary storage shall be screened by a masonry wall constructed of or finished with materials that match the main building.
 - c. Ancillary storage shall not exceed one foot less than said masonry wall.
 - d. Enclosure gates shall be constructed of sheet metal with steel frame and painted to complement the main building.
 - e. Administrative approval of a site plan and obtaining necessary permits is required prior to placing ancillary storage on the property and installing associated masonry wall.
- 4) No outdoor service/repair of boats shall be permitted on the property.

Thank you for your consideration and support.



Paul Bosco Jr.



GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1" OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS 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 AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING BEDS AND TREE RINGS, DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- 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 GROUNDCOVER 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).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDING 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 STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - 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.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

STREET YARD LANDSCAPING				STREET BUFFER TREES			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED	STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	N/A	N/A	N/A	1 PER 30 LF	N/A	N/A	N/A
STREET YARD TREES				PARKING AREA LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED	STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
>110,000 SF = 1/5,000 SF ^ 110,000 + 50	N/A	N/A	N/A	90 SF PER 12 SPACES	88 SPACES (CUSTOMER)	660 SF	3,415 SF
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.				PARKING AREA TREES			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED		STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
FM 407	N/A	N/A		1 PER 10 PARKING SPACES	88 SPACES (CUSTOMER)	9 TREES	15 TREES
STONE BEND LN.	15 FT	15 FT		ALL CUSTOMER PARKING SPACES ARE LOCATED WITHIN 50FT OF A TREE.			

Scale 1" = 20'



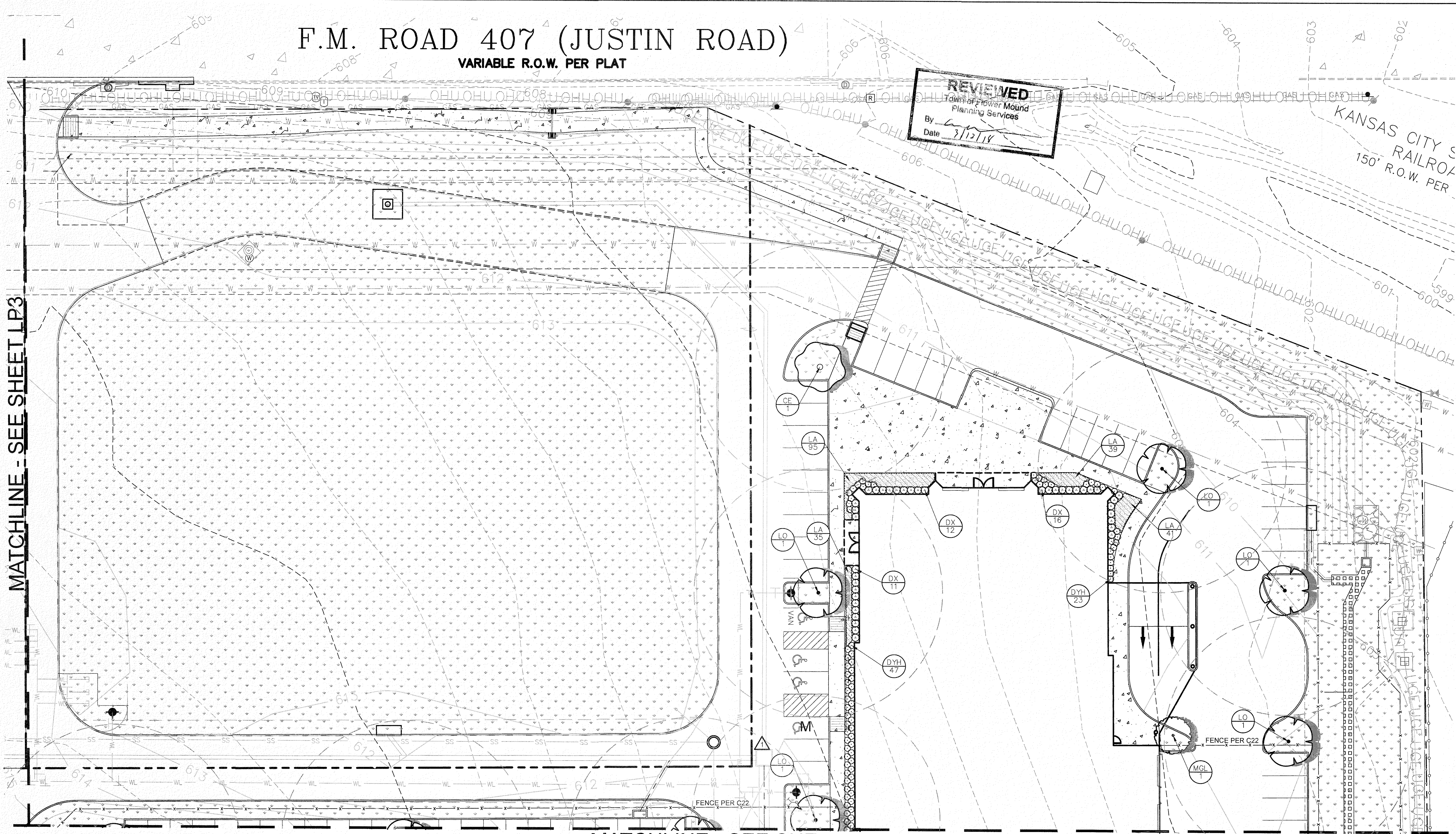
HOMER
ENGINEERING, INC.
TBE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 ALEXANDRIA, TEXAS 75029
972-906-9986 PHONE 972-906-9987 FAX
WWW.HEI.US.COM

STONE HILL FM, LLC.
LOT 1, BLOCK A
STONE HILL FARMS RETAIL EAST II
5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
6-11-21

DRAWN: DFR
DATE: 05/10/2017
HEI #: 15-197
SHEET NO:
LP-2



PLANT SCHEDULE

TREES						SHRUBS					
CODE	COMMON NAME / BOTANICAL NAME	CONT.	GAL	SIZE	QTY	CODE	COMMON NAME / BOTANICAL NAME	SIZE	QTY		
MGL	Southern Magnolia / Magnolia grandiflora parking lot tree	CONT.	3" Cal	10-12' ht.	2	DYH	Dwarf Yaupon / Ilex vomitoria 'Nana' 24" o.c.	5 gal	80		
LO	Live Oak / Quercus virginiana parking lot tree / mitigation/street buffer tree	CONT.	3" Cal	10-12' ht.	32	DX	Southern Wax Myrtle / Myrica cerifera 36" o.c.	5 gal	61		
CE	Cedar Elm / Ulmus crassifolia parking lot tree	CONT.	3" Cal	10-12' ht.	1						
						SHRUB AREAS					
CODE	COMMON NAME / BOTANICAL NAME	CONT.	SPACING	QTY		CODE	COMMON NAME / BOTANICAL NAME	CONT.	QTY		
LA	Aztec Grass / Liriope muscari 'Aztec'	1 gal	18" o.c.	284							
						GROUND COVERS					
CODE	COMMON NAME / BOTANICAL NAME	CONT.	QTY			CODE	COMMON NAME / BOTANICAL NAME	CONT.	QTY		
CD	Bermuda Grass / Cynodon dactylon	hydro	180,811 sf								

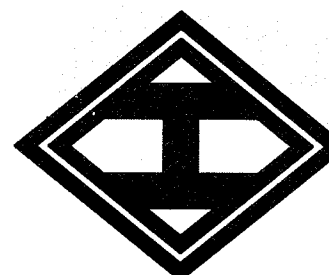
ROOT BARRIERS

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 ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING 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.

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



STONE HILL FM, LLC.
LOT 1, BLOCK A
STONE HILL FARMS RETAIL EAST II
5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN



DRAWN: DFR
DATE: 05/10/2017
HEI #: 15-197

SHEET NO:
LP-1

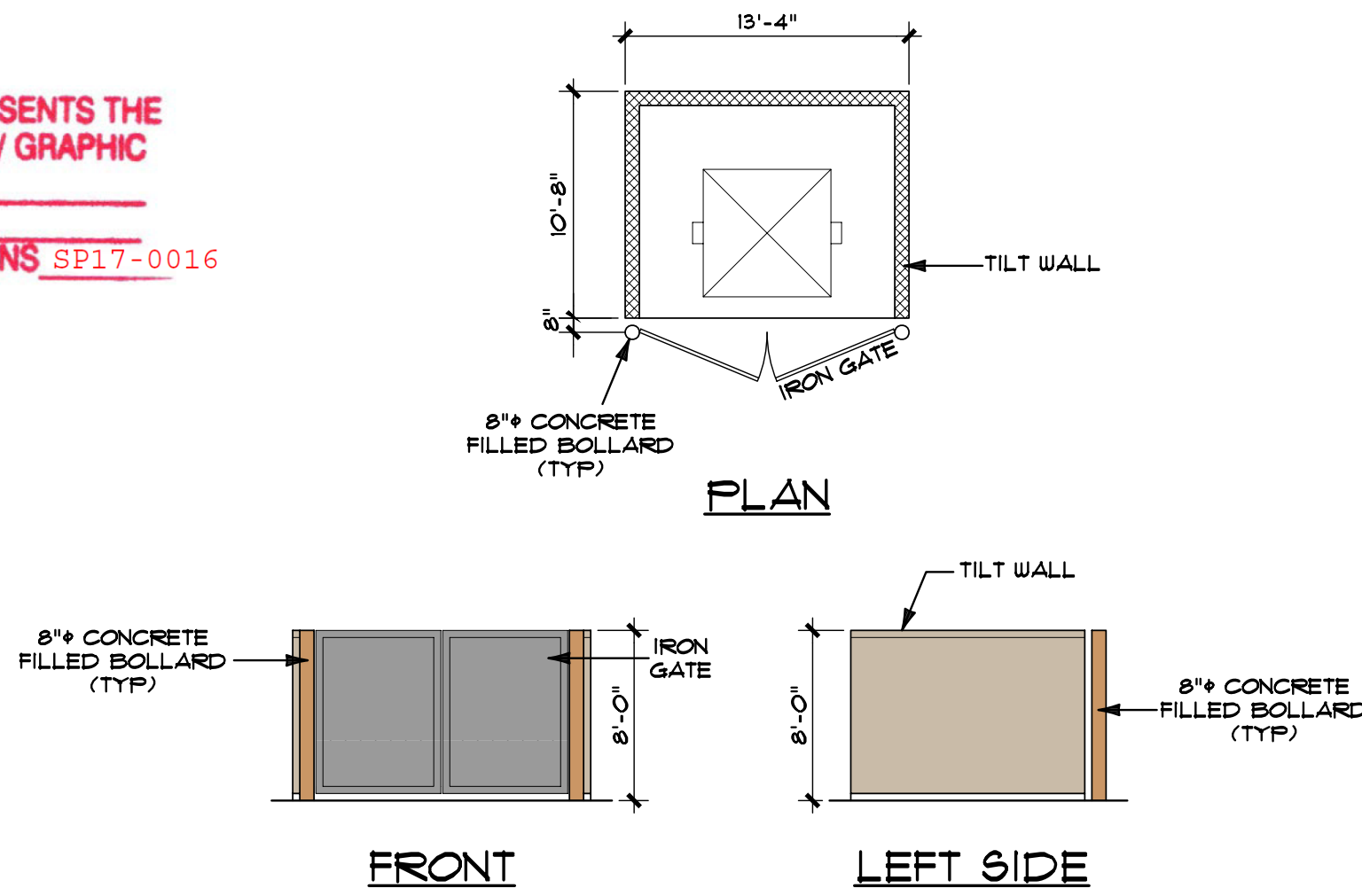
EVERGREEN
DESIGN GROUP
(800) 680-6630
15305 Dallas Pkwy Ste 300
Addison, TX 75001
www.landscape-consultants.net

Scale 1" = 20'

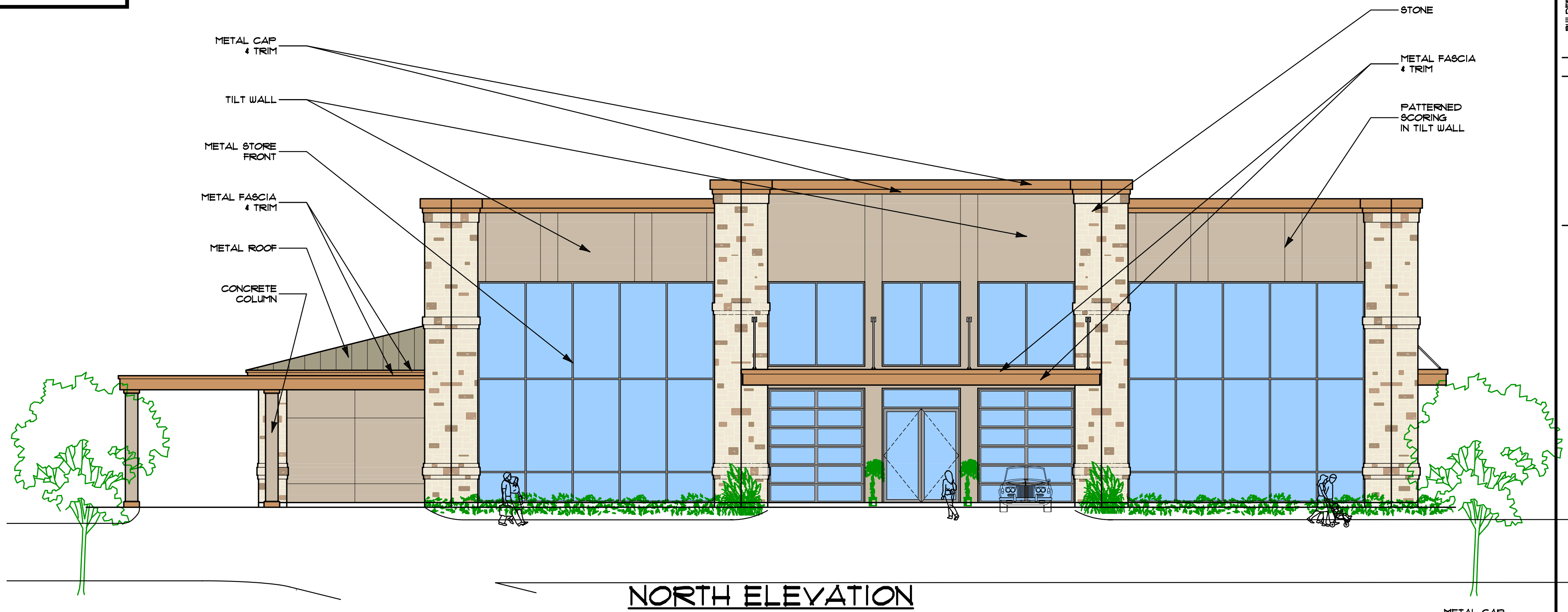
		North	South	East	West
1.	Total Facade S.F.	3558 s.f.	3090 s.f.	5523 s.f.	6227 s.f.
2.	Facade S.F. (exclusive of doors and windows)	2353 s.f. and 66% of 1.	2514 s.f. and 82% of 1.	4314 s.f. and 78% of 1.	5497 s.f. and 88% of 1.
3.	Doors and Windows S.F.	1205 s.f. and 34% of 1.	571 s.f. and 18% of 1.	1209 s.f. and 22% of 1.	730 s.f. and 12% of 1.
	• Glass Doors & Windows	1205 s.f. and 100% of 3.	219 s.f. and 38% of 3.	609 s.f. and 50% of 3.	730 s.f. and 100% of 3.
	• Metal Doors (no glass)	0 s.f. and 0% of 3.	352 s.f. and 62% of 3.	600 s.f. and 50% of 3.	0 s.f. and 0% of 3.
4.	Primary Masonry totals (Min. 80%)	2353 s.f. and 100% of 2.	2514 s.f. and 100% of 2.	4314 s.f. and 100% of 2.	5497 s.f. and 100% of 2.
	• Stone s.f. (as applicable)	546 s.f. and 23% of 2.	640 s.f. and 25% of 2.	918 s.f. and 21% of 2.	819 s.f. and 15% of 2.
	• Tilt Wall s.f. (as applicable)	1807 s.f. and 77% of 2.	1874 s.f. and 75% of 2.	3396 s.f. and 79% of 2.	4678 s.f. and 85% of 2.
	• Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.

EXTERIOR FINISH MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
CONCRETE TILT WALL	PAINTED TILT WALL	BAMBOO REED - CI 156	VALSPAR PAINT
STONE	LONE STAR STONE	APACH CHALK	STONE
METAL CAP, FASCIA & TRIM	PAINT GRIP METAL PANELS	GOLDEN SUNSET - CI 16	VALSPAR PAINT
METAL ROOF	PAINT GRIP METAL PANELS	HOT STONE - CI 165	VALSPAR PAINT
METAL STORE FRONT	ALUMAX	BRONZE	METAL / GLASS STOREFRONT
METAL GUTTER	ALUMINUM	BRONZE	VALSPAR PAINT

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 02/26/2018
T C
SEE FILE FOR CONDITIONS SP17-0016

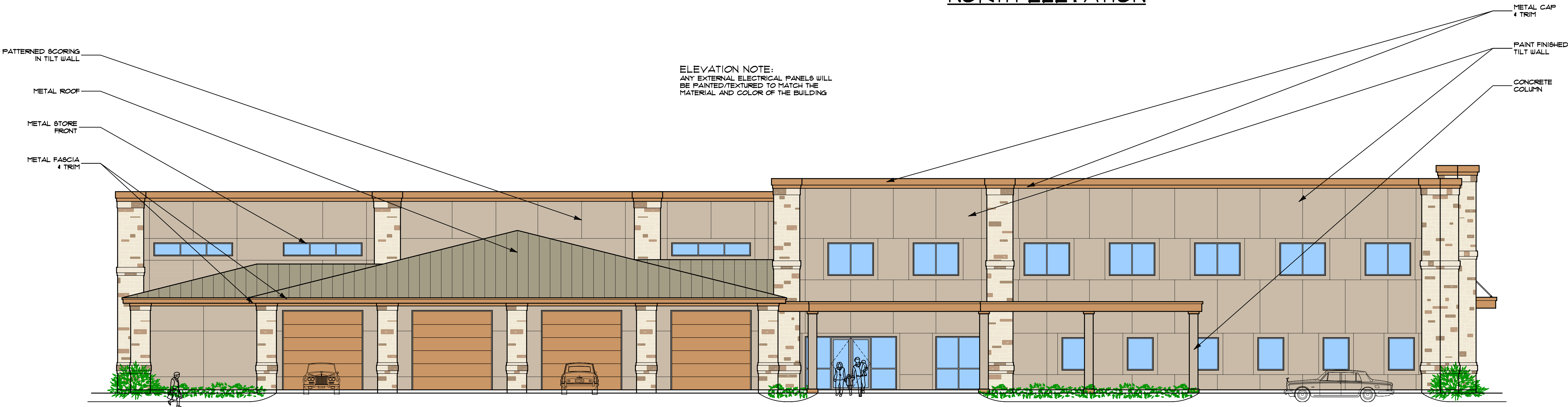


DUMPSTER ENCLOSURE



NORTH ELEVATION

ELEVATION NOTE:
ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING



EAST ELEVATION

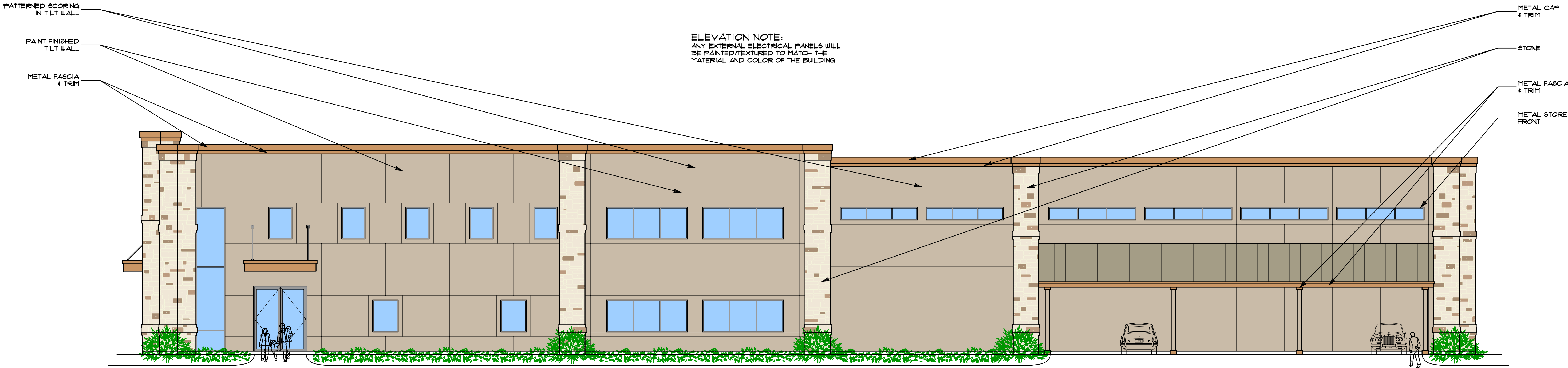
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2.	Facade S.F. (exclusive of doors and windows)	2353 s.f. and 66% of 1.	2514 s.f. and 82% of 1.	4314 s.f. and 78% of 1.	5497 s.f. and 88% of 1.
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	• Glass Doors & Windows	1205 s.f. and 100% of 3.	219 s.f. and 38% of 3.	609 s.f. and 50% of 3.	730 s.f. and 100% of 3.
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METAL STORE FRONT	ALUMAX	BRONZE	METAL / GLASS STOREFRONT
METAL GUTTER	ALUMINUM	BRONZE	VALSPAR PAINT

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 02/26/2018
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SEE FILE FOR CONDITIONS SP17-0016

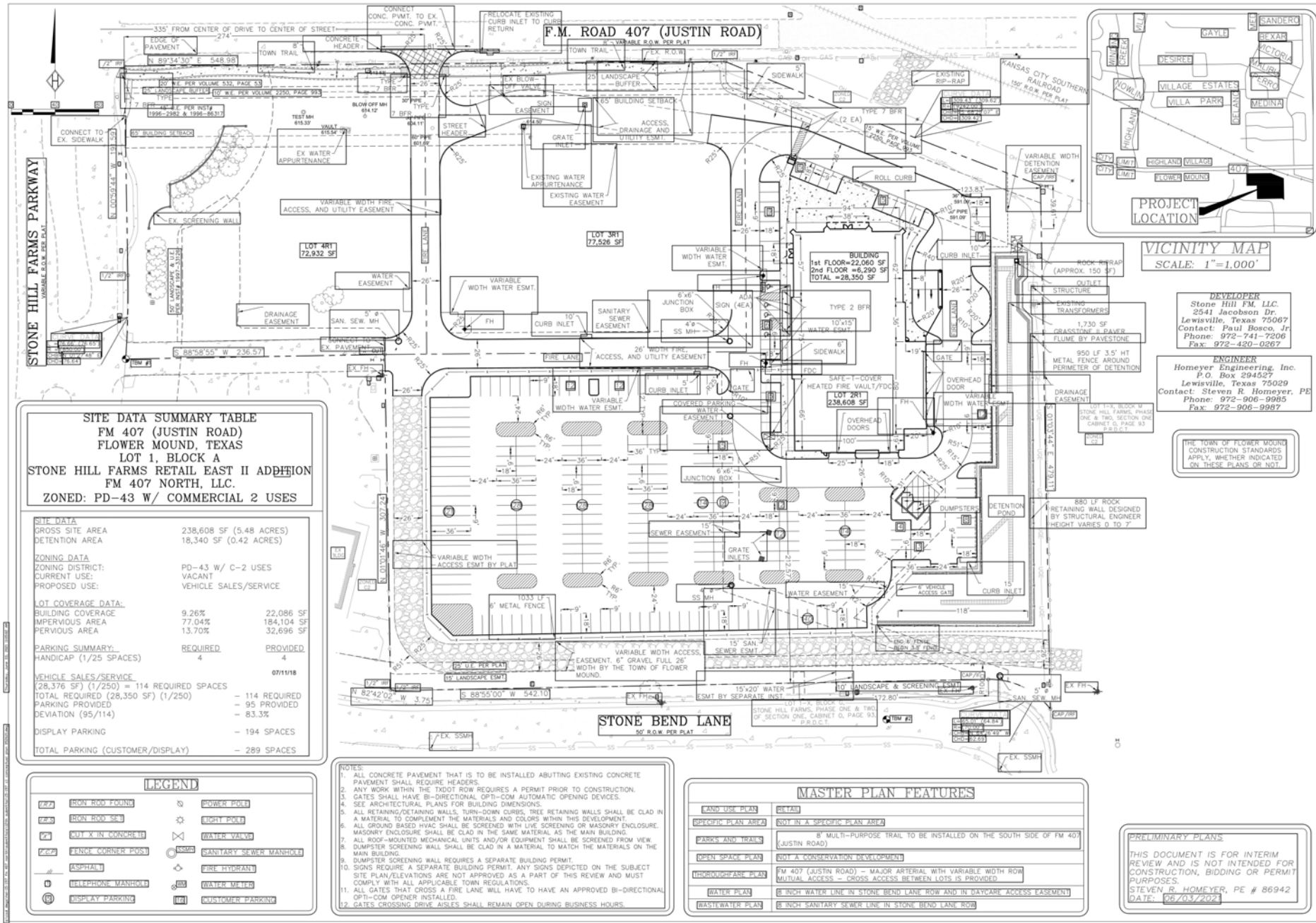


SOUTH ELEVATION



WEST ELEVATION

ELEVATION NOTE:
ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: December 13, 2021

FROM: Claire Barnes, Planner

ITEM: Public Hearing to consider an ordinance for rezoning (ZPD21-0013 – Orchard Flower) to amend Planned Development No. 120 (PD-120) with Single-Family District-5 (SF-5) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion and modify the development standards, with an amendment to the previously approved exception to Sec 82-303 for the compatibility setback, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.

I. ITEM SUMMARY

This application has been reviewed by DRC 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 the application is to request to amend the approved non-residential concept plans and concept elevations of Planned Development No. 120 (PD-120), including replacing the previously approved daycare building with a retail/office/restaurant building ("Area A").

The subject site is approximately 2.734 acres. The property is zoned Planned Development District-120 (PD-120) for retail uses.

On April 16, 2012, Town Council approved Ordinance No. 12-12 (ZPD06-11 – Orchard Flower), establishing PD-120. For the non-residential portion, the ordinance included a concept site plan, concept landscape plan, and concept elevations for two retail/office/restaurant buildings. On July 16, 2018, Town Council approved Ordinance No. 27-18 (ZPD18-0003 – The Goddard School at Orchard Flower) amending PD-120 to allow for a daycare facility in "Area A". This amendment included revised concept plans and elevations. The request also included modifications to the development standards for the daycare use, including an exception to the compatibility setback to allow the daycare to be located less than 60 feet from the western property line.

On February 4, 2019, Town Council approved a site plan for the daycare facility ("Area A"), SP18-0019 Goddard School at Flower Mound. A site plan for "Area B", SP19-0013

Beall Retail Development, was approved by the Planning and Zoning Commission on September 23, 2019.

As part of this current application, the applicant is requesting to change “Area A” from a daycare facility back to a retail building. The amendment includes revising the elevations for the “Area A” building to make it look more like a retail building such as the one in “Area B”. The applicant is also proposing changes to the previously approved elevations for “Area B”, including, but not limited to, color modifications and window distribution. All proposed changes comply with the Town’s Urban Design standards.

This application proposes to replace the playground area with a parking lot. All required landscaping is provided.

Some portions of the PD development standards are to be updated. Paragraphs F-10 through F-12, of Ordinance No. 12-12, pertain directly to the daycare use and are proposed to be removed. R-2 zoning typically requires a Specific Use Permit (SUP) for a day care center use. PD-120 permitted daycare uses by right, however, the applicant has agreed to amend the ordinance to require an SUP for any future daycare use.

A. Exception to Section 82-303 Compatibility Setback

The residential compatibility standards apply when a non-residential development is proposed adjacent to an existing residential use or zoning, or property designated for residential use on the comprehensive master plan.

Town Code requires for non-residential, one-story buildings to be set back 60 feet from a property line if adjacent to residential property. When PD-120 was amended in 2018, Town Council granted the daycare facility an exception to this standard. The applicant is requesting that the compatibility setback exception apply to the proposed retail building as well. The setback exception allowed the daycare facility to be located less than 60 feet from the western property line. The concept plan shows the proposed “Area A” retail facility as 20 feet from the western property line.

If the zoning amendment is approved, a site plan for “Area A” and an amended site plan for “Area B” will be required.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. ZPD21-0013 had a total of 34 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

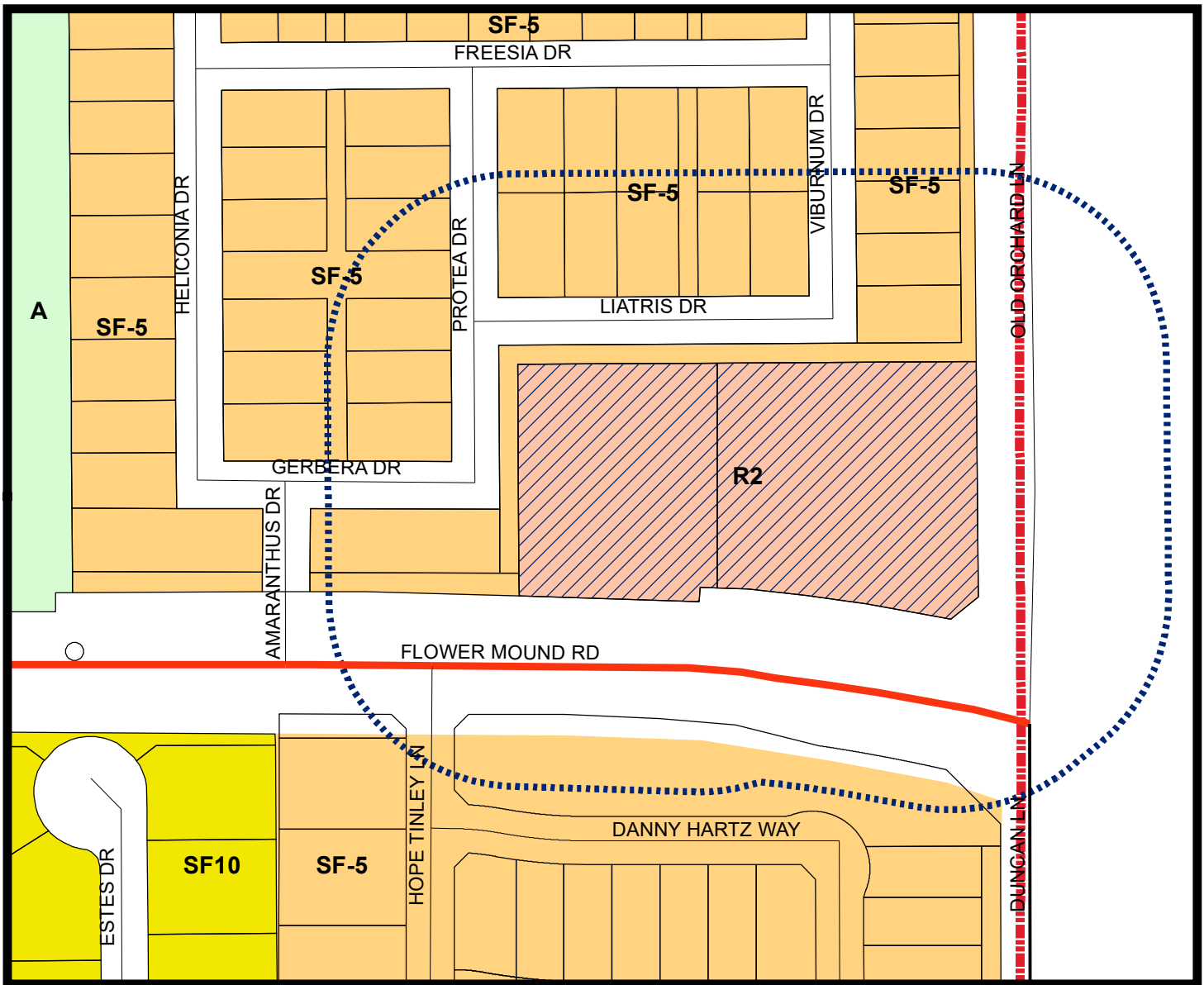
B. Application Details

1. Zoning Planned Development Package
2. DRAFT Planned Development (PD) Standards

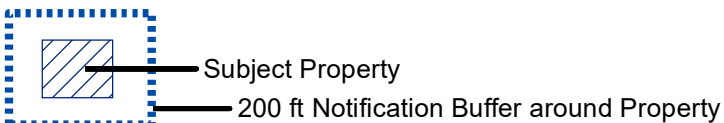


Vicinity Map

Reference Project: ZPD21-0013

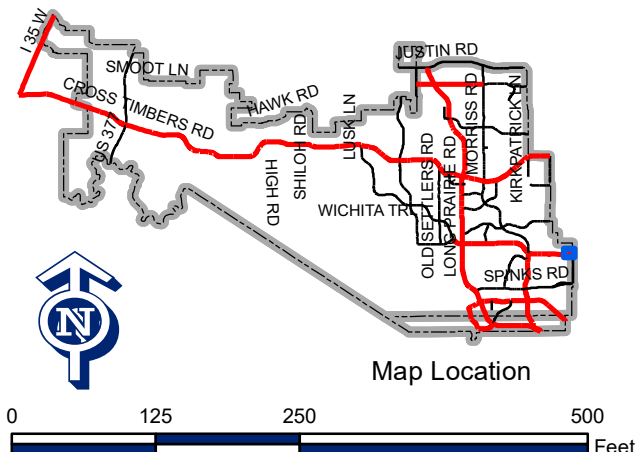


LEGEND



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

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





T: 469.331.8566 | F: 469.213.7145 | W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

LETTER OF INTENT

ATTN: Poornima Kashyap,
Town of Flower Mound,
2121 Cross Timber Road
Flower Mound, Texas 75028
Phone: 972-874-6349

Date: November 30, 2021

Subject: Letter of Intent for submitting PD Amendment for Retail Development at Flower Mound Road (F.M. 3040) & Old Orchard Lane, Flower Mound, Texas

Dear Madam,

This letter of intent is to inform Town of Flower Mound about requested PD amendment of Orchard Flower PD near NWC of Flower Mound Road (F.M. 3040) & Old Orchard Lane. The request is intended to amend the current Concept Plans of Orchard Flower PD. The concept plan is being revised from Goddard School Daycare Development to Retail Building Development. The Goddard school elevations were residential in appearance while retail development elevation has been revised to match its proposed use of retail commercial. Below is the summary of changes requested:

1. Replace "daycare facility" with "retail building" in paragraph G-5.
2. Delete standards with paragraph F-10, F-11 & F-12 as it was written specifically to address concerns regarding a daycare center.
3. G-5: Setback exception was approved on last PD amendment with drive aisle between two buildings. The proposed retail development will retain the similar layout with the exception accepted on approved PD.
4. Site plan changes: The Godard school site plan had play area on northwest corner which has been replaced by parking area in retail development plan.
5. Landscape changes: The Godard school site plan had play area on northwest corner which has been replaced by parking area in retail development plan. Trees has been added to match the parking requirement.
6. Architectural changes:
 - a. Brick Veneer from Metro "Old South" to Acme "Mocha Ironspot"
 - b. Brick accent Acme "Cape Cod" is added.
 - c. Cultured Stone from Metro "Mocha ledge Stone" to Acme "Cream Limestone".
 - d. Stucco1 from Sherwin Williams "Pure White – SW 7005" to Sherwin Williams "Accessible Beige SW 7036".
 - e. Stucco 2 (trim) no change from Sherwin Williams "Latte SW 6108".



T: 469.331.8566 | F: 469.213.7145 | W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Site Data:

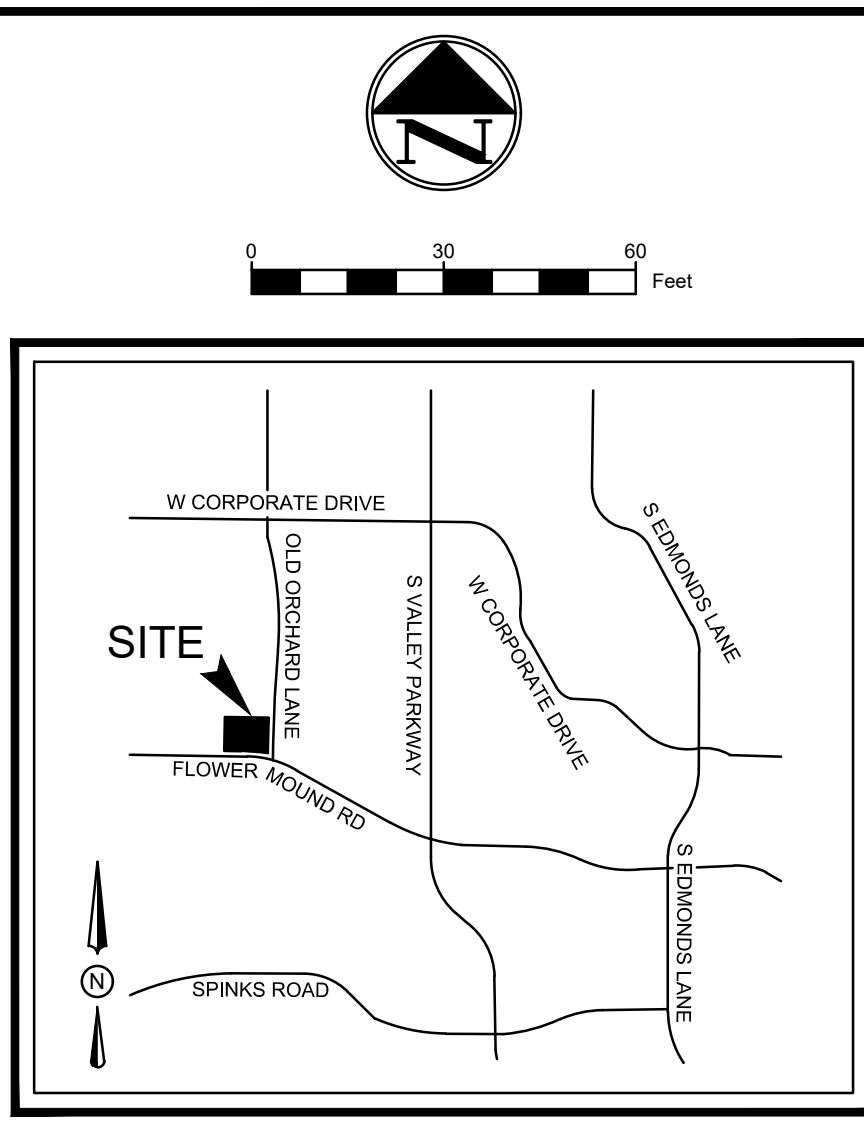
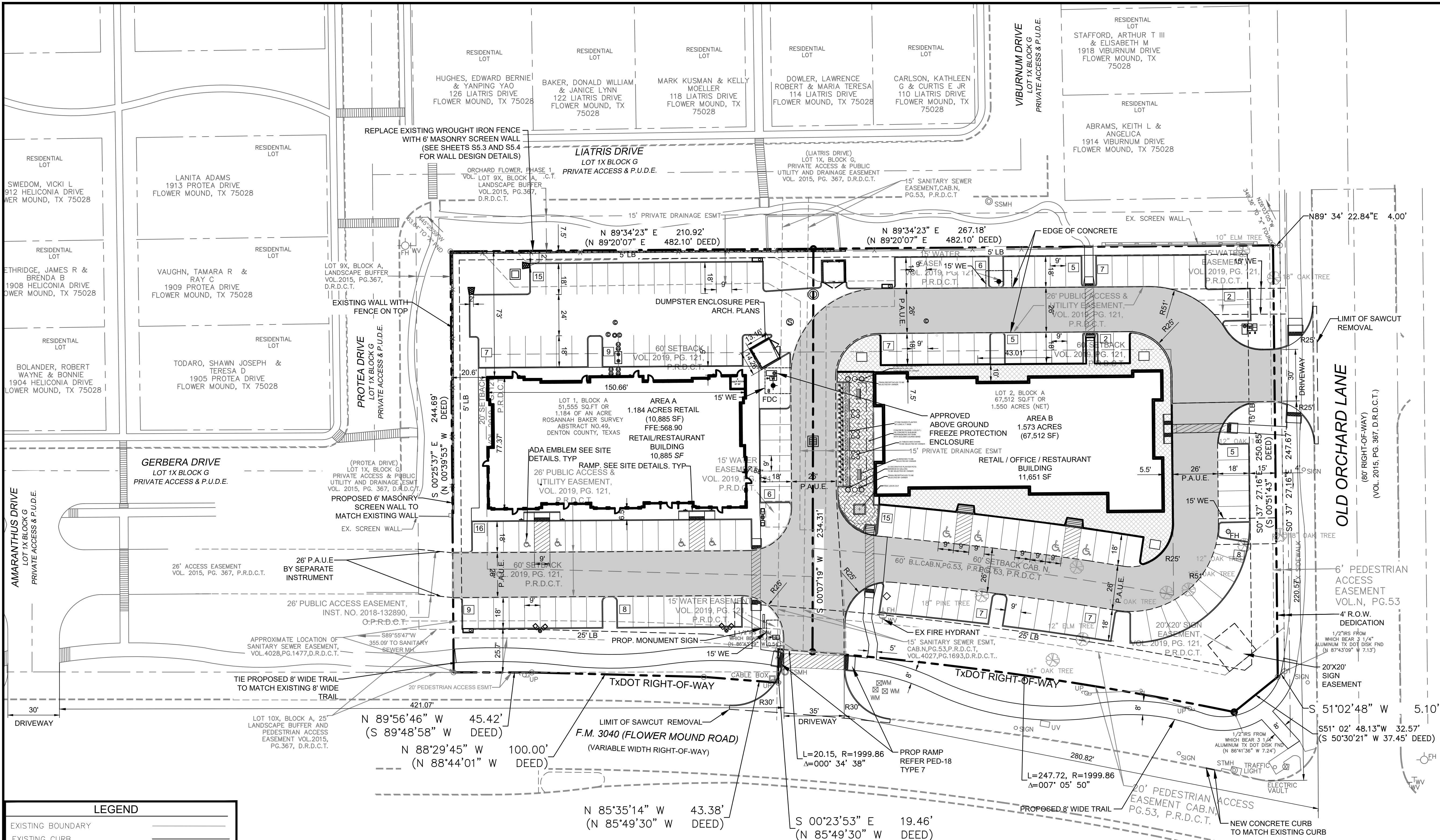
- a) Existing Zoning District: PD-120
- b) Development Plan Acreage: Lot 1: 51,555 SF OR 1.184 acres
Lot 2: 67,512 SF OR 1.55 acres
- c) Proposed Use: Retail / Office / Restaurant.

Let me know if you need anything addressed. Thank you in advance for your help on this procedure in getting staff's approval on above referenced project.

Sincerely,

Kiew Kam, P.E.

Triangle Engineering LLC.



VICINITY MAP
N.T.S.

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

LEGEND	
EXISTING BOUNDARY	
EXISTING CURB	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER	
EXISTING SEWER MANHOLE	
EXISTING POWER POLE	
EXISTING STORM SEWER	
EXISTING FIRE HYDRANT	
EXISTING STORM INLET	
EXISTING SCREEN WALL	
BOUNDARY LINE	
PROPOSED CURB	
PROPOSED HANDICAP SIGN	
PROPOSED HANDICAP LOGO	
PROPOSED FIRE HYDRANT	
PROPOSED WATER METER	
PROPOSED BACK FLOW PREVENTER	
PROP. BOLLARD	
PROP. STORM INLET	
PROP. FIRE DEPARTMENT CONNECTION	
PROP. MONUMENT SIGN	
PROP. 6' HIGH FENCE	
PROP. 4' HIGH SEPARATOR FENCE	
PROP. SITE LIGHT POLE	
PROP. SEWER MH BY DEVELOPER	
PROPOSED FIRE LANE	

SITE DATA SUMMARY TABLE					
LOT:	1 (AREA-A)	2 (AREA-B)			
NET SITE AREA:	1.184 ACRES 51,555 S.F.	1,550 ACRES OR 67,512 S.F.			
ZONING:	AMENDED PD-120	AMENDED PD-120			
CURRENT USE:	RETAIL	RETAIL			
LOT COVERAGE DATA					
BUILDING COVERAGE	10,885 S.F. (21.11%)	17.27%			
IMPERVIOUS AREA	32,983 S.F. (63.98%)	52,412 S.F. OR 77.6%			
PERVIOUS AREA	18,567 S.F. (36.02%)	15,100 S.F. OR 22.4%			
FLOOR AREA RATIO:	1:0.211	1:0.173			
PARKING SUMMARY			REQUIRED	PROVIDED	
RETAIL, 1 PER 250 SF	34	34	37	39	
RESTAURANT, 1 PER 75 SF	33	36	33	37	
HANDICAP PARKING	3	4	3	4	
TOTAL PARKING	67	70	70	76	
BUILDING DATA					
NUMBER OF STORIES	1	1			
PEAK HEIGHT	33'-1 1/2"	34'-1 1/2"			
MEAN HEIGHT	22'-6"	30'-8"			
RETAIL SQUARE FOOTAGE	8,385 S.F.	9,151 S.F.			
RESTAURANT SQUARE FOOTAGE	2,500 S.F.	2,500 S.F.			
TOTAL SQUARE FOOTAGE	10,885 S.F.	11,651 S.F.			

FLOOD PLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD. FLOOD MAP AREA NUMBER 48121C0545G, EFFECTIVE ON 4-18-2011.

MASTER PLAN FEATURES TABLE	
LAND USE PLAN	RETAIL
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE NORTH SIDE OF FLOWER MOUND ROAD AND CONNECTED TO EXISTING 8' MULTI-PURPOSE TRAIL ON THE WEST SIDE OF OLD ORCHARD LANE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FLOWER MOUND ROAD - MAJOR ARTERIAL WITH 120 FEET OF ROW OLD ORCHARD LANE - URBAN COLLECTOR WITH 80 FEET OF ROW INGRESS/EGRESS DRIVEWAY OFF FLOWER MOUND ROAD INGRESS/EGRESS DRIVEWAY OFF OLD ORCHARD LANE CROSS ACCESS PROVIDED TO NEIGHBORING PROPERTY TO EAST
WATER PLAN	LONG PRAIRIE DISTRICT, 12 INCH WATER LINES ALONG NORTH SIDE FLOWER MOUND ROAD AND WEST SIDE OF OLD ORCHARD LANE
WASTEWATER PLAN	LONG PRAIRIE DISTRICT, 10 INCH SANITARY SEWER LINES ALONG NORTH SIDE OF FLOWER MOUND ROAD AND 10 LINE EXTENDED THROUGH PROPERTY A PORTION OF LINE EXTENDED THROUGH PROPERTY TO ABANDONED AS PART OF THIS DEVELOPMENT

REVIEWED

TOWN OF FLOWER MOUND

Released for Construction Date

Town of Flower Mound Engineering Services Division

NOTES:

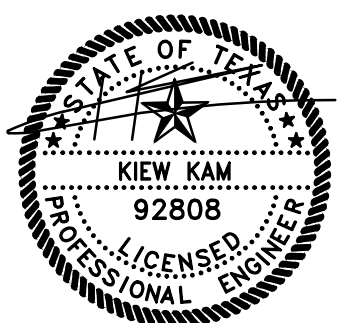
1. ALL WORK WITHIN TXDOT ROW REQUIRE SEPARATE PERMIT ISSUED BY TXDOT.

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



- NOTES**
- 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 PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 - ALL ACCESSIBLE WALKWAYS SHALL HAVE CROSS SLOPES NO GREATER THAN 2% AND RUNNING SLOPES NOT GREATER THAN 5%. NO GAPS IN THE SIDEWALK NO GREATER THAN 1/2 INCH OR ELEVATION CHANGE GREATER THAN 1/4 INCH.

NO.	DATE	DESCRIPTION	BY
1	06-17-21	1ST CITY SUBMITTAL	KK
2	10-29-21	2ND CITY SUBMITTAL	KK
3	11-30-21	3RD CITY SUBMITTAL	KK



11/30/2021

CONCEPTUAL SITE PLAN

RETAIL DEVELOPMENT

150 FLOWER MOUND RD.

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

LOT 1, BLOCK A, WINBORN ADDITION

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com

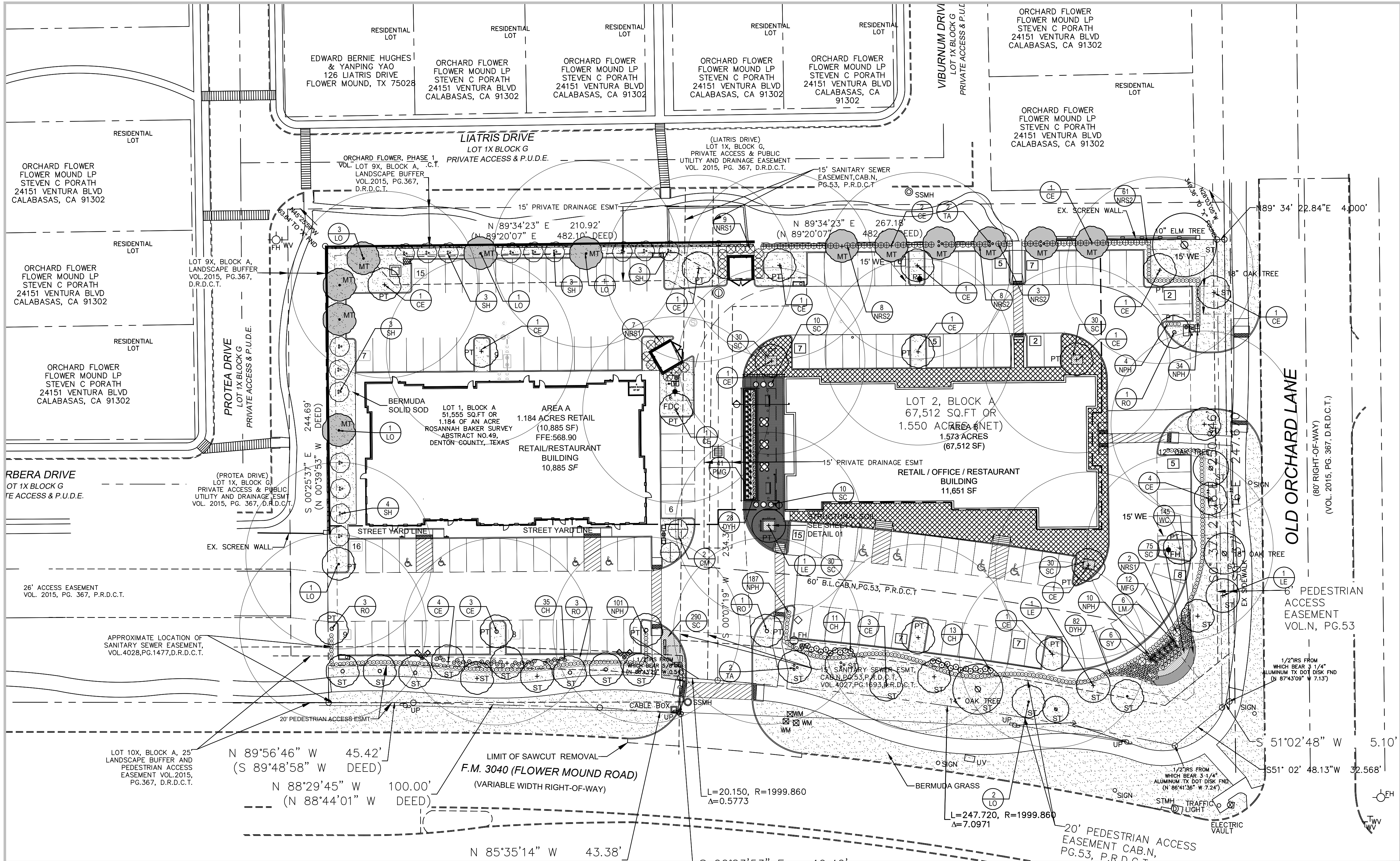
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
OR	OR	05-27-21	SCALE BAR	119-20

TX. P.E. FIRM #11525

C-3.0



LANDSCAPE TABULATIONS - AREA A

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	20,328	4,066	4,687
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 110,000 10 trees for first 10,000 plus (1) per 2,500 in excess of 10,000 s.f.	Flower Mound Road 20,328 s.f.	14	14- 3' Cal. Trees
Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 canopy tree per 30 l.f.	Flower Mound Road 188.78 l.f.	7	7- 3' Cal. Trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	70	525 s.f.	800 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree per 10 spaces	70	7	8

LANDSCAPE TABULATIONS - AREA B

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	40,486	8,097	13,443
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 110,000 10 trees for first 10,000 plus (1) per 2,500 in excess of 10,000 s.f.	Flower Mound Road & Old Orchard Ln. 40,486 s.f.	23	18- 3' Cal. Trees 5- Existing Trees
Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f.	Flower Mound Road 248.01 l.f.	8	7- 3' Cal. Trees 1 Existing Trees
1 per 30 l.f.	Old Orchard Lane 247.67 l.f.	8	5- 3' Cal. Trees 3 Existing Trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	76	563 s.f.	1,187 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree per 10 spaces	76	8	13

LEGEND

PT- PARKING LOT TREES
ST- STREET TREES
MT- MITIGATION TREES

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	2	Crepe Myrtle 'Dallas Red'	Lagerstroemia indica 'Dallas Red'	8' ht.	container, 3 or 5 trunks, tree form
CE	27	Cedar Elm	Ulmus crassifolia	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LE	3	Athens Lacebark Elm	Ulmus parvifolia 'Athena'	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LO	9	Live Oak	Quercus virginiana	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LM	6	Lil Gem Magnolia	Magnolia grandifolia 'Lil Gem'	8' ht.	container, 8' ht., 4' spread, full to base
RO	11	Shumard Red Oak	Quercus shumardii	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SH	16	Savannah Holly	Ilex americana 'Savannah'	8' ht.	container, 8' ht., 4' spread, tree form
TA	5	Texas Ash	Fraxinus albicans	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	110	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal.	container grown, 20" spread
CH	58	Carissa Holly	Ilex cornuta 'Carissa'	7 gal.	container full, 30" spread
MFG	12	Mexican Feathergrass	Nassella tenuissima	3 gal.	container full, well rooted
PMG	41	Pink Muhly Grass	Muhlenbergia capillaris	3 gal.	container, 24" ht., 20" spread
NPH	326	Needlepoint Holly	Ilex cornuta 'Needlepoint'	7 gal.	container, 36" ht., 24" spread
NRS1	18	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	6' ht.	container grown, 36" spread, full to base
NRS2	61	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	7 gal.	container, 36" ht., 24" spread
GROUND COVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	485	Seasonal Color	Euonymus fortunei 'Coloratus'	4" pots	selection by owner, 12" o.c.
WC	145	Purple Wintercreeper	Cynodon dactylon '419'	4" pots	container, 3- 12" runners min., 12" o.c.
		'419' Bermudagrass			Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SITE FURNISHING NOTES

- CONTRACTOR SHALL PROVIDE TURN-KEY INSTALLATION OF ALL PLANTERS INCLUDING, BUT NOT LIMITED TO, SHIPMENT, HANDLING, PLACEMENT, ETC.
- IRRIGATION AND DRAINAGE HOLES TO BE DRILLED ON SITE BY CONTRACTOR.
- BOTTOM OF POTS TO INCLUDE PEA GRAVEL, 4" DEPTH. FILTER FABRIC TO SEPARATE PEA GRAVEL FROM PLANTING MIX.

MASONRY WALL DETAILS

FIND MASONRY WALL DETAILS ON SHEET S5.3 AND S5.4
EXTERIOR MATERIALS TO MATCH EXISTING WALL

FENCE DETAILS

FIND FENCE DETAILS ON SHEET C7.2

SITE FURNISHINGS

- TABLE SHALL BE:
PARC CENTRE 30" ROUND
STANDARD COLOR TO BE DETERMINED
AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 3
LARA MOFFAT
(269) 337-1309
- CHAIRS TO BE:
PARC CENTRE- CHAIR NO ARMS
STANDARD COLOR TO BE DETERMINED
AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 12
LARA MOFFAT
(269) 337-1309
- BENCHES TO BE:
NEOCOMBO BENCH- 59" WITH BACK
STANDARD FINISH AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 2
LARA MOFFAT
(269) 337-1309
- LITTER RECEPTACLE TO BE:
PARC CENTRE LITTER RECEPTACLE- HINGED LID
STANDARD COLOR TO BE DETERMINED
AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 2
LARA MOFFAT
(269) 337-1309

PLANTER NOTES

- PLANTERS SHALL BE:
DECORATIVE PLANTERS, 36" DIA.
TOTAL OF (4), WALSHIRE COLLECTION
WS-3600 FRB
COLOR TO BE SELECTED
AVAILABLE FROM: TOURNESOL SITE WORKS
JOHN WILLINGHAM
(800) 542-2282
- CONTRACTOR SHALL PROVIDE TURN-KEY INSTALLATION OF ALL PLANTERS INCLUDING, BUT NOT LIMITED TO, SHIPMENT, HANDLING, PLACEMENT, ETC.
- IRRIGATION AND DRAINAGE HOLES TO BE DRILLED ON SITE BY CONTRACTOR.
- BOTTOM OF POTS TO INCLUDE PEA GRAVEL, 4" DEPTH. FILTER FABRIC TO SEPARATE PEA GRAVEL FROM PLANTING MIX.
- ALL PLANTERS ARE TO HAVE MICRO SPRAY IRRIGATION INSTALLED.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



11.24.2021

RETAIL PROJECT

FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

ISSUE:

FOR APPROVAL 08.12.2021
CITY COMMENTS 11.24.2021

DATE:

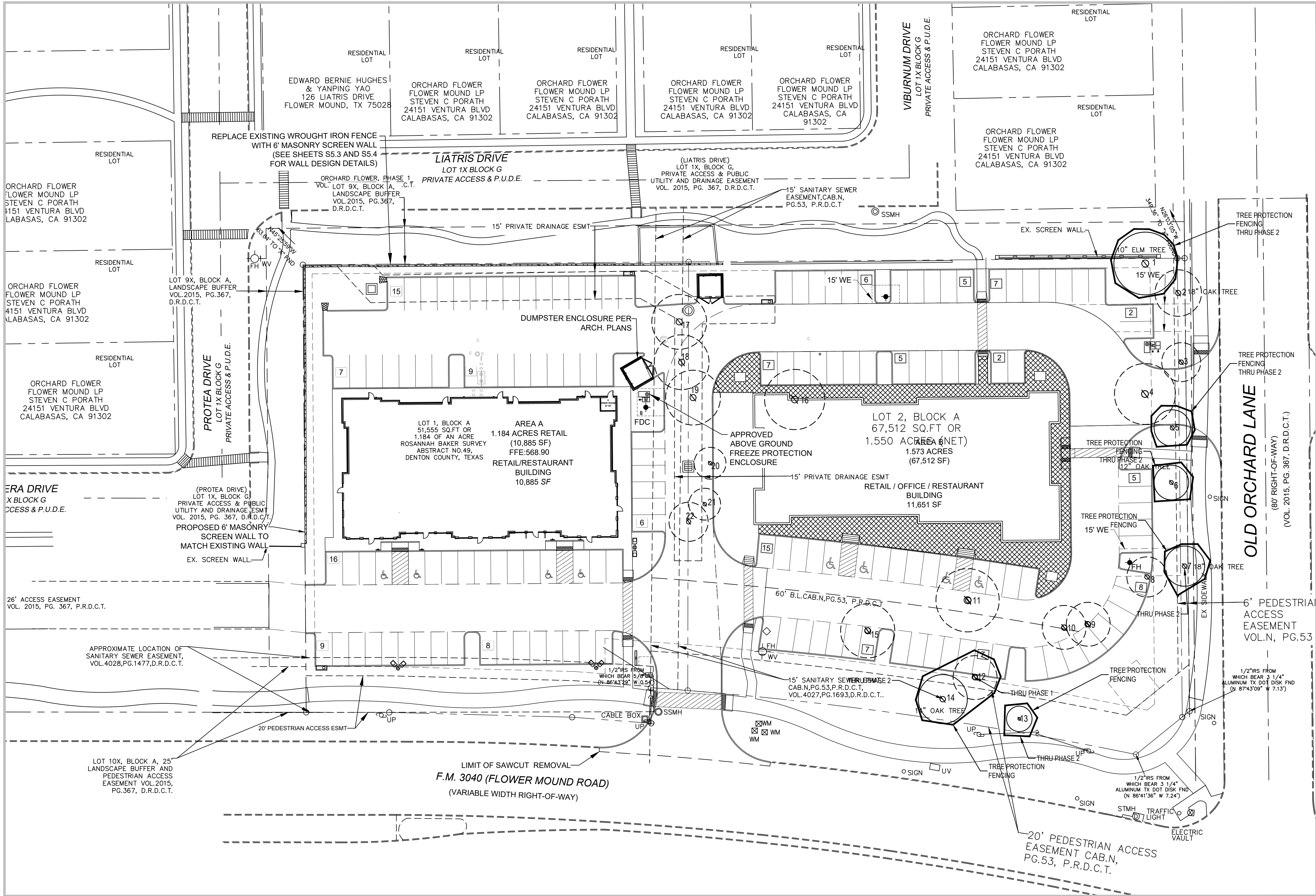
11.24.2021

SHEET NAME:

CONCEPT LANDSCAPE PLAN

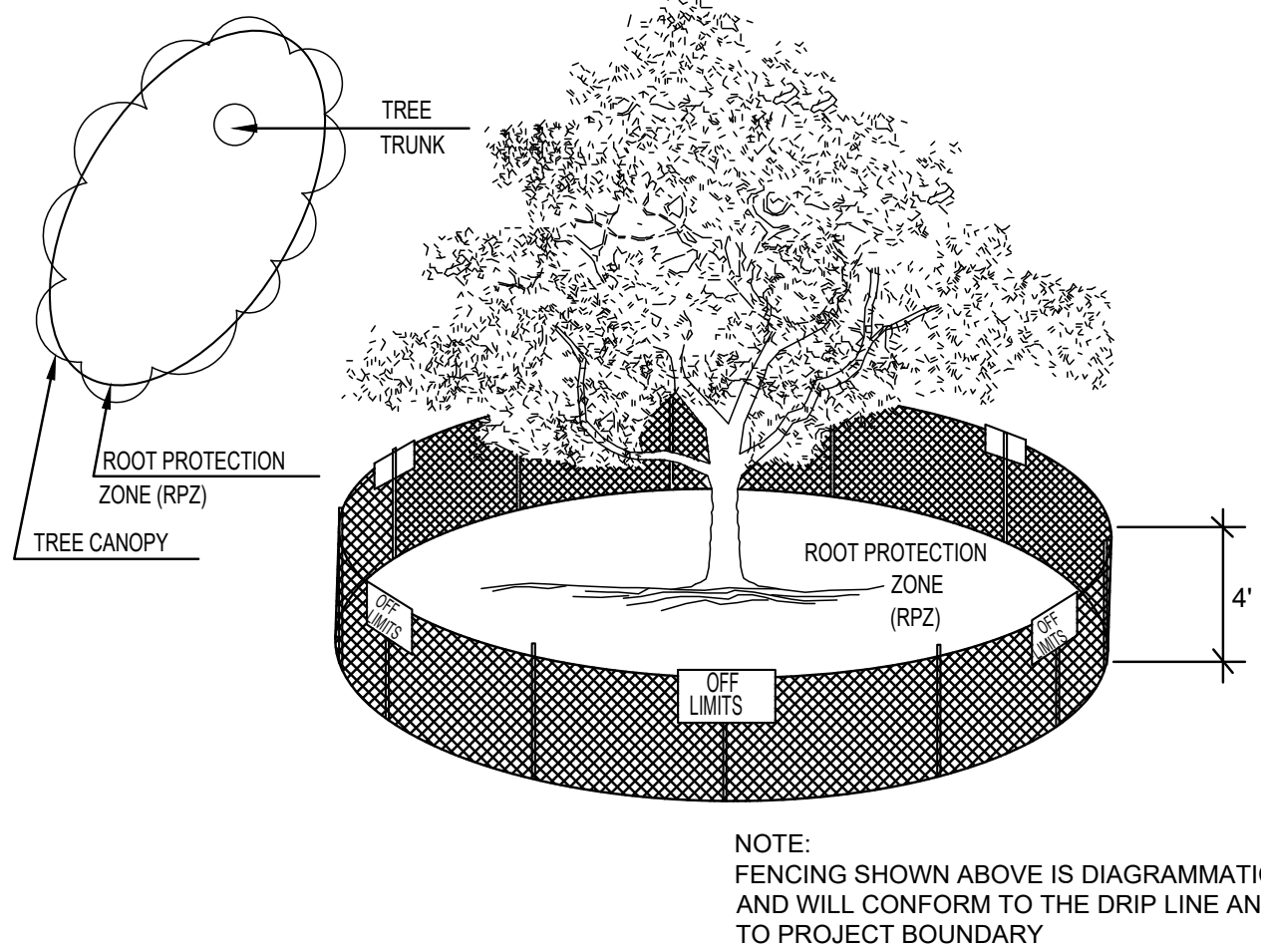
SHEET NUMBER:

L.4



01 TREE PROTECTION FENCE A
NOT TO SCALE

- EXISTING TREE NOTES**
- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
 - If any root structure is damaged during adjacent excavation/construction, notify the Landscape Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
 - Any fine grading done within the critical root zones of the protected trees must be done by hand. No earth moving equipment is allowed within the critical root zone of the trees.
 - Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
 - Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
 - Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
 - Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
 - Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
 - Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner. Structural roots shall be initially exposed through the use of an air spade within the root protection zone.
 - Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
 - Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing must be installed before any construction related activities commence on the site. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
 - Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval and under the supervision of the Landscape Architect.
 - Mitigation for the removal of a each protected tree is (1) 3" caliper mitigation tree or \$375

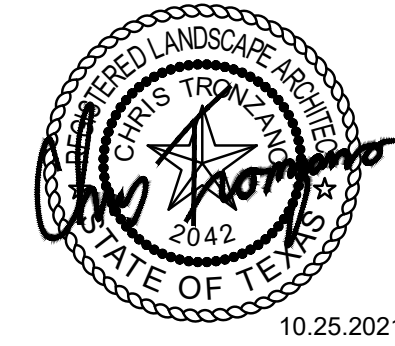


TREE SURVEY FIELD DATA							
NO.	DIA. INCHES	SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	CONDITION	REMARKS	CREDITS	MITIGATION REQUIRED
1	10.5	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE
2	14.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
3	14	CREPE MYRTLE	LAGERSTROEMIA INDICA	GOOD	UNPROTECTED TREE TO BE REMOVED		
4	11.5	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE
5	9.75	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
6	11.25	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
7	14	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN	3	1- 3" CAL. TREE
8	13	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
9	13.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
10	13	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE
11	11	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO BE REMOVED		
12	13.5	AMERICAN ELM	ULMUS AMERICANA	FAIR	PROTECTED TREE TO BE REMOVED		
13	2	CREPE MYRTLE	LAGERSTROEMIA INDICA	GOOD	UNPROTECTED TREE TO REMAIN	3	1- 3" CAL. TREE
14	14.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
15	15	AUSTRIAN PINE	PINUS NIGRA	GOOD	PROTECTED TREE TO BE REMOVED		
16	10	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE
17	12.5	AMERICAN ELM	ULMUS AMERICANA	FAIR	PROTECTED TREE TO BE REMOVED		
18	10.25	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
19	16	AMERICAN ELM	ULMUS AMERICANA	DECLASSIFIED	UNPROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE
20	10	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
21	6	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
22	6	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE

- EXISTING TREE LEGEND**
- EXISTING PROTECTED TREE TO REMAIN
 - EXISTING PROTECTED TREE TO BE REMOVED
 - TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

11 TREES REQUIRED TO BE MITIGATED- (1) 3" CALIPER TREE PER TREE
L.3 FOR REPLACEMENT TREES.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



10.25.2021

RETAIL PROJECT
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

ISSUE:
FOR APPROVAL 08.12.2021
CITY COMMENTS 10.25.2021

DATE:
10.25.2021

SHEET NAME:
CONCEPT
TREE PRESERVATION PLAN
SHEET NUMBER:

L.1



CEDAR TRIM SHALL BE ROUGH CEDAR

MATERIAL SPECIFICATIONS	
MATERIAL NAME	SPECIFICATION
BRICK VENEER	ACME BRICK - "MOCHA IRONSPOT"
BRICK ACCENT	ACME BRICK - "CAPE COD"
CULTURE STONE	ACME BRICK - "CREAM LIMESTONE"
ROOFING	STANDING SEAM METAL ROOF - BERRIDGE MEDIUM BRONZE
STUCCO	SHERWIN WILLIAMS - "ACCESSIBLE BEIGE SW 7036"
DOORCO TRIM	SHERWIN WILLIAMS - "LATTE - SW 6108"

ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE, SUITE 170
IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

RODNEY C. St.JOHN, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

ZPD21-0013

[illegible]

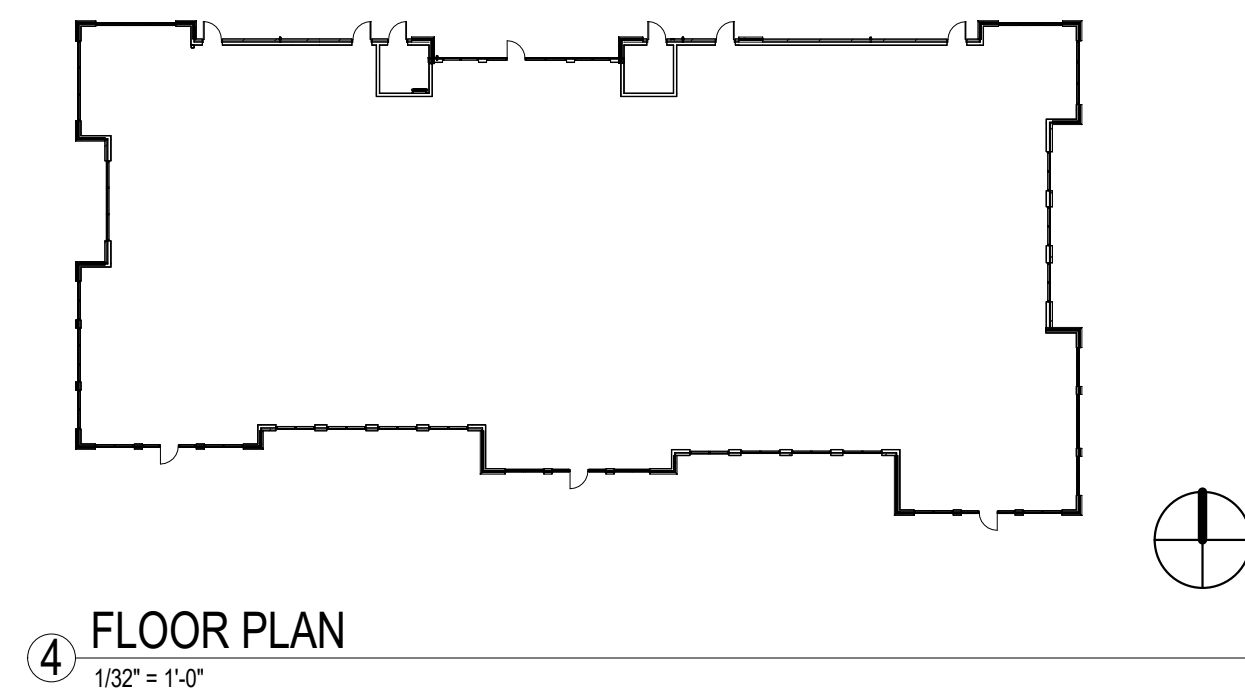
BEALL LEGACY PARTNERS, L.P.
BEALL RETAIL
DEVELOPMENT

CONCEPT ELEVATIONS

Checked by	RCS
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P&Z-3

Scale	As indicated
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4 FLOOR PLAN
1/32" = 1'-0"

1 EAST ELEVATION (LEFT) P&Z BW
1/8" = 1'-0"

2 WEST ELEVATION (RIGHT) P&Z BW
1/8" = 1'-0"

ELEVATION MATERIAL CALCULATIONS

	EAST	%	WEST	%	NORTH	%	SOUTH	%
TOTAL FACADE AREA	2384.17	100	2383.18	100	4705.31	100	4651.33	100
DOORS/WINDOWS	573.05	24	572.21	24	674.15	14	1328.99	29
FACADE AREA LESS DOORS & WINDOWS	1811.12	76	1810.97	76	4031.16	86	3322.34	71
PRIMARY MASONRY								
BRICK VENEER	296.40	28	161.12	12	1115.87	48	530.48	25
CULTURE STONE	645.03	60	1038.46	81	665.43	29	1447.13	68
STUCCO-1	61.97	6	23.63	2	436.20	19	22.13	1
SOLDIER COURSE	53.01	5	53.01	4	80.57	4	108.21	5
ACCENT MATERIAL								
ROUGH CEDAR	9.75	1	16.25	1	6.5	0	29.25	1

MATERIAL SPECIFICATIONS	
MATERIAL NAME	SPECIFICATION
BRICK VENEER	ACME BRICK - "MOCHA IRONSPOT"
BRICK ACCENT	ACME BRICK - "CAPE COD"
CULTURE STONE	ACME BRICK - "CREAM LIMESTONE"
ROOFING	STANDING SEAM METAL ROOF - "ABERRIDGE MEDIUM BRONZE"
STUCCO	SHERWIN WILLIAMS - "PERCIBELLE BEIGE SW 7036"
STUCCO TRIM	SHERWIN WILLIAMS - "LATTE - SW 6108"

ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE, SUITE 170
IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

ZPD21-0013

[illegible]

BEALL LEGACY PARTNERS, L.P.
BEALL RETAIL
DEVELOPMENT

CONCEPT ELEVATIONS

Project number	0.009.0319
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Date	11/29/2021
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Drawn by	PA
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Checked by	RCS
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P&Z-4

Scale	As indicated
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ZPD21-0013

[illegible]

BEALL LEGACY PARTNERS, I.P.
BEALL RETAIL
DEVELOPMENT

CONCEPT
ELEVATIONS

Project number	0.009.0319
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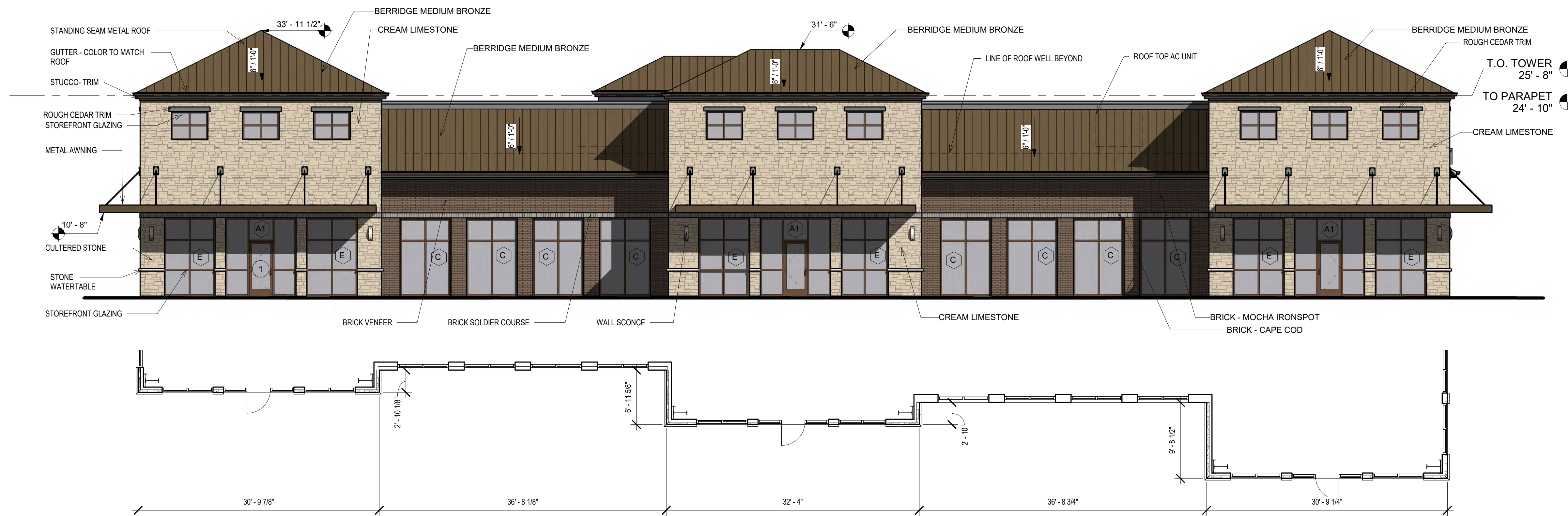
Date	11/29/2021
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Drawn by PA

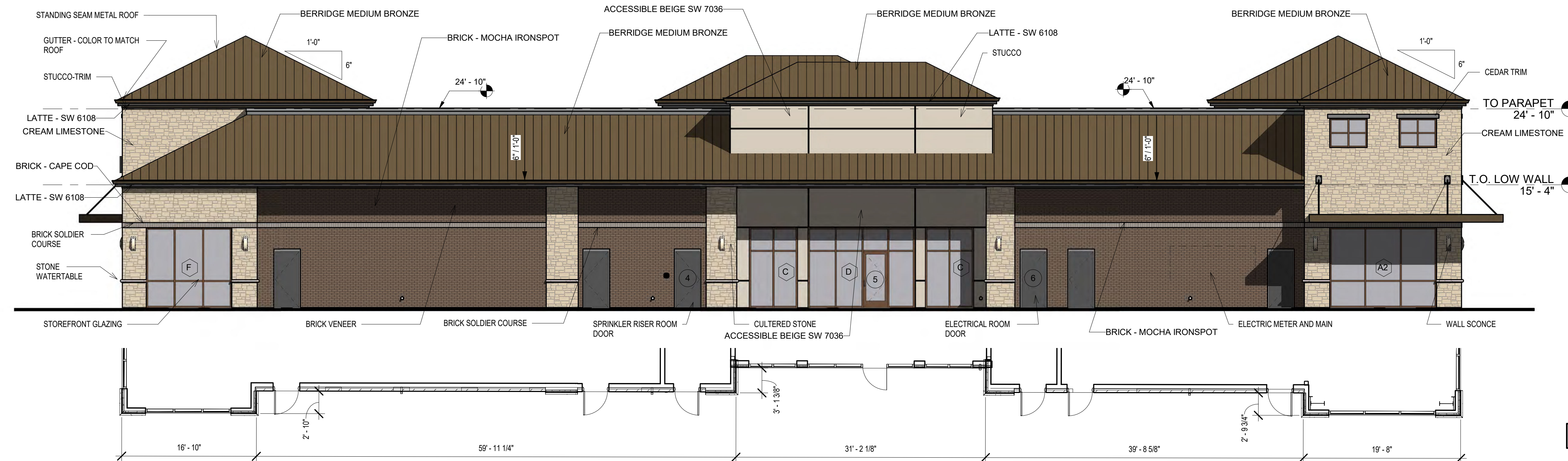
Checked by	RCS
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P&Z-1

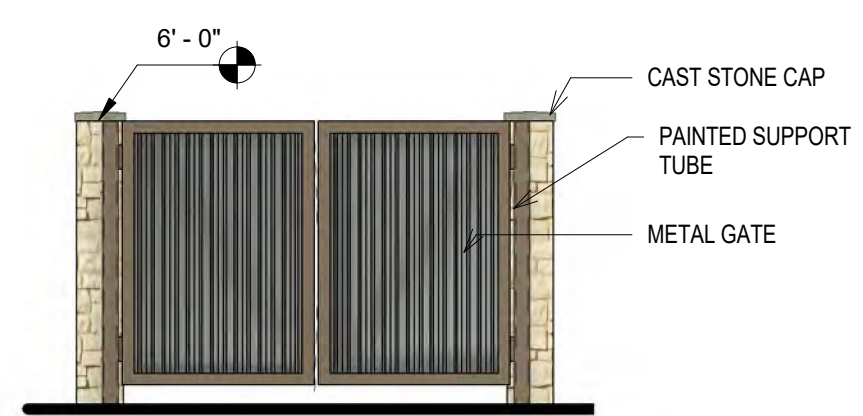
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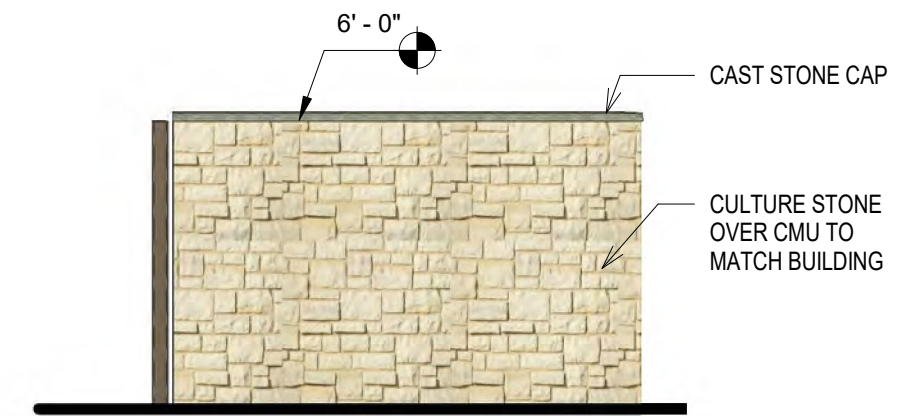
① SOUTH ELEVATION (FRONT) P&Z
1/8" = 1'-0"



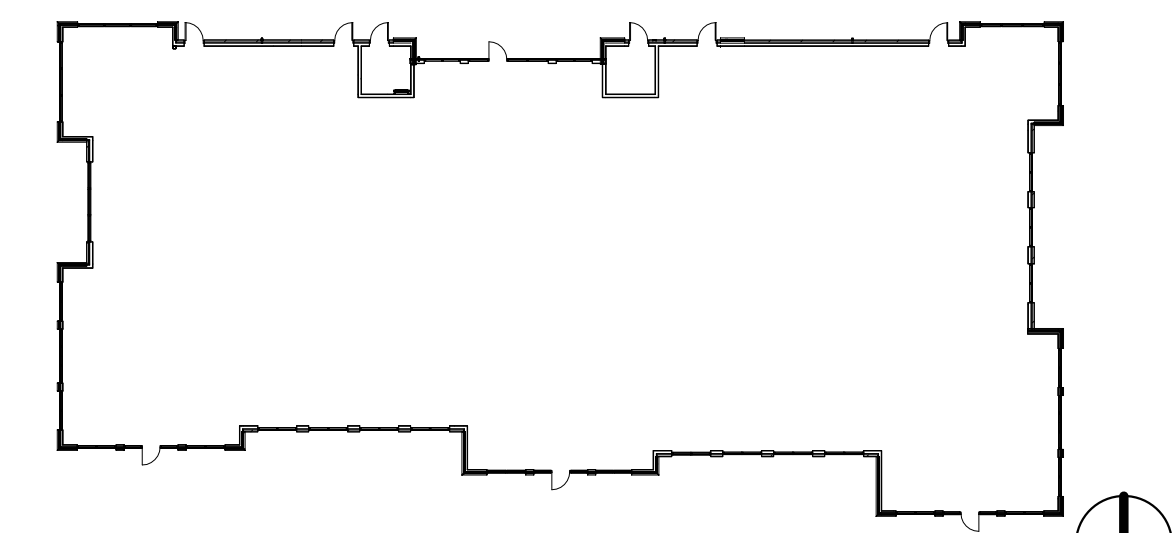
② NORTH ELEVATION (BACK) P&Z
1/8" = 1'-0"



3 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE SIDE & BACK ELEVATIONS

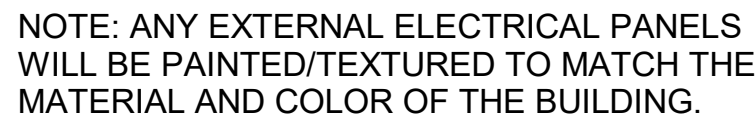


5 FLOOR PLAN P&Z
1/32" = 1'-0"

NOTE: ANY EXTERNAL ELECTRICAL PANELS
WILL BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING.

MATERIAL SPECIFICATIONS	
MATERIAL NAME	SPECIFICATION
BRICK VENEER	ACME BRICK - "MOCHA IRONSPOT"
BRICK ACCENT	ACME BRICK - "CAPE COD"
CULTURE STONE	ACME BRICK - "CREAM LIMESTONE"
ROOFING	STANDING SEAM METAL ROOF - BERRIDGE MEDIUM BRONZE
STUCCO	SHERWIN WILLIAMS - "ACCESSIBLE BEIGE SW 7036"
STUCCO TRIM	SHERWIN WILLIAMS - "LATTE - SW 6108"

ELEVATION MATERIAL CALCULATIONS								
	EAST	%	WEST	%	NORTH	%	SOUTH	%
TOTAL FACADE AREA	2384.17	100	2383.18	100	4705.31	100	4651.33	100
DOORS/WINDOWS	573.05	24	572.21	24	674.15	14	1328.99	29
FACADE AREA LESS DOORS & WINDOWS	1811.12	76	1810.97	76	4031.16	86	3322.34	71
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CULTURE STONE	645.03	60	1038.46	81	665.43	29	1447.13	68
STUCCO-1	61.97	6	23.63	2	435.20	19	22.13	1
SOLDIER COURSE	53.01	5	53.01	4	80.57	4	108.21	5
ACCENT MATERIAL								
ROUGH CEDAR	9.75	1	16.25	1	6.5	0	29.25	1



① $1/8'' = 1'-0''$



② $1/8'' = 1'-0''$

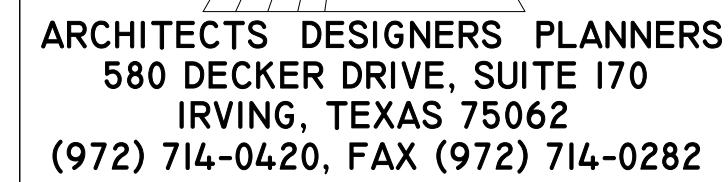
ELEVATION MATERIAL CALCULATIONS								
	EAST	%	WEST	%	NORTH	%	SOUTH	%
TOTAL FAÇADE AREA	2384.17	100	2383.18	100	4705.31	100	4651.33	100
DOORS/WINDOWS	573.05	24	572.21	24	674.15	14	1328.99	29
FAÇADE AREA LESS DOORS & WINDOWS	1811.12	76	1810.97	76	4031.16	86	3322.34	71
PRIMARY MASONRY								
BRICK VENEER	296.40	28	161.12	12	1115.87	48	530.48	25
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STUCCO-1	61.97	6	23.63	2	435.20	19	22.13	1
SOLDIER COURSE	53.01	5	53.01	4	80.57	4	108.21	5
ACCENT MATERIAL								
ROUGH CEDAR	9.75	1	16.25	1	6.5	0	29.25	1

THIS DOCUMENT IS FOR INTERIM
REVIEW ONLY AND NOT
INTENDED TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.

RODNEY C. St.JOHN, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

ZPD21-0013

BEALL LEGACY PARTNERS, I.p.	
BEALL RETAIL DEVELOPMENT	
CONCEPT ELEVATIONS	
Project number	0.009.0319
Date	11/29/2021
Drawn by	PA
Checked by	RCS
P&Z-2	
Scale	As indicated



RODNEY C. St.JOHN, AIA
REGISTERED ARCHITECT
TEXAS NO. 14791

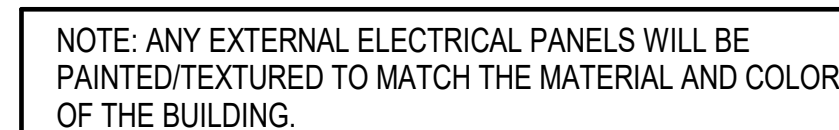
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NINE OAKS PLAZA

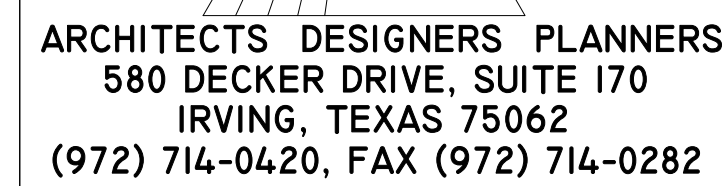
CONCEPTUAL ELEVATIONS

P&Z -2

Scale	As indicated
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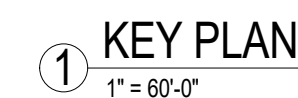
ELEVATION MATERIAL CALCULATIONS							
	EAST	%	WEST	%	NORTH	%	SOUTH
ACADE AREA	2020	100	2020	100	3629	100	4078
WINDOWS	240	12	240	12	242	7	1130
GLASS LESS & WINDOWS	1780	88	1780	88	3387	93	2948
PRIMARY MASONRY							
ENGINEER	437	22	437	22	749	21	459
STONE	626	30	626	30	1571	42	1104
	336	16	336	16	426	12	618
ACCENT MATERIAL							
CEDAR TRIM	42	2	42	2	70	2	71
OTHER							
ROOF	339	17	339	17	572	16	696

[illegible]

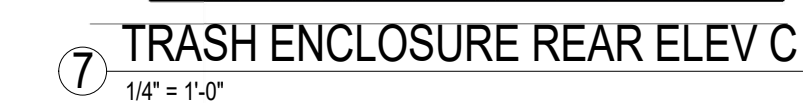
NINE OAKS PLAZA
CONCEPTUAL
ELEVATIONS

P&Z -1

Scale	As indicated
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5 TRASH ENCLOSURE FRONT ELEV P&Z C
1/4" = 1'-0" 31'-0"



ELEVATION MATERIAL CALCULATIONS								
	EAST	%	WEST	%	NORTH	%	SOUTH	%
TOTAL FACADE AREA	2020	100	2020	100	3629	100	4078	100
DOORS/WINDOWS	240	12	240	12	242	7	1130	28
FACADE AREA LESS DOORS & WINDOWS	1780	88	1780	88	3387	93	2948	72
PRIMARY MASONRY								
BRICK VENEER	437	22	437	22	749	21	459	11
CULTURE STONE	626	30	626	30	1571	42	1104	27
STUCCO	336	16	336	16	426	12	618	15
ACCENT MATERIAL								
ROUGH CEDAR WOOD TRIM	42	2	42	2	70	2	71	2
OTHER								
METAL ROOF	339	17	339	17	572	16	696	17

Exhibit “B”

Development Standards

B. Retail District-2 (R-2) uses. Development of the Retail District-2 (R-2) area designated on the Concept Plan, attached hereto as Exhibit “C,” for Retail District-2 (R-2) uses, comprising approximately 2.756 acres, shall be in compliance with all regulations applicable to Retail District-2 (R-2) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. Permitted Uses: Only the following permitted uses may be allowed by right in areas designated on Exhibit “C” as Retail District-2 (R-2) uses.

Accessory retail/service uses
 Accessory use, general, subject to section 98-972
 Antique shop
 Art gallery or handicraft sales
 Art supply store
 Auto parts and accessory sales (indoors)
 Bait and sporting goods sales
 Bakery or confectionery shop, retail
 Bank or savings and loan
 Book or stationary store or newsstand
 Cleaning/laundry pickup station only
 Cleaning/laundry shop with pickup station
 Cleaning shop or laundry pickup station
 Convenience store
 Custom personal service
 Dancing, drama, or music school or studio
~~Day care center~~
 Drugstore or pharmacy
 Florist
 Fraternal club or lodge
 Hardware store
 Health club or athletic club
 Laboratory, medical and dental
 Laboratory, scientific and research
 Local utility line
 Mortuary or funeral home
 Off-street parking, accessory
 Office, general business and professional
 Office, medical or dental
 Optical sales
 Parking lot, commercial
 Personal improvement services
 Pet store, subject to section 98-988
 Plant nursery or garden shop
 Public building, shop or yard
 Restaurant, fast food
 Restaurant, general
 Retail, general (indoors)
 Retail, single tenant (less than 25,000 square feet)
 Sewage pump station
 Supermarket

Telephone equipment station
 Theater
 Travel bureau or consultant

2. Specific Uses: Only the following specific uses may be permitted in areas designated on Exhibit "C" as Retail District-2 (R-2) uses subject to approval of a Specific Use Permit (SUP) by the Town Council:

Amusement and recreation (indoors), subject to section 98-973
 Assembly hall
 Communication tower, commercial, subject to 98-977
 Convenience store with gasoline sales
 Day care center
 Lithographic or print shop
 Museum, library or art gallery, public
 Recreation center
 Veterinary hospital (inside pens)
 Veterinary hospital (inside pens), subject to section 98-998

3. Temporary Uses: Only the following temporary uses may be permitted in areas designated on Exhibit "C" as Retail District-2 (R-2) uses 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":

Asphalt/concrete batch plant, temporary, subject to section 98-974
 Building material yard and construction office
 Field office, temporary

4. Minimum and maximum dimensions.

- i. Minimum lot area per dwelling. There shall be no minimum lot area per dwelling unit requirement in the area designated for Retail District-2 (R-2) uses.
- ii. Minimum lot width. There shall be no minimum lot width requirement in the area designated for Retail District-2 (R-2) uses.
- iii. Minimum floor area per unit. There shall be no minimum floor area per dwelling unit requirement in the area designated for Retail District-2 (R-2) uses.
- iv. Minimum front yard. There shall be no minimum front yard requirement in the area designated for Retail District-2 (R-2) uses, subject to section 98-1026.
- v. Minimum side yard. There shall be no minimum side yard requirement in the area designated for Retail District-2 (R-2) uses, subject to section 98-1027.
- vi. Minimum rear yard. The minimum rear yard in the area designated for Retail District-2 (R-2) uses shall be 15 feet for all uses, subject to section 98-1028.
- vii. Maximum lot coverage. The maximum lot coverage in the area designated for Retail District-2 (R-2) uses shall be 50 percent for all uses, subject to section 98-1029.

- viii. Maximum floor area ratio. There shall be no maximum floor area ratio requirement in the area designated for Retail District-2 (R-2) uses.
- ix. Maximum height. The maximum height of buildings and structures in the area designated for Retail District-2 (R-2) uses shall be two stories or 35 feet for all uses, subject to section 98-1031

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. The Development's Architectural theme will be in conformance with the Town's Urban Design Plan, and will utilize stone, brick, rough cedar, stucco, finished concrete tilt- wall, sloped metal roof accents, and ornamental iron and steel accents.
2. Building Component Standards; Building Elevation Profiles and Roof Form shall substantially conform to the approved Concept Elevations (Exhibit "E").
3. The unified design theme depicted on the Concept Elevations (Exhibit E) shall be required within the development.
4. Contrasting wall planes, architectural elements, and rooflines shall be used to create exemplary and enduring elevations. Building entries will be identified by various architectural features including canopies and portals.
5. All building elevations will be articulated to meet or exceed the Town of Flower Mound Urban Design Plan. Buildings will reflect an architectural prominence, with particular attention being paid to architectural quality on the facades, rooflines, and elevations visible from Arterial Roadways.
6. Franchise utility panels and connection points shall be painted to match the color and texture of the building and located so that they are not visible from public roadways, except that Franchise utility panels and connection points facing Arterial Roadways will be kept at a minimum and adequately screened, with additional landscaping or other approved material during the Site Plan approval process, to obstruct visibility from Flower Mound Road.
7. Colors should be earth tones, bronze metal color, or members of the beige, brown, and yellow family of color.
8. Roof pitches shall conform to the Town's Master Plan. Sloped roofing shall be required for structures 15,000 square feet in area and less. Buildings of one or two stories over 15,000 square feet in area may have a flat or low-slope roof, but shall use a parapet wall or mansard roof along the building perimeter, so that the flat or low-slope roof and any roof top mounted mechanical equipment is not visible from the public right-of-way or from neighboring residential buildings.

9. Specific Building Material Standards shall include:
 - a. A minimum of eighty percent (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. Up to twenty percent (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. Weathered steel will be permitted for signage.
 - d. Outward facing mirrored glass shall not be used.
 - e. Not more than fifteen percent (15%) of any elevation shall be comprised of a color that is not considered an earth or wood tone. White or shades of white shall be considered an earth tone color.

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 within Planned Development District No. 120 (PD-120) shall incorporate the standards for such space as described by the Town's Urban Design Plan and include the following specific elements:
 - 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 internal sidewalks within both residential and non-residential portions of the property. There will be a direct connection point between the residential area and the retail area, allowing residents the ability to walk directly to and from retailers and restaurants.
 - c. There will be 4-foot wide concrete walking paths that run in the open space areas between the residential lots within the proposed residential development.
 - d. Pedestrian open space shall be composed of hardscape and planting materials that offer visual and physical relief from the necessary parking and built environment.
 - i. Non-residential open space shall include walkways that provides connectivity to and from the eight-foot hike and bike trail as well as to and from the residential area.

Phase 1: 'Amenity Area' as shown on the Exhibit "C" (Concept Plan) and Exhibit "D" (Concept Landscape Plan) shall include the following and shall be installed prior to the issuance of a

certificate of occupancy for the first building.

- Minimum of three seating items that may include a combination of any of the following: benches, seat walls, or large stones.
- Minimum of one raised planter having a minimum size of 400 square feet and minimum 20 inches tall with a seat wall.
- Minimum 800 square feet shade structure consisting of a material that complements the building.
- Minimum four decorative planter pots of 25 gallons each.
- Minimum of 1,500 square feet of outdoor seating/dining area.
- Enhanced pavement consisting of patterned colored concrete, brick pavers, or combination thereof within the 'Amenity Area.'
- Maintenance agreement for landscaping and 'Amenity Area' shall be provided at the time of record plat application.

Phase 2: In addition to the above amenities within 'Amenity Area,' Area B shall include the following amenities and shall be installed prior to the issuance of a certificate of occupancy for the second building.

- Minimum of one seating item that may include a combination of any of the following: benches, seat walls, or large stones.
- Minimum of five tree wells having a size of 5' x 6' minimum with a minimum of 600 cubic yards of CU-Structural Soil surrounding the outside of the 5'x6' tree well. Tree well shall be clad in a material to complement the main building.
- Minimum three decorative planter pots of 25 gallons each.
- Enhanced pavement consisting of patterned colored concrete, brick pavers, or combination thereof, around the building located in Area B.

- ii. Residential open space identified amenities include a central amenity center adjacent to a pool, benches, a small linear pocket park, a water feature/detention pond with easy access to all residents, a small fruit orchard, and nice small open grassed areas for general recreational use.

- At least two canopy trees shall be provided on all residential lots adjacent to the internal open space areas with a third canopy tree provided in the open space area adjacent to each such residential lot.
- The open space area shall be maintained by the Homeowner's Association for the community.

3. Retention / Detention pond Requirements:

- a. Maintain a minimum of 4 feet of water depth
- b. Pond areas shall meet the minimum requirements of the Town's Design Criteria and Construction Standards.
- c. Retention pond area retaining walls shall utilize stacked stone, stone veneer, cut stone or engineered block walls that complement

the material standards and colors for the development.

- d. A private maintenance agreement for the retention pond(s) shall be provided upon submittal of a record plat for the development.
 - e. A fountain feature shall be provided in each retention pond.
 - f. Any pump equipment for the fountain features that is above ground shall be screened in accordance with section 82-272 "Outdoor storage areas". Such screening shall be designed and constructed of materials that complement the development.
4. Site retaining wall requirements:
- a. All site retaining walls shall utilize stacked stone, stone veneer, cut stone, or fauxstone that complements the material standards and colors for the development.
5. Reciprocal Easement requirements:
- a. The development shall be subject to an overall reciprocal easement agreement granting cross-access to and from the property to the west. A copy of said agreement shall be provided to the Town of Flower Mound with the Record Plat for the development.
 - b. The development shall be subject to an overall reciprocal shared parking agreement for all uses on the site. A copy of said agreement shall be provided to the Town of Flower Mound with the Record Plat for the development.
6. Monument signage at Gateway corner:
- a. 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.
7. Fencing standards:
- a. All residential lots adjacent to open space areas, excluding subdivision perimeter fencing, shall have a minimum four foot (4') tall wrought iron fence in accordance with the Town of Flower Mound's Land Development Regulations on the property line that is common to the open space. All other areas of residential lots, not adjacent to open space areas, shall have typical wooden fencing that conforms to the Town's regulations.
 - b. A six-foot tall wrought iron fence shall be constructed between the residential and retail areas, with a pedestrian wrought iron gate allowing access between the areas.
 - i. Notwithstanding the foregoing, a six-foot tall masonry wall shall be constructed between the residential and retail areas from the southern terminus of the perimeter screening wall adjacent to Old Orchard Lane and the residential portion of this

development extending in a westerly direction a distance of approximately ninety feet (90') as shown on Exhibit "C" (Concept Plan).

- ii. Notwithstanding the foregoing, existing wrought-iron fence between the residential and non-residential portions shall be partially replaced by a six-foot tall masonry wall beginning at the eastern terminus of the perimeter screening wall adjacent to Gerbera Drive and extending north to the northwest corner of the non-residential portion and then extending in an eastwardly direction along north property line of Area A and extending at least 20 feet into Area B to screen the dumpster located within Area B, for a total length of approximately 230 (230') linear feet of masonry wall as shown on Exhibit "C" (Concept Plan).

8. Compatibility buffer:

- a. A 25-foot compatibility landscape buffer shall be provided between the residential and retail developments. Five foot of the compatibility landscape buffer shall be provided within the retail portion of the development and the remaining 20 feet of the compatibility landscape buffer shall be provided within the residential portion of the development.
- b. Appropriate scaled landscape plants shall be installed on both sides of the six-foot tall wrought iron fence and masonry wall situated between the residential and retail areas of the development.
- c. A minimum of 11 three-inch caliper mitigation trees shall be planted within the five- foot landscape buffer on the non-residential portion. A minimum of five mitigation trees planted within Area A shall be live oak trees or similar evergreen trees in order to provide year round screening. Area A shall also include a continuous dense eight-foot tall (at the time of planting) evergreen shrubs planted within the five-foot landscape buffer.
- d. In addition to meeting the requirements of Sec. 82-272. - Outdoor storage areas of the Town's code of ordinance, any dumpster located in close proximity to the northern property line of the non-residential area shall be screened with minimum six-foot tall evergreen shrubs.
- e. One native shade tree, a minimum of three-inch caliper and of species included in section 94-242 of the Flower Mound Code, Approved tree lists, shall be provided at a ratio of one tree per 600 square feet within the required compatibility buffer area.

9. Phasing requirements:

- a. 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.
- b. Notwithstanding the foregoing, the first phase of development shall include the detention reservoirs, fire lanes and median cuts/turn

lanes to support the first phase; curb cuts, utilities, amenity area within the first phase; eight-foot wide TownTrail along FM 3040 and Old Orchard for the entire length of the property; and perimeter landscaping for the residential portion. A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.

- c. The first phase of non-residential shall include fire lanes required for phase one construction as depicted on Exhibit 'C', perimeter landscaping along entire length of FM 3040, Old Orchard, and within the five foot landscape buffer along the western and northern property lines, masonry wall along the western and northern property lines as set forth herein-above, and amenities located within the 'AmenityArea.' A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.

~~10. Hours of Operation:~~

- ~~a. Day care center hours of operation are limited to between 6:30 a.m. to 7:00 p.m., Monday through Friday, except that special events such as an open house or tour of the site are allowed on weekends.~~
- ~~b. Outdoor playground areas associated with the day care center are limited to between 9:00 a.m. and 5:00 p.m., Monday through Friday, except that special events such as an open house or tours of the site are allowed on weekends.~~

~~11. Commercial Kitchen:~~

~~A commercial grade kitchen for food preparation is prohibited in association with a day care center.~~

~~12. Sound:~~

~~Equipment generating sound outside the day care (such as a bell tone) is prohibited.~~

G. Exceptions and Variances:

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

1. An exception to Section 90-311, Street design standards, as authorized by Section 90-301, Exception to street standards, of the Code of Ordinances to allow for a reduced driveway spacing that permits the eastern-most road into the development to be placed two hundred eighty feet (280') away from the intersection of Old Orchard Road and Flower Mound Road.
2. An exception to Section 82-302(1), requirement for a brick wall or masonry wall between the residential and retail portion within this development to allow for the screening and fencing set forth herein-above.
3. An exception to Sec 82-302(2), requirement for a 25-foot landscape

buffer within the retail portion of this development to allow for the screening and fencing set forth herein-above.

4. An exception to Sec 82-302(2), requirement for a continuous dense six-foot understory plants, and native shade trees, a minimum of three-inch caliper, at a ratio of one tree per 400 square feet of the buffer area between the residential and retail portion within this development to allow for the screening and fencing set forth herein-above.
5. An exception to Sec 82-303 (1), requirement for a 60-foot building setback for a single-story building to allow the proposed ~~day-care facility~~ retail building to be located at a minimum distance of 20 feet from the western property line of Area A.



PLANNING AND ZONING COMMISSION

AGENDA ITEM *i.(a)*

WORK SESSION

DATE: December 13, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **A Work Session in conjunction with a future Public Hearing to consider an ordinance amending the zoning (ZPD21-0015 – Whyburn Addition) from Agricultural District uses to Planned Development District No. 189 (PD-189) with Single Family District-10 (SF-10), Office District (O) and Retail District-1 (R-1) uses and with certain modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Waketon Road.**

I. ITEM SUMMARY

The purpose of this request is to rezone approximately 69.28 acres of land in order to create a planned development district with Single Family District-10 (SF-10), Office District (O) and Retail District-1 (R-1) uses.

II. WORK SESSION CRITERIA

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

- Over 20 acres in size
- Requires a Master Plan Amendment

III. APPLICATION ANALYSIS

The applicant is requesting a zoning change to develop a medium-density residential subdivision on a portion of the subject property (45.54 acres) and rezone the rest of the site to enable the development of a combination of retail and office uses at a future time. This project also has a companion Master Plan Amendment (MPA) request.

Currently, the subject property is master planned for Retail, Office and Low-Density Residential uses. The applicant is proposing that the subject property be changed to Retail, Office and Medium Density Residential uses.

The applicant plans to develop 105 single-family residential lots with the first phase of development. Two points of access for the residential development are proposed along Whyburn Drive and Waketon Road. The rezoning would set aside three retail tracts and one office tract for future development. Conceptual site, landscape plans and elevations would need to be approved by Town Council for these tracts prior to development proceeding.

IV. REQUESTED MODIFICATIONS

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

- Increased front porch projection into front yard setbacks
- Reduced front yard setback on cul-de-sac lots

V. ITEMS UNDER DISCUSSION

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

- Specimen Tree removal pending ECC recommendation
- Development standards
- Pending Traffic Impact Analysis, water and wastewater study results
- Proposed park land dedication

VI. ATTACHMENTS

A. Application Details

1. Zoning Planned Development Package

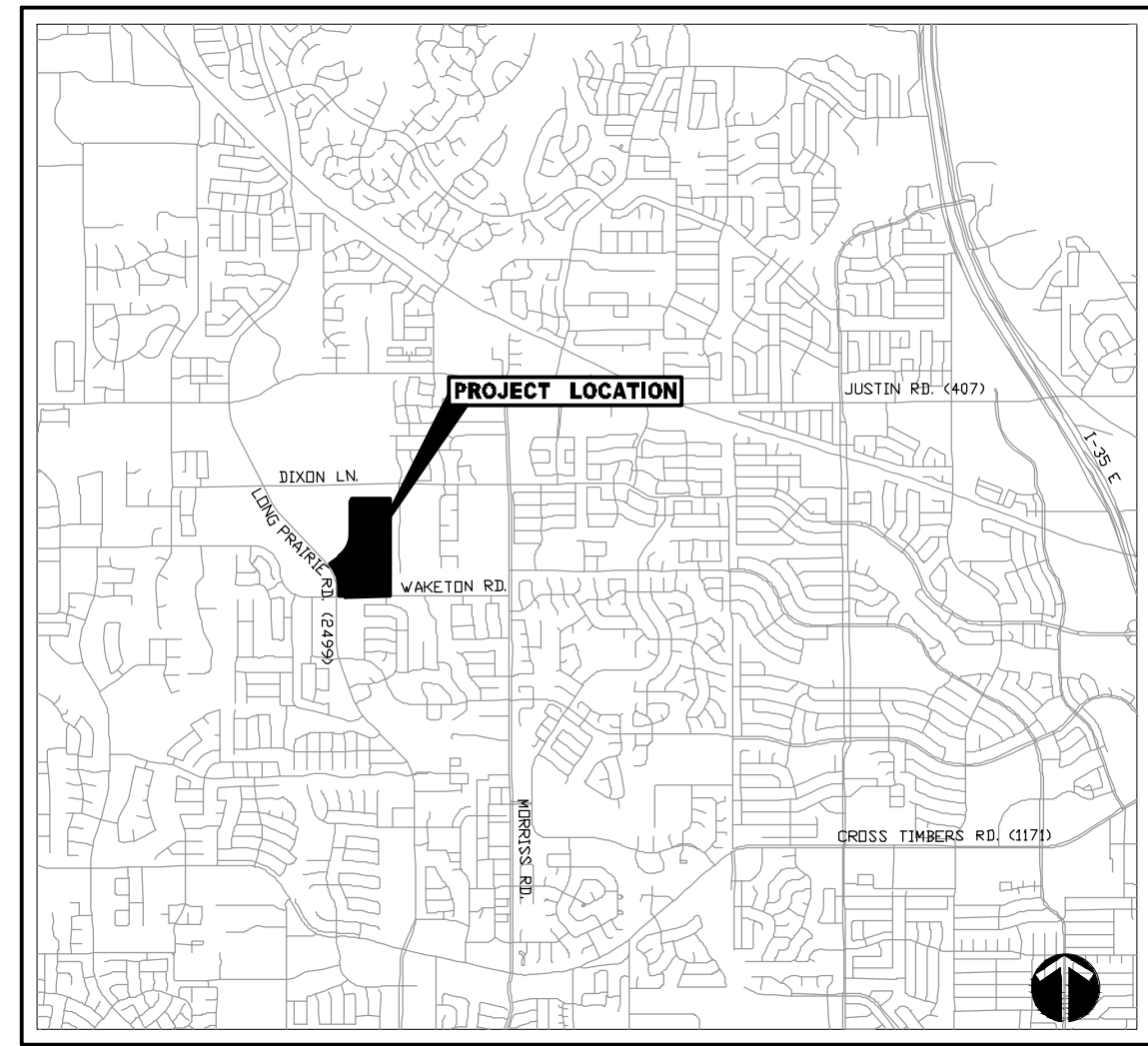
CONCEPT PLAN FEATURES

LAND USE PLAN:	MEDIUM DENSITY RESIDENTIAL, OFFICE & RETAIL
URBAN DESIGN PLAN:	N/A
PARKS AND TRAILS:	EXISTING WHITE LAZY DAISY TRAIL EXISTING MULTI USE - GENERAL ALONG DIXON LN. AND ENDS AT NW PROPERTY CORNER PROPOSED MULTI USE - GENERAL ALONG FM 2499 AND WAKETON RD. PROPOSED SHARED LANE ALONG WAKETON RD.
OPEN SPACE PLAN:	DEDICATED 3.528 ACRE PARK PROPOSED 6.146 DRAINAGE EASEMENT
THOROUGHFARE PLAN:	WAKETON RD: URBAN COLLECTOR (60' R.O.W.) DIXON LN: URBAN MINOR ARTERIAL (90' R.O.W.)
WATER PLAN:	EAST (LOW) PRESSURE PLANE 16" WATER LINE ALONG WAKETON RD. 12" WATER LINE ALONG LONG PRAIRIE RD. AND 30" WATER LINE ALONG DIXON LN.
WASTEWATER PLAN:	WASTEWATER SERVICE DISTRICT NO.1 UPPER TIMBER BRANCH 12" TRUNK LINE ALONG WAKETON RD.
ECONOMIC IMPACT:	N/A
ZONED:	AGRICULTURE
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
EXISTING LAND USE:	OFFICE, RETAIL & LOW DENSITY RESIDENTIAL
PROPOSED LAND USE:	MEDIUM DENSITY RESIDENTIAL, OFFICE & RETAIL

LINE TABLE		
LINE	DISTANCE	BEARING
L1	558.24	S89° 24' 50"W
L2	516.41	S89° 24' 50"W
L3	33.88	N0° 10' 14"W
L4	150.30	S89° 49' 43"W
L5	119.30	N0° 40' 42"W
L6	106.08	N5° 22' 59"W
L7	213.05	N10° 12' 11"W
L8	214.79	N20° 13' 29"W
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LINE	DISTANCE	BEARING
L10	107.37	N40° 22' 59"W
L11	76.34	N46° 26' 44"W
L12	99.55	N0° 21' 37"W
L13	85.81	N0° 21' 37"W
L14	332.00	N89° 38' 23"E
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C1	127.64	127.52	854.63	8° 33' 25"
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VICINITY MAP
N.T.S.

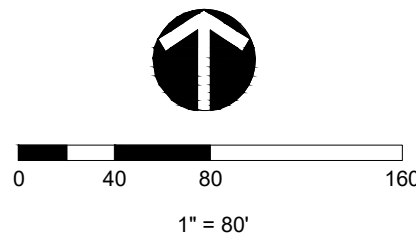
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DEVELOPMENT STANDARDS	SF-10	OFFICE (O)	RETAIL (R-1)
MIN. LOT SIZE	10,000 SF	N/A	N/A
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MIN. FRONT YARD	25 FT*	N/A	N/A
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MIN. REAR YARD	25 FT	15 FT	15 FT
MAX. LOT COVERAGE	40%	50%	50%
MAX. HEIGHT (STORIES/FT)	2/35*	2/35	2/35
*SEE PLANNED DEVELOPMENT GUIDELINES			
TRACT	AREA (ACRES.)	BASE ZONING	PROPOSED ZONING
1	45.54	SF-10	PD
2	5.36	OFFICE (O)	PD
3	8.77	RETAIL (R-1)	PD
4	4.11	RETAIL (R-1)	PD
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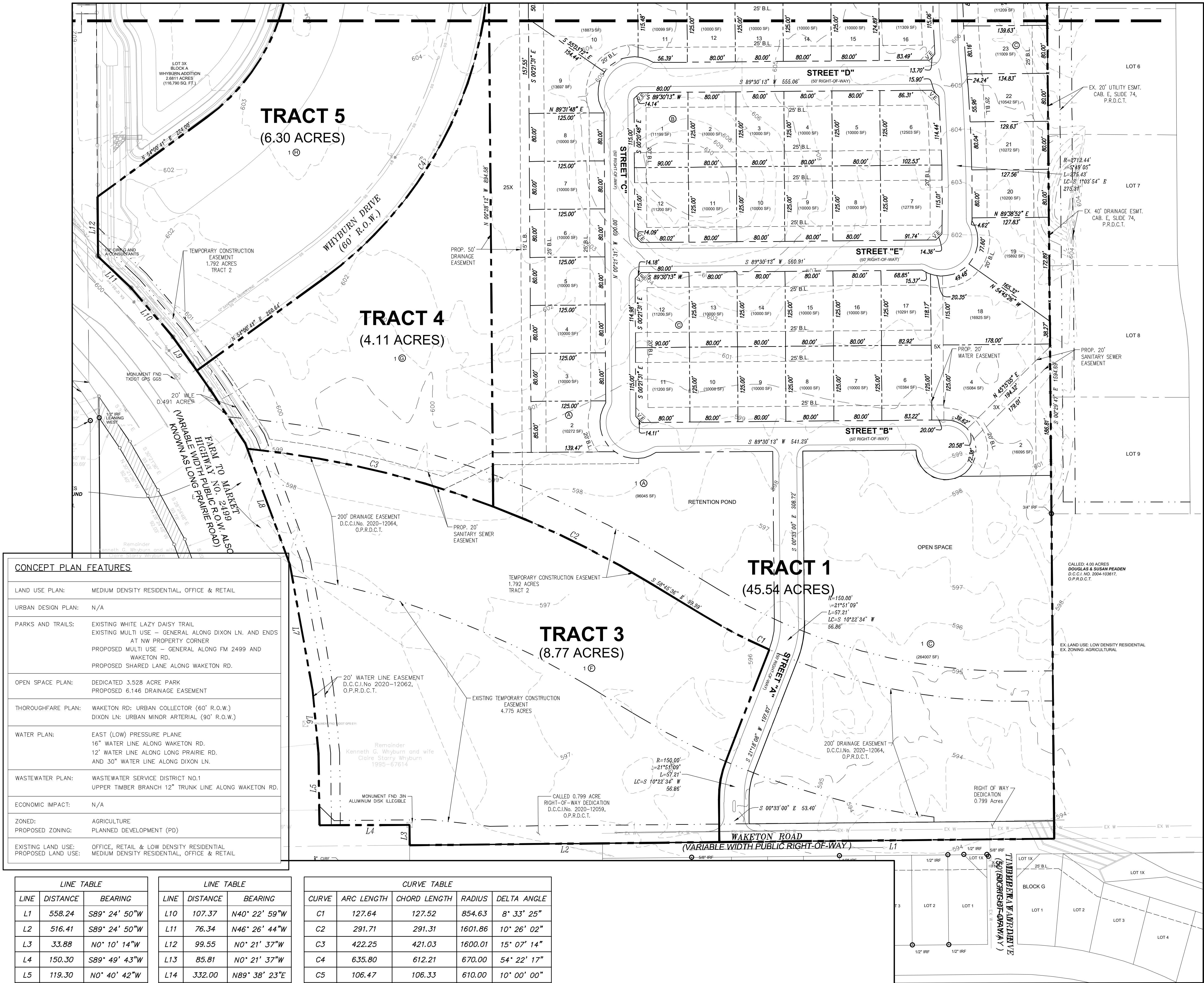
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DENTON COUNTY, TEXAS

SUBMITTAL DATE: 11/15/2021

MATCHLINE SHEET 1

MATCHLINE SHEET 2



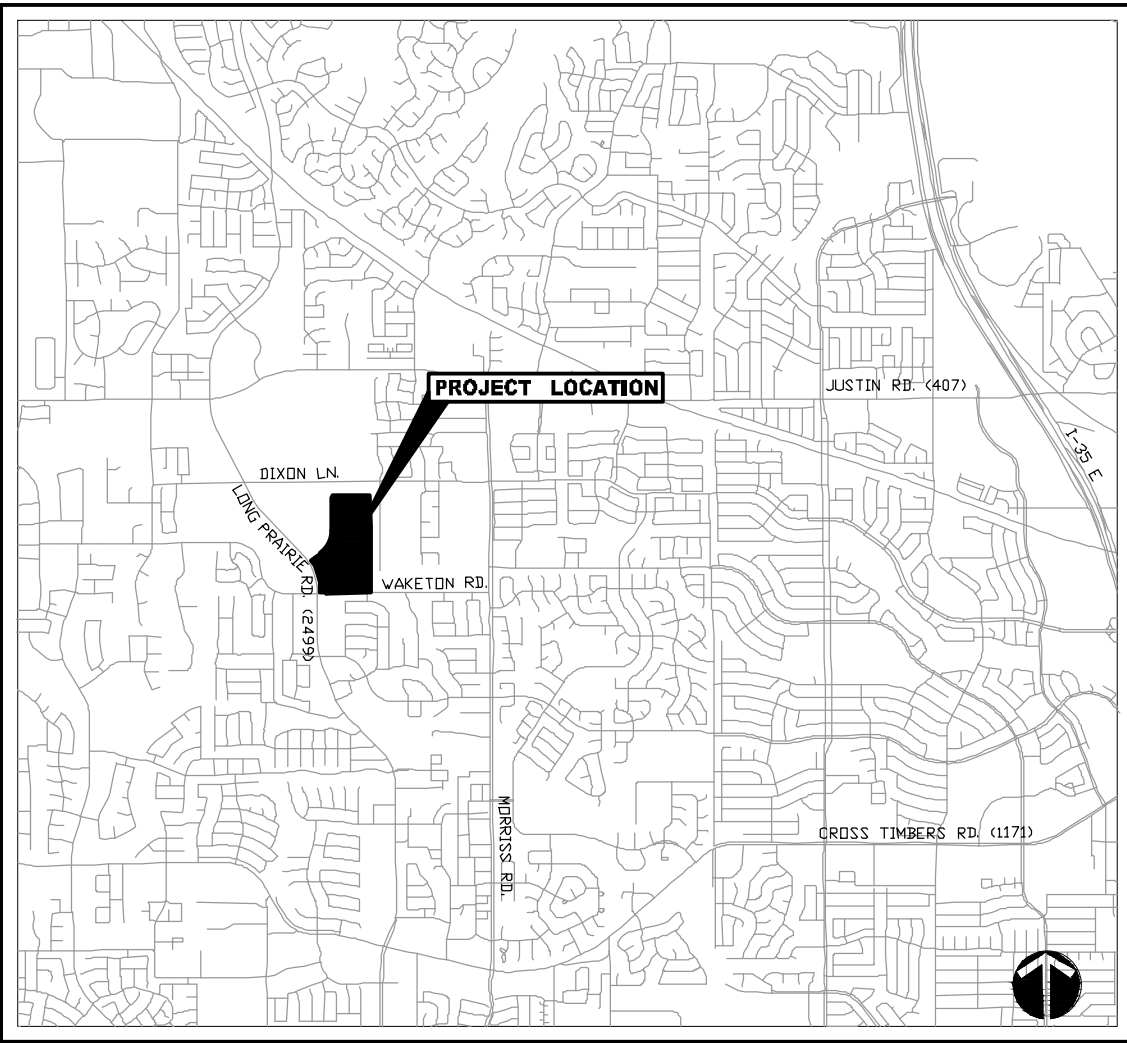
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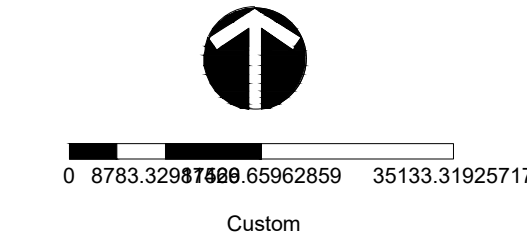
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SUBMITTAL DATE: 11/15/2021

SHEET 1 OF 2

KEY MAP

SEAL

PROJECT

WHYBURN

2650 WHYBURN DRIVE
FLOWER MOUND, TX 75028

DAVID WEEKLEY HOMES

3301 N. INTERSTATE 35E

CARROLLTON, TX 75007

LANDESIGN PROJ.# 8521130

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	09.01.2021
2	2ND SUBMITTAL	11.15.2021

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

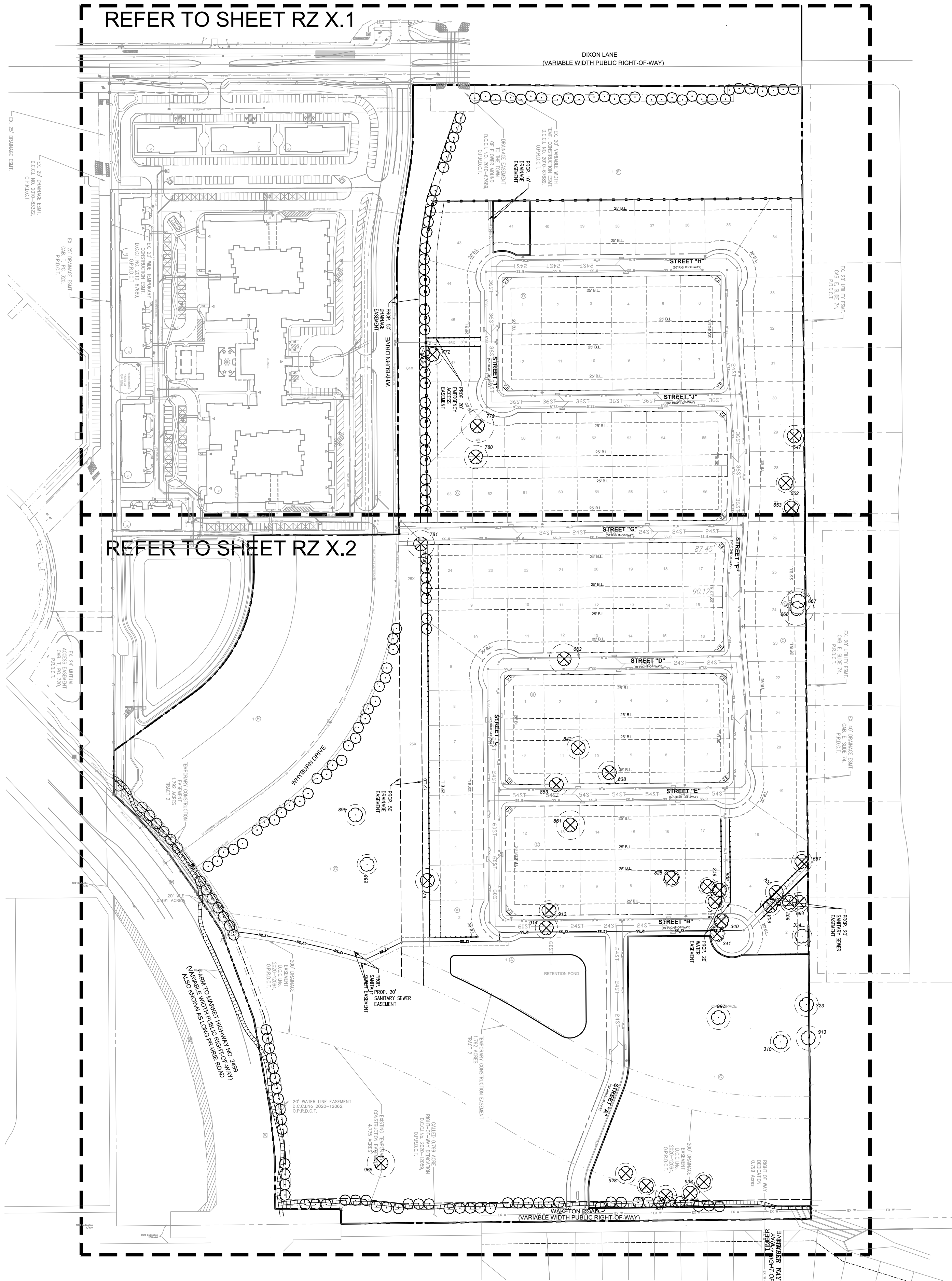
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SHEET TITLE

CONCEPTUAL LANDSCAPE
PLAN

SHEET NUMBER

RZ1.0



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SCALE

VERT: ----
HORZ: 1"=80'
0 45 80' 160'

SHEET TITLE

CONCEPTUAL LANDSCAPE
PLAN

SHEET NUMBER

RZ1.1

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND, TEXAS

STREET BUFFER WIDTH

STREET NAME	REQUIRED	PROVIDED	
LONG PRAIRIE ROAD	25 FT BUFFER	25 FT BUFFER	
DIXON LANE	15 FT BUFFER	15 FT BUFFER	
WAKETON ROAD	15 FT BUFFER	15 FT BUFFER	
WHYBURN DRIVE	15 FT BUFFER	15 FT BUFFER	

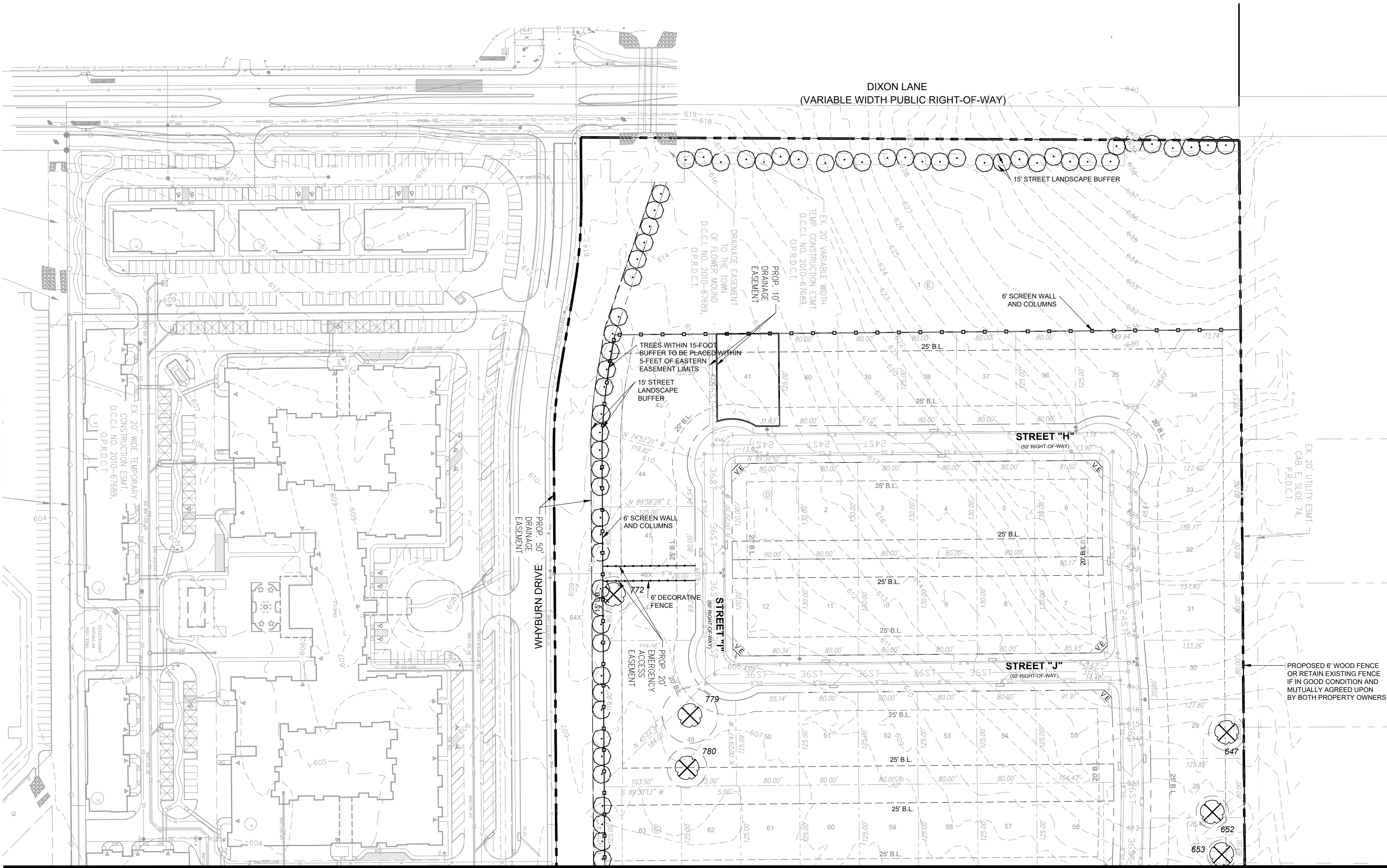
STREET BUFFER TREES

STREET FRONTAGE	STANDARD	REQUIRED	PROVIDED
LONG PRAIRIE ROAD - 855 LF (EXCLUDES 200' DRAINAGE ESMT)	1 / 30 LF	29 TREES (3" CAL.)	29 TREES (3" CAL.)
DIXON LANE - 895 LF	1 / 30 LF	30 TREES (3" CAL.)	30 TREES (3" CAL.)
WAKETON ROAD - 1,025 LF (EXCLUDES 200' DRAINAGE ESMT)	1 / 30 LF	34 TREES (3" CAL.)	34 TREES (3" CAL.)
WHYBURN DRIVE - 2,035 LF	1 / 30 LF	68 TREES (3" CAL.)	68 TREES (3" CAL.)

EXISTING TREES WITHIN STREET BUFFER TO HELP FULFILL STREET BUFFER TREE REQUIREMENTS

STREET BUFFER MITIGATION TREE CREDITS

STANDARD	STREET FRONTAGE	PRESERVED TREES	TREE CREDITS
1 PRESERVED PROTECTED/SPECIMEN TREE = 1 TREE CREDIT	LONG PRAIRIE ROAD	N/A	N/A
	DIXON LANE	N/A	N/A
	WAKETON ROAD	N/A	N/A
	WHYBURN DRIVE	N/A	N/A



REFER TO SHEET RZ1.2

PLANTING NOTES:

- ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES FOR THE TOWN OF FLOWER MOUND.
- REFER TO RZ3.0-RZ3.4 FOR ADDITIONAL NOTES AND INFORMATION PERTAINING TO TREE SURVEY AND MITIGATION.
- THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN.
- THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.
- FINAL TREE SPECIES AND LOCATIONS TO BE DETERMINED DURING FINAL PLAN.
- ALL PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED BY TOWN OF FLOWER MOUND PARKS, TRAILS, AND LANDSCAPE SPECIALIST PRIOR TO PLANTING AND INSTALLATION TO AVOID CONFLICTS WITH EXISTING PROTECTED AND SPECIMEN TREE CANOPIES THAT ARE BEING PRESERVED.



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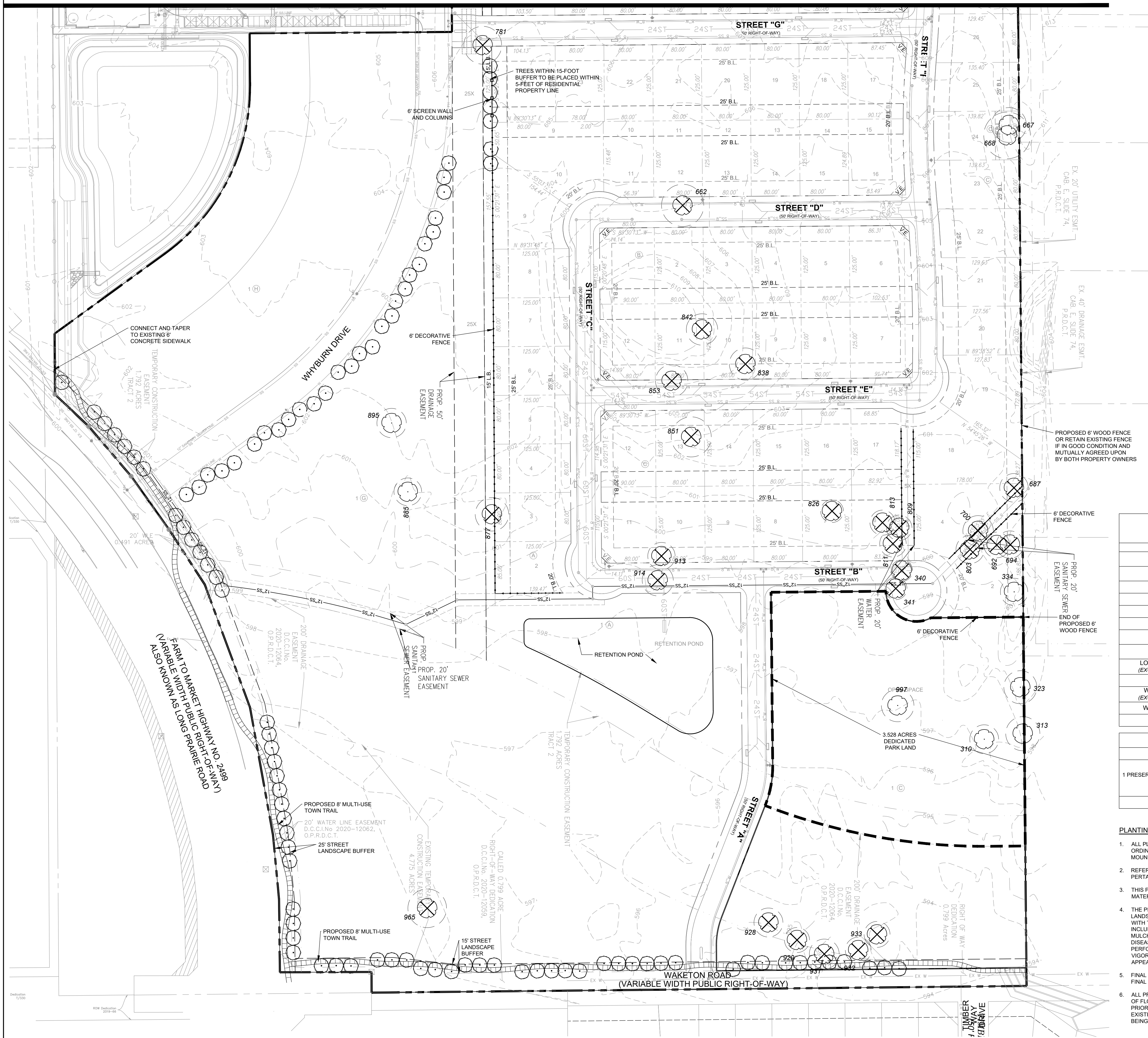
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CONCEPTUAL LANDSCAPE
PLAN

SHEET NUMBER

RZ1.2

REFER TO SHEET RZ1.1



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND, TEXAS

STREET BUFFER WIDTH

STREET NAME	REQUIRED	PROVIDED
LONG PRAIRIE ROAD	25 FT BUFFER	25 FT BUFFER
DIXON LANE	15 FT BUFFER	15 FT BUFFER
WAKETON ROAD	15 FT BUFFER	15 FT BUFFER
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STREET BUFFER TREES

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KEY MAP

SEAL

PROJECT

WHYBURN

2650 WHYBURN DRIVE
FLOWER MOUND, TX 75028

DAVID WEEKLEY HOMES

3301 N. INTERSTATE 35E

CARROLLTON, TX 75007

LANDESIGN PROJ.# 8521130

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	09.01.2021
2	2ND SUBMITTAL	11.15.2021

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: ----
HORZ: NTS

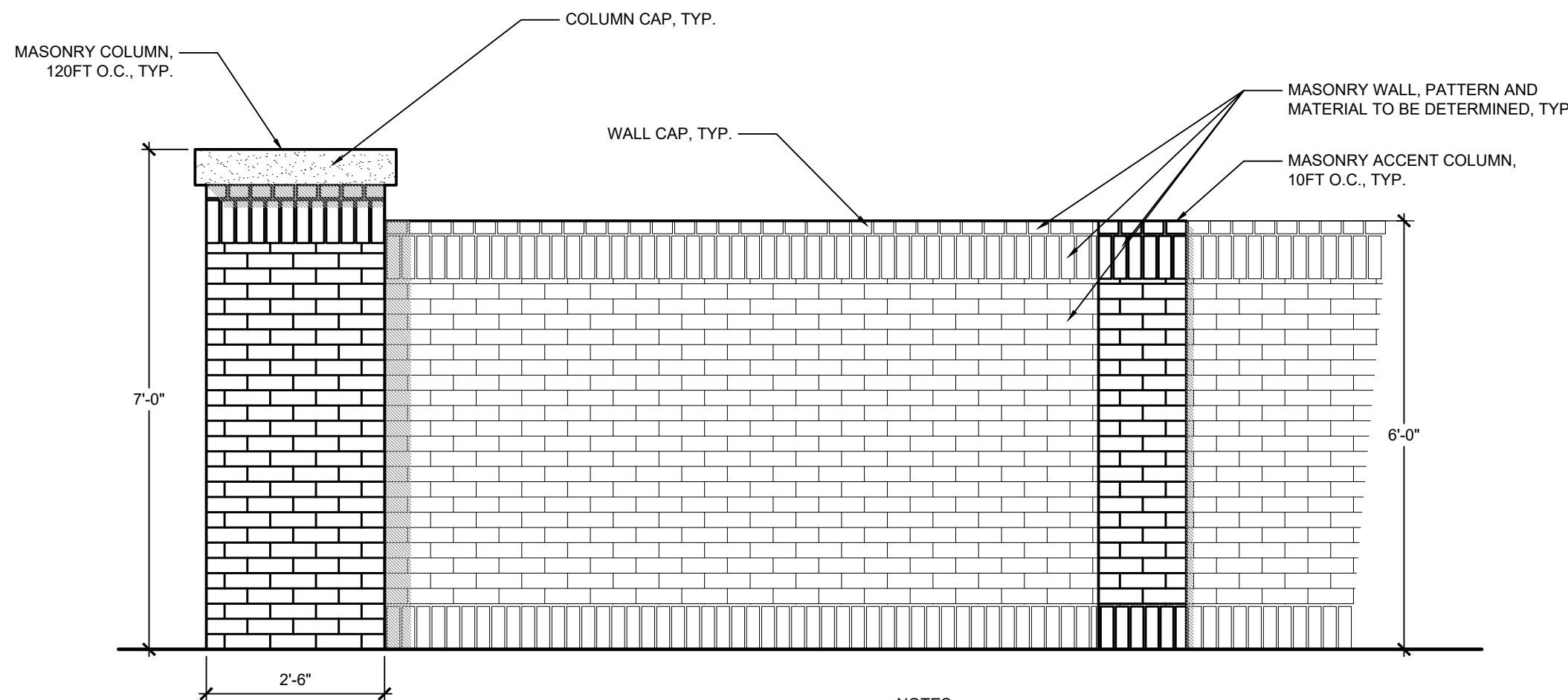
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SHEET TITLE

SITE DETAILS

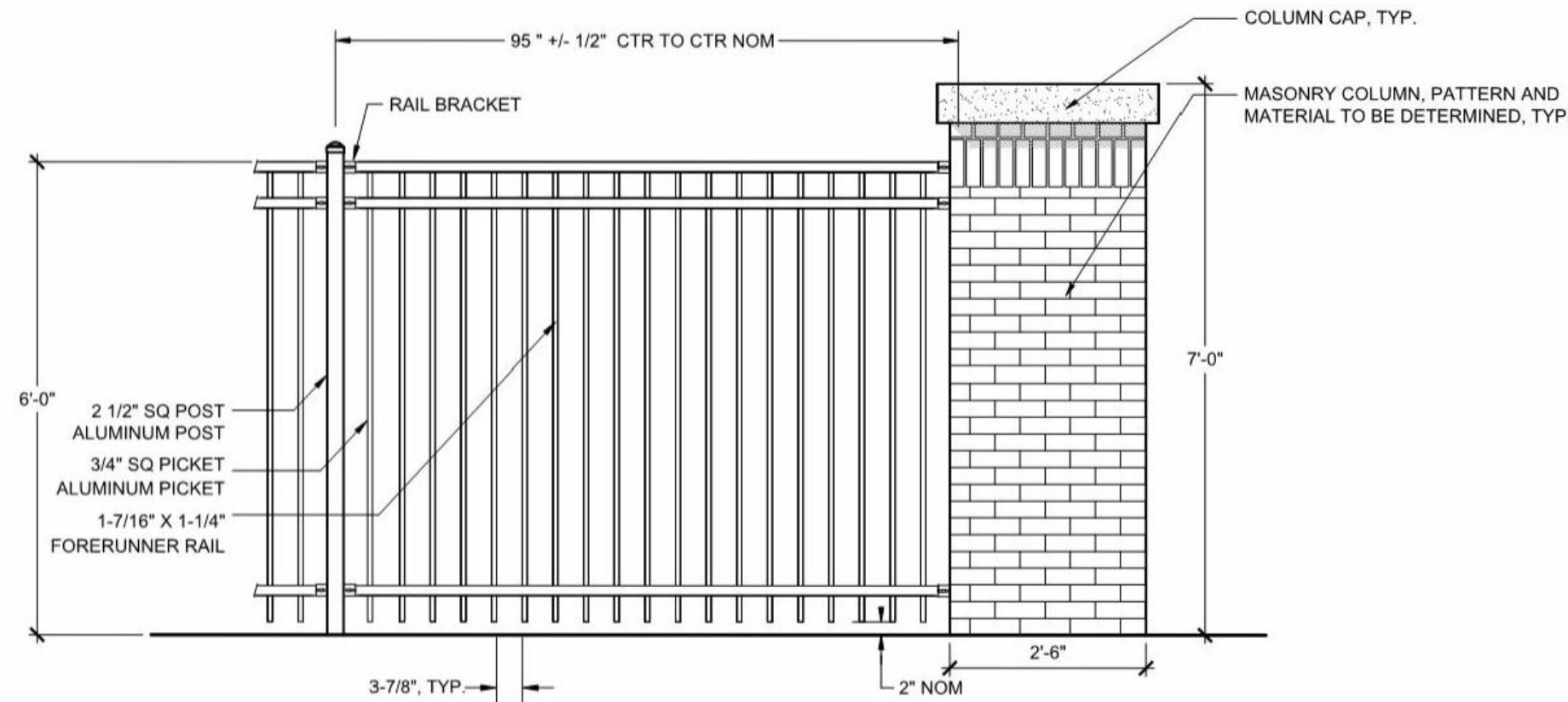
SHEET NUMBER

RZ2.0



1 SCREENWALL AND COLUMN
RZ2.0 PLAN, SECTION, ELEVATION

NOT TO SCALE



2 DECORATIVE FENCE
RZ2.0 ELEVATION

NTS

CIVIL ENGINEER

LANDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240

KEY MAP



New 15 2021

DocuSign

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HORZ: 1"=80'

SHEET TITLE

TREE SURVEY

SHEET NUMBER

RZ3.1



THIS PLAN IS CONCEPTUAL IN NATURE AND
SUBJECT TO CHANGE. PLAN WILL BE FINALIZED
DURING THE PERMITTING PROCESS BASED ON
SITE PLAN AND GRADING PLAN APPROVAL.

TREE PROTECTION NOTES:

THE DEVELOPER AND CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES PER TOWN OF FLOWER MOUND ORDINANCE.

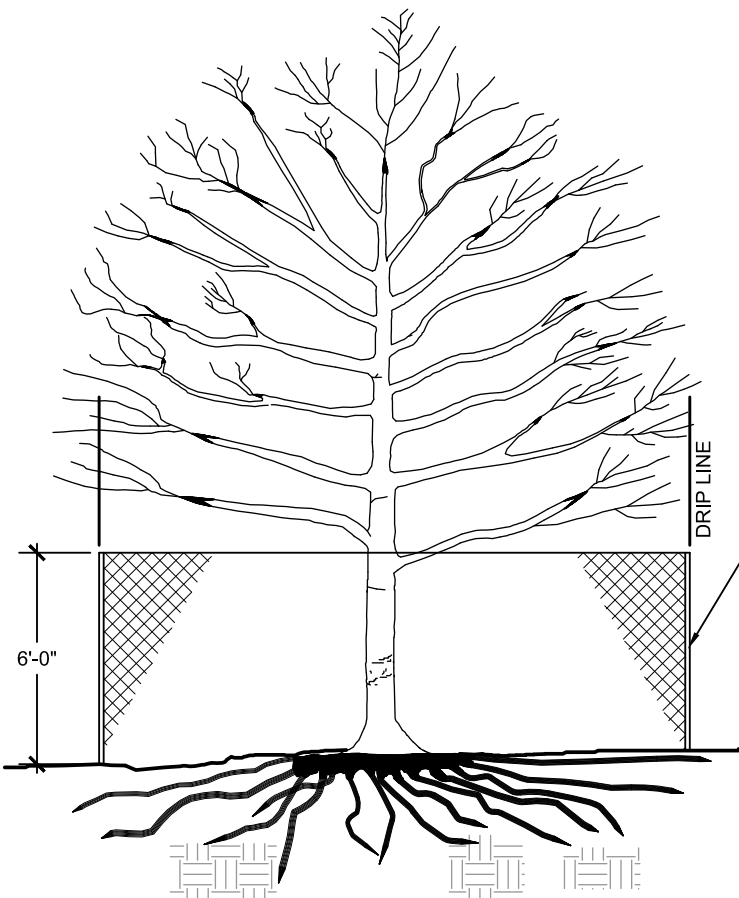
- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF THE SPECIMEN TREE.
- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS. DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION 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 GATES FOR SAFETY PURPOSES 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 JEOPARDIZED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHERE INSTALLED SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT PERMITS SHALL BE FENCED AND GATED IN THE SAME MANNER AS DESIGNATED PARKING AND STOCKPILE AREAS. 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 CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO THE SPECIMEN TREE.
- 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 NO CLOSER THAN THE DRIP LINE OF THE TREE. 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 THE SPECIMEN TREE.
- ANY TREES 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.
- 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 SPECIMEN TREES.
- TREES TO BE REMOVED NEAR SPECIMEN TREES MUST BE REMOVED WITH A CHAINSAW, SO AS TO CAUSE MINIMAL ROOT DISTURBANCE TO THE SPECIMEN TREES TO BE PRESERVED.

GENERAL NOTES:

- SPECIMEN TREE SURVEY INFORMATION AND ON-SITE DOCUMENTATION PROVIDED BY LANDESIGN.
- SHEETS RZ3.0-RZ3.4 PRODUCED BY LANDESIGN ARE FOR CONVEYING TREE ORDINANCE REQUIREMENTS ONLY, BASED ON THE SPECIMEN TREE SURVEY INFORMATION.
- THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON FINAL SITE PLAN AND GRADING PLANS.
- ADDITIONAL PROTECTED TREES TO BE PRESERVED ON SITE AS FINAL GRADING ALLOWS AND FINALIZED DURING THE DEVELOPMENT/PERMITTING PROCESS.
- REFER TO SHEET RZ3.3 FOR ADDITIONAL SPECIMEN/PROTECTED TREE MITIGATION INFORMATION.

PROPOSED 6' WOOD FENCE OR RETAIN EXISTING FENCE IF IN GOOD CONDITION AND MUTUALLY AGREED UPON BY BOTH PROPERTY OWNERS

REFER TO SHEET RZ3.2



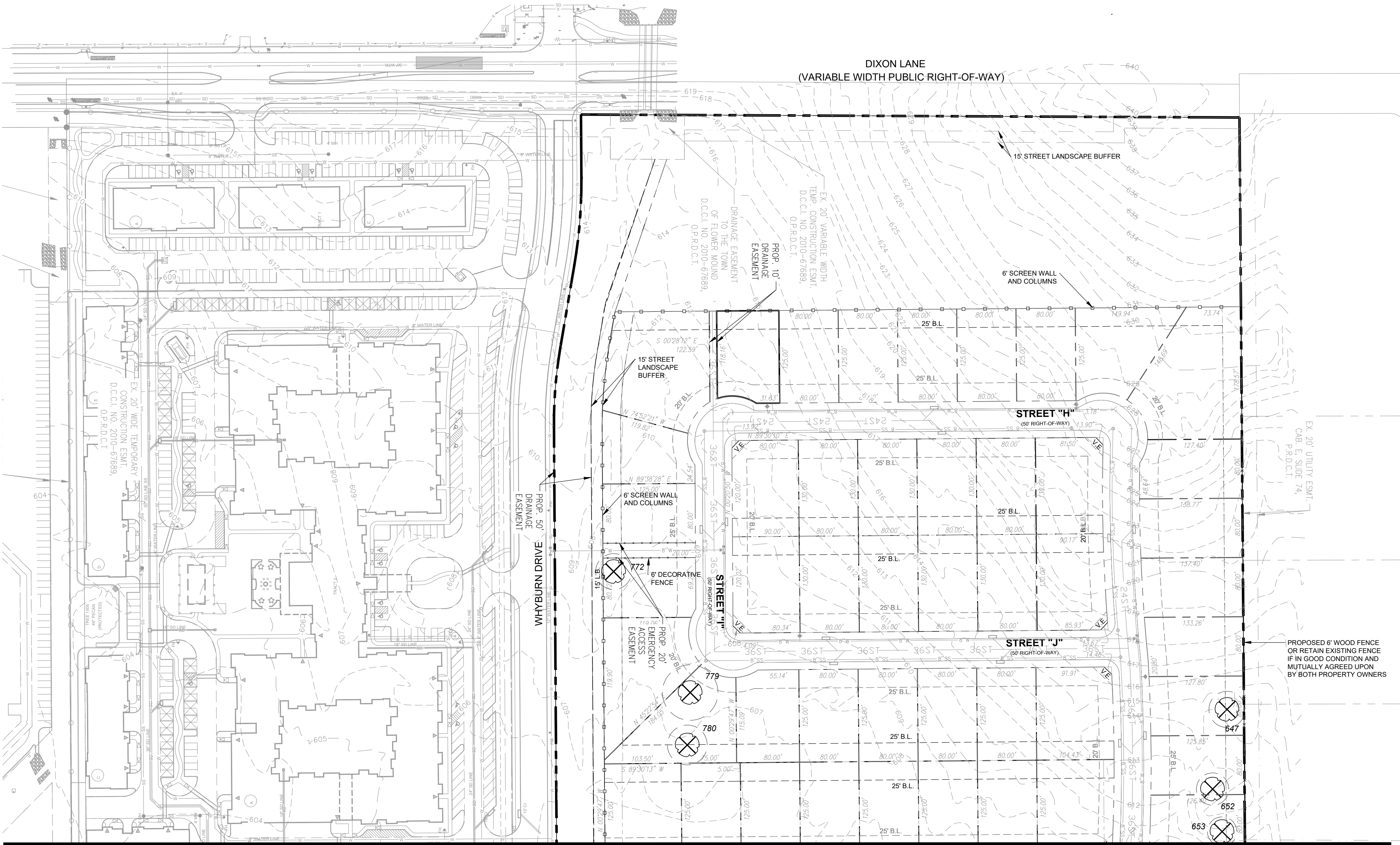
6FT HIGH CHAIN LINK FENCE
NO GRADING, PARKING OR MANEUVERING OF VEHICLES, STORAGE OF MATERIALS, AND/OR ANY OTHER CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY SHALL TAKE PLACE WITHIN THE TREE PROTECTION FENCING OF A SPECIMEN/HISTORIC TREE.

NOTES:

- REFER TO THE TREE SURVEY FOR SPECIMEN/HISTORIC TREE LOCATIONS TO BE PRESERVED.
- REFER TO TOWN OF FLOWER MOUND ORDINANCE, ARTICLE V. - TREE PROTECTION FOR GENERAL SPECIFICATIONS REGARDING TREE PROTECTION MEASURES.
- REMOVE ALL TREE PROTECTION FENCING UPON COMPLETION OF PROJECT OR AS DIRECTED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE FROM THE TOWN OF FLOWER MOUND.

TREE PROTECTION
SECTION

NTS





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SHEET TITLE

TREE SURVEY

SHEET NUMBER

RZ3.2

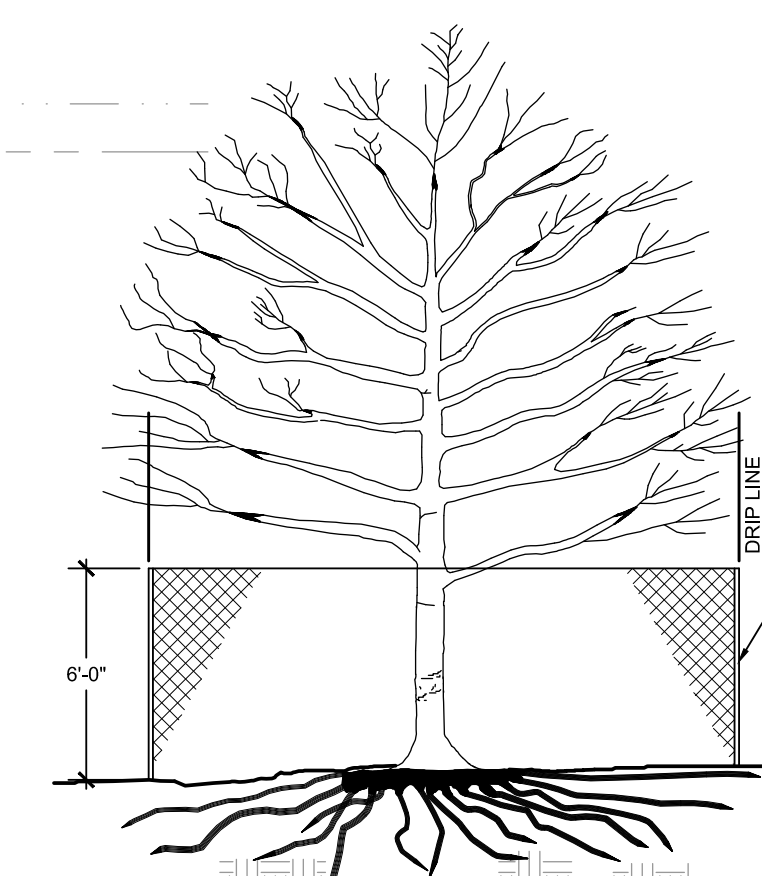
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TREE PROTECTION
SECTION

NTS



TEXAS 811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

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