



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

FEBRUARY 8, 2016

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

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

- A. **CALL TO ORDER: 6:30 P.M.** *(or immediately following the SMARTGrowth Commission meeting)*
- B. **INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. **CITIZEN'S COMMENTS**
The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.
- D. **REGULAR ITEMS**
1. *Minutes of January 25, 2016*
Consider approval of the minutes of the January 25, 2016, Planning and Zoning Commission Regular Session.
 2. *RC15-0008 – Townlake, Phase 1*
Consider a request for a Record Plat to create a residential subdivision. The property is generally located north of River Hill Drive and west of Flower Mound Road.
 3. *RP15-0008 – Timber Creek Medical Office* *Public Hearing*
Public Hearing to consider a request for a Replat to create two non-residential lots. The property is generally located south of College Parkway and east of Long Prairie Road.

4. *SP15-0018 – Taco Bueno*

Consider a request for a Site Plan to develop a fast food restaurant with a drive-through window. The property is generally located south of College Parkway and east of Long Prairie Road.

5. *RP15-0016 – The River Walk Retail Addition*

Public Hearing

Public Hearing to consider a request for a Replat to create a non-residential subdivision. The property is generally located south of Central Park Avenue and east of Long Prairie Road.

6. *SP15-0027 – River Walk Retail*

Consider a request for a Site Plan to develop two non-residential buildings. The property is generally located south of Central Park Avenue and east of Long Prairie Road.

7. *DP14-0009 – Hawks Hill*

Consider a request for a Development Plan to develop a non-residential subdivision. The property is generally located south of Waketon Road and west of Long Prairie Road.

8. *SP15-0028 – Mi Dia*

Consider a request for a Site Plan to develop a restaurant, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located on the west side of Long Prairie Road and south of West Windsor Drive.

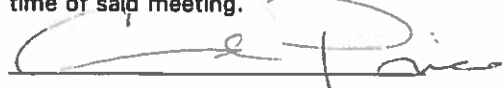
9. *MPA16-0002 – Land Use Definitions*

Public Hearing

Public Hearing to consider a request for a Master Plan Amendment to amend Section 1, Land Use Plan, by modifying the Medium Density and High Density definitions, and by creating two new residential land use categories, "Medium High Density" and "High Density Single-Family Detached."

E. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Feb. 4, 2016, at 3:15 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

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.

The Flower Mound Town Hall and Council Chambers 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.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 25TH DAY OF JANUARY, 2016, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

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

Claudio Forest	Chair
Don McDaniel	Vice Chair
Mike McCall	Commissioner, Place 3
Emily Strittmatter	Commissioner, Place 5
Brian Smiley	Commissioner, Place 6
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Sandeep Sharma	Commissioner, Place 2
Perfecto Solis	Commissioner, Place 7
Freddie Guerra	Commissioner, Place 8

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:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.

D. DIRECTOR'S REPORT

- a. Presentation and discussion regarding development activity over the past year (application statistics, major project approvals, and regulation amendments), with particular focus on activity during the past three months.

Presenter

Chuck Russell, Town Planner

E. REGULAR ITEMS

1. Consider approval of the minutes of the January 11, 2016, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner McCall moved to approve the January 11, 2016, minutes as presented. Vice Chair McDaniel seconded the motion.

VOTE ON THE MOTION

AYES: McDaniel, McCall, Ruthrauff, Strittmatter

NAYS: None

ABSTAIN: Smiley

ABSENT: Sharma, Solis

The motion passed with a vote of 4-0-1.

2. Public Hearing to consider a request for rezoning (ZPD15-0006 – The Conservatory Estates) from Agricultural District (A) to Planned Development District No. 140 (PD-140) for a cluster development. The property is generally located west of Freeman Road and north of Cross Timbers Road. *(The Planning and Zoning Commission tabled this item at its December 14, 2015, meeting.)*
3. Consider a request for a Development Plan (DP15-0001 – The Conservatory Estates) to develop a residential subdivision. The property is generally located west of Freeman Road and north of Cross Timbers Road. *(The Planning and Zoning Commission tabled this item at its December 14, 2015, meeting.)*

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Katie Lucas, G & A Consultants
Chris Chandler, RACO Development

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation (ZPD15-0006)

Vice Chair McDaniel moved to recommend approval of ZPD15-0006 – The Conservatory Estates. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (ZPD15-0006)

AYES: Strittmatter, Ruthrauff, McCall, McDaniel, Smiley

NAYS: None

ABSTAIN: None

ABSENT: Sharma, Solis

The motion passed with a vote of 5-0.

Commission Deliberation (DP15-0001)

Vice Chair McDaniel moved to recommend approval of DP15-0001 – The Conservatory Estates. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (DP15-0001)

AYES: Smiley, McDaniel, McCall, Ruthrauff, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Sharma, Solis

The motion passed with a vote of 5-0.

4. Public Hearing to consider a request for a Specific Use Permit No. 442 (SUP15-0025 – Crossfire) to permit an indoor shooting range. The property is generally located north of Long Prairie Road and east of Gerault Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting
David Vaught, Crossfire Defense Academy & Range

In Favor –

Michael UpChurch, 2708 Winding Pathway, Flower Mound
Jeff Stevens, 6415 Meadowcrest Lane, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to recommend approval of SUP15-0025 – Crossfire.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Ruthrauff, McCall, McDaniel, Smiley

NAYS: None

ABSTAIN: None

ABSENT: Sharma, Solis

The motion passed with a vote of 5-0.

5. Consider a request for a Record Plat (RC16-0001 – Lakeside DFW-Greystar Phase II) to create a mixed use subdivision. The property is generally located on both sides of Lakeside Parkway, west of Surrey Lane.
6. Consider a request for a Site Plan (SP15-0023 – Lakeside DFW-Greystar Phase II) to develop a mixed use development. The property is generally located on both sides of Lakeside Parkway, west of Surrey Lane.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Andrew Ord, Greystar
Laird Sparks, Greystar
Ryan Meeks, Meeks & Partners

Commission Deliberation (RC16-0001)

Vice Chair McDaniel moved to approve RC16-0001 – Lakeside DFW-Greystar Phase II. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RC16-0001)

AYES: Smiley, McDaniel, McCall, Ruthrauff, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Sharma, Solis

The motion passed with a vote of 5-0.

Commission Deliberation (SP15-0023)

Vice Chair McDaniel moved to approve SP15-0023 – Lakeside DFW-Greystar Phase II. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SP15-0023)

AYES: Strittmatter, Ruthrauff, McCall, McDaniel, Smiley

NAYS: None

ABSTAIN: None

ABSENT: Sharma, Solis

The motion passed with a vote of 5-0.

F. ADJOURNMENT: 8:25 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: February 8, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Record Plat (RC15-0008 – Townlake, Phase 1) to create a residential subdivision. The property is generally located north of River Hill Drive and west of Flower Mound Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 37 buildable, single-family residential lots within the first phase of the Townlake development. The site contains approximately 92.54 acres of land. The minimum lot size is 21,780 square feet (1/2 acre) and the lots are in conformance with the underlying cluster development standards within Planned Development District-138 (PD-138).

The plat depicts necessary setbacks, buffers, open space areas and easements. The proposed development has two primary access points from Flower Mound Road. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems. The proposed record plat is consistent with the development plan (DP15-0004) approved by the Town Council on July 20, 2015, for a total of 105 buildable lots.

The first phase depicts approximately 51.36 acres of open space to be maintained by a non-profit organization and approximately 12 acres of open space to be owned and maintained by the Homeowner's Association.

III. ATTACHMENTS

A. Background Information

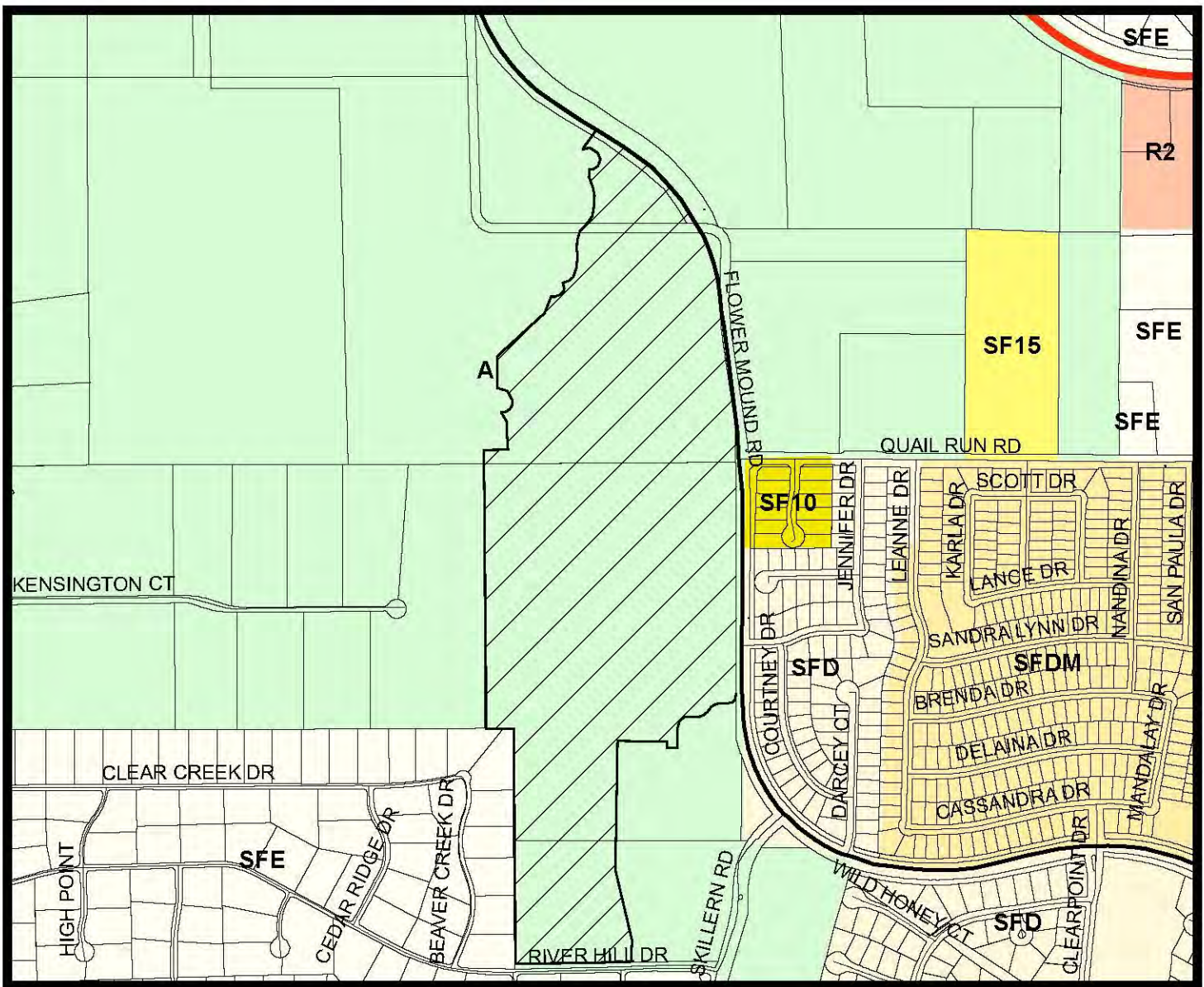
1. Vicinity Map
2. Letter of Intent

B. Application Details

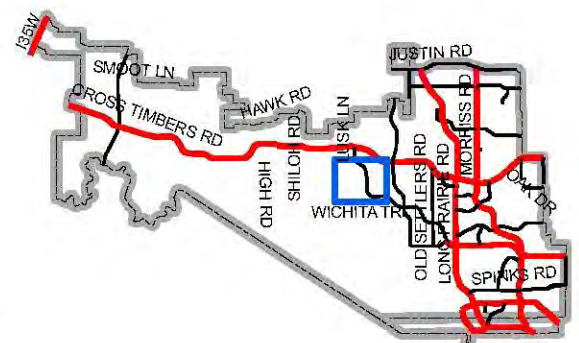
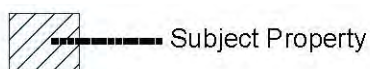
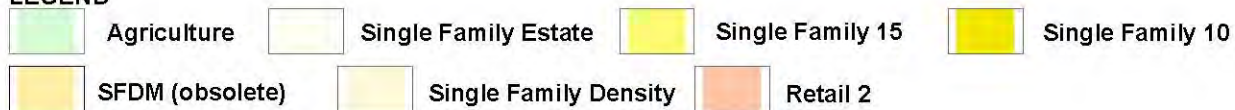
1. Record Plat Package

Vicinity Map

Reference Project: RC15-0008



LEGEND



Map Location



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

August 14, 2015

Doug Powell
Executive Director of Development Services
Planning Division
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

RE: Townlake Phase One
Record Plat
Flower Mound, Texas

Dear Mr. Powell

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Record Plat and Construction Plans.

The 170.959 acre Townlake (formerly Bunn Gourley West Tract) is located within the Cross Timbers Conservation Development District (CTCDD) and was amended to the Town's Master Plan in December 2013 in the Cross Timbers Conservation Development District Area Plan, Paragraphs 8(a-e) in Section 2.0, Area Plans, of the Master Plan, Ordinance No. 64-13. The tract is currently identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is compatible with the Town's new Master Plan, Ordinance No. 64-13. The Cluster Development PD (Case No. ZPD14-0014) was approved by Town Council on April 20, 2015.

The Development Plan (Case No. DP15-004) was approved by Town Council on July 20, 2015.

We are subdividing the overall project into three phases. This 92.547 acre Phase One Record Plat conforms to the Town's Development Code and we are not requesting any additional variances. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

Please contact us should you have any questions regarding our request. Thank you.

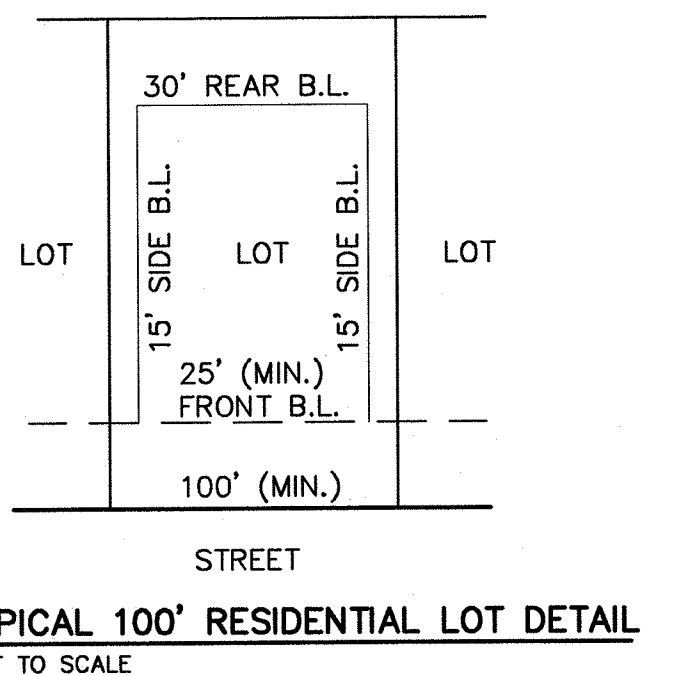
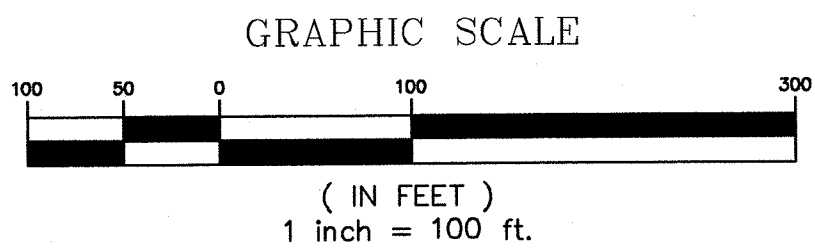
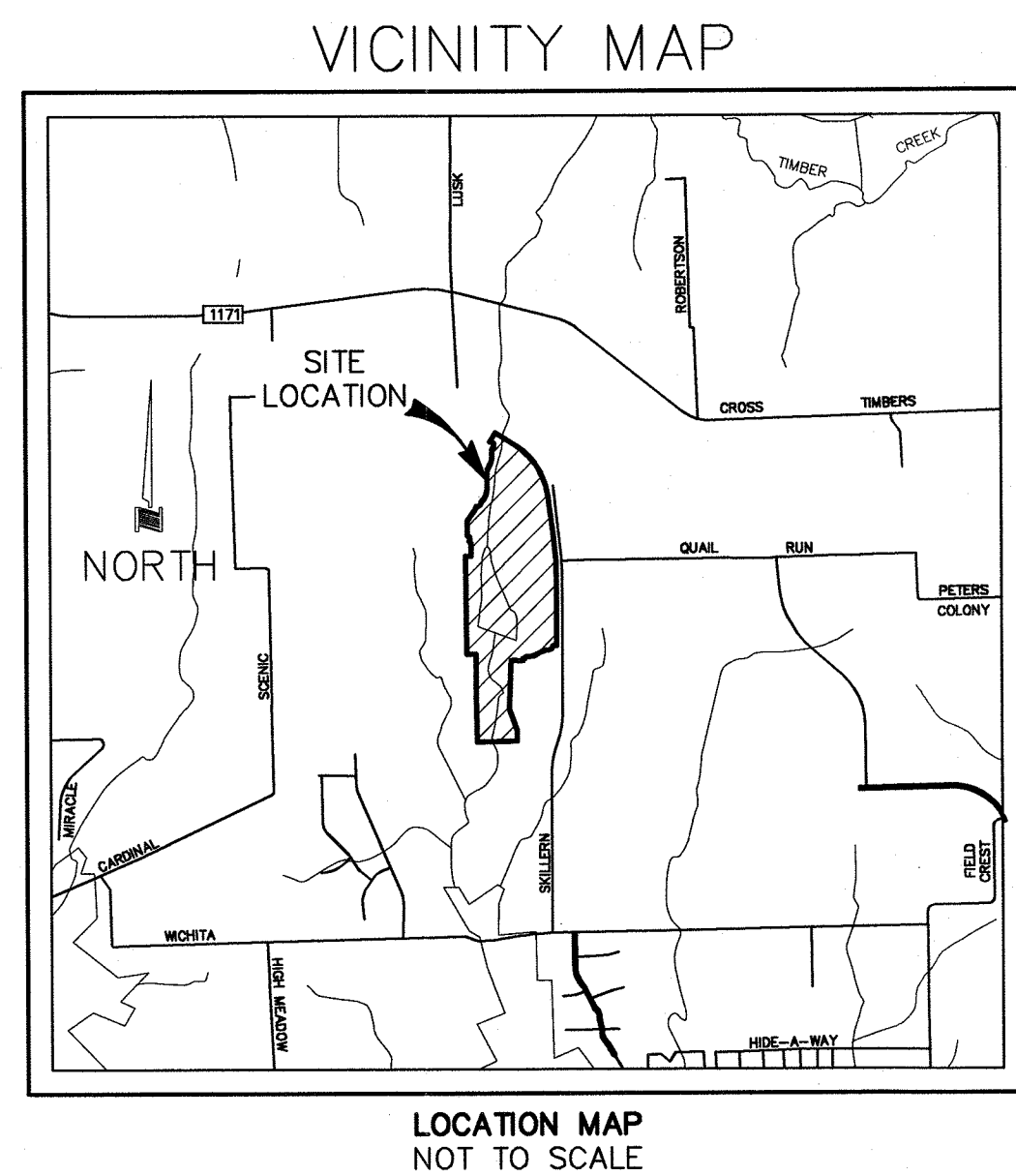
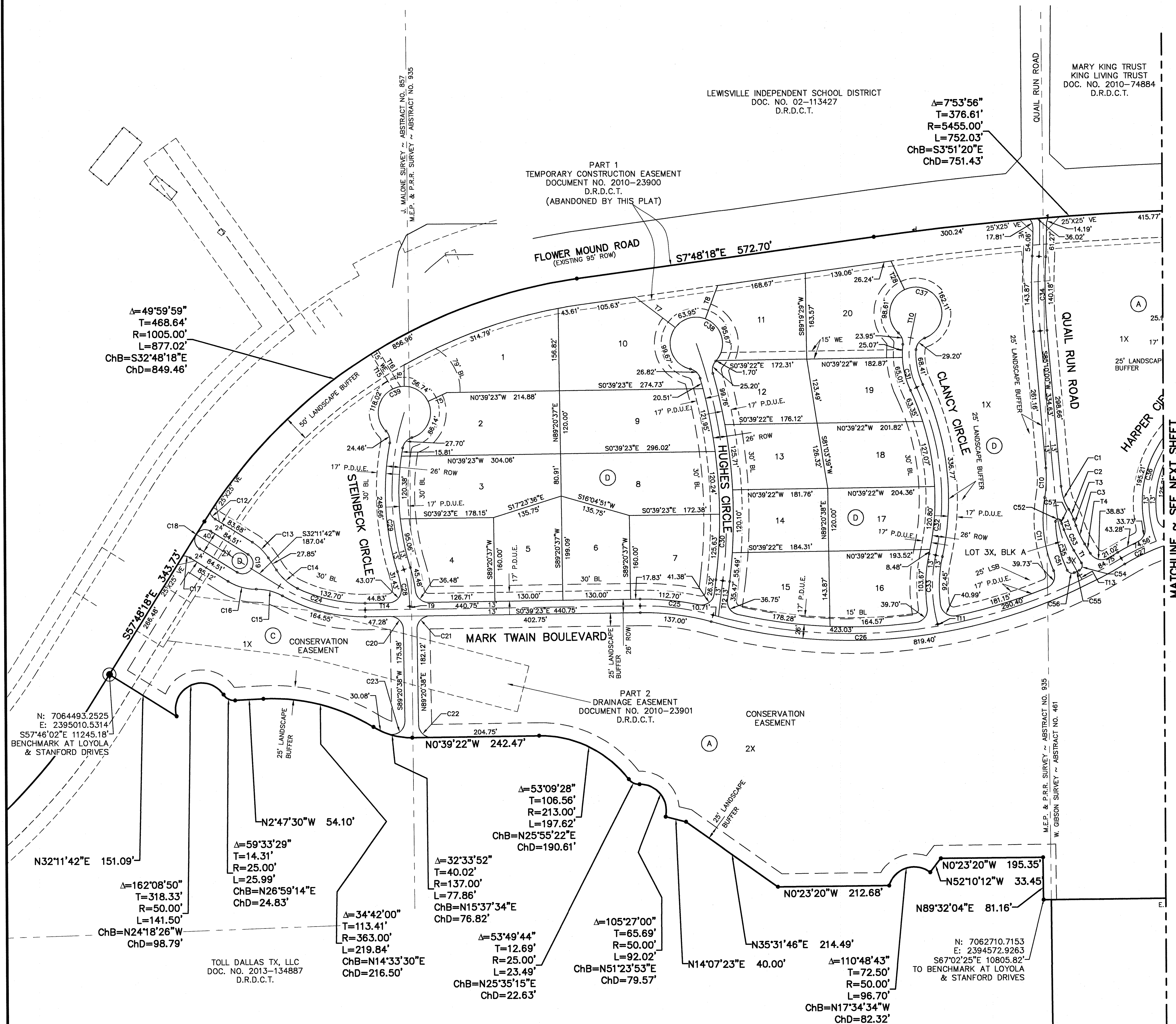
Sincerely,

A handwritten signature in blue ink that reads "J. Casey Ross".

J. Casey Ross, P.E.

Cc: Mike Boswell – Toll Brothers;

File;



- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE.
 2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 3. "X" CUTS SET IN CONCRETE STREET PAVING, AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 4. LOT 1X & 3X OF BLOCK A, AND LOTS 1X & 2X OF BLOCK D ARE OPEN SPACE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
 5. LOT 2X BLOCK A AND LOT 1X BLOCK C SHALL BE DEDICATED TO THE CONSERVATION DISTRICT.
 6. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 232,939 SF.
 7. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE CONCEPT PLAN IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
 8. THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS") PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
 9. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOME OWNER'S ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
 10. ALL X-LOTS ARE UNBUILDABLE.
 11. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 12. RETAINING WALL MATERIALS SHALL CONSIST OF MATERIALS SIMILAR IN NATURE TO SCREENING WALLS.
 13. THE EQUESTRIAN TRAIL SHALL BE MAINTAINED BY THE HOA.

LEGEND

- VE = VISIBILITY EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
PAE = PUBLIC ACCESS EASEMENT
FADUE = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
MAUE = MUTUAL ACCESS, WATER, SEWER AND DRAINAGE EASEMENT
WE = WATER EASEMENT
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
<CM> = CONTROL MONUMENT
▶ = DENOTES THE ZERO LOT LINE
◇ = DENOTES STREET NAME CHANGE
● = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

92.649 ACRES
37 RESIDENTIAL LOTS 6 OPEN SPACE LOTS
RECORD PLAT
TOWNLAKE PHASE ONE

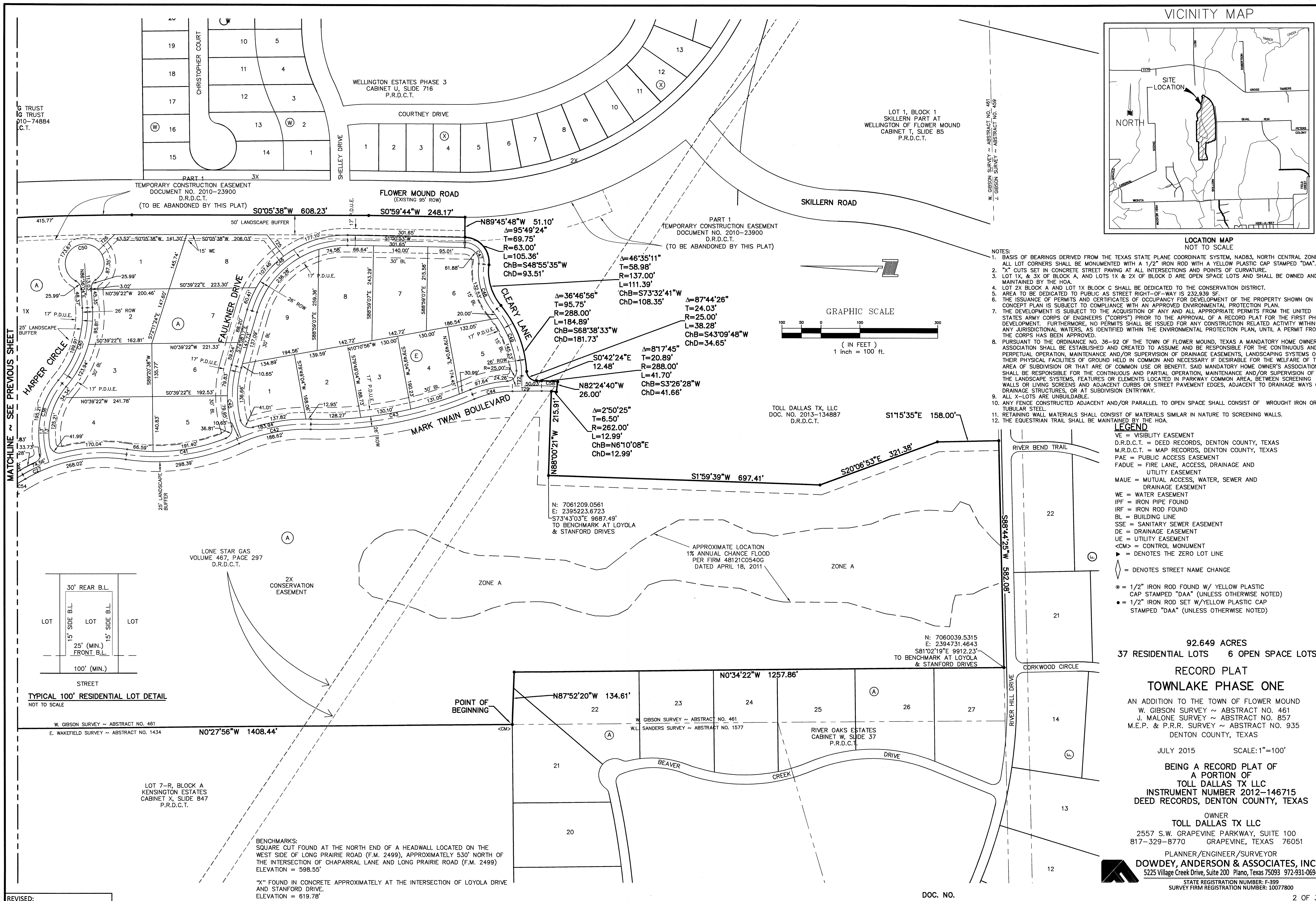
AN ADDITION TO THE TOWN OF FLOWER MOUND
W. GIBSON SURVEY ~ ABSTRACT NO. 461
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

JULY 2015 SCALE: 1"=100'

BEING A RECORD PLAT OF
A PORTION OF
TOLL DALLAS TX LLC
INSTRUMENT NUMBER 2012-146715
DEED RECORDS, DENTON COUNTY, TEXAS

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS TOLL DALLAS TX, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the owner of a tract of land situated in the W. GIBSON SURVEY, ABSTRACT 461, J. MALONE, ABSTRACT 857, M.E.P. & P.R.R. SURVEY, ABSTRACT 935, and E. WAKEFIELD SURVEY, ABSTRACT 1434, Town of Flower Mound, Denton County, Texas and being part of a tract of land conveyed to Toll Dallas TX, LLC, according to the document filed of record in Document Number 2013-134887, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found in the north line of Lot 12, Block A of RIVER OAK ESTATES, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat filed of record in Cabinet M, Slide 185, Plat Records, Denton County, Texas, for the most westerly southwest corner of this tract, being common with the southeast corner of Lot 7-R, Block A of KENSINGTON ESTATES, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat filed of record in Cabinet X, Slide 487, Plat Records, Denton County, Texas;

THENCE North 00° 27' 56" West, leaving said north line and with said east line, a distance of 1,408.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE Over and across the above mentioned Toll Dallas TX, LLC tract, the following seventeen (17) courses and distances:

North 89° 32' 04" East, a distance of 81.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 00° 23' 20" West, a distance of 195.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 52° 10' 12" West, a distance of 33.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the left having a central angle of 110° 48' 43", a radius of 50.00 feet and a chord bearing and distance of North 17° 34' 34" East, 82.32 feet;

With said curve to the left, an arc distance of 96.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 00° 23' 20" West, a distance of 212.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 35° 31' 46" East, a distance of 214.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 14° 07' 23" East, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the left having a central angle of 105° 27' 00", a radius of 50.00 feet and a chord bearing and distance of North 51° 23' 53" East, 79.57 feet;

With said curve to the left, an arc distance of 92.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a reverse curve to the right having a central angle of 53° 49' 44", a radius of 25.00 feet and a chord bearing and distance of North 25° 35' 15" East, 22.63 feet;

With said curve to the right, an arc distance of 23.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a reverse curve to the left having a central angle of 53° 09' 28", a radius of 213.00 feet and a chord bearing and distance of North 25° 55' 22" East, 190.61 feet;

With said curve to the left, an arc distance of 197.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 00° 39' 22" West, a distance of 242.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 32° 33' 52", a radius of 137.00 feet and a chord bearing and distance of North 15° 37' 34" East, 76.82 feet;

With said curve to the right, an arc distance of 77.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a reverse curve to the left having a central angle of 34° 42' 00", a radius of 363.00 feet and a chord bearing and distance of North 14° 33' 30" East, 216.50 feet;

With said curve to the left, an arc distance of 219.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 02° 47' 30" West, a distance of 54.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 59° 33' 29", a radius of 25.00 feet and a chord bearing and distance of North 26° 59' 14" East, 24.83 feet;

With said curve to the right, an arc distance of 25.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a reverse curve to the left having a central angle of 162° 08' 50", a radius of 50.00 feet and a chord bearing and distance of North 24° 18' 26" West, 98.79 feet;

With said curve to the left, an arc distance of 141.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 32° 11' 42" East, a distance of 151.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in the southwest line of Flower Mound Road, a 90 foot right-of-way, for corner;

THENCE with the said southwest line of Flower Mound Road, the following seven (7) courses and distances:

South 57° 48' 18" East, a distance of 343.73 feet to 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 49° 59' 59", a radius of 1,005.00 feet and a chord bearing and distance of South 32° 48' 18" East, 849.46 feet;

With said curve to the right, an arc distance of 877.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 07° 48' 18" East, a distance of 572.70 feet to 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 07° 53' 56", a radius of 5,455.00 feet and a chord bearing and distance of South 03° 51' 20" East, 751.43 feet;

With said curve to the right, an arc distance of 752.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 00° 05' 38" West, a distance of 608.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 01° 00' 53" West, a distance of 236.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the left having a central angle of 00° 46' 39", a radius of 895.11 feet and a chord bearing and distance of South 00° 37' 31" West, 12.14 feet;

With said curve to the left, an arc distance of 12.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE Leaving the above mention southwest line of Flower Mound Road, over and across the above mentioned Toll Dallas TX, LLC tract, the following twelve (12) courses and distances:

North 89° 45' 48" West, a distance of 51.10 feet to 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 95° 49' 24", a radius of 63.00 feet and a chord bearing and distance of South 48° 55' 35" West, 93.51 feet;

With said curve to the right, an arc distance of 93.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a reverse curve to the left having a central angle of 46° 35' 11", a radius of 137.00 feet and a chord bearing and distance of South 73° 32' 41" West, 108.35 feet;

With said curve to the left, an arc distance of 111.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a reverse curve to the right having a central angle of 36° 46' 56", a radius of 288.00 feet and a chord bearing and distance of South 68° 38' 33" West, 181.73 feet;

With said curve to the right, an arc distance of 184.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a reverse curve to the left having a central angle of 87° 44' 26", a radius of 25.00 feet and a chord bearing and distance of South 43° 09' 48" West, 34.65 feet;

With said curve to the left, an arc distance of 38.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 42' 24" East, a distance of 12.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 08° 17' 45", a radius of 288.00 feet and a chord bearing and distance of South 03° 26' 28" West, 41.66 feet;

With said curve to the left, an arc distance of 41.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 82° 24' 40" West, a distance of 26.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the left having a central angle of 02° 50' 29", a radius of 262.00 feet and a chord bearing and distance of North 06° 10' 08" East, 12.99 feet;

With said curve to the left, an arc distance of 12.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 88° 00' 21" West, a distance of 215.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 01° 59' 39" West, a distance of 697.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 20° 06' 53" East, a distance of 321.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 01° 15' 35" East, a distance of 158.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in the north line of Lot 28X, Block A, of the above mentioned RIVER OAK ESTATES;

THENCE South 88° 44' 25" West, with said north line, a distance of 582.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in the east line of Lot 27, Block A of said RIVER OAK ESTATES, for the southwest corner of this tract, being common with the northwest corner of said Lot 28X, from which point a 1/2 iron rod bears North 42° 57' 11" East, 0.18 feet;

THENCE North 00° 34' 20" West, with the east line of said RIVER OAK ESTATES, a distance of 671.40 feet to a 1/2 inch iron rod with an orange plastic cap stamped 'G&A' found for corner;

THENCE North 00° 34' 25" West, continuing with said east line, a distance of 586.45 feet to a 1/2 inch iron rod with an yellow plastic cap stamped 'DAA' set for corner for a corner of this tract, being common with the northeast corner of Lot 22, Block a of said RIVER OAK ESTATES;

THENCE North 87° 52' 20" West, with said north line, a distance of 134.61 feet to the POINT OF BEGINNING and containing 92.649 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX LLC, a Texas limited liability corporation, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as TOWNLAKE PHASE ONE, 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 and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets 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 at 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 this the _____ day of _____, 2015.

TOLL DALLAS TX LLC

By: _____

Name: Robert G. Paul

Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Robert G. Paul, Vice President of Toll Dallas TX LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability coporation for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

Sean Patton
Registered Professional Land Surveyor
No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2015.

Notary Public in and for the State of Texas

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	33960	0.78
2	D	31715	0.73
3	D	34489	0.79
4	D	26092	0.60
5	D	23341	0.54
6	D	23341	0.54
7	D	27514	0.63
8	D	33510	0.77
9	D	34398	0.79
10	D	37274	0.86
11	D	26354	0.61
12	D	21865	0.50
13	D	22205	0.51
14	D	21822	0.50
15	D	25132	0.58
16	D	26588	0.61
17	D	24174	0.55
18	D	25736	0.59
19	D	23135	0.53
20	D	30305	0.70

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	25736	0.59
2	E	25121	0.58
3	E	24818	0.57
4	E	23894	0.55
5	E	24773	0.57
6	E	28603	0.66
7	E	32120	0.74
8	E	35718	0.82
9	E	36589	0.84

HOA			
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	204425	4.69
1X	D	312779	7.18
2X	D	4637	0.11
3X	A	2321	0.05

CONSERVATION			
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	C	108263	2.49
2X	A	2128862	48.87

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	28°49'17"	100.00'	23.84'	46.81'	N71°45'21"E 46.39'
C2	12°03'00"	100.00'	10.55'	21.03'	N64°22'13"E 20.99'
C3	11°04'39"	201.00'	19.49'	38.86'	N64°51'23"E 38.80'
C10	14°31'10"	225.00'	28.66'	57.02'	N87°34'25"W 56.87'
C11	32°48'08"	249.00'	73.29'	142.55'	S83°17'06"W 140.62'
C12	37°14'50"	25.00'	8.42'	16.25'	N50°49'07"E 15.97'
C13	24°39'13"	100.00'	21.85'	43.03'	N44°31'18"E 42.70'
C14	31°00'49"	100.00'	27.75'	54.13'	N41°20'30"E 53.47'
C15	29°50'57"	100.00'	26.65'	52.10'	S14°32'29"W 51.51'
C16	32°34'41"	100.00'	29.22'	56.86'	S15°54'21"W 56.10'
C17	33°45'19"	25.00'	7.58'	14.73'	S15°19'02"W 14.52'
C18	180°00'00"	20.00'	INFINITY'	62.83'	S57°48'18"E 40.00'
C19	180°00'00"	20.00'	INFINITY'	62.83'	N57°48'18"W 40.00'
C20	90°00'01"	25.00'	25.00'	39.27'	S44°20'38"W 35.36'
C21	89°59'59"	25.00'	25.00'	39.27'	S45°39'22"E 35.36'
C22	90°00'00"	25.00'	25.00'	39.27'	N44°20'38"E 35.36'
C23	109°59'33"	25.00'	35.70'	47.99'	N35°40'01"W 40.96'
C37	298°46'02"	50.00'	29.59'	260.72'	N11°08'43"E 50.93'
C38	299°04'50"	50.00'	29.40'	261.00'	N17°22'28"W 50.69'
C39	298°58'28"	50.00'	29.47'	260.90'	N14°14'33"E 50.77'
C50	299°06'57"	50.00'	29.38'	261.03'	N32°3'56"W 50.67'
C51	24°39'37"	225.00'	49.18'	96.84'	S76°44'37"W 96.10'
C52	156°25'17"	5.00'	23.96'	13.65'	N12°42'55"W 9.79'
C53	11°04'39"	225.00'	21.82'	43.50'	S84°51'23"W 43.43'
C54	94°29'25"	10.00'	10.82'	16.49'	S73°26'14"E 14.69'
C55	0°37'11"	982.00'	5.31'	10.62'	S25°52'56"E 10.62'
C56	89°59'09"	10.00'	10.00'	15.71'	S19°25'14"W 14.14'
C57	4°53'59"	76.00'	3.25'	6.50'	N67°56'43"E 6.50'

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

Sean Patton
Registered Professional Land Surveyor
No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2015.

Notary Public in and for the State of Texas

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director
of Development Services

_____, 2015

Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

LOT AND BLOCK SUMMARY		
SMALLEST	21,822 SF	0.50 AC
LARGEST	37,274 SF	0.86 AC
AVERAGE	28,299 SF	0.65 AC
TOTAL LOTS (INCLUDING X LOTS)	43 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	37 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	284,044 SF	

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T14	S0°39'23"E	85.28'
T15	N58°25'43"E	78.19'
T16	N58°25'43"E	81.98'
T27	N70°23'42"E	12.93'
T28	S64°45'58"W	60.52'

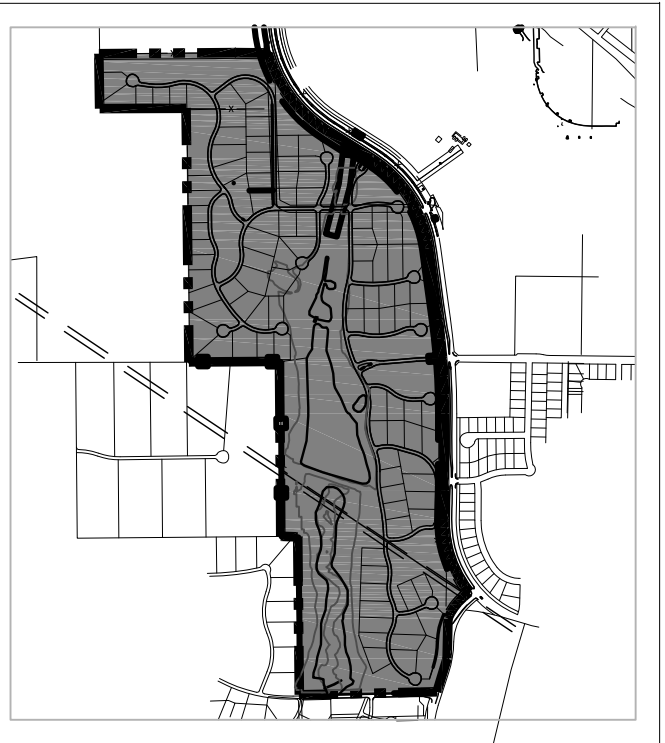
92.649 ACRES
37 RESIDENTIAL LOTS 6 OPEN SPACE LOTS

RECORD PLAT
TOWNLAKE PHASE ONE

AN ADDITION TO THE TOWN OF FLOWER MOUND
W. GIBSON SURVEY ~ ABSTRACT NO. 461
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

JULY 2015 SCALE: 1"=100'

BEING A RECORD PLAT OF
A PORTION OF
TOLL D



Flower Mound, Texas

Project No: 12080

CONSTRUCTION DOCUMENTS

Issue Date: 08.17.2015

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FRED WALTERS
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 2137

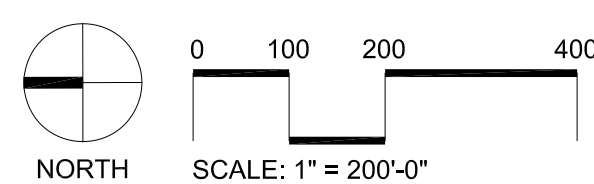
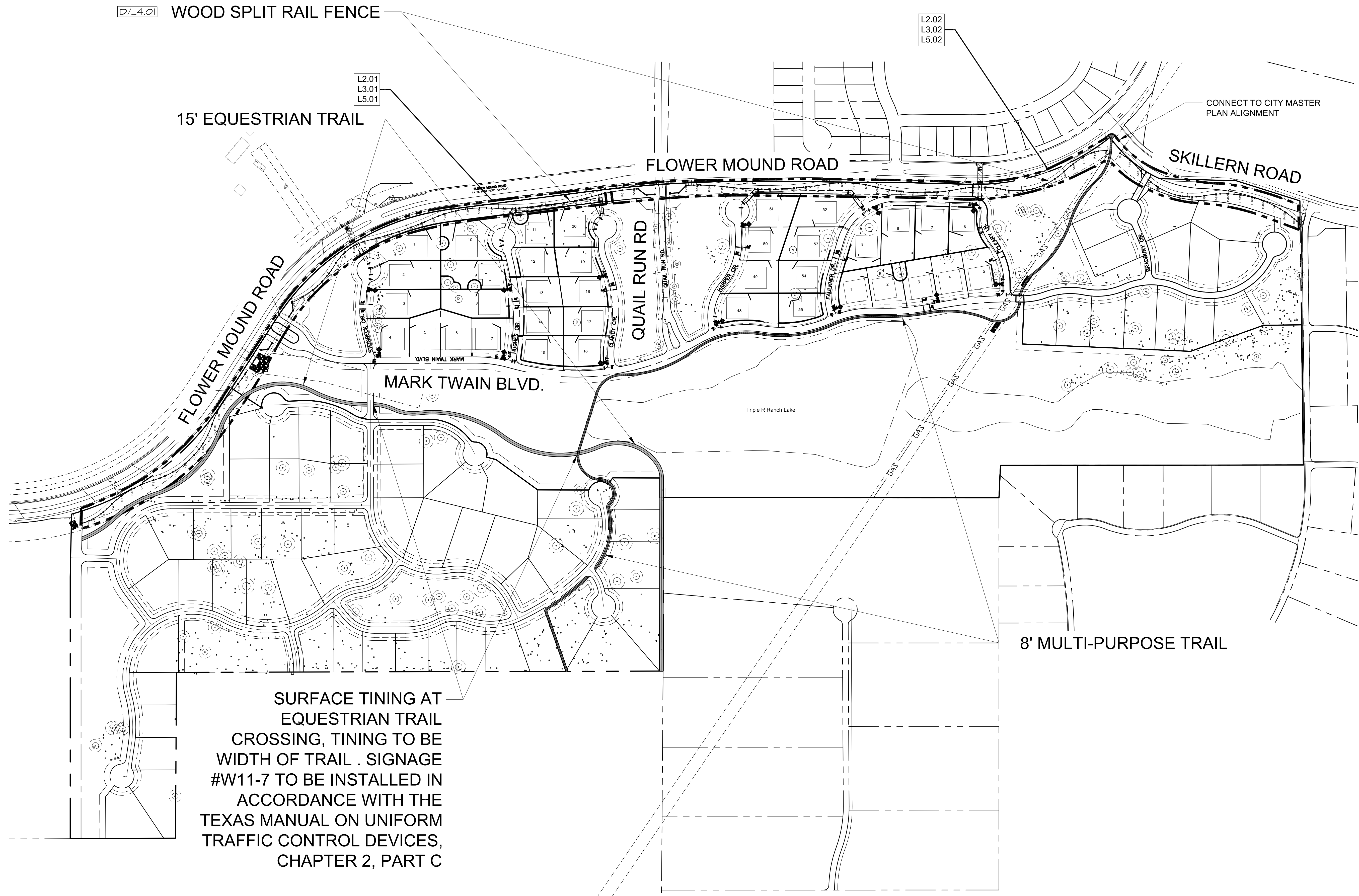
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Phase One: Site Plan

L2.00

NOT FOR CONSTRUCTION



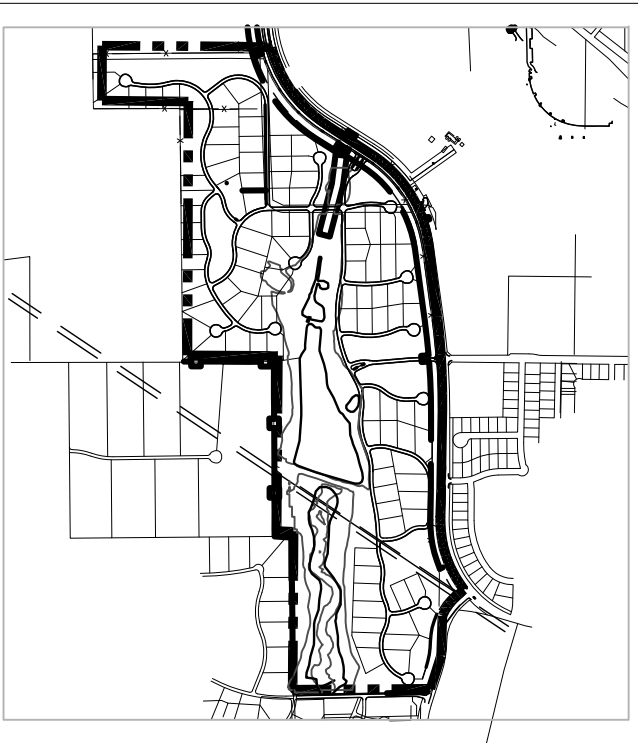
Phase One Trail Layout Plan

Scale: 1" = 200'-0"

A

L2.00

Vicinity Map



TOWNLAKE PHASE ONE LANDSCAPE DOCUMENTS

Flower Mound, Texas

Project No: 12080

Issue Title

CONSTRUCTION DOCUMENTS

Issue Date: 08.17.2015

Seal

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Issue / Addenda / Revisions

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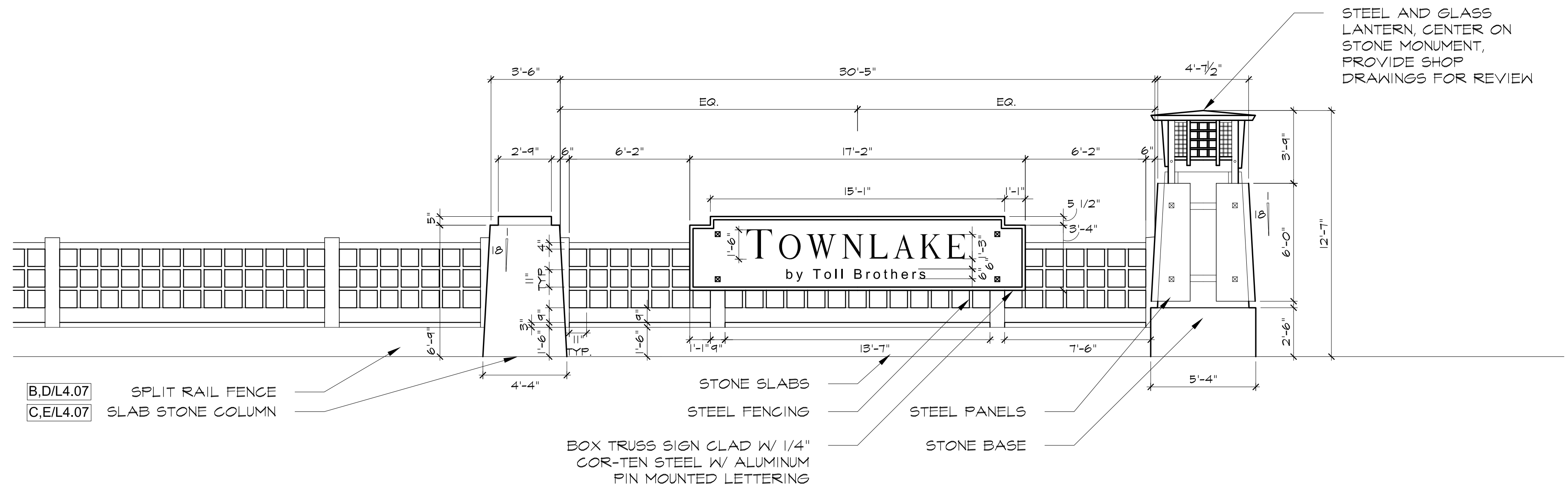
Drawing Title

Phase One: Community Entry - Elevation

Sheet No.

L4.01

NOT FOR CONSTRUCTION



Community Entry Enlargement

C

Scale: 1/4" = 1'-0"

L4.01



Community Entry North - Elevation

B

Scale: 1/8" = 1'-0"

L4.01



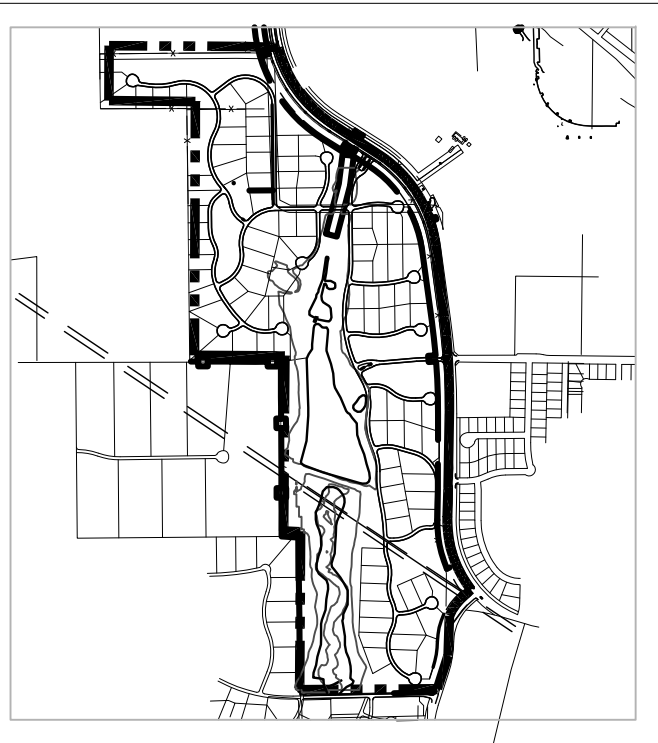
Community Entry South - Elevation

A

Scale: 1/8" = 1'-0"

L4.01

Vicinity Map



TOWNLAKE PHASE ONE LANDSCAPE DOCUMENTS

Flower Mound, Texas

Project No: 12080

Issue Title

CONSTRUCTION DOCUMENTS

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Seal

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Issue / Addenda / Revisions

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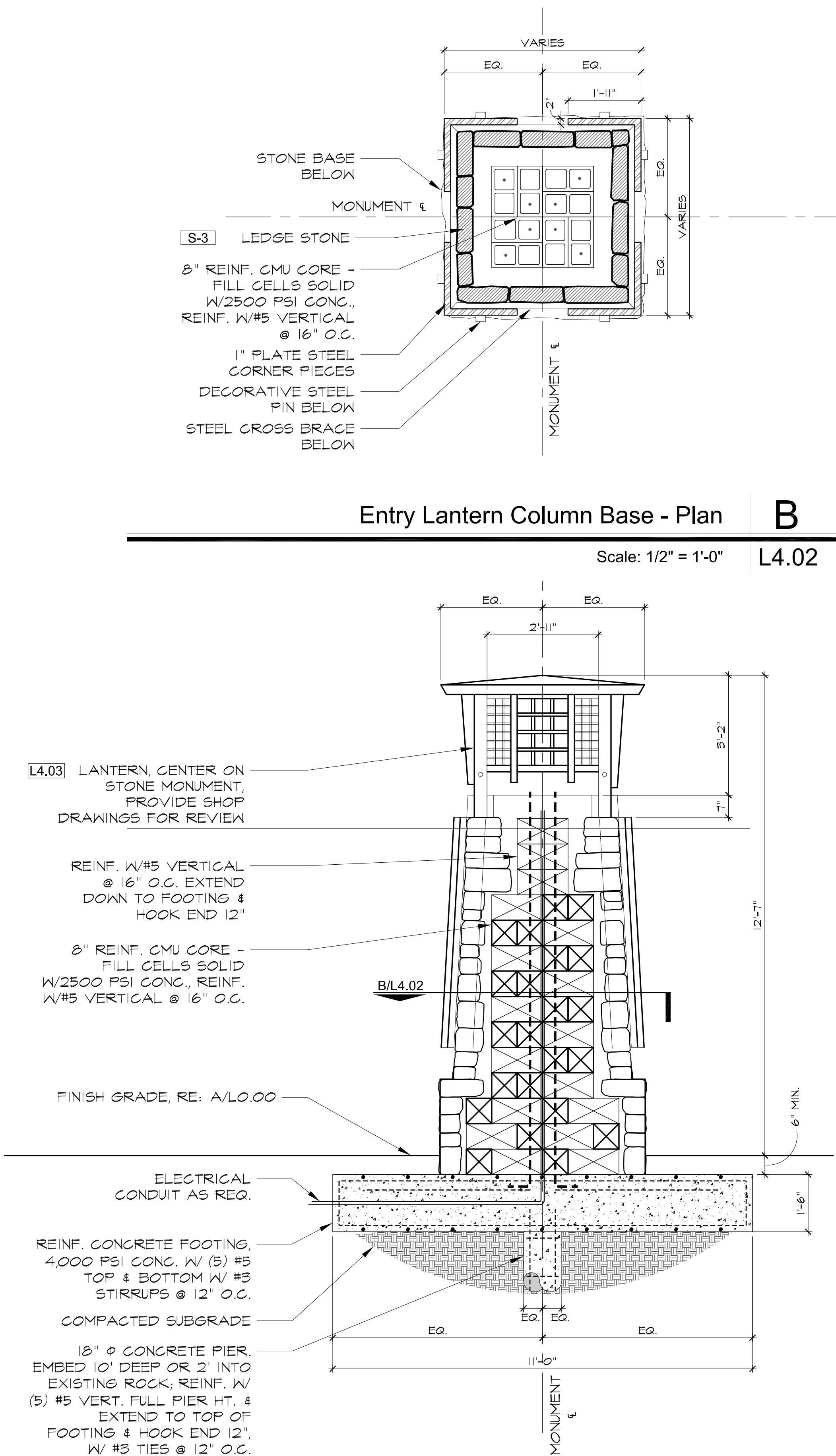
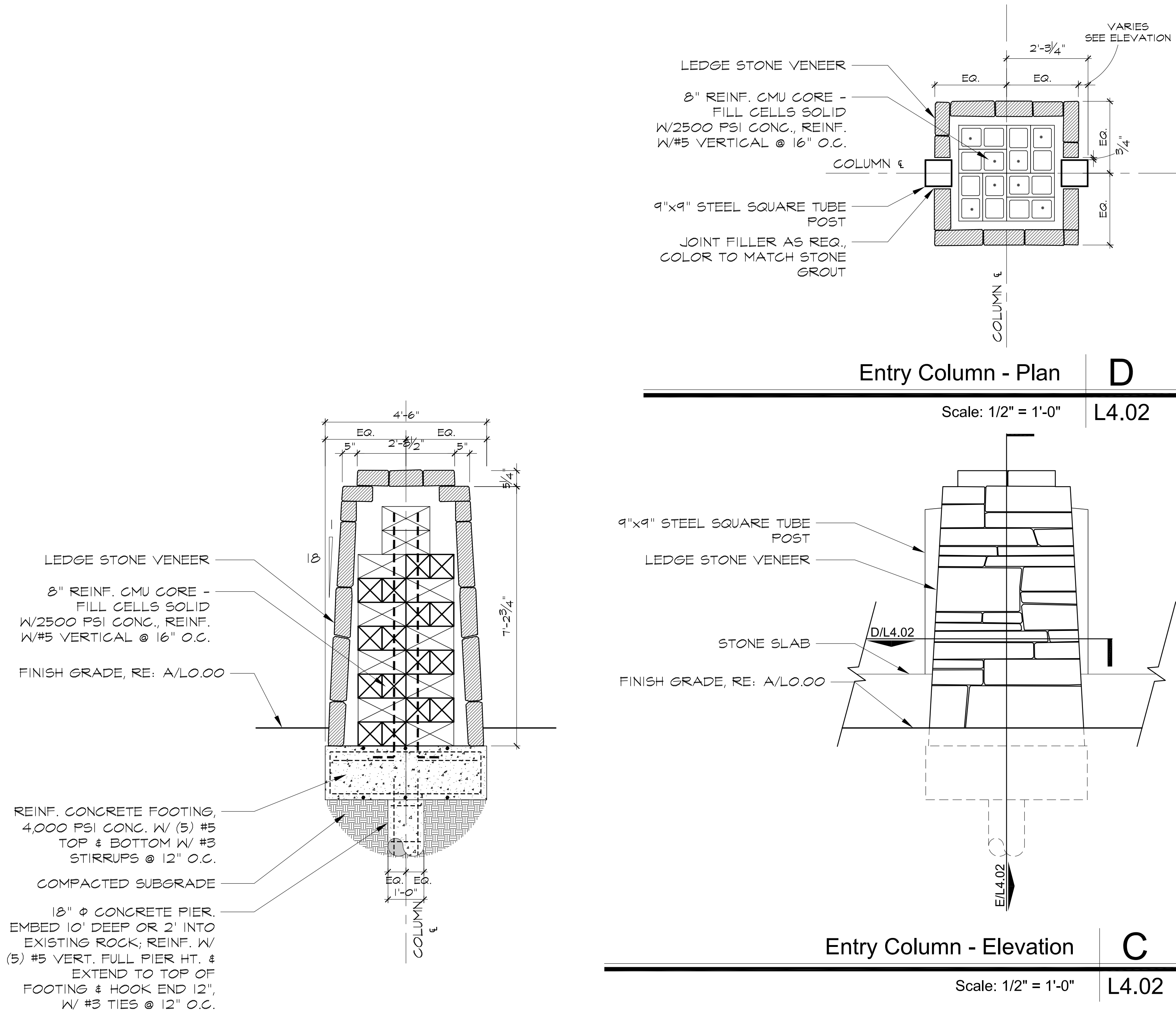
Drawing Title

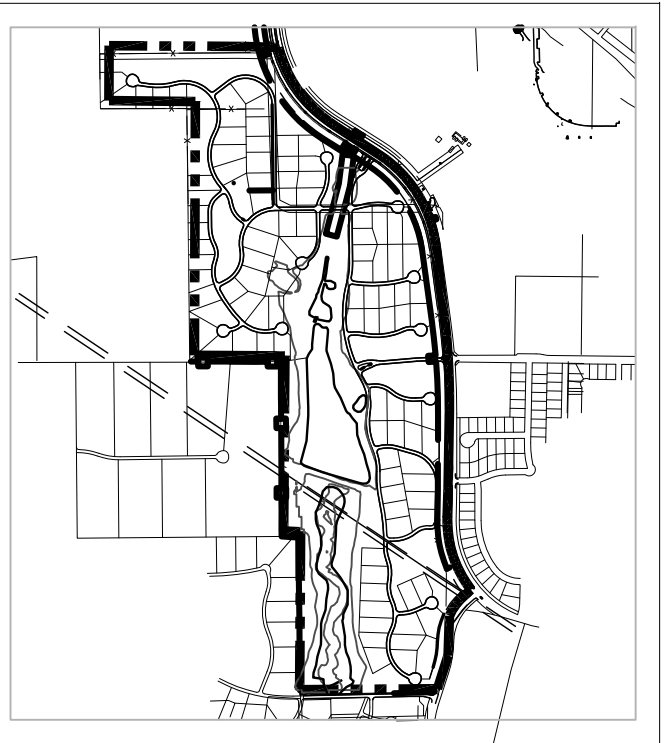
Phase One: Entry Columns - Detail

Sheet No.

L4.02

NOT FOR CONSTRUCTION





Flower Mound, Texas

Project No: 12080

CONSTRUCTION DOCUMENTS

Issue Date: 08.17.2015

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LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 2137

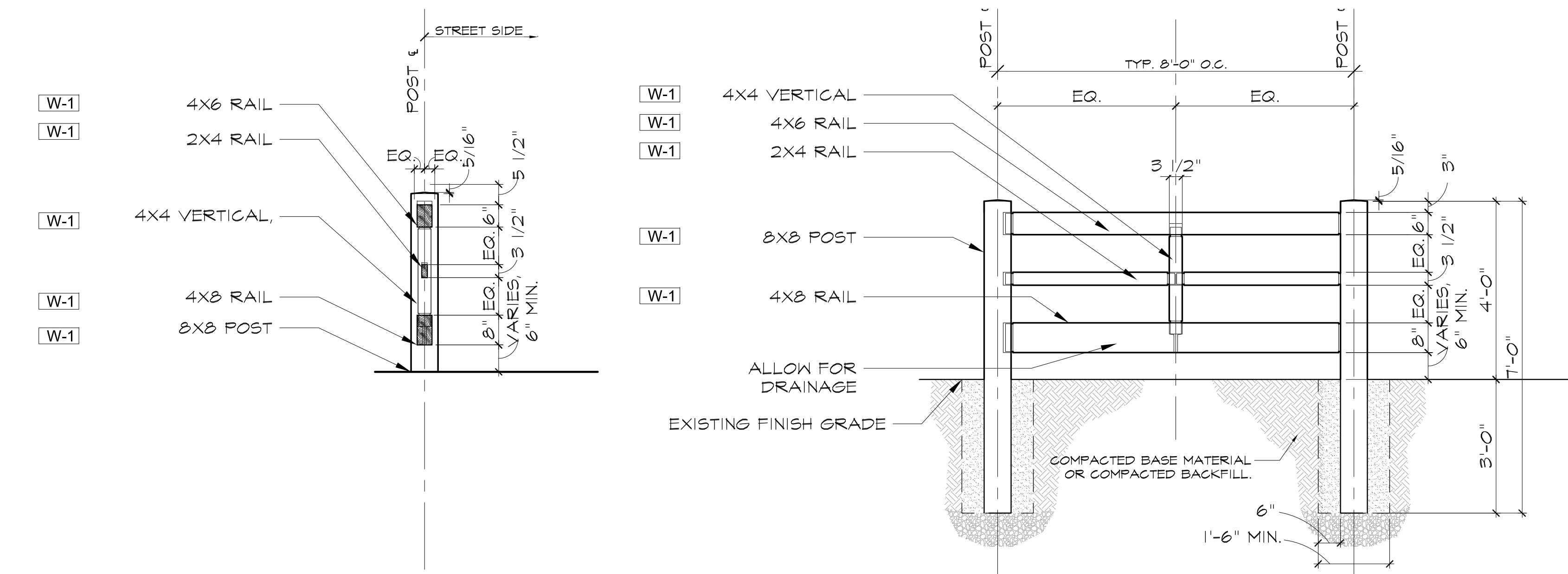
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Phase One: Split Rail Fence & Column Details

L4.05

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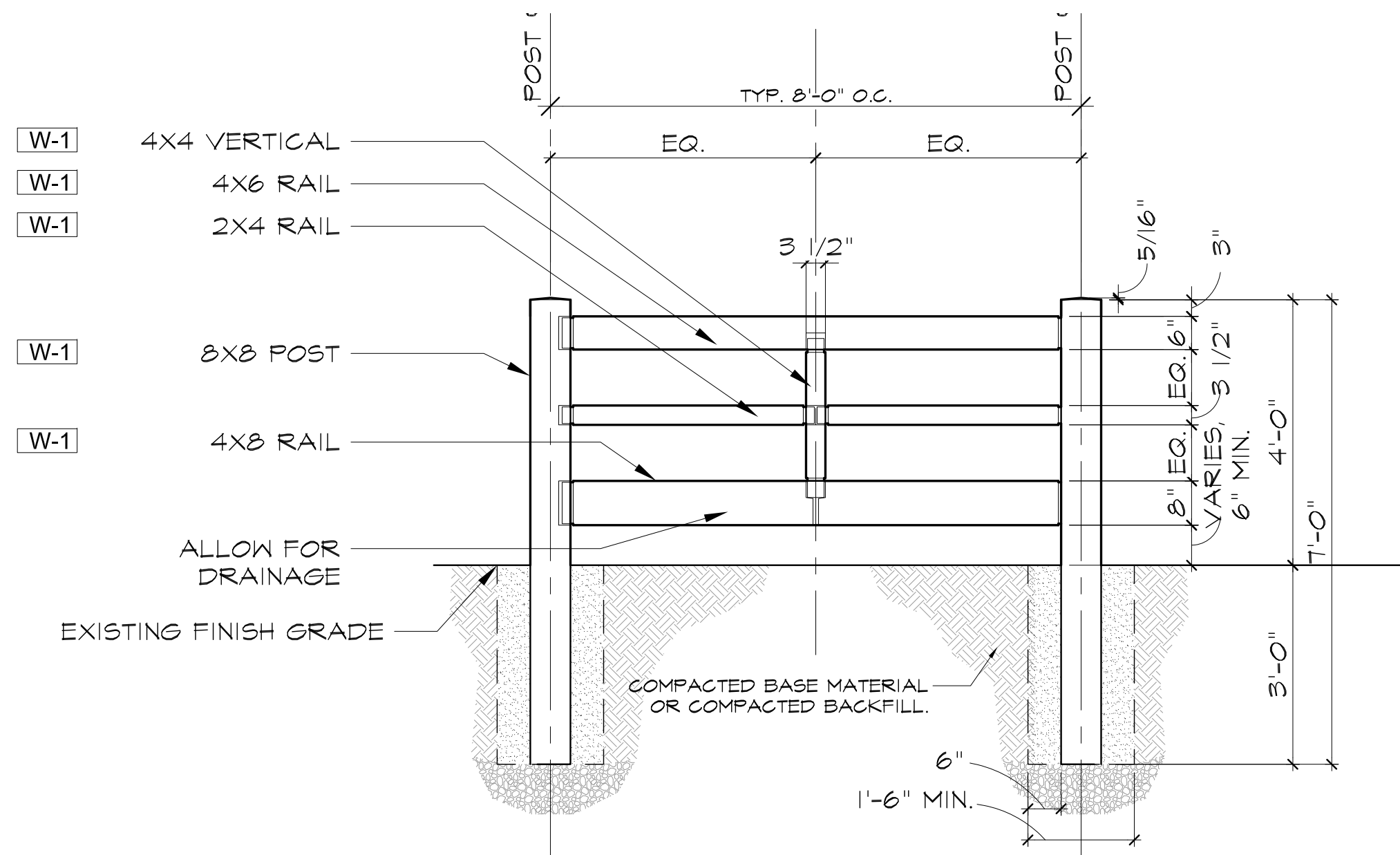


Wood Fence - Section

G

Scale: 1/2" = 1'-0"

L4.05

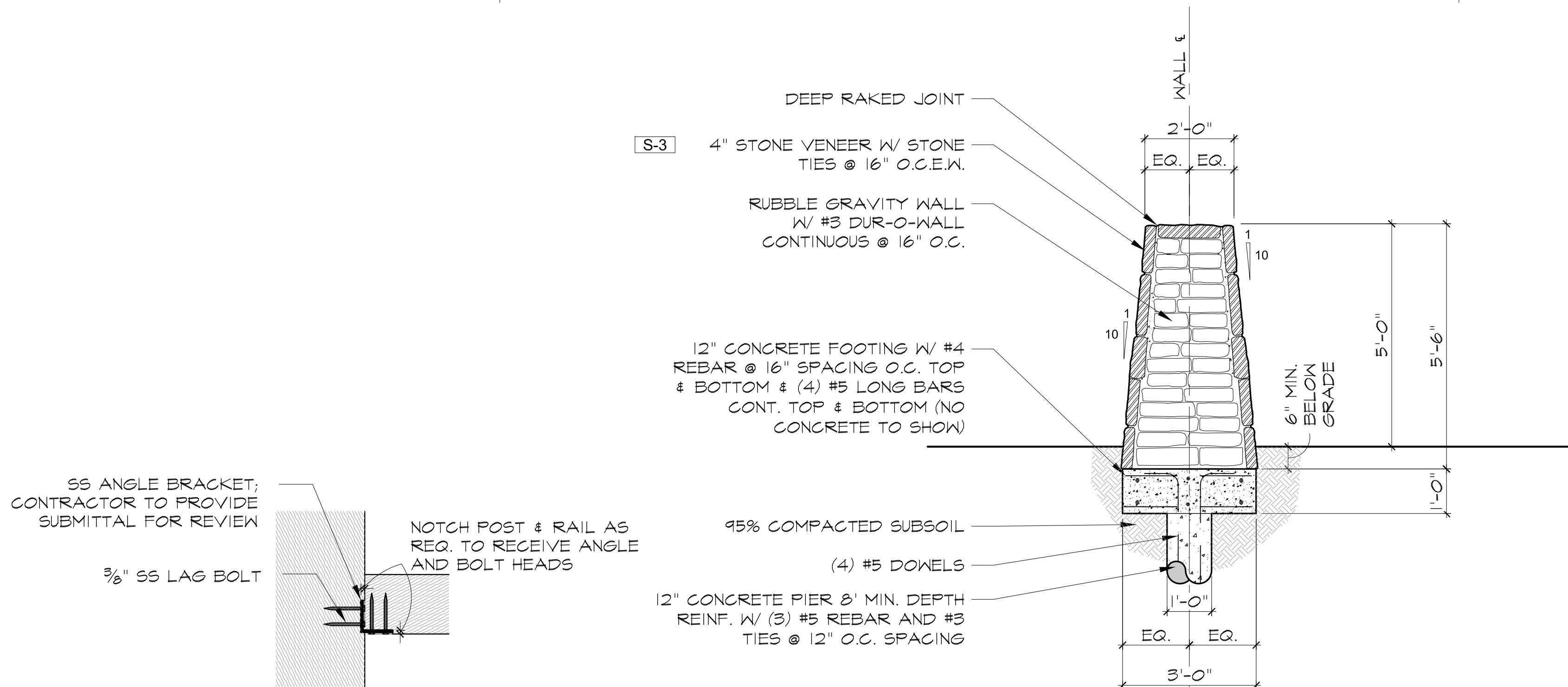


Wood Fence - Elevation

E

Scale: 1/2" = 1'=0'

L4.05

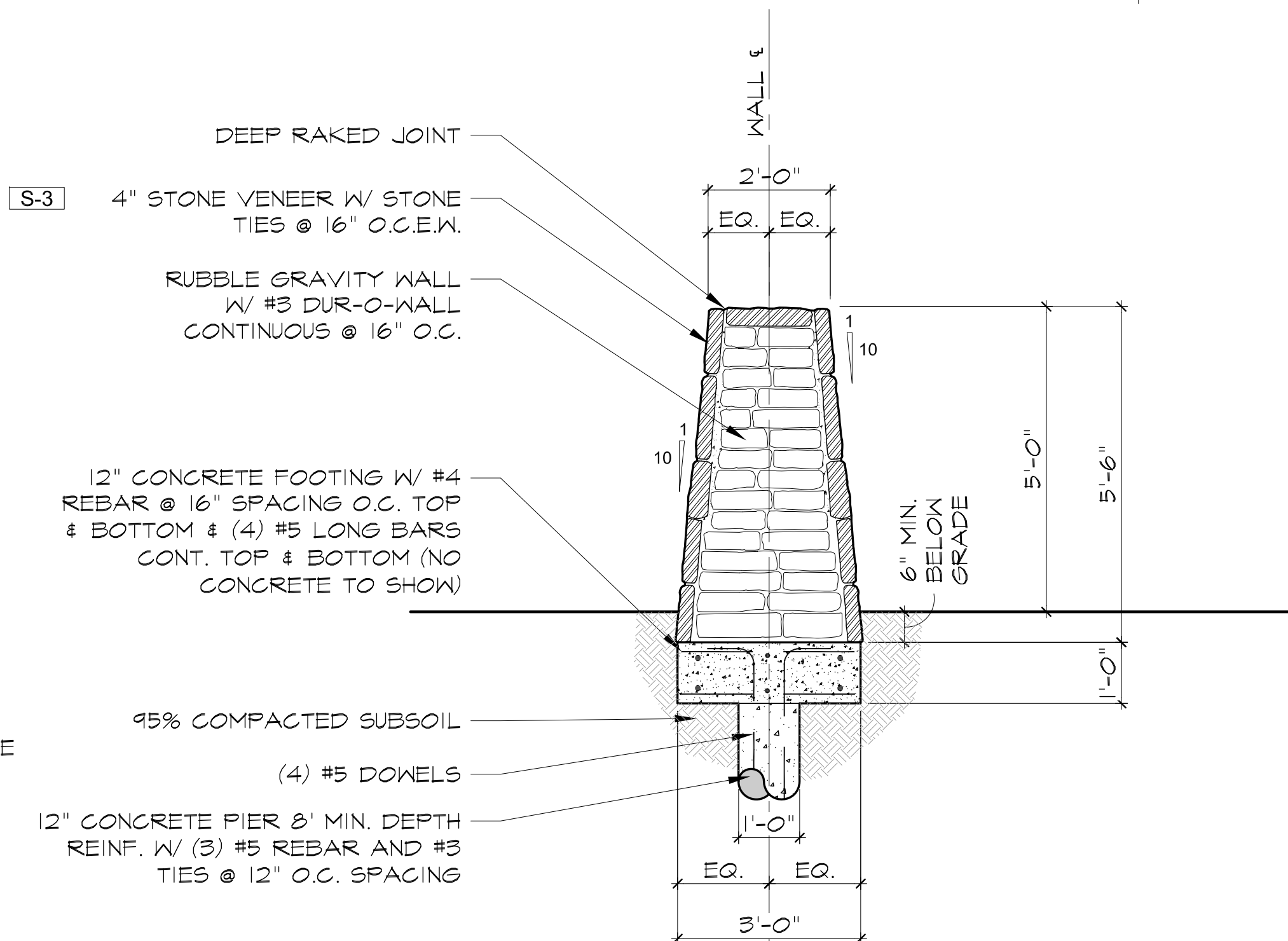


Fence Post & Rail - Detail

F

Scale: 1" = 1'-0"

L4.05

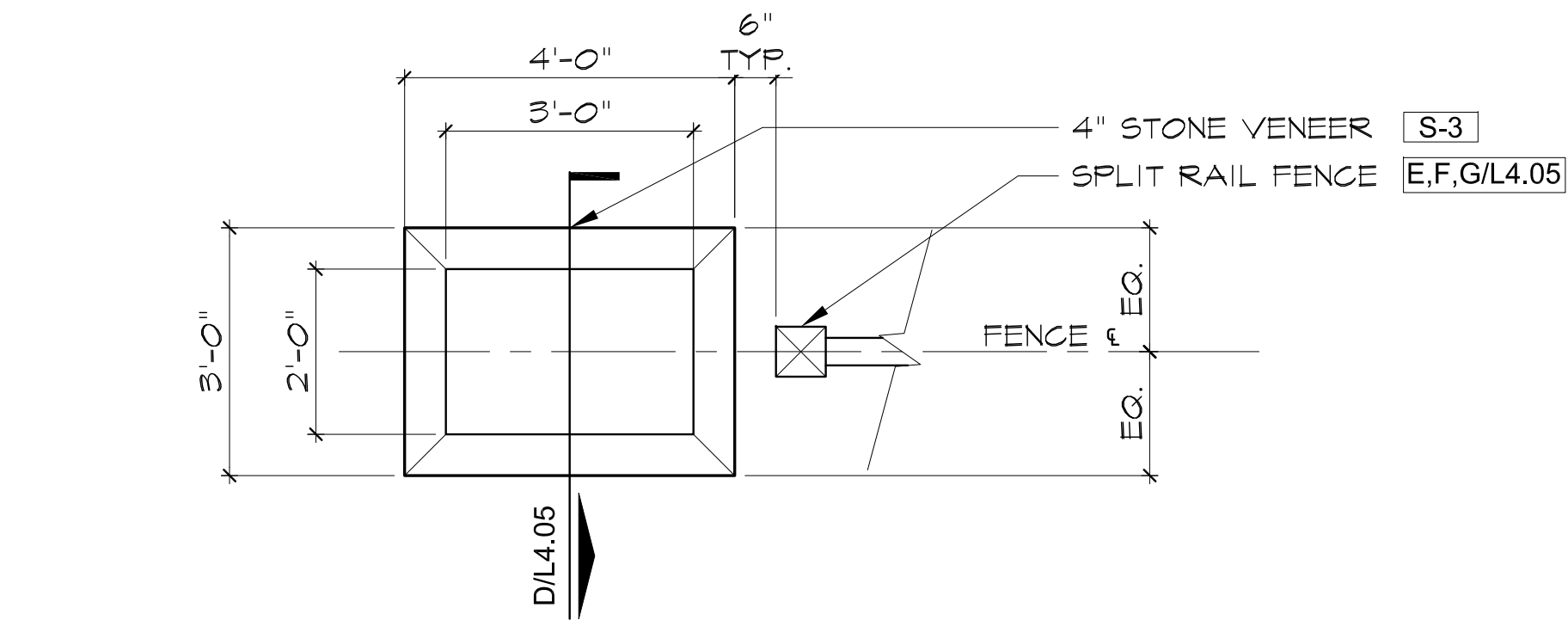


Stone Column - Section

D

Scale: 1/2" = 1'-0"

L4.05

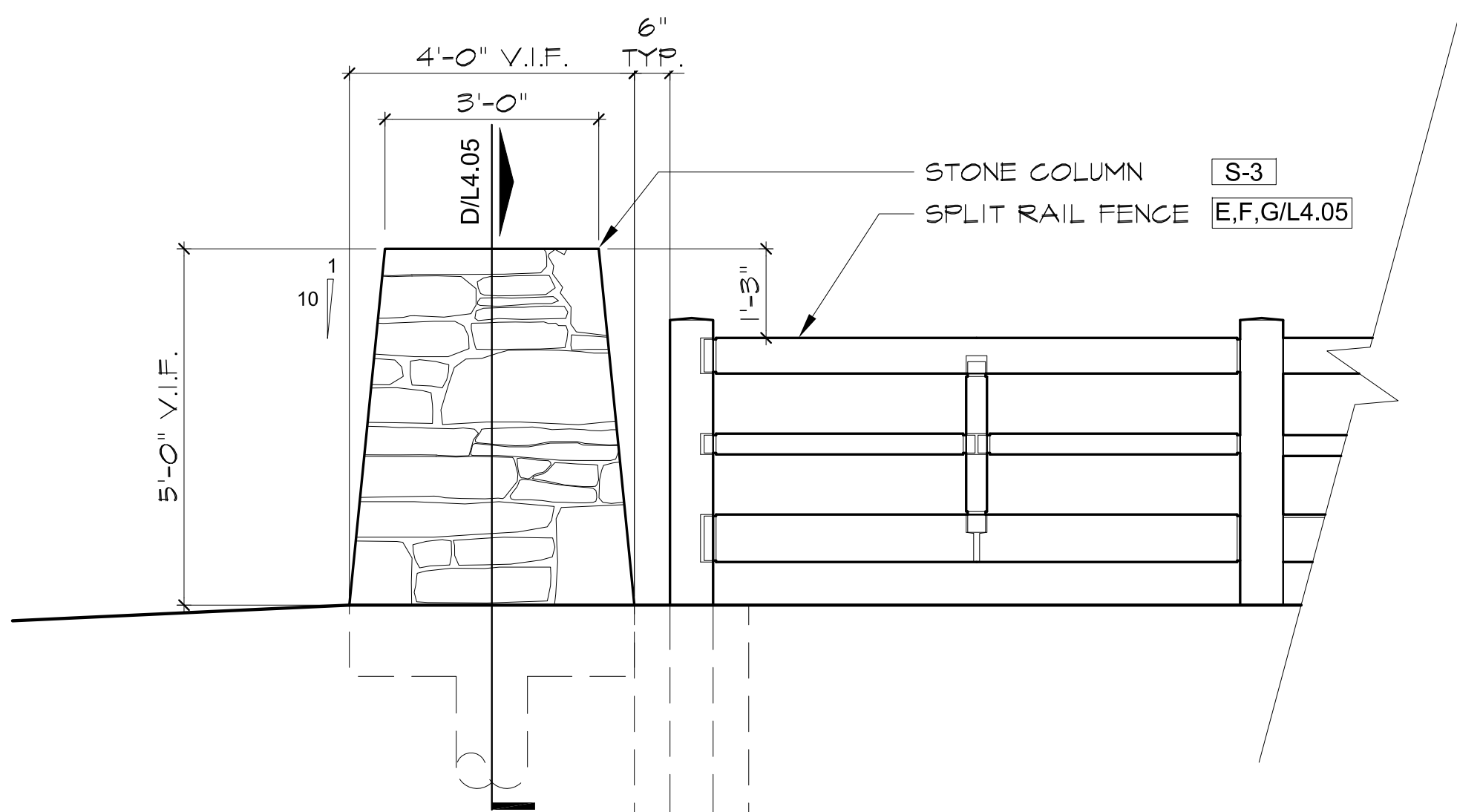


Stone Column - Plan

C

Scale: 1/2" = 1'-0"

L4.05

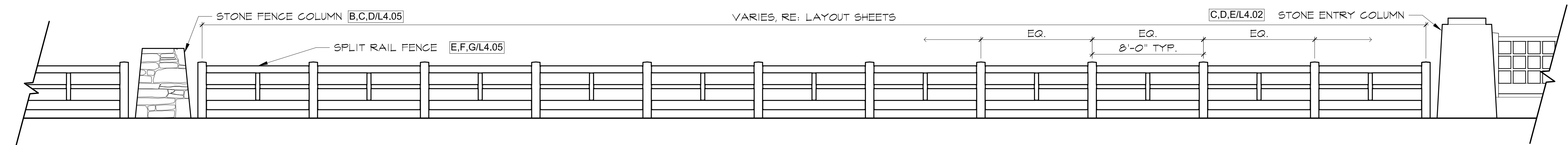


Stone Column - Elevation

B

Scale: 1/2" = 1'-0"

L4.05

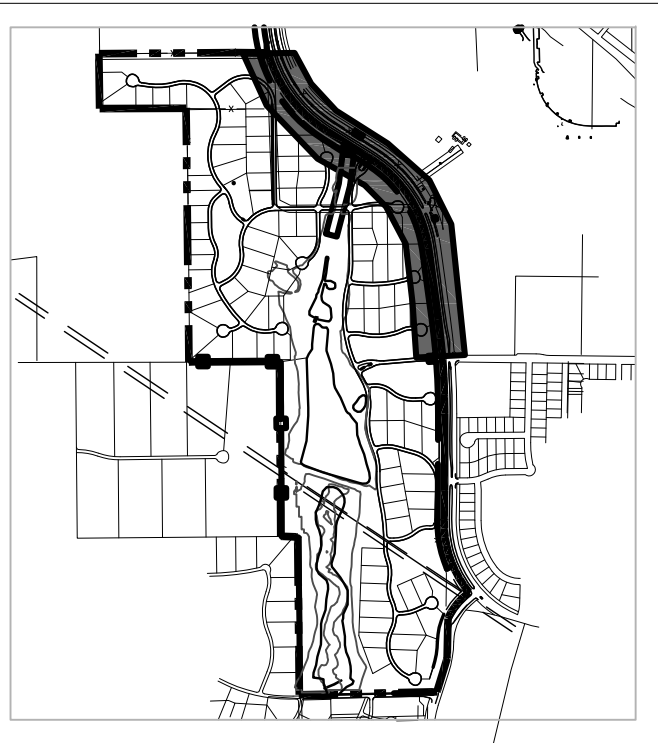


Fence - Elevation

A

Scale: 1/4" = 1'-0"

L4.05



Flower Mound, Texas

Project No: 12080

CONSTRUCTION DOCUMENTS

Issue Date: 08.17.2015

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STATE OF TEXAS
LIC. 2137

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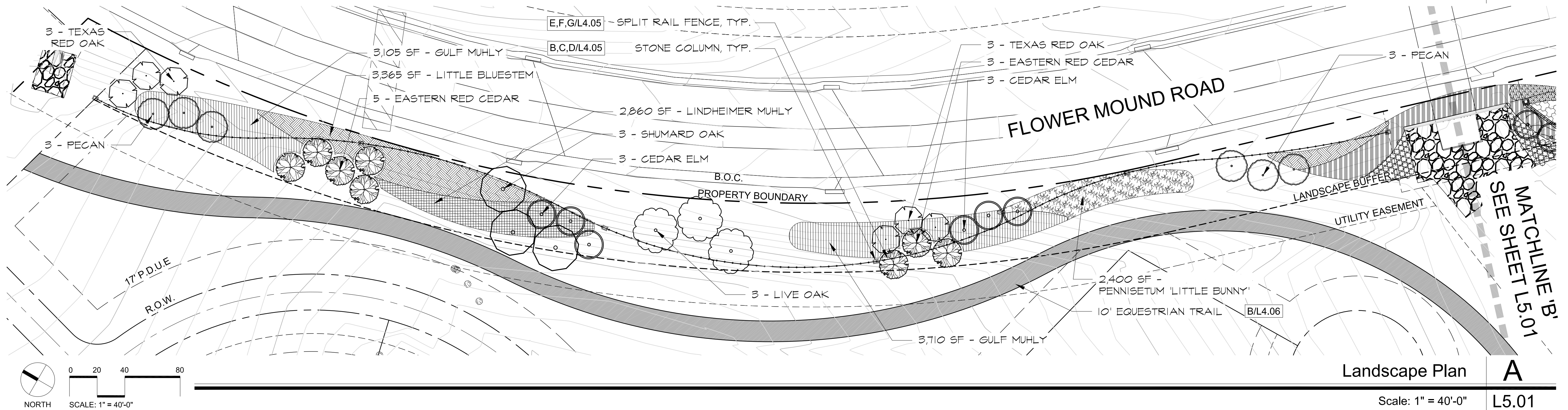
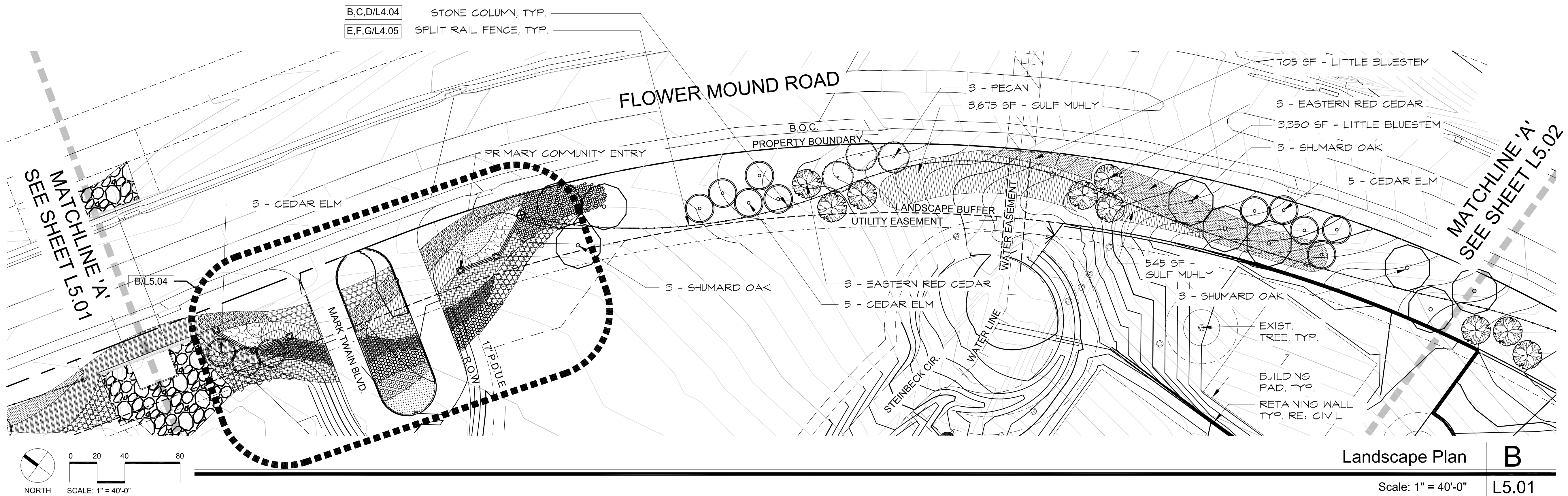
Phase One: Landscape Plan

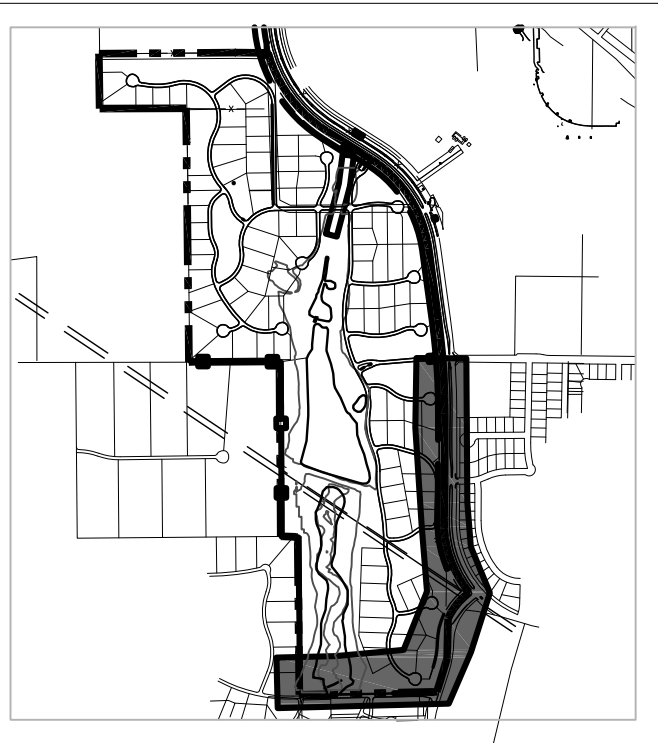
L5.01

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Diagram illustrating the relationship between an existing tree, a minimum protective buffer, and an ideal protective buffer:

- EXISTING TREE
- MIN PROTECTIVE BUFFER
- IDEAL PROTECTIVE BUFFER





Flower Mound, Texas

Project No: 12080

CONSTRUCTION DOCUMENTS

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LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
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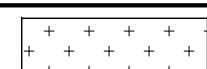
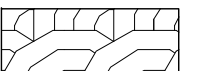
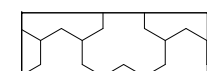
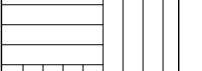
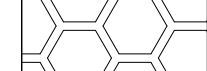
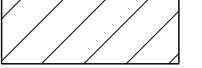
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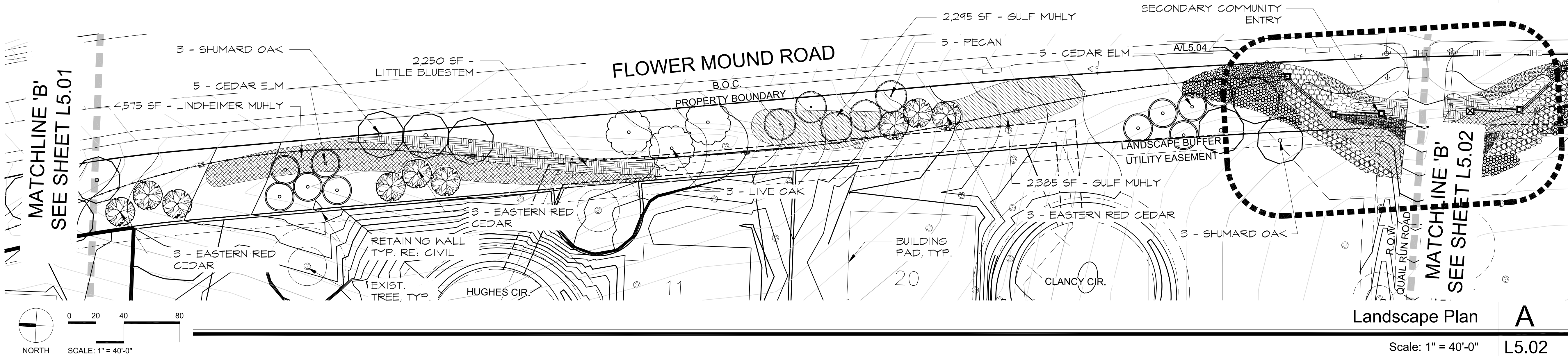
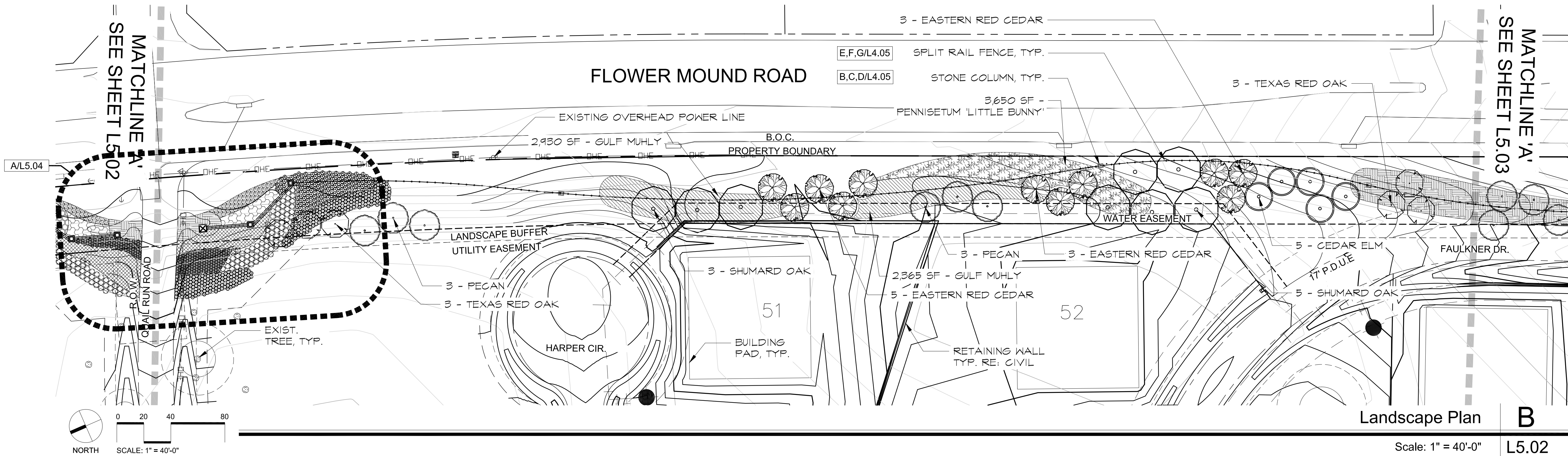
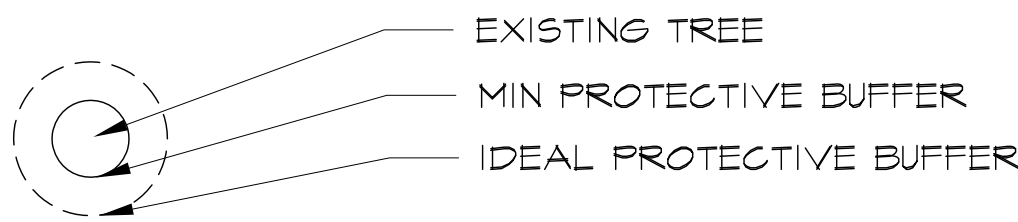
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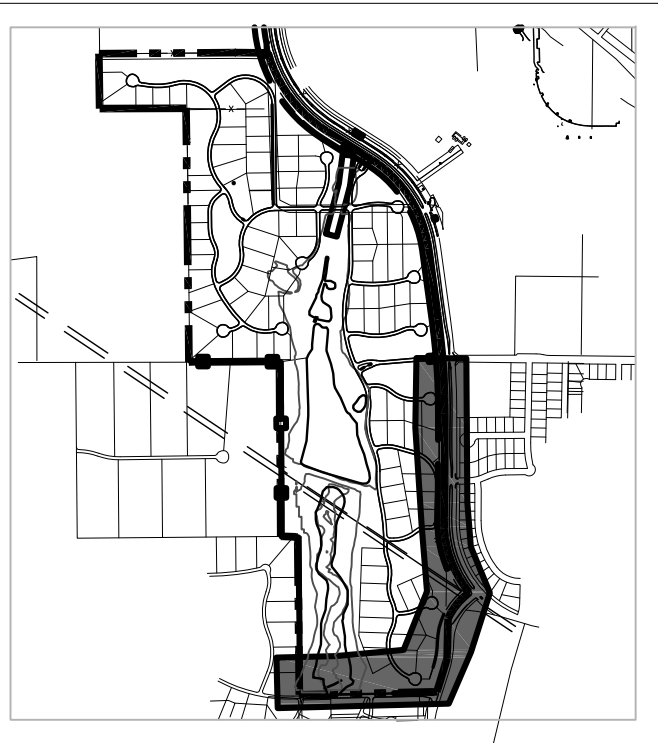
Phase One: Landscape Plan

L5.02

NOT FOR CONSTRUCTION

LANDSCAPE LEGEND							
	PECAN <i>Carya illinoensis</i>		POSSUM HAW <i>Ilex decidua</i>		RAVENNA GRASS <i>Saccharum ravennae</i>		TEXAS SAGE <i>Leucophyllum frutescens</i>
	SHUMARD OAK <i>Quercus shumardii</i>		MEXICAN PLUM <i>Prunus mexicana</i>		BERKELEY SEDGE <i>Carex tumulicola</i>		PLUMBAGO <i>Plumbago</i>
	CEDAR ELM <i>Ulmus crassifolia</i>		LINDHEIMER MUHLY <i>Muhlenbergia lindheimeri</i>		LAMBS EAR <i>Stachys byzantina</i>		
	LIVE OAK <i>Quercus virginiana</i>		PENNISETUM 'LITTLE BUNNY' <i>Pennisetum alopecuroides</i> 'Little Bunny'		BLACK-EYED SUSAN <i>Rudbeckia</i> spp.		
	TEXAS RED OAK <i>Quercus buckleyi</i>		LITTLE BLUESTEM <i>Schizachyrium scoparium</i>		PURPLE VERBENA <i>Verbena</i> 'Homestead Purple'		
	EASTERN RED CEDAR <i>Juniperus virginiana</i>		GULF MUHLY <i>Muhlenbergia capillaris</i>		ROSEMARY <i>Rosmarinus officinalis</i>		
	WAX MYRTLE <i>Myrica cerifera</i>		MISCANTHUS 'ADAGIO' <i>Miscanthus sinensis</i> 'Adagio'		RUSSIAN SAGE <i>Perovskia atriplicifolia</i>		





Flower Mound, Texas

Project No: 12080

CONSTRUCTION DOCUMENTS

Issue Date: 08.17.2015

Seal

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FRED WALTERS
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 2137

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Issue / Addenda / Revisions

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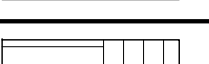
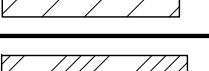
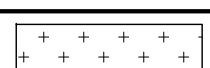
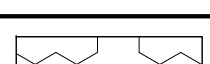
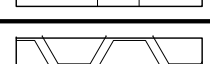
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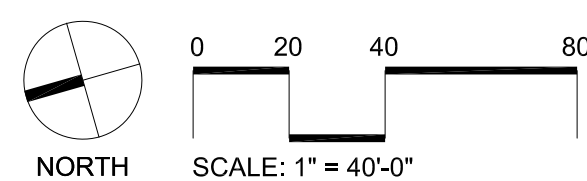
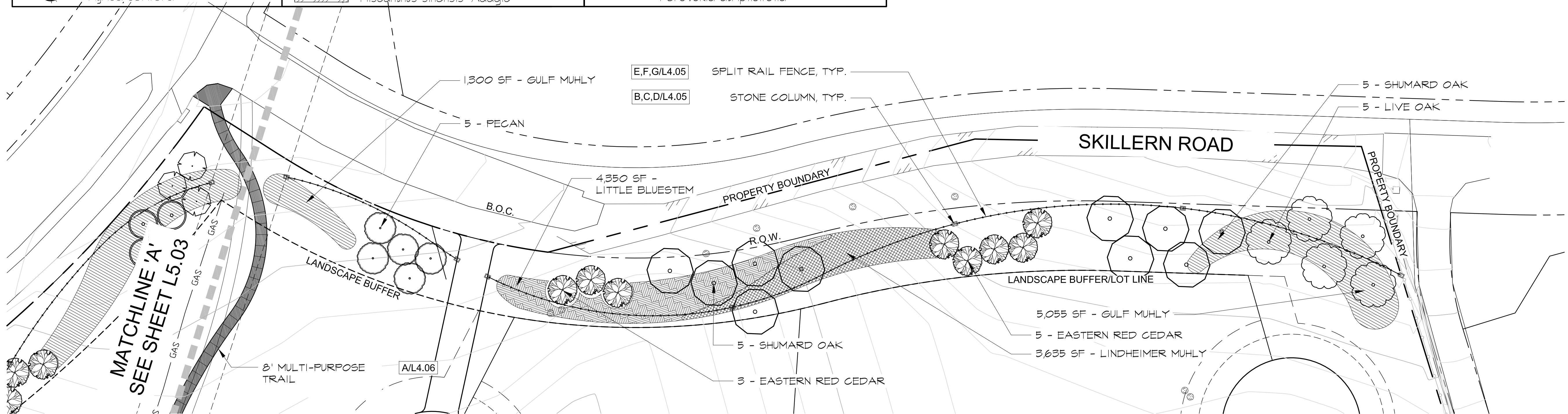
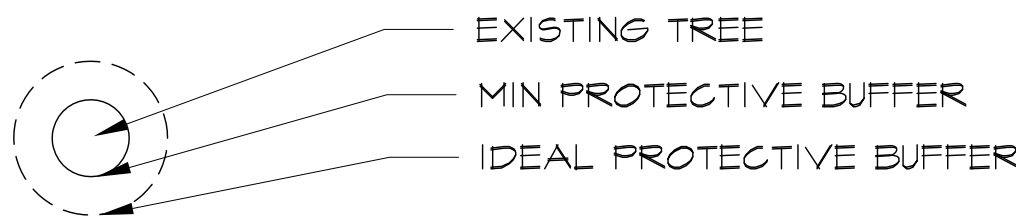
Phase One: Landscape Plan

Sheet No.

L5.03

NOT FOR CONSTRUCTION

LANDSCAPE LEGEND			
	PECAN <i>Carya illinoensis</i>		POSSUM HAW <i>Ilex decidua</i>
	SHUMARD OAK <i>Quercus shumardii</i>		MEXICAN PLUM <i>Prunus mexicana</i>
	CEDAR ELM <i>Ulmus crassifolia</i>		LINDHEIMER MUHLY <i>Muhlenbergia lindheimeri</i>
	LIVE OAK <i>Quercus virginiana</i>		PENNISETUM 'LITTLE BUNNY' <i>Pennisetum alopecuroides 'Little Bunny'</i>
	TEXAS RED OAK <i>Quercus buckleyi</i>		LITTLE BLUESTEM <i>Schizachyrium scoparium</i>
	EASTERN RED CEDAR <i>Juniperus virginiana</i>		GULF MUHLY <i>Muhlenbergia capillaris</i>
	WAX MYRTLE <i>Myrica cerifera</i>		MISCANTHUS 'ADAGIO' <i>Miscanthus sinensis 'Adagio'</i>
	RAVENNA GRASS <i>Saccharum ravennae</i>		BERKELEY SEDGE <i>Carex tumulicola</i>
	TEXAS SAGE <i>Leucophyllum frutescens</i>		PLUMBAGO <i>Plumbago</i>
	LAMBS EAR <i>Stachys byzantina</i>		BLACK-EYED SUSAN <i>Rudbeckia spp.</i>
	PURPLE VERBENA <i>Verbena 'Homestead Purple'</i>		ROSEMARY <i>Rosmarinus officinalis</i>
	RUSSIAN SAGE <i>Perovskia atriplicifolia</i>		

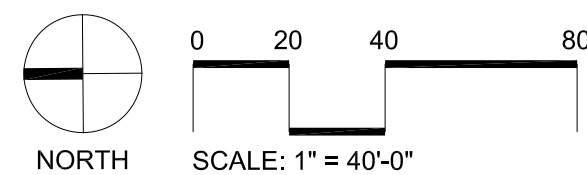
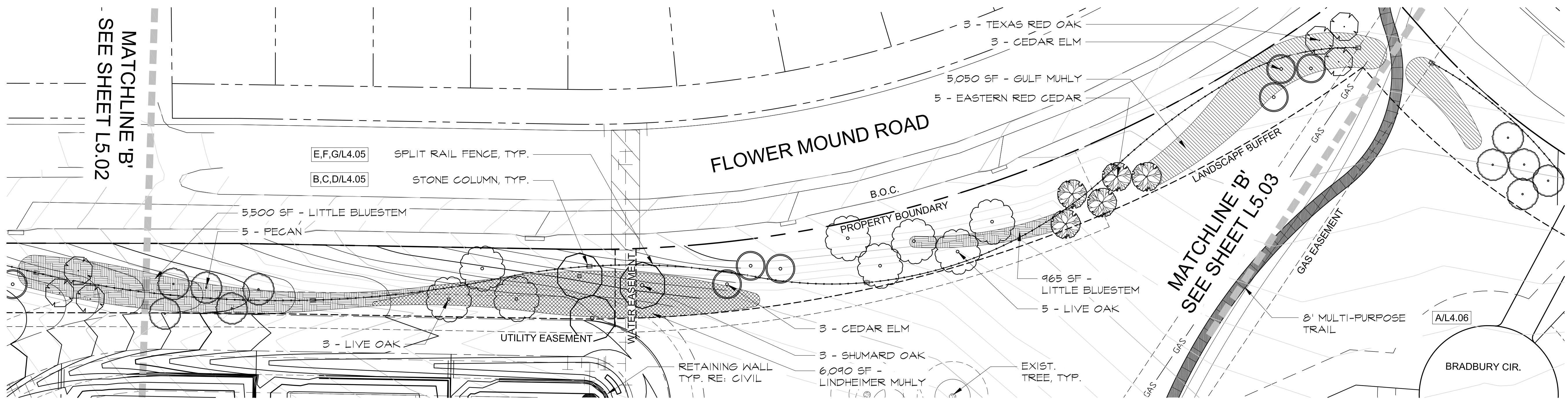


Landscape Plan

B

Scale: 1" = 40'-0"

L5.03



Landscape Plan

A

Scale: 1" = 40'-0"

L5.03

PREPARATION

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

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

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS AS PROVIDED BY LANDSCAPE ARCHITECT. MATERIAL QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. LANDSCAPE CONTRACTOR IS TO PROVIDE ALL MATERIALS NECESSARY TO COMPLETE THE DESIGN INTENT OF THE DRAWINGS - CONTRACTOR IS TO BID THE PROJECT PER THEIR OWN VERIFIED QUANTITIES.

LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR FAILURE OF ANY HARDSCAPE AMENITY SUCH AS WALKS, ENTRANCES TO STRUCTURES AND PLANTING BEDS FORMED OR ENCLOSED BY EDGING AND FLATWORK, WHICH DO NOT DRAIN DUE TO IMPROPER SET UP OF ELEVATIONS DURING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND VERIFYING THAT THE SITE HAS POSITIVE DRAINAGE PRIOR TO AND AFTER PLANTING.

ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO INSTALL NEW IRRIGATION SYSTEM PER IRRIGATION SYSTEM DESIGN TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS IN ACCORDANCE WITH CITY AND STATE STANDARDS. IRRIGATION CONTRACTOR SHALL VISIT SITE TO DETERMINE REQUIREMENTS PRIOR TO SUBMITTING BID. ALL IRRIGATION SYSTEMS ARE TO BE EQUIPPED WITH RAIN AND FREEZE SENSORS.

REFER TO PLANTING PLANS FOR PLANT LOCATIONS AND PLANT MATERIAL SCHEDULE FOR PLANT SPECIFICATIONS. TREE LOCATIONS AND PLANTING BEDS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING AND/OR PREPARATION. TREES SHALL BE PLANTED A MINIMUM OF 5-FT. CLEAR FROM UNDERGROUND UTILITIES.

ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.

1. AT GROUND LEVEL, PREPARE PLANTING BEDS FOR PLANTING BY INCORPORATING A 4" DEPTH OF ORGANIC COMPOST INTO TOP EIGHT INCHES OF EXISTING SOIL, RAKE LEVEL AND MOUND BEDS FOR POSITIVE DRAINAGE. LARGE SHRUBS AND TREES ARE TO POCKET PLANTED PER PLANTING DETAILS.

ADD FERTILIZER TABLETS TO ALL TREES AND SHRUBS: ONE TABLET PER 1/2" CALIPER FOR TREES AND ONE TABLET PER 12" OF HEIGHT OR SPREAD FOR EACH LARGE SHRUB AT INSTALLATION. FERTILIZE SMALL SHRUBS AND ORNAMENTAL GRASSES WITH 1-1-1 RATIO FERTILIZER AT 1# ACTUAL NITROGEN PER 1000sf. FERTILIZE TURF GRASS WITH 3-1-2 RATIO FERTILIZER AT 1# ACTUAL NITROGEN PER 1000sf.

ALL TREES TO BE PRUNED AT INSTALLATION TO REMOVE DEAD AND UNSIGHTLY LIMBS. ALL TREES ARE TO MATCH IN HEIGHT, SPREAD, CLEAR TRUNK AND SHALL HAVE STRAIGHT TRUNKS

AFTER INSTALLATION OF ALL PLANT MATERIAL, MULCH ALL BEDS AND TREE WELLS TO 2" DEPTH WITH A FINE SHREDDED HARDWOOD MULCH (MIN. 80% DECOMPOSED).

TOPSOIL SHALL BE NATURAL, FERTILE, Friable SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE VICINITY. IT SHALL NOT BE EXCESSIVELY ACID OR ALKALINE OR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL CONTAIN A MINIMUM OF LUMPS, STONE, STUMPS, ROOTS OF SIMILAR SUBSTANCE ONE INCH OR MORE IN DIAMETER. TOPSOIL SHALL BE FREE FROM WEEDS AND OTHER NOXIOUS MATERIALS. TOPSOIL SHALL NOT BE STRIPPED, COLLECTED OR DEPOSITED WHILE WET. SPREAD TOPSOIL WHERE NECESSARY TO FILL LOW AREAS TO ACHIEVE POSITIVE DRAINAGE.

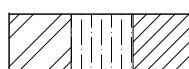
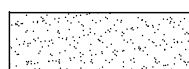
ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL BE DETERMINE IF REMOVAL IS NECESSARY (REFER TO PLANTING DETAILS).

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN ACCORDANCE WITH STANDARD HORTICULTURAL PROCEDURES, INCLUDING IRRIGATION AS NECESSARY, UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.

1. NEW AND DISTURBED AREAS TO BE SOLID SOD BERMUDA GRASS: TILL AREAS TO 2" DEPTH; RAKE LEVEL AND SMOOTH FILLING IN LOW AREAS AND LOWERING HIGH AREAS. FINISH GRADE TO BE 1" BELOW ALL PAVING, CURBS, STEEL EDGING, ETC. ALL TURF GRASS AREAS TO HAVE 100% POSITIVE DRAINAGE. INSURE TURF GRASS RECEIVES PROPER IRRIGATION AND MAINTENANCE DURING SPECIFIED MAINTENANCE PERIOD.

2. RENOVATION OF EXISTING LAWN AREAS: TREAT AREAS FOR WEEDS WITH EITHER A BROADLEAF AND/OR A GRASSY WEED HERBICIDE; AERATE LAWN; FILL IN LOW AREAS WITH APPROVED TOPSOIL AND LOWER HIGH AREAS; HYDRO MULCH AREAS WITH BERMUDA GRASS SEED AT 2 LBS. LIVE SEED PER 1,000sf.

FIELD MOW AREAS DESIGNATED AS NATIVE GRASSES TO ONE INCH HEIGHT, FILL IN LOW AREAS WITH APPROVED TOP SOIL AND LOWER HIGH AREAS, HYDRO MULCH AREA WITH MIDWAY MIX FROM NATIVE AMERICAN SEED AT RECOMMENDED SEEDING RATES.

PLANT LIST						
PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
CANOPY/LARGE TREES						
30		PECAN <i>Carya illinoensis</i>	3" CAL	10'-12'	5'-6'	NURSERY GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER
39		SHUMARD OAK <i>Quercus shumardii</i>	3" CAL	10'-12'	5'-6'	NURSERY GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER
40		CEDAR ELM <i>Ulmus crassifolia</i>	3" CAL	10'-12'	5'-6'	NURSERY GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER
19		LIVE OAK <i>Quercus virginiana</i>	3" CAL	12'-14'	6'-8'	NURSERY GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER
15		TEXAS RED OAK <i>Quercus buckleyi</i>	3" CAL	10'-12'	4'-5'	NURSERY GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER
47		EASTERN RED CEDAR <i>Juniperus virginiana</i>	3" CAL	8'-10'	5'-6'	B&B, NURSERY GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, FULL TO GROUND, MESA TO APPROVE
SHRUBS						
		NATIVE GRASS/SHRUBS/GROUND COVER				GULF MUHLY, MEXICAN FEATHER GRASS, BERKELEY SEDGE, RUSSIAN SAGE, SALVIA, BLUE SAGE, AUTUMN SAGE, LANTANA
TURF						
		IRRIGATED				

Project No: 12080

Issue Date: 08.17.2015

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FRED WALTERS
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 2137

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Phase One: Plant Schedule

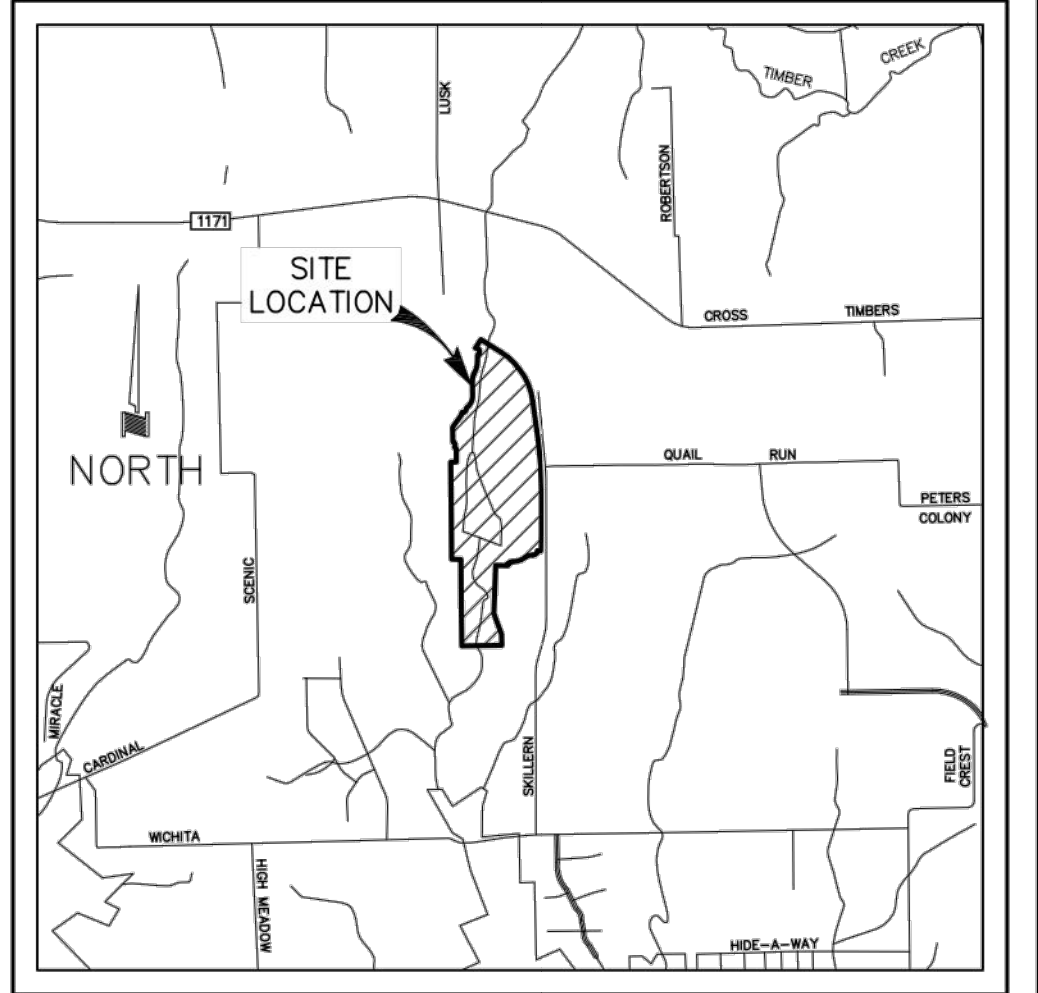
L5.05

NOT FOR CONSTRUCTION



1/7/2016

NO.	DATE	BY	REVISION



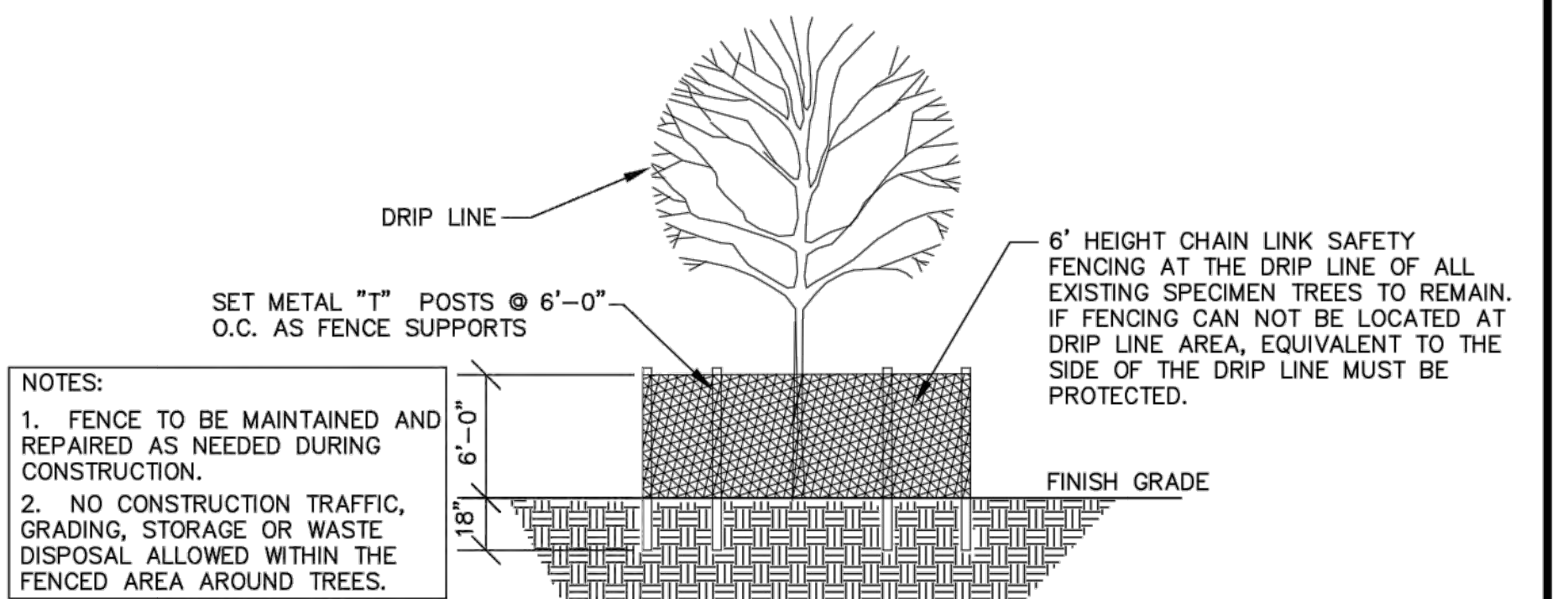
LOCATION MAP
NOT TO SCALE

NOTES:

- 1) DOWDYE, ANDERSON & ASSOCIATES, INC. SURVEYED TREES FOR HORIZONTAL AND VERTICAL LOCATION. THE SPECIES, SIZE AND CONDITION OF THE TREE IS BASED ON INFORMATION PROVIDED BY KBA.
- 2) SEE SHEET 3 FOR TREE INFORMATION.
- 3) OWNER/DEVELOPER SHALL PRESERVE AS MANY PROTECTED TREES AS POSSIBLE DURING CONSTRUCTION.

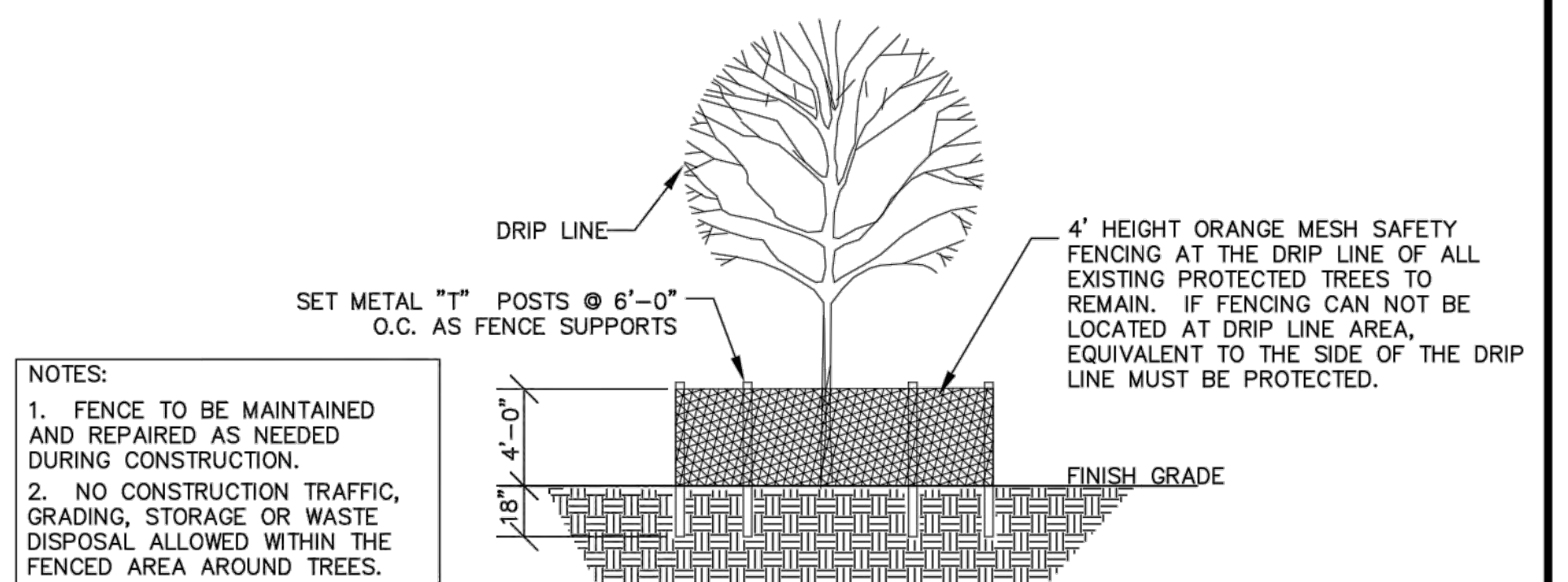
LEGEND

- 1000 = TREE NUMBER
- = APPROXIMATE DRIP LINE
- = SPECIMEN TREE
- = DANGER ROOT ZONE
- ⊗ = SPECIMEN TREE TO BE REMOVED
- ⊙ = PROTECTED TREE TO REMAIN
- ⊗ = PROTECTED TREE TO BE REMOVED



SPECIMEN TREE – TREE PROTECTION DETAIL

NOT TO SCALE



PROTECTED TREES – TREE PROTECTION DETAIL

NOT TO SCALE

TREE SURVEY TOWNLAKE PHASE 1

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS



DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

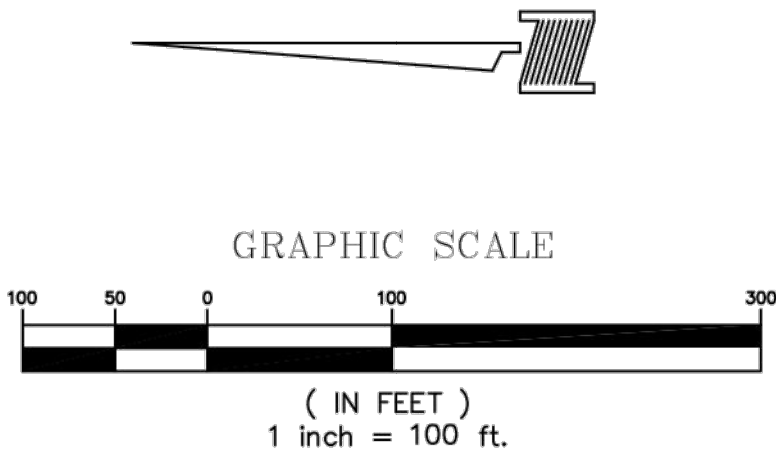
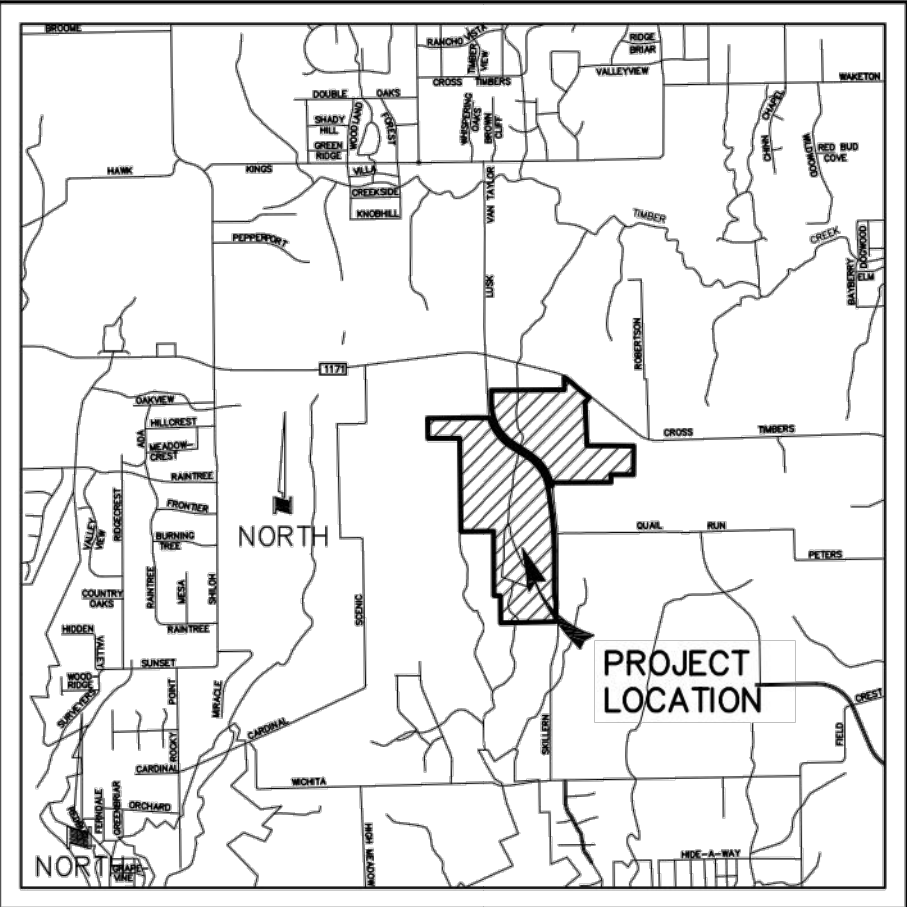
STATE REGISTRATION NUMBER: F-399
EY FIRM REGISTRATION NUMBER: 10077800

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
	CLL	JCR	2015-09-04	1"=100'	12004W-01	1/3

S:\PROJECTS CSD\12004W\12004W-01 TREE SURVEY (3).162016 6:17:48 PM cross_dowdey_anderson & associates, inc., JCR

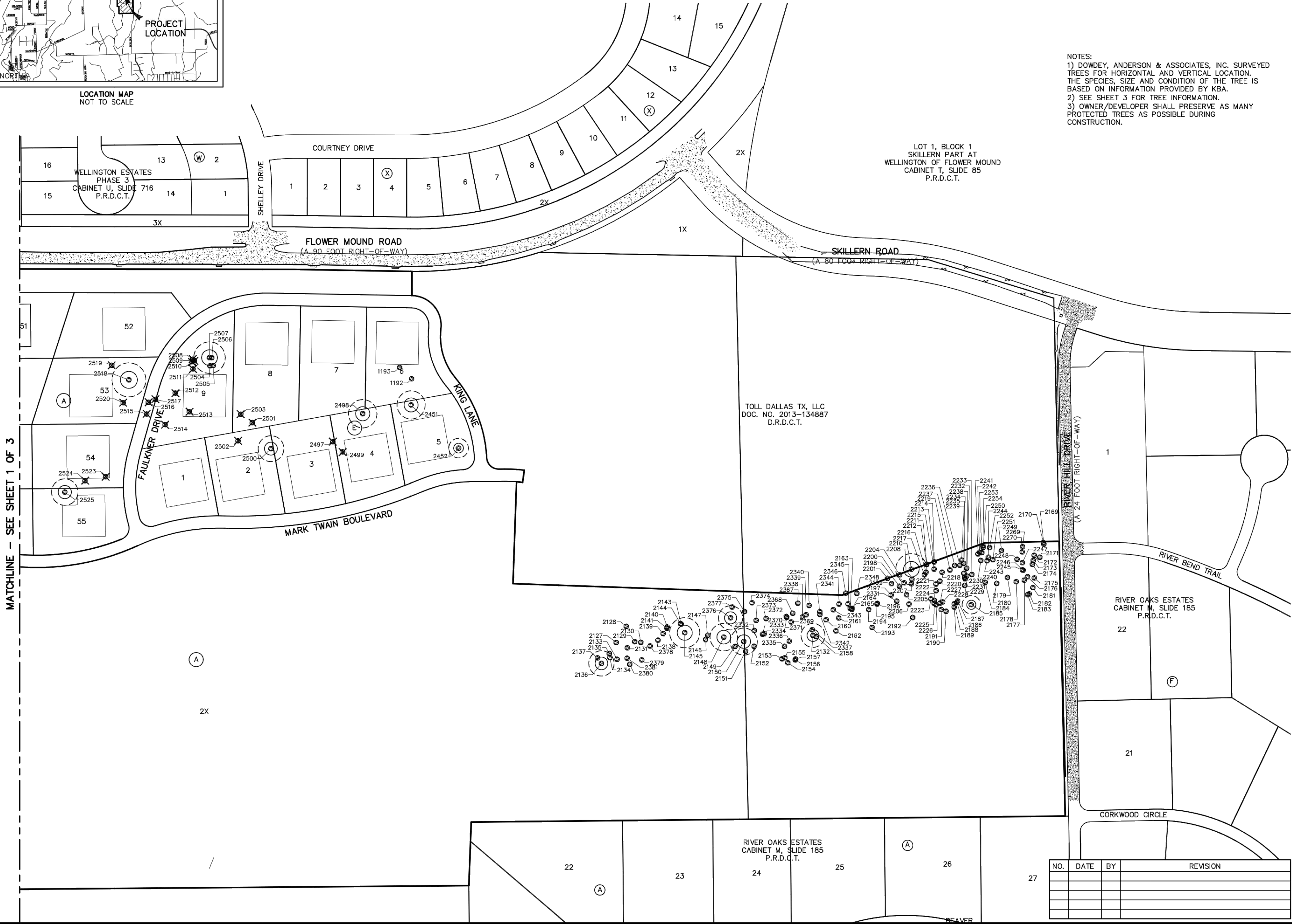
NUMBER	DIAMETER (in.)	SPECIES	SCIENTIFIC NAME	CLASSIFICATION	STATUS	LOCATION	REQUIRED MITIGATION
865	22.5	Blackjack Oak	Quercus Marilandica	Specimen	Remain	CE	—
1190	7.0	Persimmon	Diospyros virginiana	Protected	Remain	CE	—
1191	7.5	Persimmon	Diospyros virginiana	Protected	Remain	CE	—
1192	6.5	American Elm	Ulmus Americano	Protected	Remain	BA	3
1193	8.0	American Elm	Ulmus Americano	Protected	Remove	BA	3
1531	16.6	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1532	17.9	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1533	24.0	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1534	27.7	Post Oak	Quercus stellata	Specimen	Remain	OBA	—
1535	28.3	Post Oak	Quercus stellata	Specimen	Remain	OBA	—
1537	17.6	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1538	22.9	Cedar Elm	Ulmus crassifolia	Specimen	Remain	OBA	—
1539	19.0	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1540	24.7	Post Oak	Quercus stellata	Protected	Remove	ROW	3
1541	21.9	Post Oak	Quercus stellata	Protected	Remove	ROW	3
1542	15.9	Cedar Elm	Ulmus crassifolia	Protected	Remove	ROW	3
1543	14.6	Cedar Elm	Ulmus crassifolia	Protected	Remove	ROW	3
1544	15.7	Cedar Elm	Ulmus crassifolia	Protected	Remove	ROW	3
1545	18.5	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1546	24.1	Cedar Elm	Ulmus crassifolia	Specimen	Remain	OBA	—
1547	10.3	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1548	15.6	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1549	10.0	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1550	24.9	Cedar Elm	Ulmus crassifolia	Specimen	Remain	OBA	—
1551	18.1	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1552	22.2	Cedar Elm	Ulmus crassifolia	Specimen	Remain	OBA	—
1553	17.7	Cedar Elm	Ulmus crassifolia	Protected	Remove	ROW	3
1554	22.2	Cedar Elm	Ulmus crassifolia	Specimen	Remain	OBA	—
1555	17.9	Cedar Elm	Ulmus crassifolia	Protected	Remove	ROW	3
1556	18.0	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1557	16.3	Cedar Elm	Ulmus crassifolia	Protected	Remove	ROW	3
1558	24.4	Live Oak	Quercus Virginiana	Protected	Remove	ROW	3
1559	15.5	Cedar Elm	Ulmus crassifolia	Protected	Remove	ROW	3
1560	19.5	Cedar Elm	Ulmus crassifolia	Specimen	Remain	OBA	—
1561	16.5	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1562	15.0	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1563	11.4	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1564	22.4	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1565	19.4	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1566	11.3	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1567	16.9	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1568	13.4	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1569	24.4	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1570	15.5	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1571	19.1	Cedar Elm	Ulmus crassifolia	Specimen	Remain	OBA	—
1572	14.9	Live Oak	Quercus Virginiana	Protected	Remove	ROW	3
1573	25.5	Cedar Elm	Ulmus crassifolia	Specimen	Remain	OBA	—
1574	19.2	Cedar Elm	Ulmus crassifolia	Specimen	Remain	OBA	—
1575	23.0	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1576	17.2	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1577	16.7	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1578	15.7	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1579	14.1	Cedar Elm	Ulmus crassifolia	Protected	Remain	OBA	—
1580	17.6	Cedar Elm	Ulmus crassifolia	Protected	Remove	ROW	3
1581	15.2	Cedar Elm	Ulmus crassifolia	Protected	Remove	ROW	3
1582	26.8	Post Oak	Quercus stellata	Specimen	Remain	OBA	—
1583	18.9	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1584	19.8	Cedar Elm	Ulmus crassifolia	Specimen	Remain	OBA	—
1585	17.4	Cedar Elm	Ulmus crassifolia	Protected	Remove	ROW	3
1587	23.5	Post Oak	Quercus stellata	Protected	Remain	OBA	—
1588	8.7	Post Oak	Quercus stellata	Protected	Remove	ROW	3
2040	26.2	Post Oak	Quercus stellata	Specimen	Remain	CE	—
2041	19.1	Post Oak	Quercus stellata	Protected	Remain	OBA	—
2042	17.0	Blackjack Oak	Quercus Marilandica	Protected	Remove	ROW	3
2043	19.4	Blackjack Oak	Quercus Marilandica	Protected	Remain	BA	—
2044	26.7	Post Oak	Quercus stellata	Specimen	Remain	BA	—
2045	27.3	Post Oak	Quercus stellata	Specimen	Remain	BA	—
2046	15.8	Post Oak	Quercus stellata	Protected	Remain	BA	—
2047	13.9	Post Oak	Quercus stellata	Protected	Remain	BA	—
2048	13.9	Post Oak	Quercus stellata	Protected	Remain	BA	—
2049	9.0	Post Oak	Quercus stellata	Protected	Remain	BA	—
2050	16.1	Post Oak	Quercus stellata	Protected	Remain	BA	—
2051	16.5	Post Oak	Quercus stellata	Protected	Remain	BA	—
2052	13.5	Post Oak	Quercus stellata	Protected	Remove	BA	3
2053	13.2	Post Oak	Quercus stellata	Protected	Remove	BA	3
2054	16.7	Post Oak	Quercus stellata	Protected	Remove	BA	3
2055	8.7	Post Oak	Quercus stellata	Protected	Remove	BA	3
2056	13.5	Post Oak	Quercus stellata	Protected	Remove	BA	3
2057	13.8	Post Oak	Quercus stellata	Protected	Remove	BA	3
2058	17.6	Post Oak	Quercus stellata	Protected	Remove	BA	3
2059	22.2	Post Oak	Quercus stellata	Protected	Remove	BA	3
2060	16.1	Post Oak	Quercus stellata	Protected	Remove	BA	3
2061	11.6	Blackjack Oak	Quercus Marilandica	Protected	Remove	BA	3
2062	23.1	Post Oak	Quercus stellata	Protected	Remove	BA	3
2063	19.3	Post Oak	Quercus stellata	Protected	Remove	BA	3
2064	6.5	Blackjack Oak	Quercus Marilandica	Protected	Remove	ROW	3
2065	9.0	Blackjack Oak	Quercus Marilandica	Protected	Remove	ROW	3
2066	8.9	Blackjack Oak	Quercus Marilandica	Protected	Remove	ROW	3
2067	9.6	Blackjack Oak	Quercus Marilandica	Protected	Remove	ROW	3
2068	12.0	Blackjack Oak	Quercus Marilandica	Protected	Remove	BA	3
2069	13.0	Blackjack Oak	Quercus Marilandica	Protected	Remove	BA	3
2070	17.3	Blackjack Oak	Quercus Marilandica	Protected	Remove	BA	3
2071	8.9	Blackjack Oak	Quercus Marilandica	Protected	Remove	BA	3
2072	20.5	Post Oak	Quercus stellata	Protected	Remove	BA	3
2073	26.1	Post Oak	Quercus stellata	Specimen	Remain	BA	—
2074	24.7	Post Oak	Quercus stellata	Protected	Remove	BA	3
2075	26.6	Post Oak	Quercus stellata	Specimen	Remain	BA	—
2076	25.6	Post Oak	Quercus stellata	Specimen	Remain	BA	—
2077	25.9	Post Oak	Quercus stellata	Specimen	Remain	BA	—
2078	20.4	Blackjack Oak	Quercus Marilandica	Specimen	Remain	BA	—
2079	26.5	Post Oak	Quercus stellata	Specimen	Remain	BA	—
2080	23.0	Blackjack Oak	Quercus Marilandica	Specimen	Remain	BA	46
2081	24.6	Post Oak	Quercus stellata	Protected	Remove	BA	3
2082	18.8	Post Oak	Quercus stellata	Protected	Remove	BA	3
2083	23.4	Post Oak	Quercus stellata	Protected	Remove	BA	3
2085	12.3	Post Oak	Quercus stellata	Protected	Remove	BA	3
2086	19.6	Post Oak	Quercus stellata	Protected	Remove	BA	3
2087	24.0	Post Oak	Quercus stellata	Protected	Remove	BA	3
2088	27.8	Post Oak	Quercus stellata	Specimen	Remain	BA	—
2089	24.6	Post Oak	Quercus stellata	Protected	Remove	OBA	37
2090	30.5	Post Oak	Quercus stellata	Specimen	Remain	BA	—
2091	22.1	Post Oak	Quercus stellata	Protected	Remove	BA	3
2092	20.9	Post Oak	Quercus stellata	Protected	Remove	BA	3
2093	19.1	Post Oak	Quercus stellata	Protected	Remove	BA	3
2094	20.0	Post Oak	Quercus stellata	Protected	Remove	BA	3
2095	19.4	Post Oak	Quercus stellata	Protected	Remove	BA	3
2096	20.1	Post Oak	Quercus stellata	Protected	Remove	BA	3
2097	17.4	Post Oak	Quercus stellata	Protected	Remove	BA	3
2098	21.3	Post Oak	Quercus stellata	Protected	Remove	BA	3
2099	16.9	Post Oak	Quercus stellata	Protected	Remove	BA	3
2100	15.5	Post Oak	Quercus stellata	Protected	Remove	BA	3
2101	21.7	Post Oak	Quercus stellata	Protected	Remove	BA	3
2102	19.9	Post Oak	Quercus stellata	Protected	Remove	BA	3
2103	18.0	Post Oak	Quercus stellata	Protected	Remove	OBA	31
2104	18.9	Post Oak	Quercus stellata	Protected	Remove	BA	3
2105	22.8	Post Oak	Quercus stellata	Protected	Remove	OBA	34
2106	14.5	Post Oak	Quercus stellata	Protected	Remove	OBA	22
2107	17.9	Post Oak	Quercus stellata	Protected	Remove	BA	3
2108	19.7	Post Oak	Quercus stellata	Protected	Remove	BA	3
2109	17.2	Post Oak	Quercus stellata	Protected	Remove	BA	3
2110	18.9	Post Oak	Quercus stellata	Protected	Remove	BA	3
2111	18.6	Post Oak	Quercus stellata	Protected	Remove	BA	3
2112	19.0	Post Oak	Quercus stellata	Protected	Remove	BA	3
2113	19.2	Post Oak	Quercus stellata	Protected	Remove	ROW	3
2114	21.7	Post Oak	Quercus stellata	Protected	Remove	ROW	3
2115	18.5	Post Oak	Quercus stellata	Protected	Remove	BA	3
2116	18.6	Post Oak	Quercus stellata	Protected	Remove	BA	3
2117	17.3	Post Oak	Quercus stellata	Protected	Remove	BA	3
2118	14.4	Post Oak	Quercus stellata	Protected	Remove	BA	3
2119	15.9	Post Oak	Quercus stellata	Protected	Remove	BA	3
2120	16.2	Post Oak	Quercus stellata	Protected	Remove	BA	3
2121	17.0	Post Oak	Quercus stellata	Protected	Remove	BA	3
2122	16.8	Post Oak	Quercus stellata	Protected	Remove	BA	3
2123	12.2	Post Oak	Quercus stellata	Protected	Remove	BA	3
2124	15.9	Post Oak	Quercus stellata	Protected	Remove	BA	3
2126	18.5	Post Oak	Quercus stellata	Protected	Remove	BA	3
2127	18.3	Post Oak	Quercus stellata	Protected	Remain	CE	—
2128	22.4	Post Oak	Quercus stellata	Protected	Remain	CE	—
2129	18.1	Post Oak	Quercus stellata	Protected	Remain	CE	—
2130	20.6	Post Oak	Quercus stellata	Protected	Remain	CE	—
2131	18.9	Post Oak	Quercus stellata	Protected	Remain	CE	—
2132	25.3	Post Oak	Quercus stellata	Specimen	Remain	CE	—
2133	16.1	Post Oak	Quercus stellata	Protected	Remain	CE	—
2134	18.0	Post Oak	Quercus stellata	Protected	Remain	CE	—
2135	20.5	Post Oak	Quercus stellata	Protected	Remove	ROW	3
2136	26.8	Post Oak	Quercus stellata	Specimen	Remain	CE	—
2137	16.1	Post Oak	Quercus stellata	Protected	Remain	CE	—
2138	20.8	Post Oak	Quercus stellata	Protected	Remain	CE	—
2139	19.1	Post Oak	Quercus stellata	Protected	Remove	CE	—
2140	18.6	Post Oak	Quercus stellata	Protected	Remain	CE	—
2141	20.2	Post Oak	Quercus stellata	Protected	Remain	CE	—
2143	16.2	Post Oak	Quercus stellata	Protected	Remove	BA	3
2144	14.0	Post Oak	Quercus stellata	Protected	Remain	CE	—
2145	31.9	Post Oak	Quercus stellata	Specimen	Remain	CE	—
2146	15.4	Post Oak	Quercus stellata	Protected	Remove	CE	—
2147	18.0	Post Oak	Quercus stellata	Protected	Remain	CE	—
2148	29.1	Post Oak	Quercus stellata	Specimen	Remain	CE	—

NUMBER	DIAMETER (in.)	SPECIES	SCIENTIFIC NAME	CLASSIFICATION	STATUS	LOCATION	REQUIRED MITIGATION
2149	19.6	Post Oak	Quercus Stellata	Protected	Remain	CE	
2150	28.6	Post Oak	Quercus Stellata	Specimen	Remain	CE	
2151	19.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2152	20.1	Post Oak	Quercus Stellata	Protected	Remain	CE	
2153	16.3	Post Oak	Quercus stellata	Protected	Remain	CE	
2154	15.2	Post Oak	Quercus stellata	Protected	Remain	CE	
2155	18.5	Post Oak	Quercus stellata	Protected	Remain	CE	
2156	11.5	Post Oak	Quercus stellata	Protected	Remain	CE	
2157	16.8	Post Oak	Quercus stellata	Protected	Remain	CE	
2158	17.9	Post Oak	Quercus stellata	Protected	Remain	CE	
2160	14.1	Post Oak	Quercus stellata	Protected	Remain	CE	
2161	21.1	Post Oak	Quercus stellata	Protected	Remain	CE	
2162	14.0	Post Oak	Quercus stellata	Protected	Remain	CE	
2163	20.4	Post Oak	Quercus stellata	Protected	Remain	CE	
2164	16.7	Post Oak	Quercus stellata	Protected	Remain	CE	
2165	25.8	Post Oak	Quercus stellata	Protected	Remain	CE	
2169	11.4	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2170	9.7	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2171	10.3	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2172	8.3	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2173	9.0	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2174	10.0	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2175	10.5	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2176	7.9	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2177	17.1	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2178	10.8	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2179	12.0	Post Oak	Quercus Stellata	Protected	Remain	CE	
2180	17.3	Post Oak	Quercus Stellata	Protected	Remain	CE	
2181	17.8	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2182	6.7	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2183	8.3	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2184	12.1	Post Oak	Quercus Stellata	Protected	Remain	CE	
2185	19.4	Cedar Elm	Ulmus crassifolia	Specimen	Remain	CE	
2186	14.2	Post Oak	Quercus Stellata	Protected	Remain	CE	
2187	24.6	Post Oak	Quercus Stellata	Protected	Remain	CE	
2188	16.0	Post Oak	Quercus Stellata	Protected	Remain	CE	
2189	16.9	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2190	14.1	Post Oak	Quercus Stellata	Protected	Remain	CE	
2191	15.0	Post Oak	Quercus Stellata	Protected	Remain	CE	
2192	13.7	Post Oak	Quercus Stellata	Protected	Remain	CE	
2193	15.2	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2194	16.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2195	17.0	Post Oak	Quercus Stellata	Protected	Remain	CE	
2196	23.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2197	10.0	Post Oak	Quercus Stellata	Protected	Remain	CE	
2198	15.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2199	18.8	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2200	8.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2201	23.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2204	18.9	Post Oak	Quercus Stellata	Multi-Protected	Remain	CE	
2205	16.9	Post Oak	Quercus Stellata	Protected	Remain	CE	
2206	16.6	Post Oak	Quercus Stellata	Protected	Remain	CE	
2207	24.3	Post Oak	Quercus Stellata	Protected	Remain	CE	
2208	11.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2209	12.1	Post Oak	Quercus Stellata	Protected	Remain	CE	
2211	18.6	Post Oak	Quercus Stellata	Protected	Remain	CE	
2212	14.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2213	15.0	Post Oak	Quercus Stellata	Protected	Remain	CE	
2214	12.2	Post Oak	Quercus Stellata	Protected	Remain	CE	
2215	23.0	Post Oak	Quercus Stellata	Protected	Remain	CE	
2216	15.5	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2217	15.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2218	13.3	Post Oak	Quercus Stellata	Protected	Remain	CE	
2219	21.7	Post Oak	Quercus Stellata	Protected	Remain	CE	
2220	16.6	Post Oak	Quercus Stellata	Protected	Remain	CE	
2221	15.3	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2222	13.9	Post Oak	Quercus Stellata	Protected	Remain	CE	
2223	10.0	Post Oak	Quercus Stellata	Protected	Remain	CE	
2224	15.9	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2225	11.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2226	9.9	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2227	8.0	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2228	12.8	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2229	12.2	Post Oak	Quercus Stellata	Protected	Remain	CE	
2230	22.3	Cedar Elm	Ulmus crassifolia	Double-Protect	Remain	CE	
2231	13.8	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2232	16.6	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2233	13.4	Post Oak	Quercus Stellata	Protected	Remain	CE	
2234	17.6	Post Oak	Quercus Stellata	Protected	Remain	CE	
2235	15.1	Post Oak	Quercus Stellata	Protected	Remain	CE	
2236	4.4	Post Oak	Quercus Stellata	Protected	Remain	CE	
2237	17.3	Post Oak	Quercus Stellata	Protected	Remain	CE	
2238	12.4	Post Oak	Quercus Stellata	Protected	Remain	CE	
2239	16.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2240	14.7	Post Oak	Quercus Stellata	Protected	Remain	CE	
2241	10.3	Post Oak	Quercus Stellata	Protected	Remain	CE	
2242	15.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2243	9.2	Post Oak	Quercus Stellata	Protected	Remain	CE	
2244	11.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2245	10.3	Post Oak	Quercus Stellata	Protected	Remain	CE	
2246	8.5	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2247	12.3	Post Oak	Quercus Stellata	Protected	Remain	CE	
2248	12.9	Post Oak	Quercus Stellata	Protected	Remain	CE	
2249	16.0	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2250	9.3	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2251	11.8	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2252	16.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2253	23.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2254	14.7	Post Oak	Quercus Stellata	Protected	Remain	CE	
2255	14.1	Cedar Elm	Ulmus crassifolia	Protected	Remain	CE	
2270	14.3	Post Oak	Quercus Stellata	Protected	Remain	CE	
2331	15.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2332	12.1	Post Oak	Quercus Stellata	Protected	Remain	CE	
2333	18.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2334	18.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2335	17.3	Post Oak	Quercus Stellata	Protected	Remain	CE	
2336	17.4	Post Oak	Quercus Stellata	Protected	Remain	CE	
2337	19.1	Post Oak	Quercus Stellata	Protected	Remain	CE	
2338	11.1	Post Oak	Quercus Stellata	Protected	Remain	CE	
2339	16.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2340	15.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2341	18.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2342	15.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2343	16.6	Post Oak	Quercus Stellata	Protected	Remain	CE	
2344	16.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2345	16.6	Post Oak	Quercus Stellata	Protected	Remain	CE	
2346	14.3	Post Oak	Quercus Stellata	Protected	Remain	CE	
2348	17.0	Post Oak	Quercus Stellata	Protected	Remain	CE	
2367	19.9	Post Oak	Quercus Stellata	Protected	Remain	CE	
2368	20.0	Blackjack Oak	Quercus marilandica	Protected	Remain	CE	
2369	13.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2370	19.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2371	16.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2372	24.8	Post Oak	Quercus Stellata	Protected	Remain	CE	
2373	17.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2374	10.0	Post Oak	Quercus Stellata	Protected	Remain	CE	
2375	11.5	Post Oak	Quercus Stellata	Protected	Remain	CE	
2376	25.6	Post Oak	Quercus Stellata	Specimen	Remain	CE	
2377	21.1	Post Oak	Quercus Stellata	Protected	Remain	CE	
2378	11.1	American Elm	Ulmus Americana	Protected	Remain	CE	
2379	8.4	American Elm	Ulmus Americana	Protected	Remain	CE	
2380	13.9	Post Oak	Quercus Stellata	Protected	Remain	CE	
2381	23.6	Post Oak	Quercus Stellata	Protected	Remain	CE	
2451	21.8	Blackjack Oak	Quercus marilandica	Specimen	Remain	BA	
2452	20.7	Blackjack Oak	Quercus marilandica	Specimen	Remain	BA	
2453	16.7	Post Oak	Quercus Stellata	Protected	Remain	BA	
2459	30.0	Post Oak	Quercus Stellata	Specimen	Remain	BA	
2499	20.7	Post Oak	Quercus Stellata	Multi-Protected	Remove	BA	
2500	14.4	Post Oak	Quercus Stellata	Protected	Remain	BA	
2501	18.5	Post Oak	Quercus Stellata	Protected	Remove	BA	
2502	21.1	Post Oak	Quercus Stellata	Protected	Remove	BA	
2503	19.4	Post Oak	Quercus Stellata	Protected	Remove	BA	
2504	7.7	Post Oak	Quercus Stellata	Protected	Remain	BA	
2505	12.6	Post Oak	Quercus Stellata	Protected	Remain	BA	
2506	13.5	Post Oak	Quercus Stellata	Protected	Remain	BA	
2507	33.3	Post Oak	Quercus Stellata	Specimen	Remain	BA	
2508	15.8	Post Oak	Quercus Stellata	Protected	Remove	BA	
2509	19.9	Post Oak	Quercus Stellata	Protected	Remove	BA	
2510	16.6	Post Oak	Quercus Stellata	Protected	Remove	BA	
2511	24.1	Post Oak	Quercus Stellata	Protected	Remove	BA	
2512	21.2	Post Oak	Quercus Stellata	Protected	Remove	BA	
2513	19.4	Post Oak	Quercus Stellata	Protected	Remove	BA	
2514	22.3	Post Oak	Quercus Stellata	Protected	Remove	BA	
2515	15.6	Post Oak	Quercus Stellata	Protected	Remove	ROW	
2516	10.0	Post Oak	Quercus Stellata	Protected	Remove	ROW	
2517	16.9	Post Oak	Quercus Stellata	Protected	Remove	ROW	
2518	36.0	Post Oak	Quercus Stellata	Specimen	Remain	BA	
2520	16.1	Post Oak	Multi-Protected	Protected	Remove	BA	
2520	19.6	Post Oak	Quercus Stellata	Protected	Remove	BA	
2521	17.6	Post Oak	Quercus Stellata	Protected	Remain	OBA	
2522	24.8	Post Oak	Quercus Stellata	Protected	Remove	BA	
2523	21.6	Post Oak	Quercus Stellata	Protected	Remove	BA	
2524	19.8	Post Oak	Quercus Stellata	Protected	Remove	BA	
2525	28.0	Post Oak	Quercus Stellata	Specimen	Remain	OBA	
2526	19.1	Post Oak	Quercus Stellata	Protected	Remove	OBA	
2527	18.3	Post Oak	Quercus Stellata	Protected	Remain	OBA	



NOTES:
1) DOWDEY, ANDERSON & ASSOCIATES, INC. SURVEYED TREES FOR HORIZONTAL AND VERTICAL LOCATION. THE SPECIES, SIZE AND CONDITION OF THE TREE IS BASED ON INFORMATION PROVIDED BY KBA.
2) SEE SHEET 3 FOR TREE INFORMATION.
3) OWNER/DEVELOPER SHALL PRESERVE AS MANY PROTECTED TREES AS POSSIBLE DURING CONSTRUCTION.

- LEGEND
- 1000 = TREE NUMBER
 - APPROXIMATE DRIP LINE
 - ⊙ = SPECIMEN TREE
 - ⊗ DANGER ROOT ZONE
 - ⊙ = SPECIMEN TREE TO BE REMOVED
 - ⊙ = PROTECTED TREE TO REMAIN
 - ⊗ = PROTECTED TREE TO BE REMOVED



1/7/2016

TREE SURVEY							
TOWNLAKE PHASE 1							
TOWN OF FLOWER MOUND							
DENTON COUNTY, TEXAS							
DOWDEY, ANDERSON & ASSOCIATES, INC.							
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694							
STATE REGISTRATION NUMBER: F-399 SURVEY FIRM REGISTRATION NUMBER: 10077800							
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET	
	CLL	JCR	2015-09-04	1"=100'	12004W-01	2	3

NO.	DATE	BY	REVISION



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: February 8, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP15-0008 - Timber Creek Medical Office) to create two non-residential lots. The property is generally located south of College Parkway and east of Long Prairie Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

A companion site plan application (SP15-0018) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of the replat is to subdivide Lot 2 of the Timber Creek Medical Office Plaza into two lots. If the replat is approved, Lot 2RA will contain approximately 1.19 acres and Lot 2RB will contain approximately 1.26 acres. The proposed Taco Bueno restaurant will be located on Lot 2RB. The property is currently zoned Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses.

Access to the lots will be from Long Prairie Road. Both lots will connect through mutual access easements. The replat depicts required setbacks, buffers, existing and proposed easements on both lots.

The development standards in PD-114 require the developer to complete Phase 1 improvements as shown on the Timber Creek Medical Office Plaza plat prior to any building construction going vertical. The improvements include a detention reservoir that serves the entire development, fire lanes and median cuts/turn lanes to support the first phase, curb cuts, utilities, amenities, and the perimeter landscape along Long Prairie Road. The Certificate of Occupancy shall not be issued for any building until all the improvements are complete and accepted by the Town.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

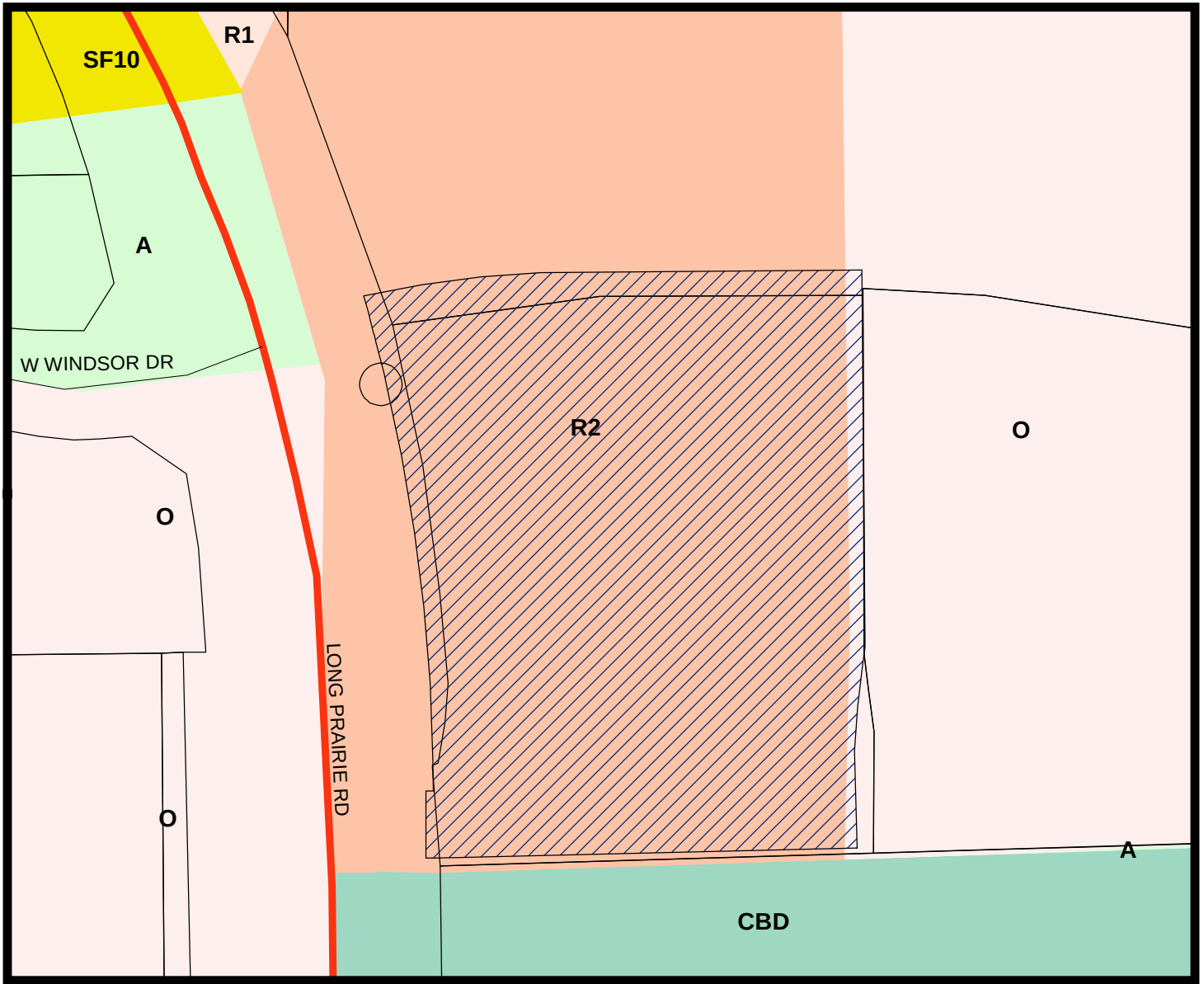
B. Application Details

1. Replat Package



Vicinity Map

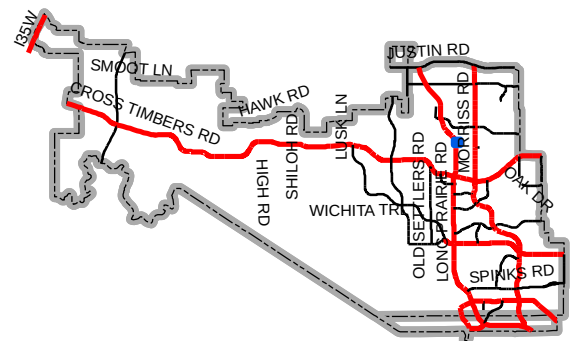
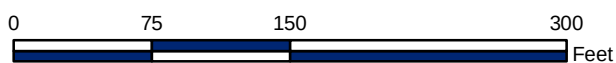
Reference Project: RP15-0008



LEGEND

- Agriculture
- Single Family 10
- Retail 1
- Retail 2
- Office
- Central Business District

..... Subject Property



Map Location

September 11, 2015

Poornima Srinarasi,
Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75022

Dear Ms. Srinarasi,

Hawks Ramsey has submitted an application for the replat of lot 2 of Timber Creek Medical Park into two lots. The lot is currently zoned Retail 2.

Timber Creek is approximately 21.6 acres and zoned Office and Retail 2. Lot 2 is approximately 2.1 acres. Concept plans for the entire development can be found in PD-114.

Site plans for the replatted lot 2 will be submitted individually.

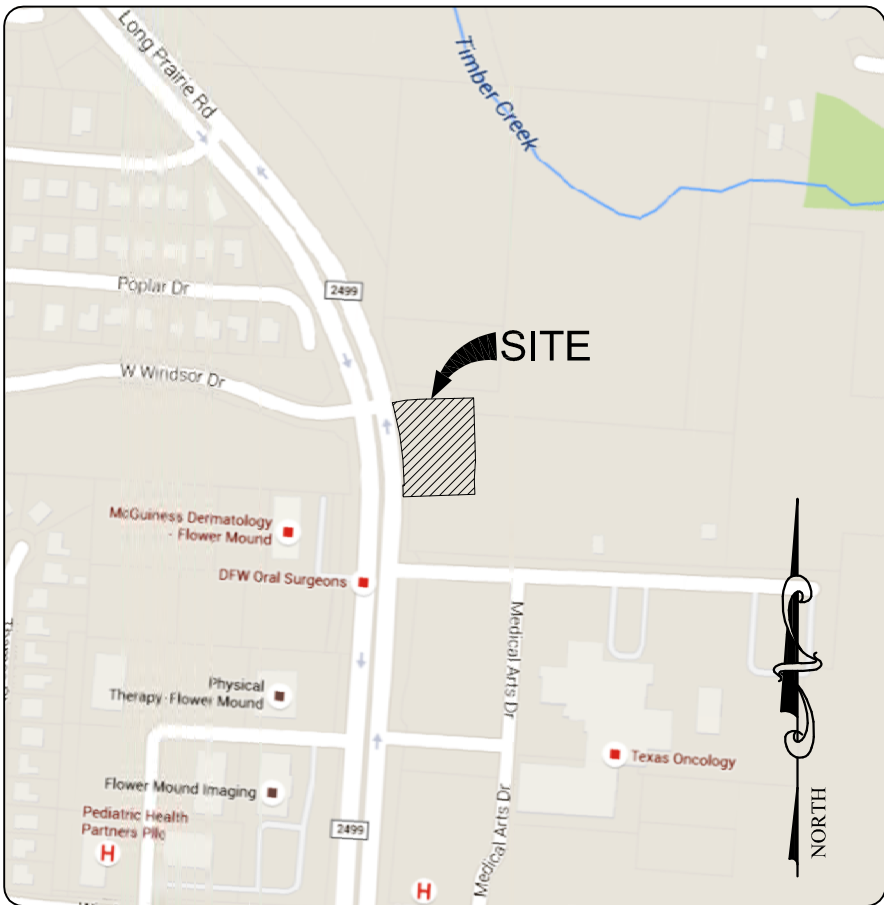
This letter also serves as Hawkes Ramsey's letter of consent for this action to be taken.

Please let me know if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink, appearing to be 'JR' with a stylized flourish at the end.

Jeff Ramsey, Partner
Hawkes Ramsey LLC



VICINITY MAP
NOT TO SCALE

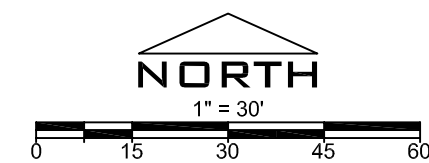
GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF FLOWER MOUND, COMMUNITY NUMBER 480777 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 540 G OF SAID MAP.
- THE SUBJECT PROPERTY IS ZONED PD-114.
- THE PURPOSE OF THIS REPLAT IS TO CREATE 2 COMMERCIAL LOTS.
- ALL DRAINAGE EASEMENTS AND DETENTION PONDS ARE PRIVATE AND TO BE MAINTAINED BY THE BUSINESS OWNER'S ASSOCIATION.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- THERE IS A 35'X35' VISIBILITY & UTILITY EASEMENT AT ALL RIGHT OF WAY INTERSECTIONS.

DRAINAGE EASEMENT NOTES:

- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY TOWN ORDINANCE.
 - THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
- NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°27'43" E	5.18'
L2	N 02°55'57" W	4.72'
L3	N 25°57'20" E	14.34'
L4	N 19°02'40" W	11.27'
L5	N 18°58'20" W	17.26'
L6	S 88°04'18" E	181.34'
L7	N 02°44'11" W	77.09'
L8	N 08°10'48" E	29.71'
L9	N 88°30'41" E	184.94'
L10	S 88°30'41" W	179.70'
L11	S 08°10'48" W	23.04'
L12	S 02°44'11" E	68.94'
L13	N 88°04'18" E	175.40'
L14	S 88°03'14" W	64.67'
L15	N 02°04'32" W	21.34'
L16	N 87°55'28" E	15.00'
L17	S 02°04'32" E	7.34'
L18	N 88°03'14" E	27.02'
L19	N 00°10'21" W	10.18'
L20	N 89°49'39" E	22.91'



LEGEND

R.O.W. = RIGHT OF WAY
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
POB = POINT OF BEGINNING
CM = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
CAPI/RS = CAPPED IRON ROD FOUND
CAPI/RS = CAPPED IRON ROD SET
P.R.D.C.T. = PLAT RECORD DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORD DENTON COUNTY TEXAS
DOC. = DOCUMENT
INST. = INSTRUMENT
U.E. = UTILITY EASEMENT
V. & U.E. = VISIBILITY & UTILITY EASEMENT
W.E. = WATER EASEMENT
G.E. = GAS EASEMENT
D.E. = DRAINAGE EASEMENT
M.A.E. = MUTUAL ACCESS EASEMENT
L.B. & P.A.E. = LANDSCAPE BUFFER & PEDESTRIAN ACCESS EASEMENT

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
PRAIRIE ROAD PARTNERS, LTD.
4890 LONG PRAIRIE ROAD, #100
FLOWER MOUND, TX 75028

ENGINEER:
CRANNELL, CRANNELL & MARTIN ENGINEERING CORPORATION
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TEXAS 75077
PHONE: (972) 691-6633
TBPE FIRM #605

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	225.00'	54.58'	N 03°42'33" E
C2	1221.42'	244.14'	N 08°58'05" W
C3	500.00'	92.20'	N 83°13'43" E
C4	50.00'	9.02'	S 03°40'56" W
C5	333.37'	58.54'	S 03°49'22" W
C6	44.99'	70.48'	N 47°03'01" W
C7	45.00'	63.10'	N 48°21'04" E
C8	25.00'	35.05'	S 48°20'45" W
C9	25.00'	38.23'	S 48°07'18" E

BENCHMARKS:

TOWN OF FLOWER MOUND BM #6: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE SOUTHWEST CORNER OF A CONCRETE CURB INLET ON THE WEST SIDE OF TIMBER TRAIL DRIVE JUST NORTH OF KINGS DRIVE.

N 7,069,163.670
E 2,410,841.341
ELEV=598.77

TOWN OF FLOWER MOUND BM #7: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE SOUTHWEST CORNER OF A CONCRETE CURB INLET ON THE WEST SIDE OF TIMBER TRAIL DRIVE JUST NORTH OF COLLEGE PARKWAY.

N 7,069,771.168
E 2,405,620.159
ELEV=598.14

APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

CLAUDIO FOREST, CHAIRMAN
PLANNING AND ZONING COMMISSION

DOUG POWELL, EXECUTIVE DIRECTOR
OF DEVELOPMENT SERVICES

DATE: 2016

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; PRAIRIE ROAD PARTNERS, LTD., is the sole owner of a tract of land located in the C. Chacon Survey, Abstract Number 299, in the Town of Flower Mound, Denton County, Texas, being a part of Lot 2 in Block A, of Timber Creek Medical Office Plaza Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Document Number 2015-307, Plat Records of said County, the subject tract being more particularly described as follows;

BEGINNING at an "X" cut found in the East line of Long Prairie Road for the Southwest corner of said Lot 2 and the Southwest corner of the herein described tract;

THENCE North 00 degrees 50 minutes 09 seconds West with the West line of said Lot 2 and the East line of said Road, a distance of 44.85 feet to a capped iron rod set on said line;

THENCE South 88 degrees 27 minutes 43 seconds East with the West line of said Lot 2 and the East line of said Road, a distance of 5.18 feet to a TXDOT monument found on said line;

THENCE North 02 degrees 55 minutes 57 seconds West with the West line of said Lot 2 and the East line of said Road, a distance of 4.72 feet to a capped iron rod set for corner on the West line of the herein described tract at the beginning of a curve to the left having a radius of 225.00 feet and a chord bearing and distance of North 03 degrees 42 minutes 33 seconds East, 54.45 feet;

THENCE Northeasterly with the arc of said curve, departing the West line of said Lot 2, an arc distance of 54.58 feet to a capped iron rod set on the West line of the herein described tract and being the beginning of a curve to the left having a radius of 1221.42 feet and a chord bearing and distance of North 08 degrees 58 minutes 05 seconds West, 243.74 feet;

THENCE Northwesterly with the arc of said curve, an arc distance of 244.14 feet to a capped iron rod set for corner on the West line of the herein described tract;

THENCE North 25 degrees 57 minutes 20 seconds East, a distance of 14.34 feet to a capped iron rod set for corner on the West line of the herein described tract;

THENCE North 19 degrees 02 minutes 40 seconds West, a distance of 11.27 feet to a capped iron rod set in the North line of said Lot 2 and the South line of Lot 3 in said Addition for the Northwest corner of the herein described tract and being the beginning of a curve to the right having a radius of 500.00 feet and a chord bearing and distance of North 83 degrees 13 minutes 43 seconds East, 92.07 feet;

THENCE Northeasterly with the arc of said curve and the North line of said Lot 2 and the South line of said Lot 3, an arc distance of 92.20 feet to a capped iron rod set on said line;

THENCE North 88 degrees 30 minutes 41 seconds East with the North line of said Lot 2 and the South line of said Lot 3, a distance of 211.02 feet to a capped iron rod set for the Northeast corner of said Lot 2 and the Northwest corner of Lot 1 in said Addition;

THENCE South 01 degrees 29 minutes 19 seconds East with the West line thereof and the East line of said Lot 2, a distance of 249.45 feet to a capped iron rod set at the beginning of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 03 degrees 40 minutes 56 seconds West, 9.01 feet;

THENCE Southwesterly with the arc of said curve and the East line of said Lot 2 and the West line of said Lot 1, an arc distance of 9.02 feet to a capped iron rod set on said line at the beginning of a curve to the left having a radius of 333.37 feet and a chord bearing and distance of South 03 degrees 49 minutes 22 seconds West, 58.46 feet;

THENCE Southwesterly with the arc of said curve and the East line of said Lot 2 and the West line of said Lot 1, an arc distance of 58.54 feet to a capped iron rod set on said line;

THENCE South 01 degrees 55 minutes 37 seconds East with the East line of said Lot 2 and the West line of said Lot 1, a distance of 58.38 feet to a capped iron rod set for the Southwest corner thereof and the Southeast corner of said Lot 2;

THENCE South 88 degrees 04 minutes 50 seconds West with the South line of said Lot 2, a distance of 278.92 feet to the PLACE OF BEGINNING and enclosing 2.45 acres of land more or less.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PRAIRIE ROAD PARTNERS, LTD., do hereby adopt this Replat designating the herein above described property as Timber Creek Medical Office Plaza Addition, 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, rights-of-way, and Lots 2RB and 2RA, Block A, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and the 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 at 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.

BY: PRAIRIE ROAD PARTNERS, LTD.

Authorized Signature or Owner

Printed Name and Title

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared _____, of Flower Mound, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes 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, this _____ day of _____, 2016.

Notary Public in and for
State of Texas
My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, PAUL JUSTIN WHITLOCK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

PAUL JUSTIN WHITLOCK R.P.L.S. # 6243 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL JUSTIN WHITLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

A RECORD PLAT OF LOTS 2RA & 2RB, BLOCK A
TIMBER CREEK MEDICAL OFFICE PLAZA ADDITION
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING A REPLAT OF LOT 2, BLOCK A,
TIMBER CREEK MEDICAL OFFICE PLAZA ADDITION,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN DOCUMENT NUMBER 2015-307,
OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

TOWN OF FLOWER MOUND CASE NO. RP15-0008



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 150541-FP
DRAWN BY: PJW-TK
DATE: 1-27-2016
R.P.L.S.
PAUL JUSTIN WHITLOCK



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: February 8, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP15-0018 -Taco Bueno) to develop a fast food restaurant with a drive-through window. The property is generally located south of College Parkway and east of Long Prairie Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

A companion replat application (RP15-0008) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 2,800-square-foot, single-story restaurant building to be located on Lot 2RB of the Timber Creek Medical Office Plaza. The companion replat application will create Lot 2RB, which measures approximately 1.26 acres. The property is currently zoned Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office (O) uses.

Primary access to the lot will be from a mutual access easement that connects the site to Long Prairie Road. The required parking for the proposed restaurant is 37 spaces and the site plan depicts 40 parking spaces, which is within the allowed 20% deviation. The site plan depicts necessary setbacks, landscape buffer and easements. The proposed site plan is consistent with the development guidelines in Specific Plan Area 4 (SPA 4) and with the conceptual plans previously approved with PD-114.

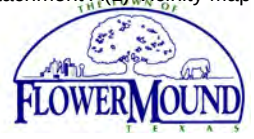
III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

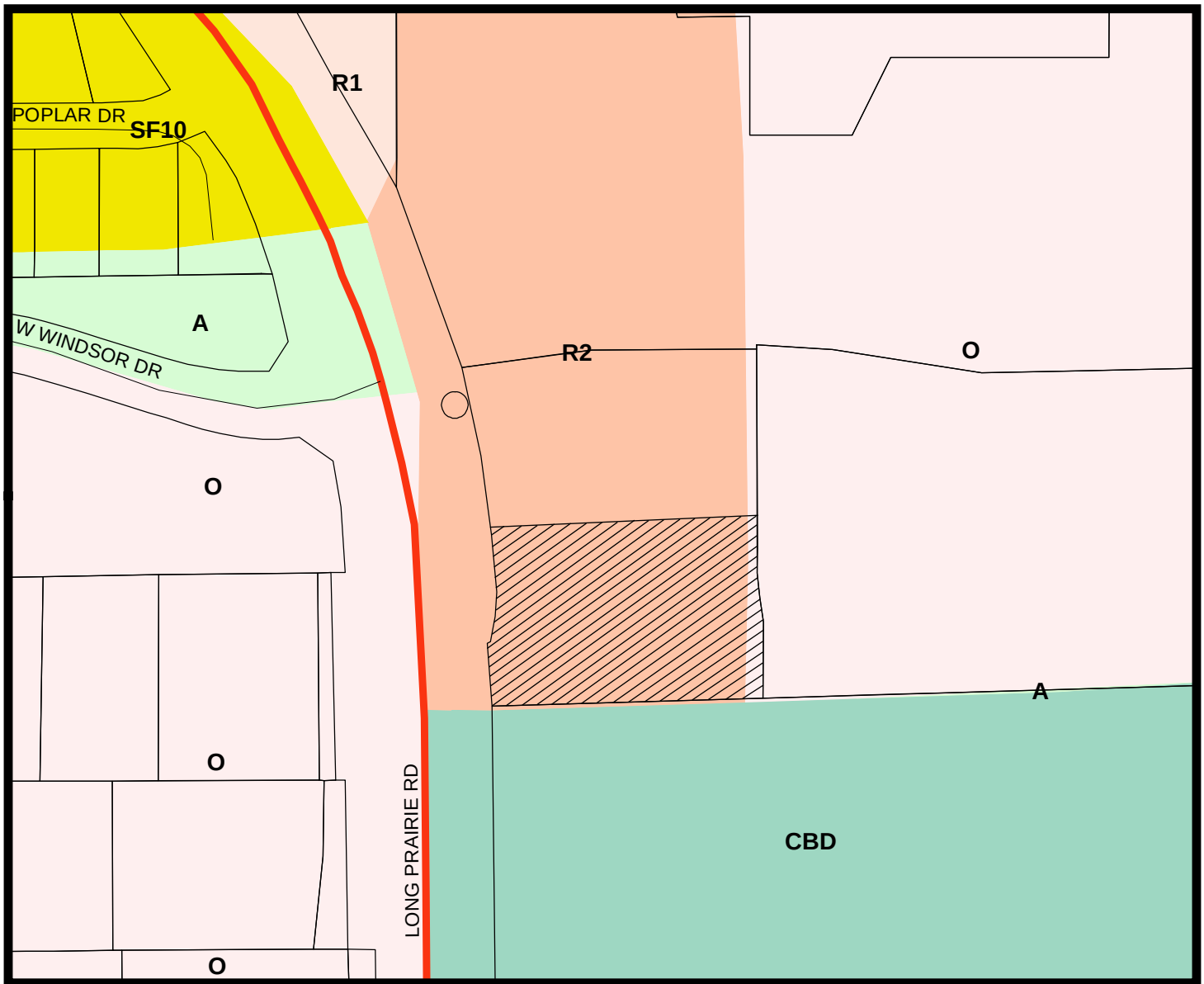
B. Application Details

1. Site Plan Package

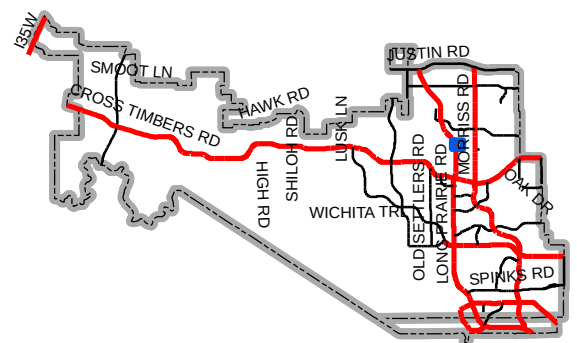
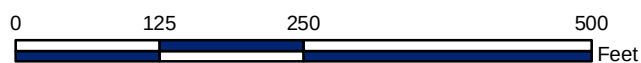
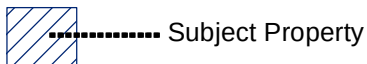
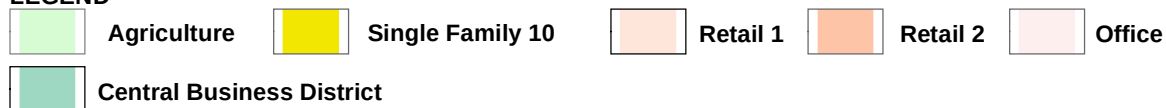


Vicinity Map

Reference Project: SP15-0018



LEGEND



Map Location



October 2, 2015

TOWN OF FLOWER MOUND
Planning Department
Att: Poornima Srinarasi, Senior Planner

SUBJECT: NEW CONSTRUCTION – TACO BUENO RESTAURANT OFF FM 2499 (LOT 2R,
BLOCK A OF THE TIMBER CREEK MEDICAL OFFICE PLAZA)

Dear Ms. Srinarasi:

As part of the requirements for site plan approval for the referenced project, our client “Taco Bueno Restaurant, LP” is proposing to construct a 2,800 SF restaurant building on 1.256 acre tract of land (part of the C CHACON Survey Abstract No. 299) to be operated as Taco Bueno located off FM 2499 and within the city limits of the Town of Flower Mound, Texas.

In this regard, our design and construction team has prepared a package of construction plans and specifications for approval of a site plan and subsequently a building permit. Included under this site plan approval request is the following scope of construction:

- 1. One story building with a 2,800 SF concrete building pad and drive through*
- 2. All on-lot paving (includes firelanes)*
- 3. All on-lot sidewalks (excludes development of the 25' landscape buffer on the west side of the property – to be developed and maintained by Timber Creek Medical Office Plaza).*
- 4. 42 parking spaces (to include 2 ADA ramps and 2 accessible Parking)*
- 5. All on-lot landscaping with an irrigation system (excludes development of the 25' landscape buffer on the west side of the property – to be developed and maintained by Timber Creek Medical Office Plaza)*
- 6. All on-lot necessary utilities in compliance with the approved construction drawings.*
- 7. Dumpster enclosures with stone over CMU to match building*
- 8. One monument sign (to be handled by separate application process per City guidelines)*

Excluded under this building permit application is the following common/shared infrastructure, which shall be or have been constructed by and maintained by Timber Creek Medical Office Plaza.

The building will be typical wooden frame construction with a flat roof. The exterior finish will be brick and stone masonry with a parapet wall.

**NEW CONSTRUCTION SCOPE – TACO BUENO RESTAURANT @ OFF FM 2499
(LOT 2R, BLOCK A OF THE TIMBER CREEK MEDICAL OFFICE PLAZA)**

Should you have any questions, do not hesitate to contact me.

Sincerely,

Chisha Musenda MSCE PE
Principal Engineer
SCHATZ CONSULTING ENGINEERS, INC.
TSPE Firm No. F-5325

C.c.

- Mr. Mike Lingor, VP - Development, TACO BUENO RESTAURANT, LP, 1605 LBJ Freeway, Park West 1, Suite 800; Farmers Branch, TX 75234; Tel. (972) 919-4825; mlingor@tacobueno.com
- Rodney St. John, Project Architect, PRIZM ARCHITECTS, 580 Decker Drive, Suite 170; Irving, TX 75062; Tel. (972) 714-0420; rstjohn@prizmarchitects.com

FILE: SITE PLANDWG

PLOTTED: 1/26/2016 7:52:37 AM

5

5

5

LEGEND

PROPOSED 6" FIRE LANE (26' WIDE) CONCRETE PAVEMENT (PER TOWN DETAIL CONCRETE STREET SECTIONS DETAIL). MIN. 3000 PSI REINFORCED CONCRETE WITH #3 BARS ON 18" C.C., 8" STABILIZED SUBGRADE WILL BE PROVIDED UNDER FIRE LANE PAVEMENT PER GEOTECHNICAL REPORT RECOMMENDATIONS.

4" THICK SIDEWALK, MIN. 3000 PSI REINFORCED CONCRETE WITH #3 BARS ON 18" O.C.E.W. (PER TOWN DETAIL SECTION DETAILS)

5" THICK CONC. PVMT. MIN. 3000 PSI REINFORCED CONCRETE WITH #3 BARS ON 18" O.C.E.W. (PER TOWN DETAIL SECTION DETAILS)

PROPOSED FIRELANE AND ACCESS ESMT.

PARKING COUNTS

**** SITE PLAN NOTES****

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.

2. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.

3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.

4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.

5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.

6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.

7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

REVIEWED

TOWN OF FLOWER MOUND

Released for Construction

Date _____

Town of Flower Mound

Engineering Services Division

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

NOTE: THE OWNER WILL NEED TO VERIFY EASEMENTS OR LETTERS OF PERMISSION PRIOR TO CONSTRUCTION.

OWNER

TACO BUENO RESTAURANTS, LP

1605 LBJ FWY, PARK 1, SUITE 800

FARMERS BRANCH, TEXAS 75234

CONTACT: ORA LEE BARTOLOLO

TEL: 972-919-4825

obartolo@tacobueno.com

www.tacobueno.com

ENGINEER

SCHATZ CONSULTING ENGINEERS, INC.

7473 AIRPORT FREEWAY

FORT WORTH, TEXAS 76118

CONTACT: CHISHA MUSENDA, MSCE P.E.

TEL: (817) 590-2226

FAX: (817) 590-4433

schatz@schatz-engineers.biz

TACO BUENO RESTAURANT

DEVELOPMENT

FLOWER MOUND, DENTON COUNTY, TX

SITE PLAN LOT 2RB, BLOCK A

DRAWN BY

JL

CHECKED BY

NMS

SCECM JOB NO.

S15-026_TB_FM

ORIGINAL ISSUE

DATE: 07/02/2015

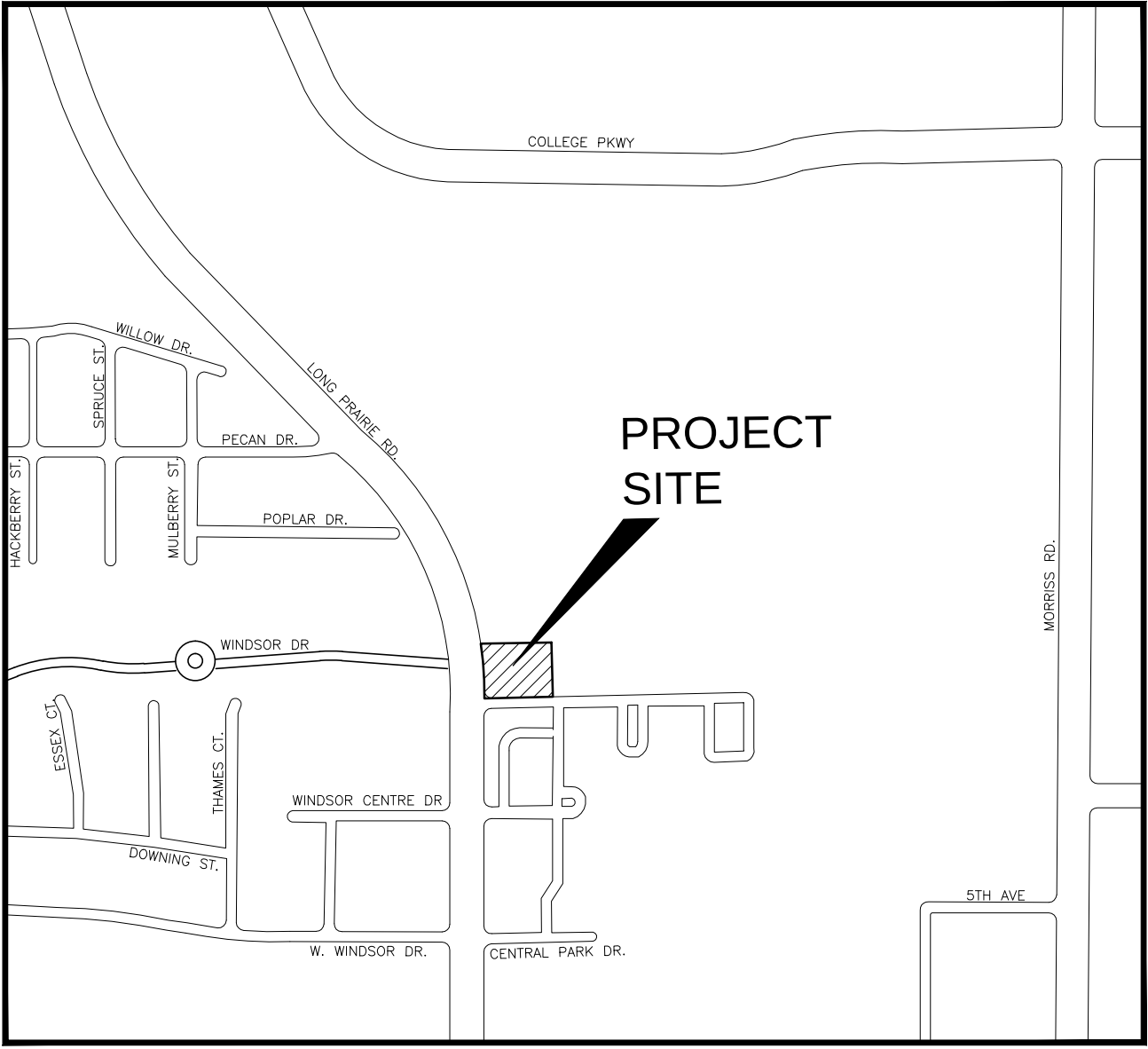
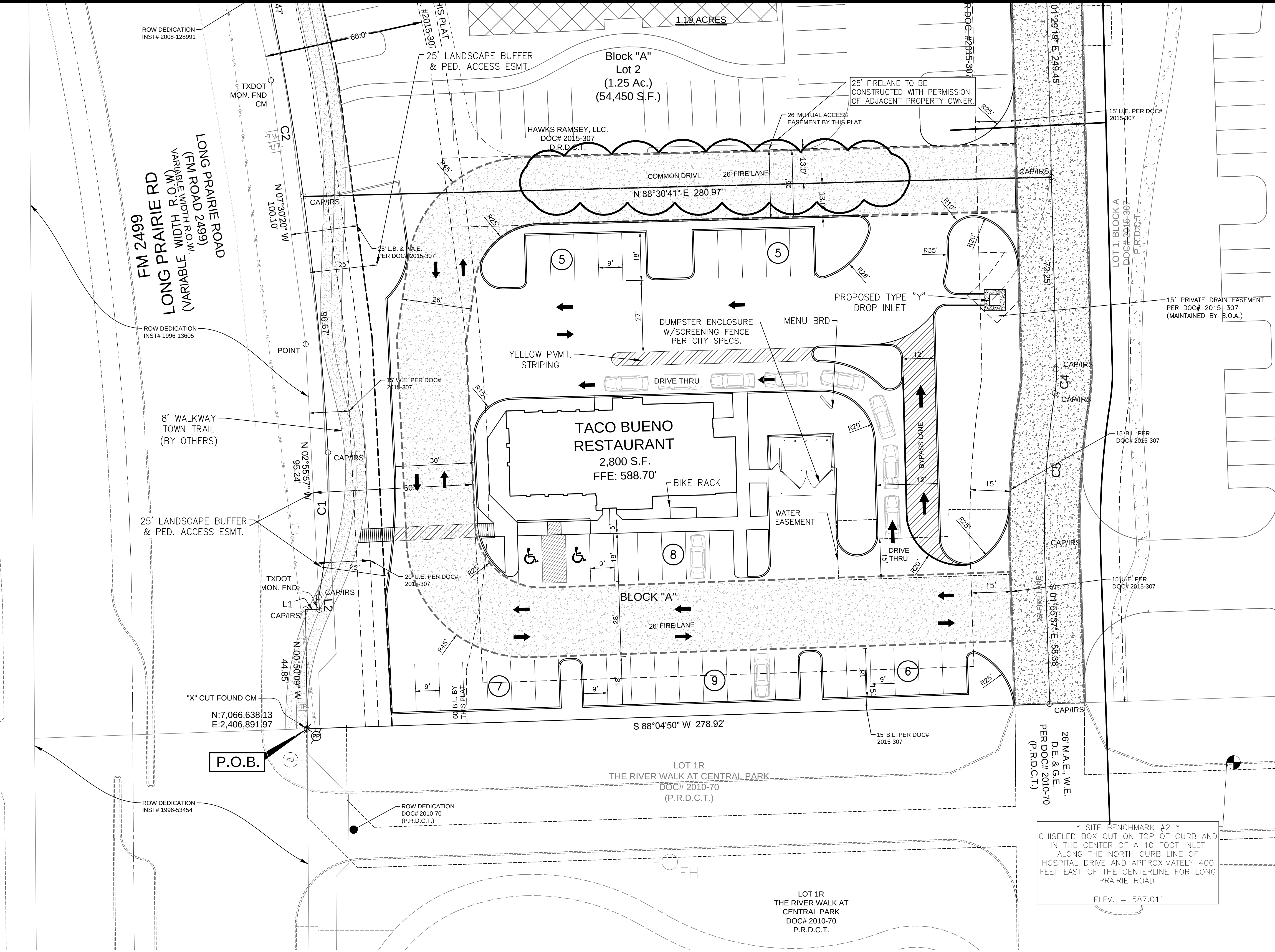
CONSTRUCTION SET

ISSUE DATE: TBD

SHEET

CASE #: SP15-0018

C-3.0



VICINITY MAP
NTS

SITE DATA TABLE	
GENERAL SITE DATA	
PHYSICAL ADDRESS	
GROSS SITE AREA	54,711.4 S.F. (1.26 ACRES)
NET SITE AREA	54,711.4 S.F. (1.26 ACRES)
ZONING	PD-114 WITH RETAIL-2 AND OFFICE USES.
CURRENT LAND USE	SPECIFIC PLAN AREA 4
LOT COVERAGE AREA	
BUILDING COVERAGE	2,800 S.F.
IMPERVIOUS AREA (S/WALK, PVMT.)	39,413.4 S.F.
PERVIOUS AREA (LANDSCAPE)	12,672.2 S.F.
PARKING SUMMARY	
REQ'D. PARKING (RESTAURANT: 1SP/75 S.F.)	37 SPACES
PARKING PROVIDED (REGULAR PARKING)	38 SPACES
ACCESSIBLE PARKING REQ'D.	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
PARKING PERCENT DEVIATION	8.1%
TOTAL PARKING PROVIDED	40 SPACES
BUILDING DATA	
BUILDING	1 STORY
PEAK HEIGHT	26'-2"
MEAN HEIGHT	13'-6"
TOTAL SQUARE FOOTAGE	2,800 S.F.
FLOOR AREA RATIO (X.XX:1)	0.05:1

REVISIONS	DESCRIPTION	DATE	BY	DATE	BY
1	1/26/16				

SCHATZ CONSULTING ENGINEERS, INC.

87838

PROFESSIONAL ENGINEER

1/26/16

SCHATZ ENGINEERS

87838

PROFESSIONAL ENGINEER

1/26/16

STATE OF TEXAS

87838

PROFESSIONAL ENGINEER

1/26/16

OWNER

TACO BUENO RESTAURANTS, LP

1605 LBJ FWY, PARK 1, SUITE 800

FARMERS BRANCH, TEXAS 75234

CONTACT: KENN MILLER

TEL: (972) 919-4800

kmiller@tacobueno.com

TACO BUENO RESTAURANT

DEVELOPMENT

FLOWER MOUND, DENTON COUNTY, TX

SITE PLAN LOT 2RB, BLOCK A

DRAWN BY

JL

CHECKED BY

NMS

SCECM JOB NO.

S15-026_TB_FM

ORIGINAL ISSUE

DATE: 07/02/2015

CONSTRUCTION SET

ISSUE DATE: TBD

SHEET

FIRM REGISTRATION No. 5325

JOB NO. :
7.010.0115

PROJECT:
TACO BUENO
(STORE # xxx)
TIMBER CREEK MEDICAL OFFICE PLAZA
FLOWER MOUND, TEXAS

OWNER:
TACO BUENO RESTAURANTS, LP
PARK WEST I
1605 LBJ FREEWAY, SUITE 800
FARMERS BRANCH, TX 75234
(972) 919-4827



PRIZM ARCHITECTS
INTERNATIONAL
LLC, INC.
ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE,
SUITE 170
IRVING, TX. 75062
(972) 714-0420 OFFICE
(972) 714-0282 FAX

DATE: 2/3/2016

DRAWN BY: PAI

CHECKED BY: RCS

REVISIONS:	
1	PER STAFF 10/26/15
▲	
▲	
▲	
▲	

SHEET NO.
A-1

MATERIALS KEY

- 1. CAST STONE SILL
- 2. STUCCO
- 3. DARK GRAY STANDING SEAM METAL ROOF. SLOPED 6/12
- 4. LOW-REFLECTANCE TINTED GLASS IN LIGHT GRAY ALUMINUM FRAMING.
- 5. METAL AWNING
- 6. BRICK
- 7. CAST CONCRETE SILL
- 8. GALVANIZED GITTER AND DOWNSPOUT
- 9. ACCENT REVEALS
- 10. PATTERNED BRICK
- 11.

MATERIAL QUANTITIES

TOTAL FACADE S.F.	1552	1534	679	775
FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1437	1354	654	615
DOORS AND WINDOWS S.F.	115	180	25	160
PRIMARY MASONRY TOTALS (MIN. 80%)	1197	1140	654	504
SECONDARY MASONRY TOTALS (MAX. 20%)	240	214	0	111
PRIMARY MASONRY %	83%	84%	100%	82%
SECONDARY MASONRY %	17%	16%	0%	18%

GENERAL NOTES

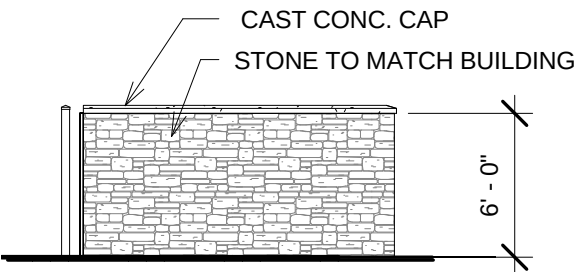
- 1. ELEVATIONS ARE FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING INSPECTION DEPARTMENT.
- 2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
- 3. ALL EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- 4. ALL SIGNAGE AS SHOWN IS FOR GENERAL REFERENCE. SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
- 5. COLORS REPRESENTED IN THE ELEVATIONS ARE CONCEPTUAL AND MAY NOT REFLECT THE ACTUAL COLOR.

MATERIALS COLORS

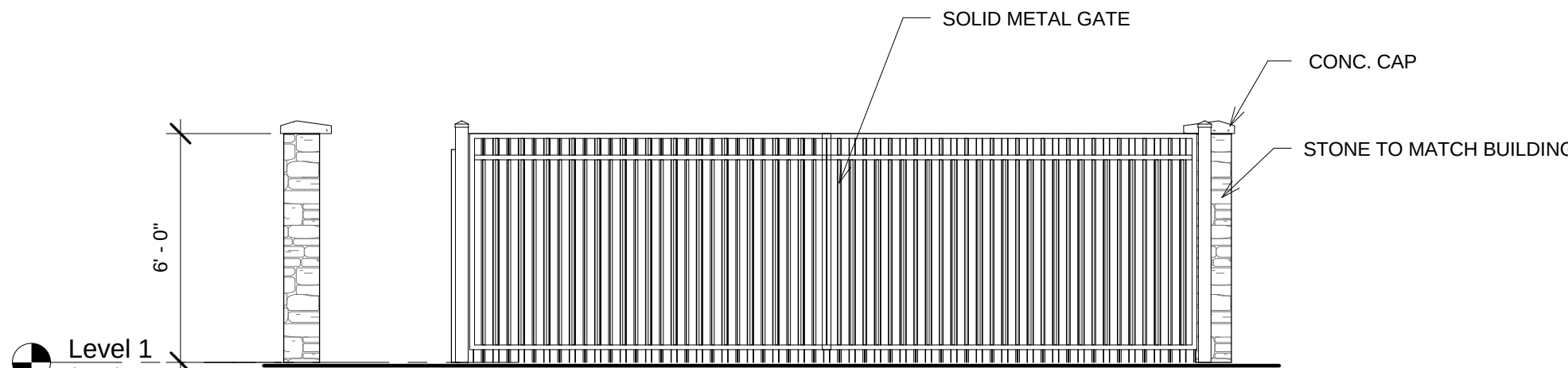
CULTURED STONE VENEER: STONE SHALL MATCH STONE USED IN THE "TIMBER CREEK MEDICAL PARK"

STUCCO SYSTEM: STUCCO SHALL MATCH STUCCO USED IN THE "TIMBER CREEK MEDICAL PARK"

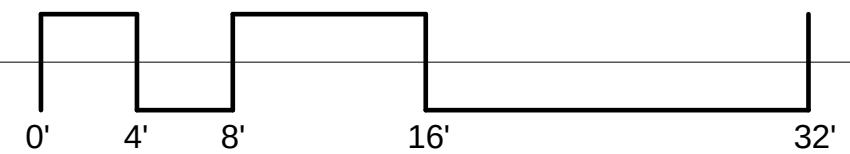
BRICK VENEER; BRICK SHALL MATCH BRICK USED IN THE "TIMBER CREEK MEDICAL PARK"



6 TRASH ENCLOSURE SIDE VIEW
1/8" = 1'-0"



5 TRASH ENCLOSURE FRONT VIEW
1/4" = 1'-0"



CONCEPTUAL ELEVATIONS



JOB NO. :
7.010.0115

PROJECT:
TACO BUENO
(STORE # xxx)
TIMBER CREEK MEDICAL OFFICE PLAZA
FLOWER MOUND, TEXAS

OWNER:
TACO BUENO RESTAURANTS, LP
PARK WEST I
1605 LBJ FREEWAY, SUITE 800
FARMERS BRANCH, TX 75234
(972) 919-4827

REGISTERED ARCHITECT
STATE OF TEXAS
2/3/2016

PRIZM ARCHITECTS
INTERNATIONAL
LLC, INC.
ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE,
SUITE 170
IRVING, TX. 75062
(972) 714-0420 OFFICE
(972) 714-0282 FAX

DATE: 2/3/2016

DRAWN BY: PAI

CHECKED BY: RCS

REVISIONS:	
1	PER STAFF 10/26/15

SHEET NO.
A-2

MATERIALS KEY

- 1. CAST STONE SILL
- 2. STUCCO
- 3. DARK GRAY STANDING SEAM METAL ROOF. SLOPED 6/12
- 4. LOW-REFLECTANCE TINTED GLASS IN LIGHT GRAY ALUMINUM FRAMING.
- 5. METAL AWNING
- 6. BRICK
- 7. CAST CONCRETE SILL
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- 9. ACCENT REVEALS
- 10. PATTERNED BRICK
- 11. #

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GENERAL NOTES

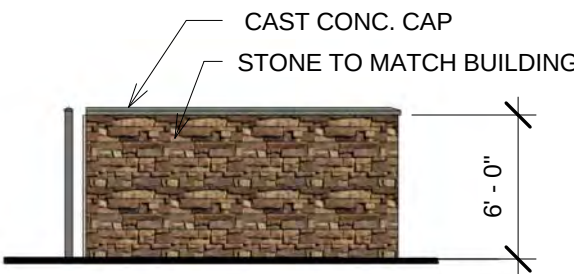
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MATERIALS COLORS

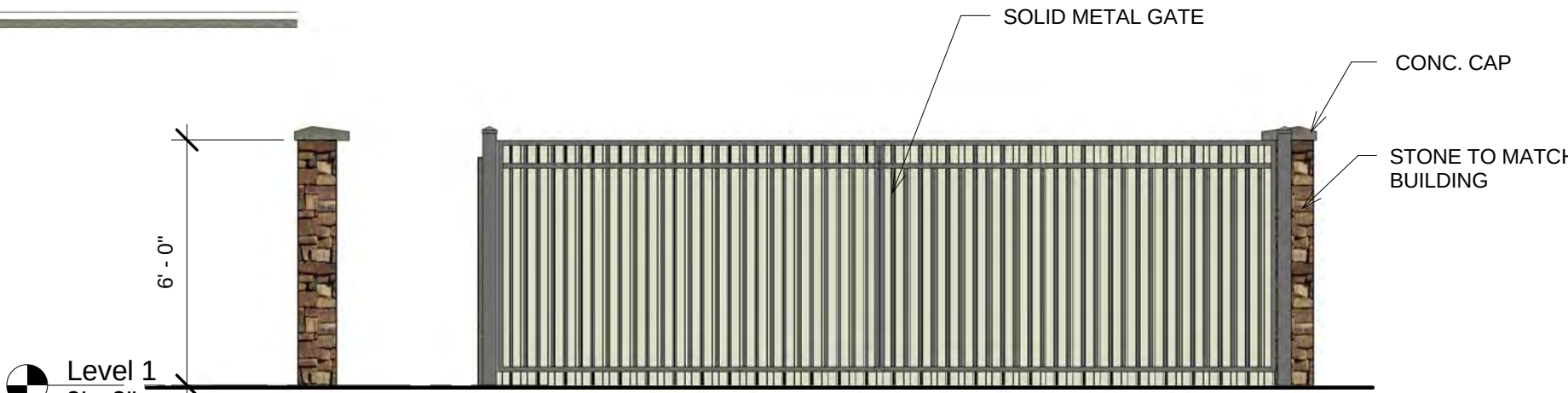
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STUCCO SYSTEM: STUCCO SHALL MATCH STUCCO USED IN THE "TIMBER CREEK MEDICAL PARK"

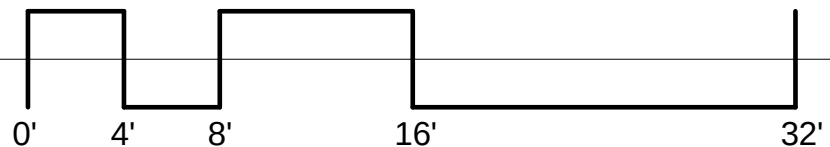
BRICK VENEER: BRICK SHALL MATCH BRICK USED IN THE "TIMBER CREEK MEDICAL PARK"



6 TRASH ENCLOSURE (SIDE)
1/8" = 1'-0"



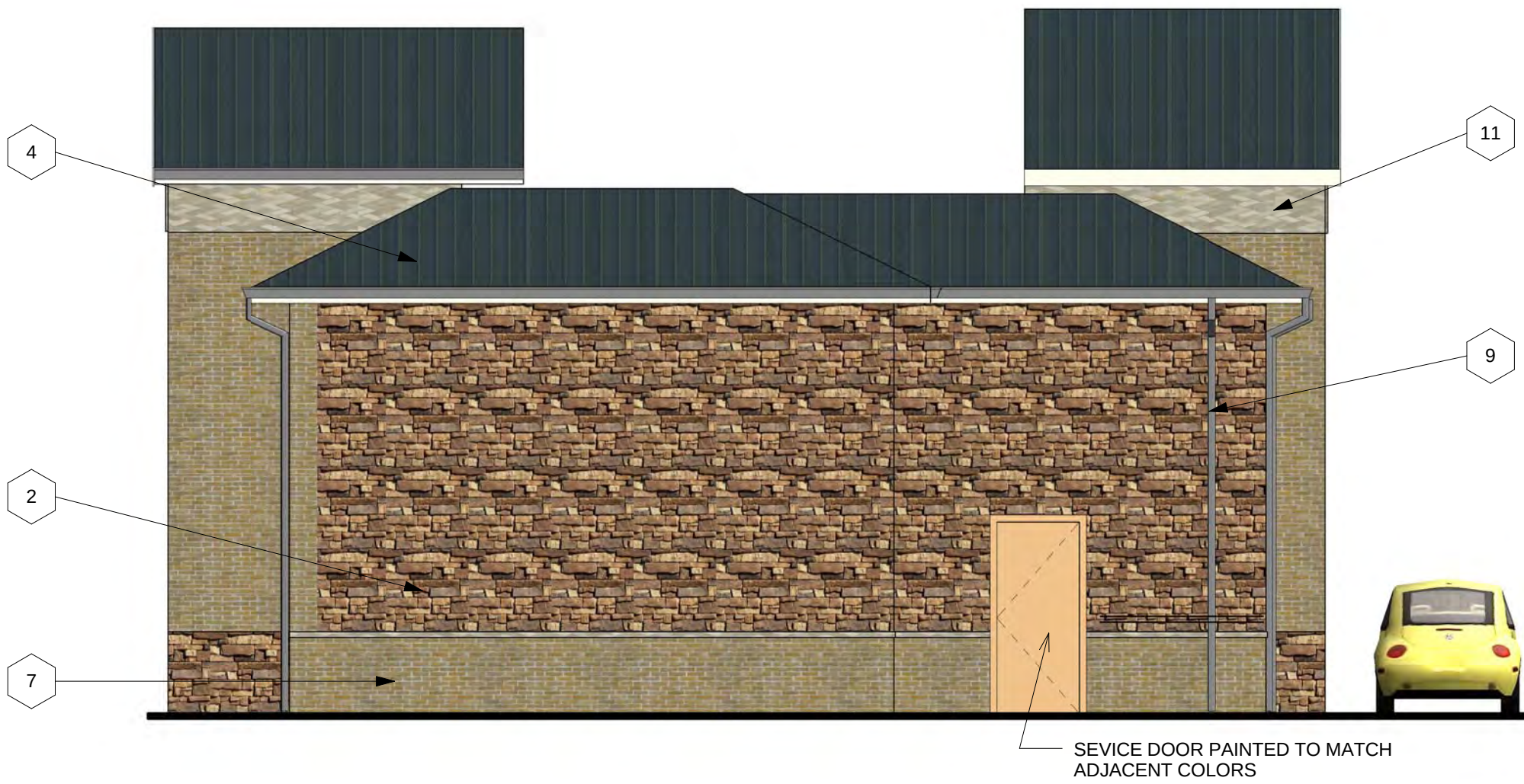
5 TRASH ENCLOSURE (FRONT)
1/4" = 1'-0"



CONCEPTUAL ELEVATIONS



1 WEST ELEVATION COLORED
3/16" = 1'-0"



2 EAST ELEVATION COLORED
3/16" = 1'-0"



3 NORTH ELEVATION COLORED
3/16" = 1'-0"



4 SOUTH ELEVATION COLORED
3/16" = 1'-0"

JOB NO. :
7.010.0115

PROJECT:
TACO BUENO
(STORE # xxxx)
TIMBER CREEK MEDICAL OFFICE PLAZA
FLOWER MOUND, TEXAS

OWNER:
TACO BUENO RESTAURANTS, LP
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DATE: 2/3/2016

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REVISIONS:	
1	PER STAFF 10/26/15



SHEET NO.
A-3



1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 5

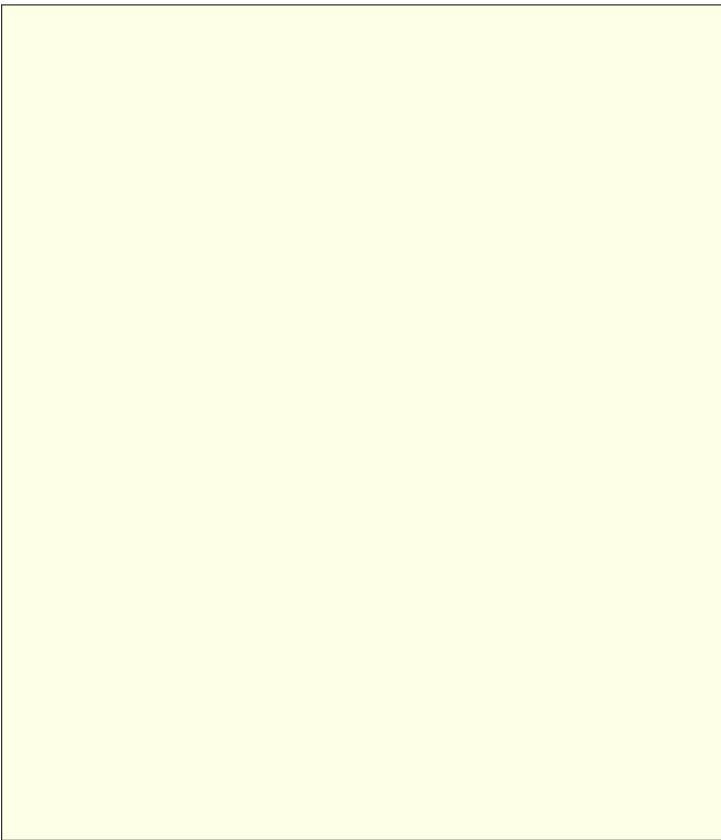
ALL MATERIALS SHALL MATCH MATERIALS USED IN THE "TIMBER CREEK MEDICAL PARK"



STONE-EL DORADO- MOUNTAIN LEDGE



STUCCO



PAINT



BRICK- WEATHERWOOD GREY



BRICK- DRIFTWOOD-



STANDING SEAM METAL ROOF



AWNING & WINDOW

EXTERIOR MATERIALS



PRODUCTSINDUSTRIESPROJECT GALLERYRESOURCE CENTERMETAL INSTITUTE

STANDING SEAM ROOF SYSTEMS >

Home / Products / Roof / Standing Seam Roof Panels / LokSeam®

LokSeam®

LokSeam® is a snap-together standing seam roof system with a 1-3/4" tall vertical rib, for use on roofs with a minimum slope of 3:12.



Standard Colors

Hover over a swatch to see a larger view.



Related Projects

National Bank of Arizona, Prescott, AZ



Related Applications

Recreational Applications >

Residential Applications >

Architectural Applications >

Product Information



LokSeam® panels are available in 12-inch, 16-inch and 18-inch widths. LokSeam® panels can be installed over open framing or a solid substructure and are capable of transitioning from roof to fascia with the use of a rib cover. LokSeam® does not require a solid substructure for support.

JOB NO. :

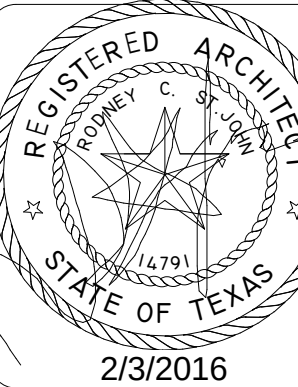
7.010.0115

PROJECT:

TACO BUENO
(STORE # xxxx)
TIMBER CREEK MEDICAL OFFICE PLAZA
FLOWER MOUND, TEXAS

OWNER:

TACO BUENO RESTAURANTS, LP
PARK WEST I
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PRIZM ARCHITECTS INTERNATIONAL
P.C., INC.
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580 DECKER DRIVE,
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IRVING, TX. 75062
(972) 714-0420 OFFICE
(972) 714-0282 FAX

DATE: 2/3/2016

DRAWN BY: PAI

CHECKED BY: RCS

REVISIONS:

1	PER STAFF 10/26/15

SHEET NO.

A-4



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: February 8, 2016

FROM: Poornima Srinarasi, Planner

ITEM: **Public Hearing to consider a request for a Replat (RP15-0016 - The River Walk Retail Addition) to create a non-residential subdivision. The property is generally located south of Central Park Avenue and east of Long Prairie Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

A companion site plan application (SP15-0027) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of this replat application is to subdivide Lot 1R, Block I, of The River Walk at Central Park (TRWCP) in order to create lots necessary for the construction of the two retail/office buildings and associated parking. The subject site is approximately 3.55 acres, and the replat creates two buildable lots and five non-buildable lots (x-lots). The subject site can be accessed from Long Prairie Road and Central Park Avenue. The replat dedicates rights-of-way for Promenade Way and Esplanade Place, and depicts required buffers, setbacks, and easements.

On August 4, 2008, the Town Council established TRWCP Central Business District (CBD), which included unique development standards, zoning sub-districts, design standards, parking requirements, sign regulations, street sections and concept plans. On January 15, 2015, the Town Council approved several amendments to the development standards and concept plans. The proposed replat is in conformance with the approved concept plan and development standards for The River Walk.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

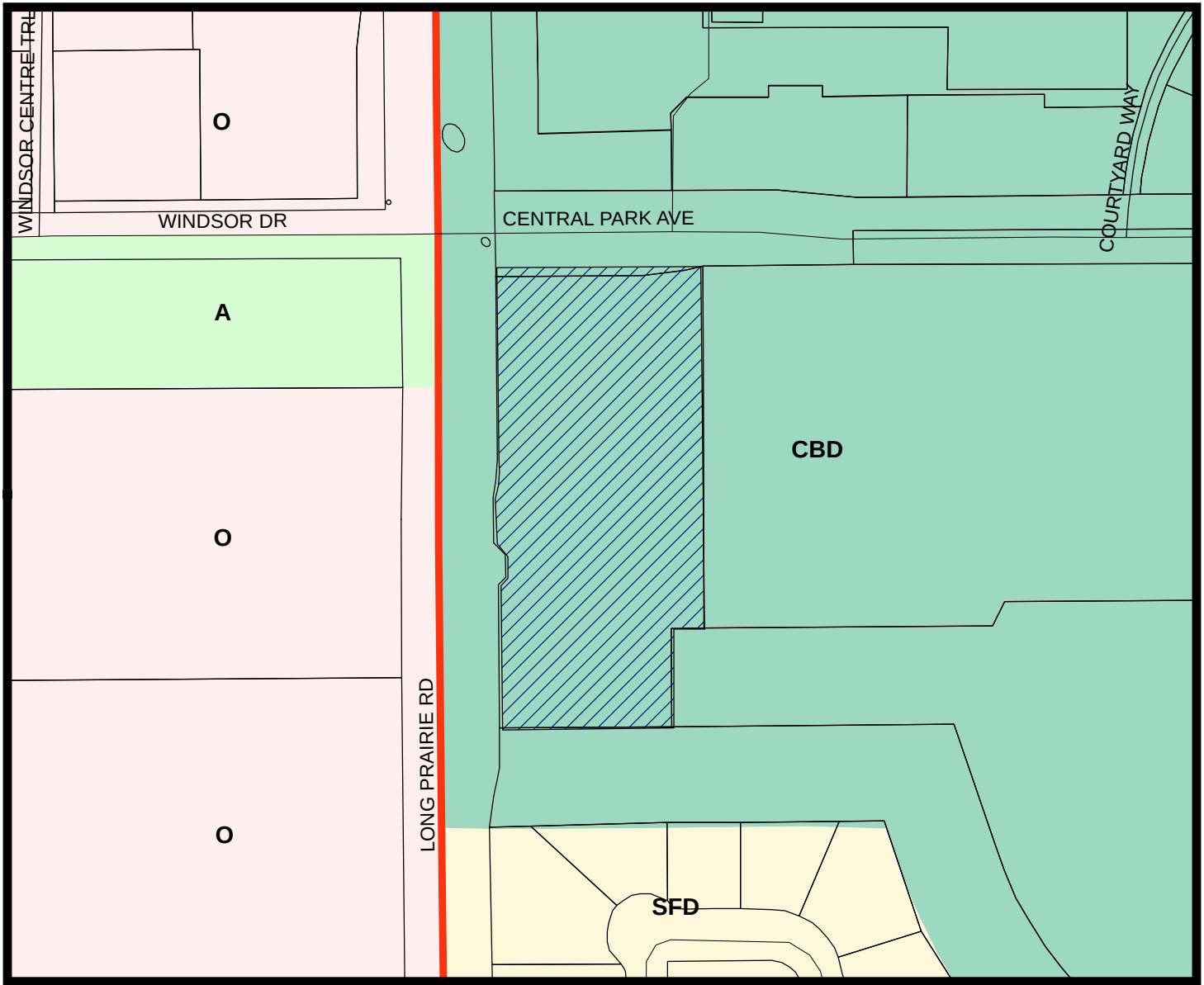
B. Application Details

1. Replat Package



Vicinity Map

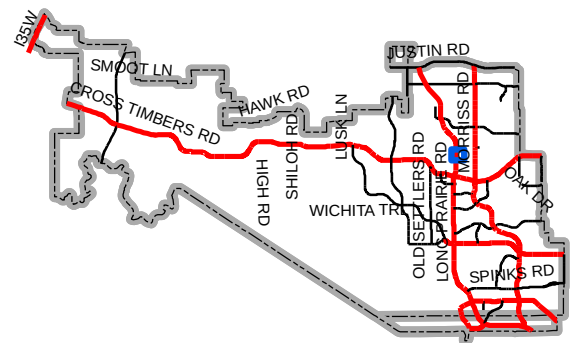
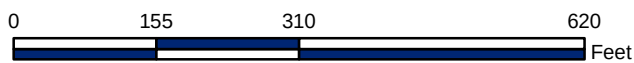
Reference Project: RP15-0016 & SP15-0027



LEGEND

- Agriculture
- Single Family Density
- Office
- Central Business District

..... Subject Property



Map Location



January 28, 2016

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: River Walk Retail – Site Plan Application
G&A Job Number 15238

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Re-Plat and Site Plan Application for the River Walk Retail Addition. The property encompasses approximately 3.6 acres along FM 2499, south of Central Park Avenue, containing 2 lots for the retail and office buildings, one buffer lot along FM 2499, and three small “x” lots for the islands within the right-of-way

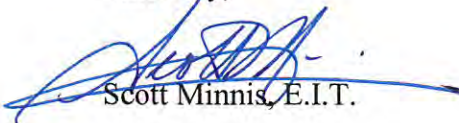
The first phase of the retail, will consist of two buildings totaling approximately 23,000 SF of space. Building one will contain 7,940 Sf of retail and 5,860 SF of office space, building two will contain 9,300 Sf of retail space. The southern half of the property is being reserved for a future building.

The development of the retail tract will be installing the right turn lane and access point from FM 2499. We will also be continuing the multi-use trail from Central Park Avenue, southward to the southern property line and also connecting to the multi-use trail proposed with Parkmont Place.

The fountain required as part of the River Walk enhancements is being proposed within the proposed round-about and the pavement installation will start to define the enhancements required within the promenade area.

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

Sincerely,



Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Jack Dawson, CTMGT River Walk, LLC.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: February 8, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP15-0027 - River Walk Retail) to develop two non-residential buildings. The property is generally located south of Central Park Avenue and east of Long Prairie Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

A companion replat application (RP15-0016) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop two retail/office buildings totaling approximately 23,000 square feet and associated parking to be located within Lot 1, Block A, and Lot 1, Block B, of The River Walk at Central Park (TRWCP). The subject properties are approximately 3.55 acres combined. The proposed Building 1 is a two-story office/retail building of approximately 13,801 square feet. Building 2 is a single-story retail building consisting of approximately 9,322 square feet. Access to the lots will be from Long Prairie Road and Central Park Avenue.

The building materials and colors comply with TRWCP development standards. The revised development standards adopted on January 15, 2015, included an architectural rendering for the retail buildings south of Central Park Avenue. The proposed Building 1, to be located to the south of Central Park Avenue, complements the architectural style of the existing building to the north of Central Park Avenue and complies with the conceptual renderings provided in the revised development standards for The River Walk.

The proposed buildings require 90 parking spaces. The site plan depicts 30 on-site, 32 on-street, and 39 off-site parking spaces for a total of 101 spaces. The

landscape plan meets or exceeds the planting requirements of The River Walk development standards.

On August 4, 2008, the Town Council established TRWCP Central Business District (CBD), which included unique development standards, zoning sub-districts, design standards, parking requirements, sign regulations, street sections and concept plans. The original design standards and other supporting documents for the development can be viewed at the dedicated web page:

<http://www.flower-mound.com/index.aspx?nid=1143>

Since the original approval, the development has had several changes to the concept plan and development standards. The current concept plan was approved by the Town Council on January 15, 2015, and can be viewed at:

<http://www.flower-mound.com/DocumentCenter/View/9742>.

The proposed site plan is in conformance with the approved concept plan and development standards for TRWCP.

III. ATTACHMENTS

A. Background Information

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2. Letter of Intent

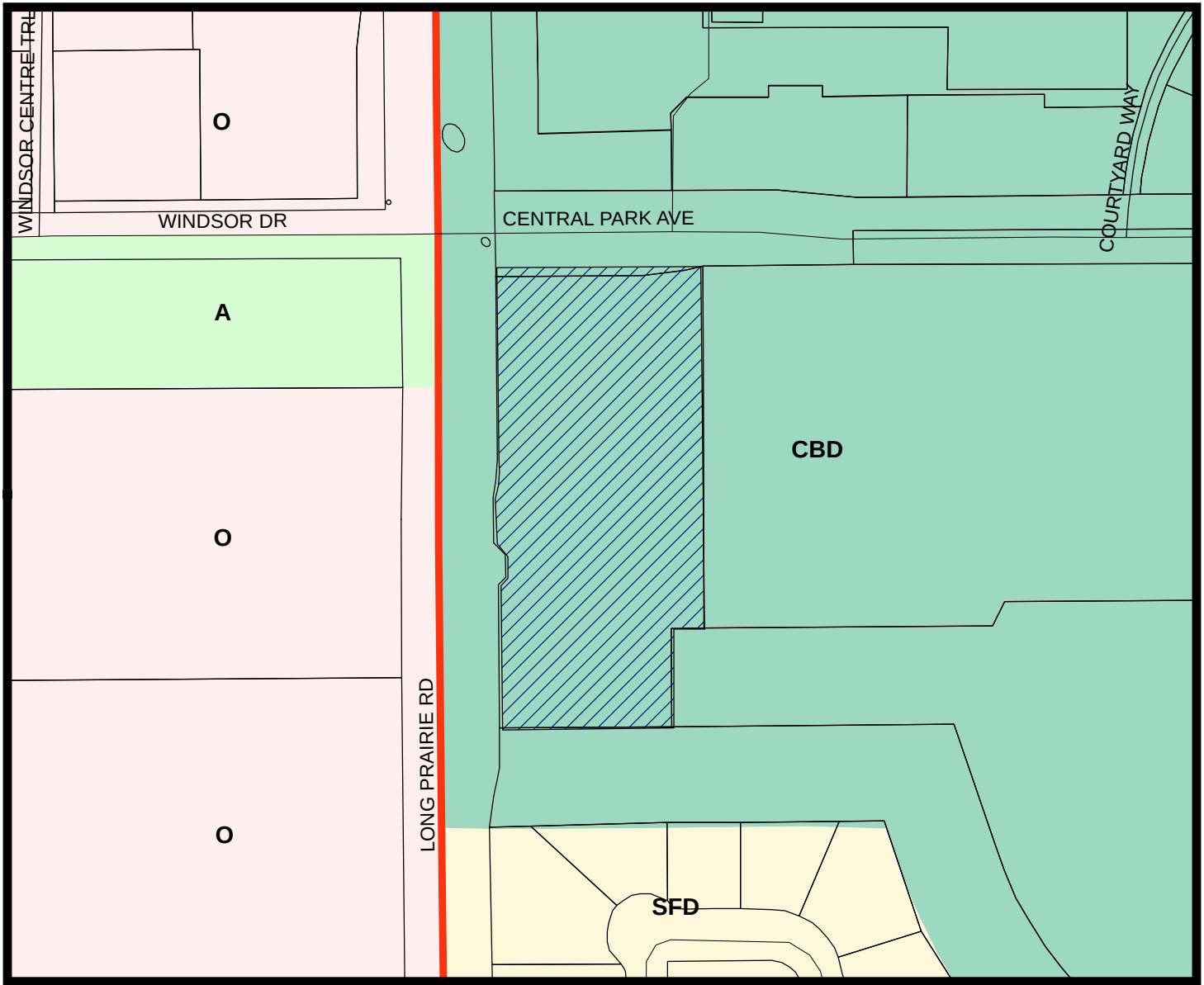
B. Application Details

1. Site Plan Package



Vicinity Map

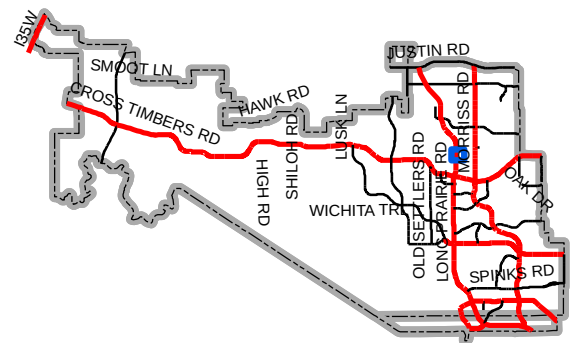
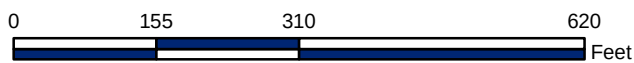
Reference Project: RP15-0016 & SP15-0027



LEGEND

- Agriculture
- Single Family Density
- Office
- Central Business District

Subject Property



Map Location



January 28, 2016

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

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G&A Job Number 15238

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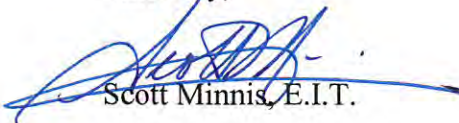
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cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Jack Dawson, CTMGT River Walk, LLC.

Site Planning

Civil Engineering

PLANNING

CONSULTANTS, LLC

LAND SURVEYING

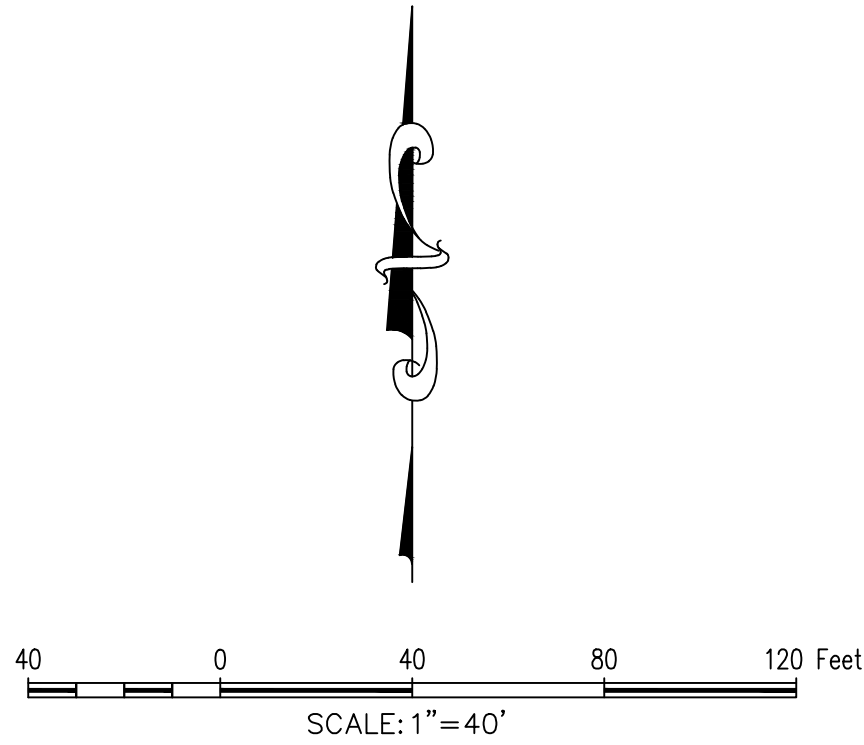
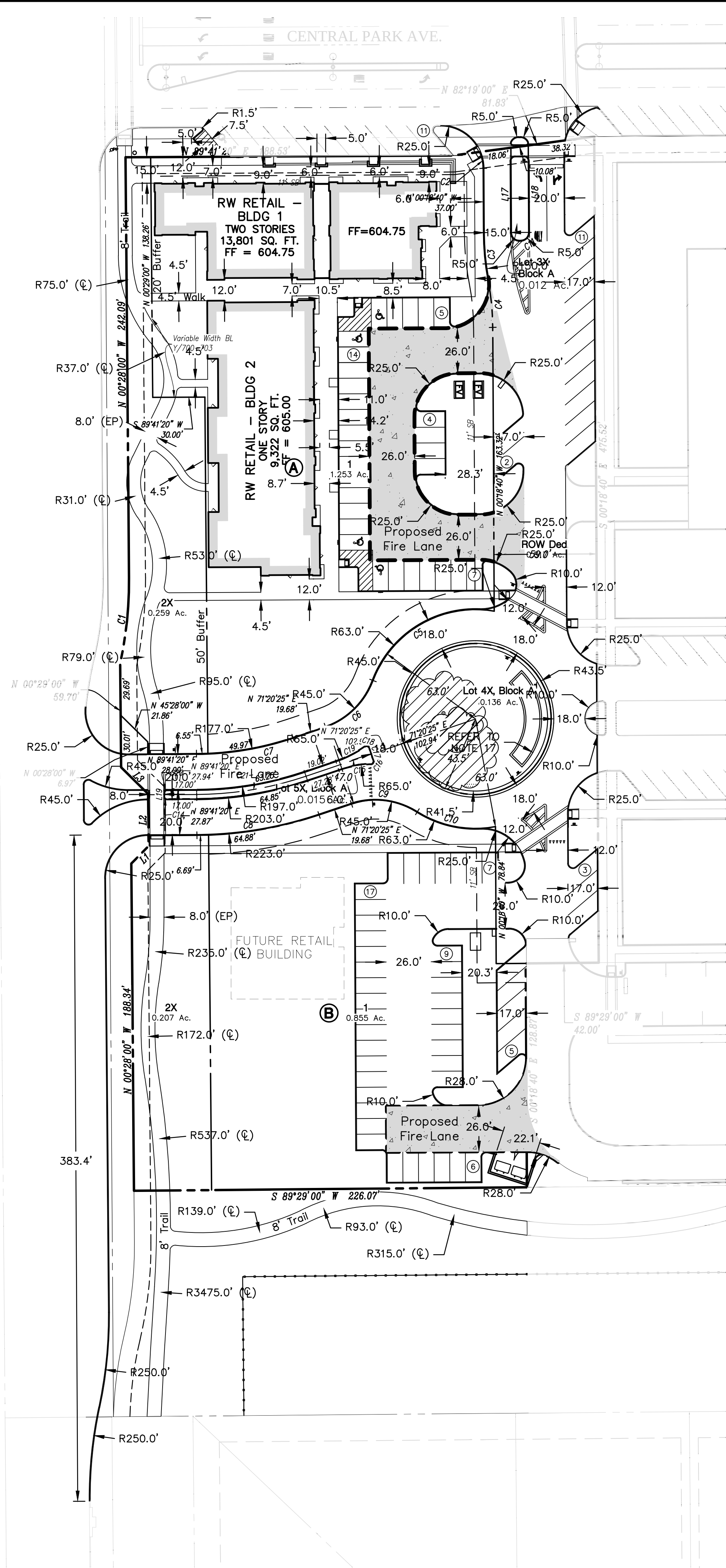
LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 76057 • P: 972-488-9712 • F: 972-488-9715

144 Old Fort Road • Lewisville, TX 76044 • P: 972-488-9716 • F: 972-488-9717

1736 E. Main Street • Lewisville, TX 76044 • P: 972-488-9718 • F: 972-488-9719

TBPE Firm No. 1736

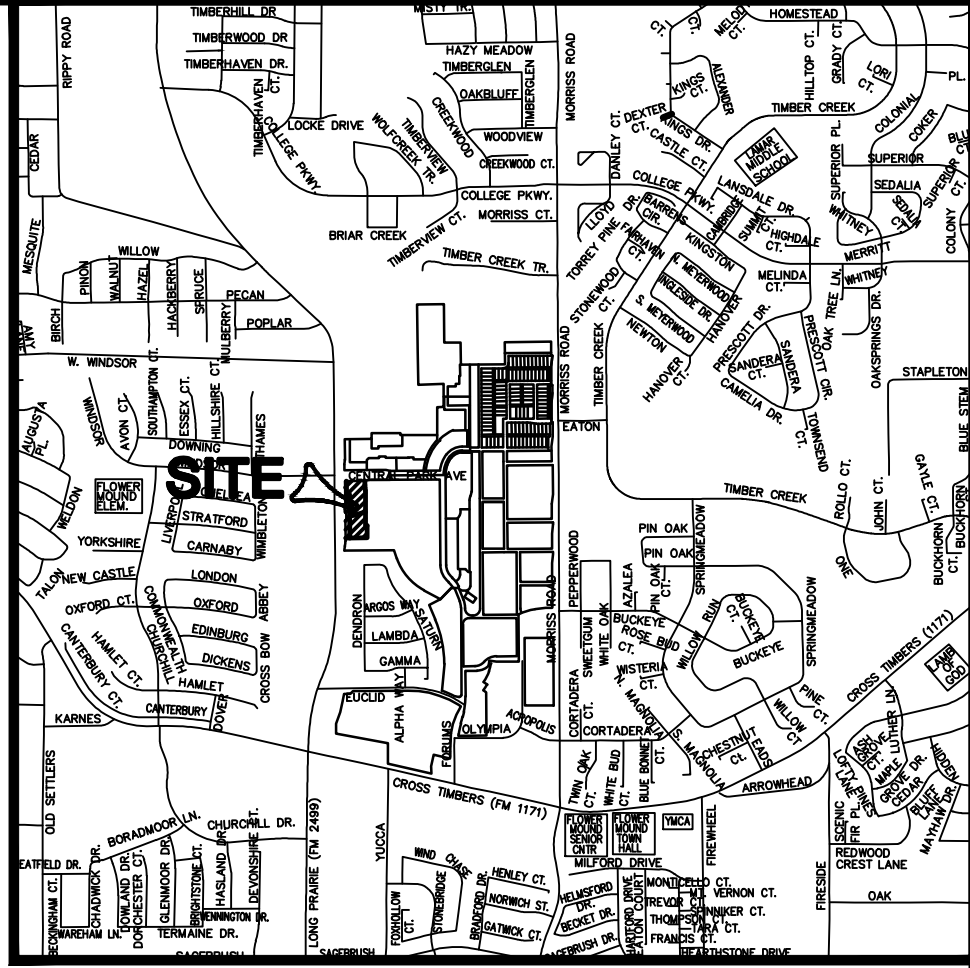


BM: TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEYE DRIVE, EAST OF MORRIS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN ELEV. 599.65 (CALLED 600.29)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE OF A CONCRETE MEDIAN NEAR THE APPROX. C/L OF LONG PRAIRIE ROAD, ~40' SOUTH OF THE APPROX C/L OF CENTRAL PARK AVE. ELEV. 607.08 (CALLED 607.58)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE ROAD AND EUCLID AVE. ELEV. 639.01 (CALLED 639.51)

TBM - "C" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF THE MEDIAN NOSE ON EATON DRIVE; EAST OF MORRIS ROAD ELEV. 578.15



Vicinity Map 1"=2000'

SITE DATA TABLE - RIVER WALK RETAIL		
Physical Address	TBD	
Gross Site Area	3,555 A; 154,856 SF	
Net Site Area	3,555 A; 154,856 SF	
Sub-District	Sub-District "A"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
Building 1	7,942 SF; ±5.1%	
Building 2	9,322 SF; ±6.0%	
Impervious Coverage	±75%	
Pervious Area	±25%	
Parking Summary - TRWCP or Town	Required	Provided
Surface Parking		
Retail - 1 space per 250 Square Feet		
Office - 1 space per 300 Square Feet		
RIVER WALK RETAIL		
Building 1 (Retail 7,942 SF)	32	10
Building 1 (Office 5,860 SF)	20	10
Building 2 (Retail 9,322 SF)	38	10
Existing On Street Parking	N.A.	11
Proposed On Street Parking	N.A.	21
Parking for Future Building	N.A.	39
Total Parking	90	101
Accessible Parking	5	5
Building 1 Data		
Height Zone	Three Story	
Height (story/feet)	3 Story; 50' 0"	
Peak Height	53' 0"	
Mean Height	46' 6"	
Total Square Footage	13,802 SF	
Building 2 Data		
Height Zone	Three Story	
Height (story/feet)	3 Story; 50' 0"	
Peak Height	33' 0"	
Mean Height	28' 6"	
Total Square Footage	9,322 SF	

NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
- REFER TO SHEET C4 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
- THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- THE ABBREVIATION CL=CENTER LINE.
- THE ABBREVIATION EP=EDGE OF PAVEMENT.
- A SITE PLAN WILL BE REQUIRED FOR THE FUTURE BUILDING INDICATED ON THIS PLAN.
- A TXDOT PERMIT WILL BE REQUIRED BEFORE ANY WORK CAN OCCUR WITHIN THE TXDOT RIGHT-OF-WAY.
- THE CONTRACT IS TO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE PROPOSED AMENITY FOUNTAIN. THE AMENITY FOUNTAIN WILL REQUIRE A SEPARATE BUILDING PERMIT PRIOR TO CONSTRUCTION.



RIVER WALK RETAIL
Lot 1R, Block 1
RIVER WALK RETAIL ADDITION
2,394 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SITE PLAN AND
DIMENSIONAL CONTROL
PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEOUGH, P.E. #69087
DATE 1/28/2016

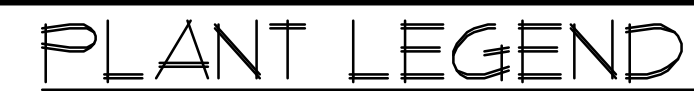
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Date: 11/23/2015
Scale: #####
Revisions:
12/18/2015
01/13/2016

15238

C3

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 76234
Ph. 469-892-7200
Contact: MR. JACK DAWSON





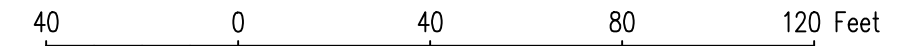
(GM) GULF MUHLY GRASS
Muhlenbergia capillaris

BARK MULCH GROUNDCOVER

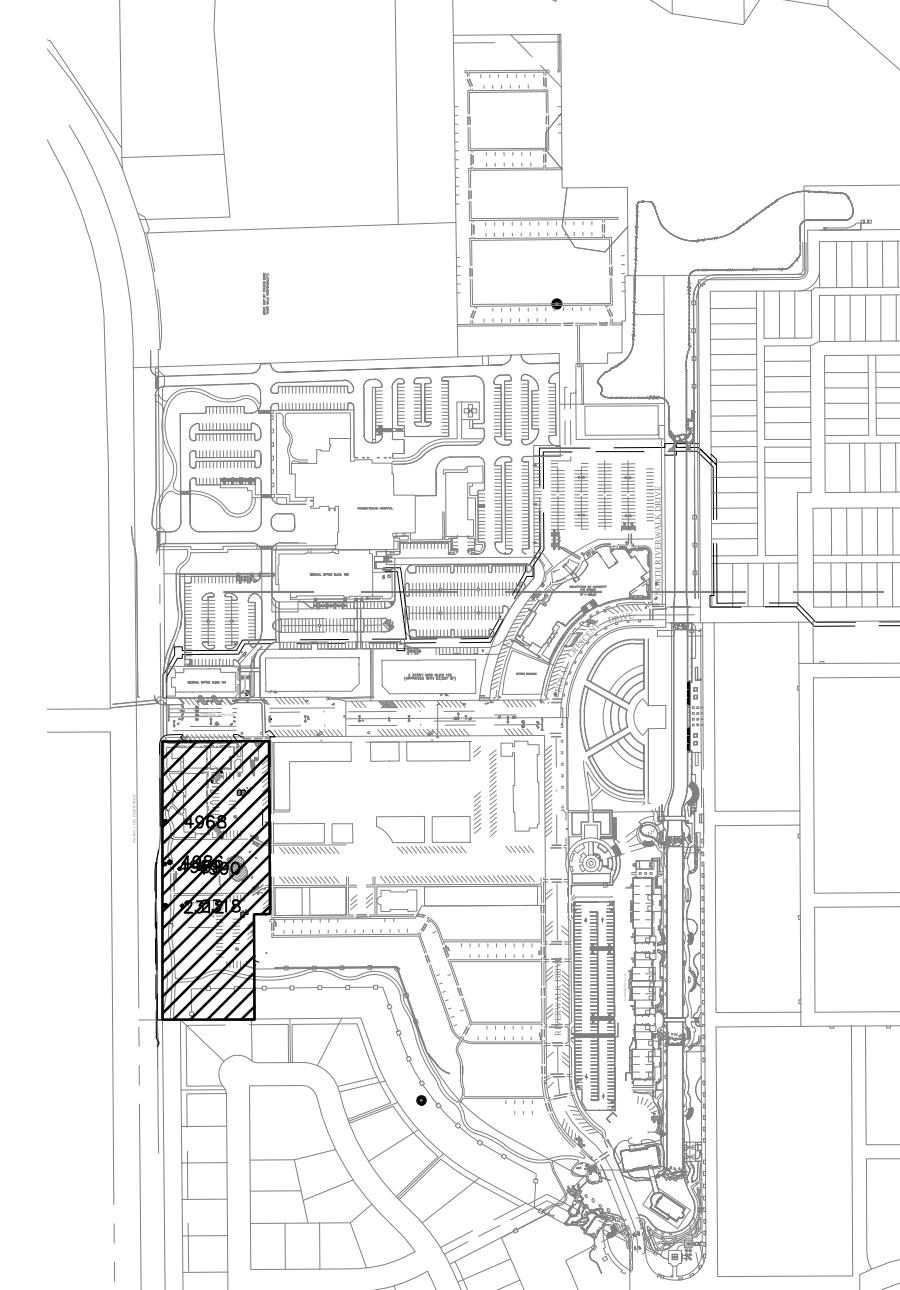
BERMUDA HYDRO MULCH



SCALE: 1"=40



LOCATOR MAP

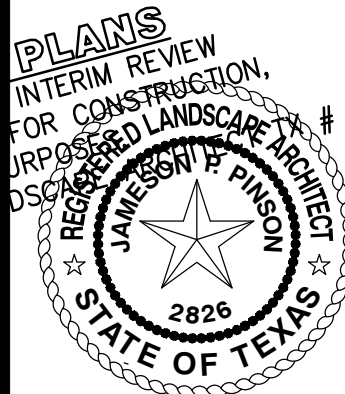


SCALE - 1:500

**LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
River Walk FM 2499 Retail Development**

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD (FM 2499)		50 ft.	Min. 50 ft.
*LONG PRAIRIE ROAD (FM 2499) 200FT SOUTH OF CENTRAL PARK AVE.		20 ft.	Min. 20 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	LONG PRAIRIE ROAD (FM2499)	22 Trees (3" cal.)	47 existing trees = 140 152 credits Total
1 per 30 l.f.	ESPLANADE PLACE	15 Trees (3" cal.)	15 Trees (min. 3" cal.)
NEW PARKING AREA LANDSCAPING			
STANDARD	# OF PARKING SPACE	REQUIRED	PROVIDED
1 per 10 parking spaces	Total Parking 90 Spaces	90/10= 9 Trees	18 Trees (min. 3" cal.)
**All Parking spaces to be located within 50' of shade tree			

PRELIMINARY PLANS
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BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 1/15/2016
REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
2826



Drawn By: MC
Date: 11/23/2015
Scale: 1"=40'
Revisions:
12/18/2015
01/13/2016

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON



RIVER WALK RETAIL
Lot 1R, Block I
RIVER WALK RETAIL ADDITION
2.394 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 2993
I.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND

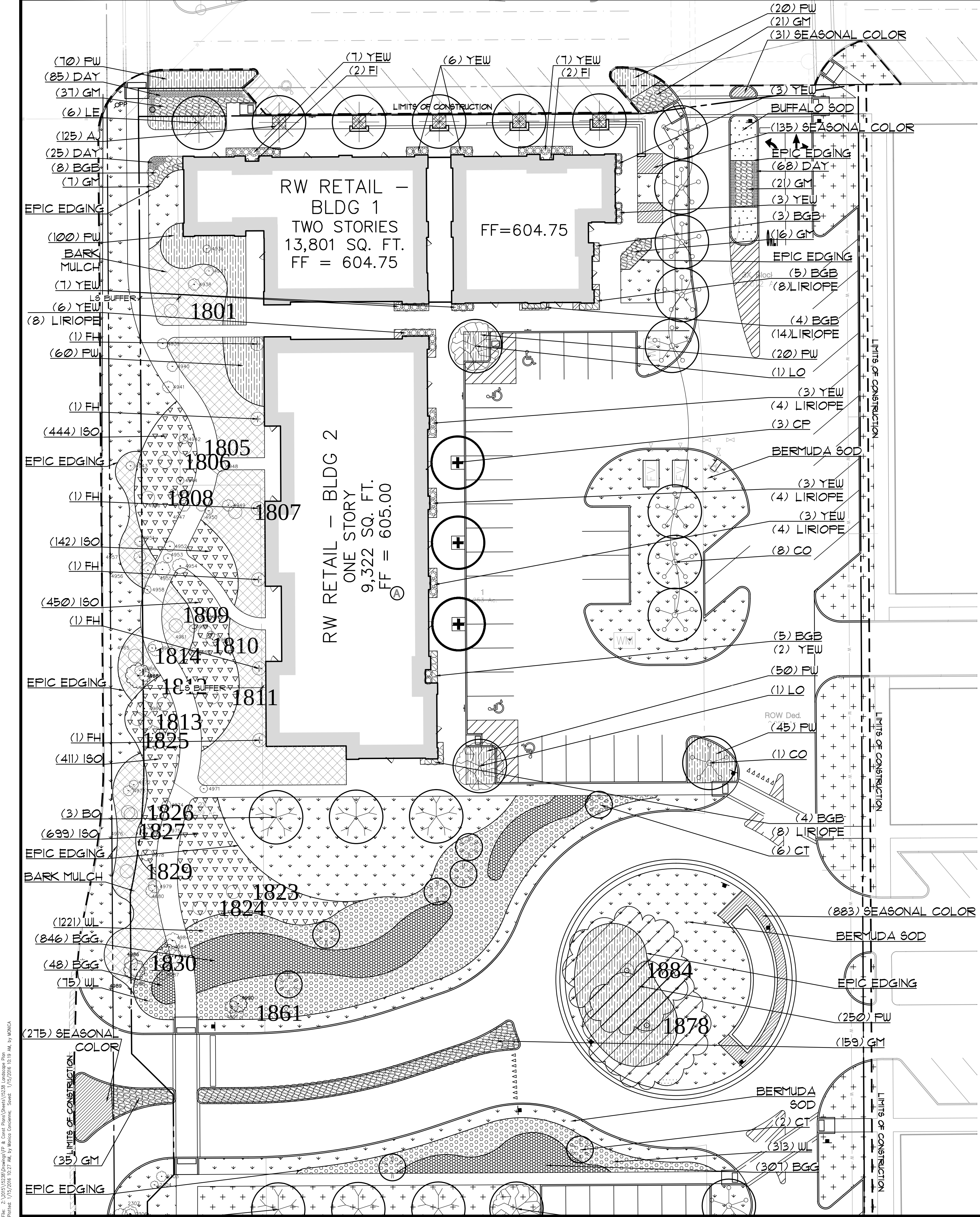
ANDSCAPE PI AN

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE

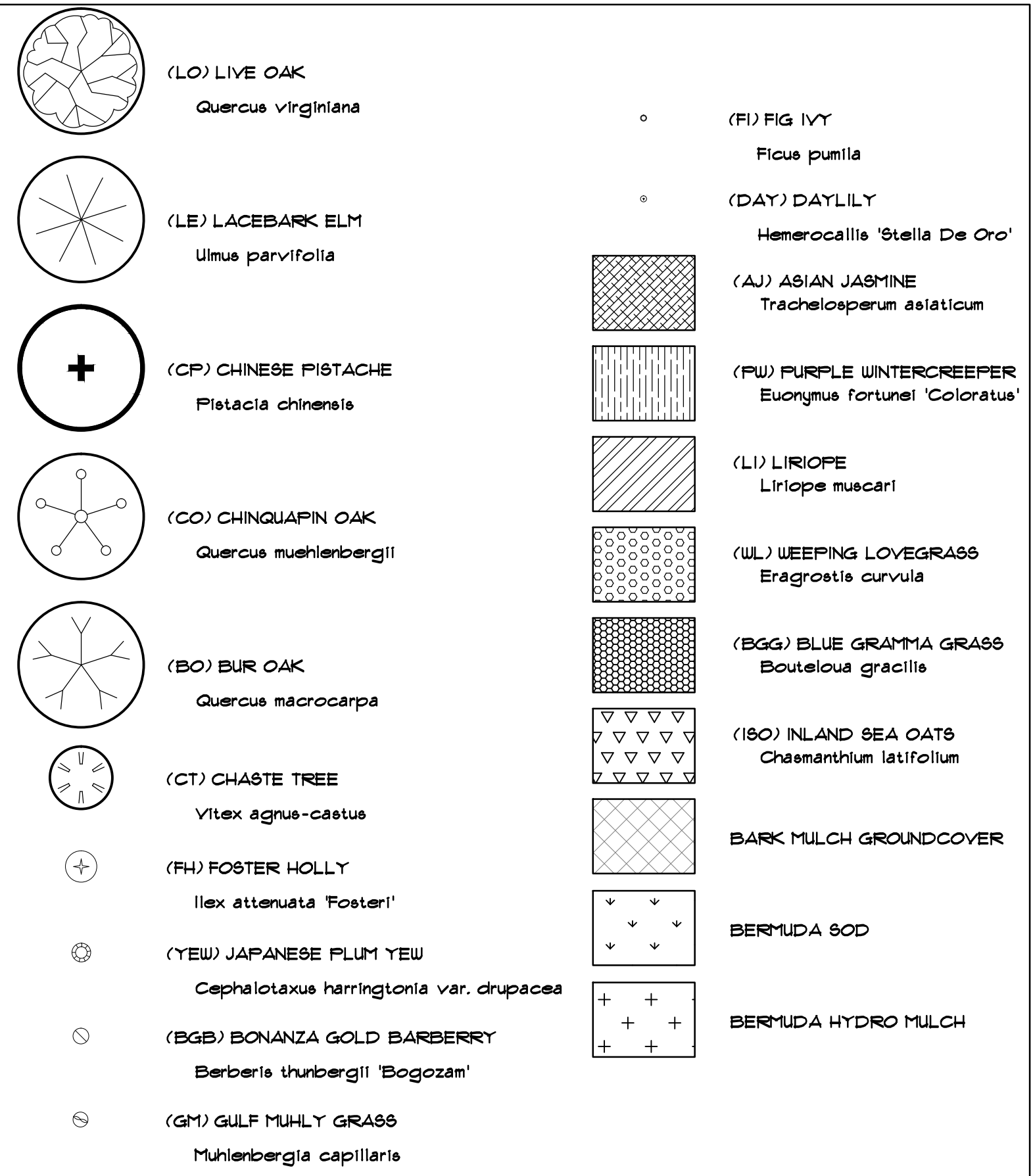
RIVER WALK RETAIL

15238

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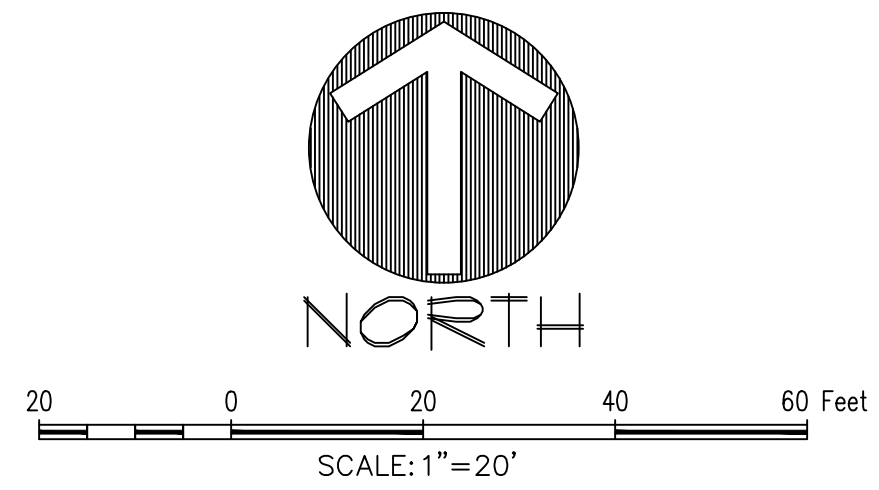


PLANT LEGEND



PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
6	BUR OAK	Quercus muhlenbergii	3"	10'-12'	Per Plan	Single Trunk
16	CHINQUAPIN OAK	Quercus muhlenbergii	6"	10'-12'	Per Plan	Single Trunk
3	CHINESE PISTACHE	Pistacia chinensis	3"	10'-12'	Per Plan	Single Trunk
6	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
10	CHASTE TREE	Vitex agnus-castus	30gal.	7'-8'	Per Plan	Multi-Trunk
6	FOSTER HOLLY	Ilex x attenuata	30gal.	7'-8'	Per Plan	Full
50	JAPANESE PLUM YEW	Cephalotaxus harringtonia 'Duke Gardens'	3gal.	24"	3'-0"	Full
288	PINK MUHLY GRASS	Muhlenbergia capillaris	3gal.	18"	3'-0"	Full
23	BONANZA GOLD BARBERRY	Berberis thunbergii 'Bogozan'	2gal.	12"-18"	24"	Full
1037	BLUE GRAMA GRASS	Bouteloua gracilis	1gal.	12"-18"	12"	Full
1609	WEeping LOVEGRASS	Eragrostis curvula	1gal.	12"	12"	Full
2146	INLAND SEA OATS	Chasmanthium latifolium	1gal.	12"	12"	Full
178	DAYLILY	Hemerocallis	1gal.	12"	12"	Full
4	FIG IVY	Ficus pumila	1gal.	2'	Per Plan	Clinging, Staked
325	ASIAN JASMINE	Trachelospermum asiaticum	4"pot.	4"	12"	Full
595	PURPLE WINTER CREEPER	Euonymus fortunei 'Coloratus'	1gal.	6"	12"	Full
125	ASIAN JASMINE	Trachelospermum asiaticum	4"pot.	4"	12"	Full
50	LIRIOPE	Liriope muscari	4"pot.	9"	12"	Full
1324	SEASONAL COLOR		4"pot.	4"-6"	12"	Full



ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0276 • F: 972.538.9715

RIVER WALK RETAIL
Lot 1R, Block 1
RIVER WALK RETAIL ADDITION
2.394 Acres
in the
CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

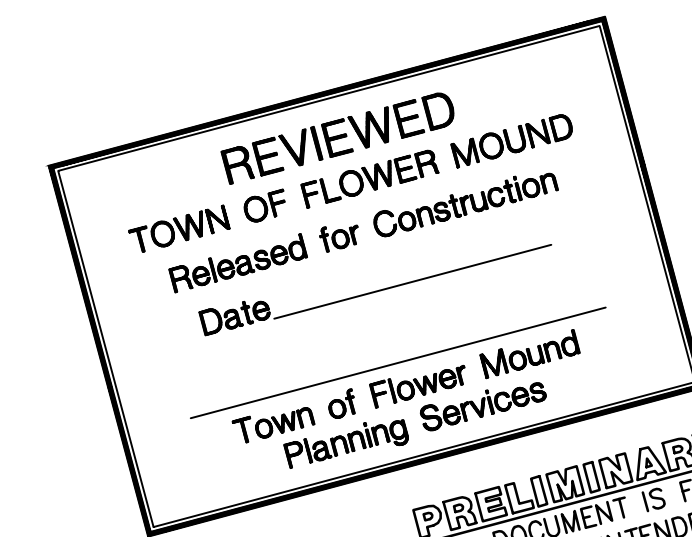
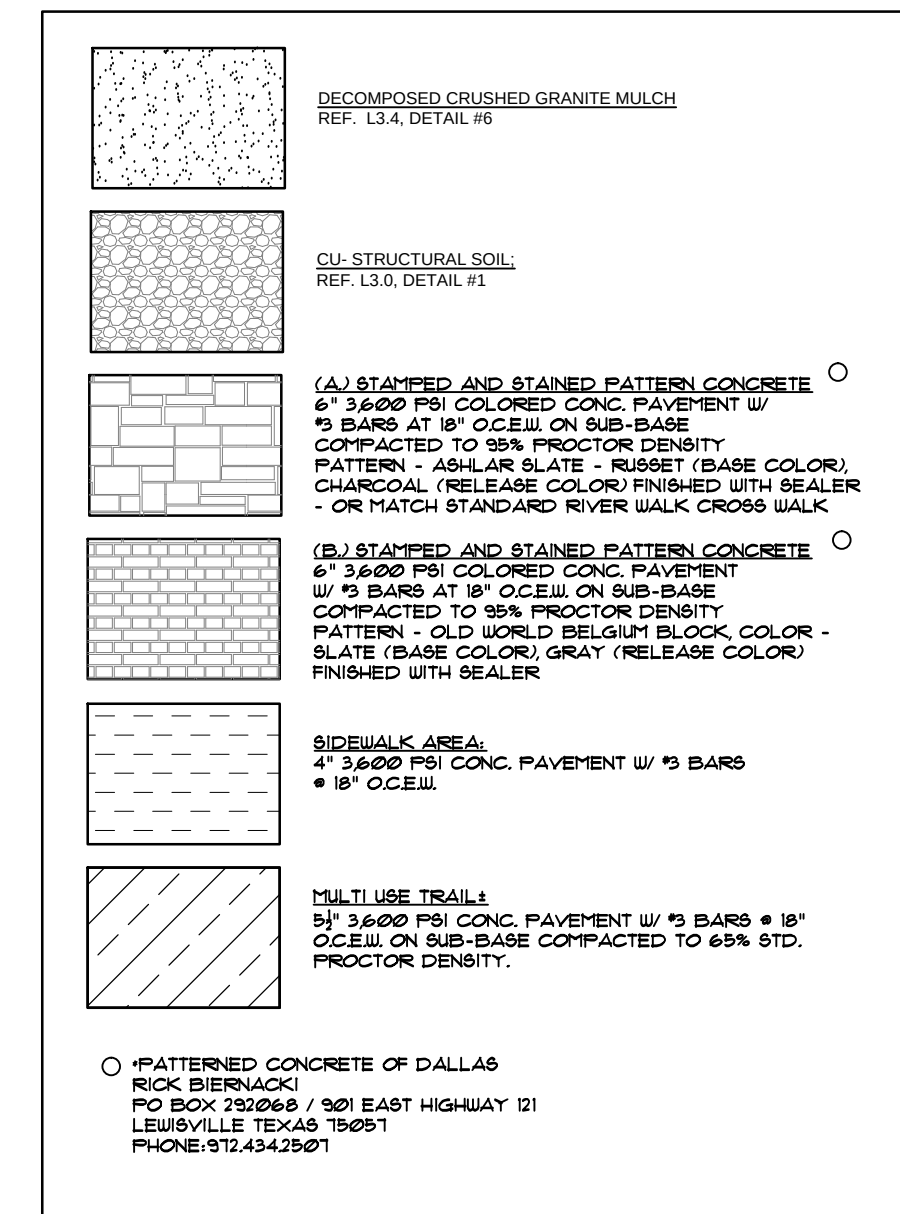
LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. LANDSCAPE
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 1/15/2016

STATE OF TEXAS
JAMESON PINSON
2826

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
PH: 469-892-7200
Contact: MR. JACK DAWSON





Power
ing Services

PRELIMINARY PLANS
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OR PERMIT PURPOSES.
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 1/15/2016

RECEIVED
JAMESON P. PINSON
2026
STATE OF TEXAS

2816

Drawn By: JPP
Date: 11/23/2015
Scale: 1"=40'
Revisions:
12/18/2015
01/13/2016

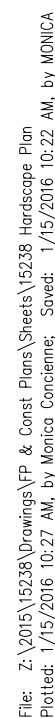
OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON



15238

L2.0

File: Z:\2015\15238\Drawings\FP & Const Plans\Sheets\15238 Hardscope Plan
 Plotted: 1/15/2016 10:27 AM, by Monica Concienc, Saved: 1/15/2016 10:22 AM, by MONICA



COMPOSED CRUSHED GRANITE MATCH
REF. L3.0, DETAIL 1/5

CU. STRUCTURAL SOLI.
REF. L3.0, DETAIL 1/1

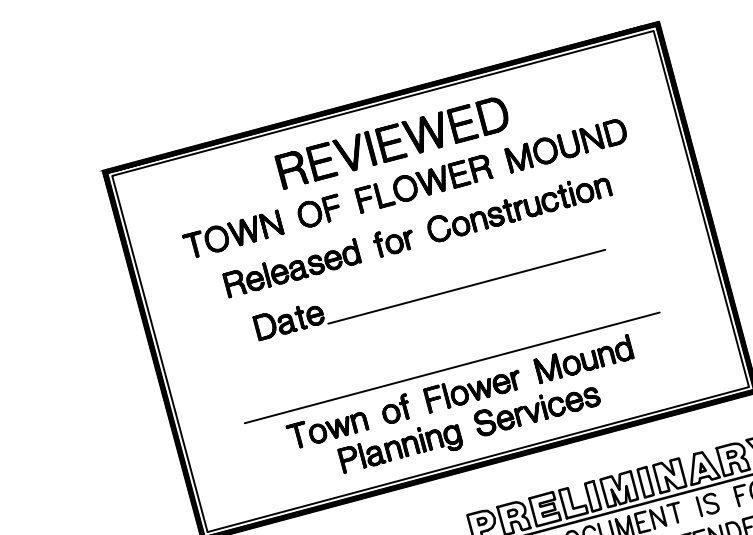
(A) STAMPED AND STAINED PATTERN CONCRETE
#1 3/600 PSI COLORED CONC. PAVENT 1/ 5 BARS AT 18" O.C.E.I.U. ON SUB-BASE
CONFINED TO 88% PROCTOR DENSITY
PATTERN - ASHLAR SLATE - RUBSET (BASE COLOR)
CHARCOAL (RELEASE COLOR) FINISHED WITH SEALER
- OR MATCH STAND-ARND RIVER WALK CROSS WALK

(B) STAMPED AND STAINED PATTERN CONCRETE
#1 3/600 PSI COLORED CONC. PAVENT 1/ 5 BARS AT 18" O.C.E.I.U. ON SUB-BASE
CONFINED TO 88% PROCTOR DENSITY
PATTERN - OLD WORLD BELSAUT BLOCK COLOR -
SLATE (BASE COLOR)-BLACK (RELEASE COLOR)
FINISHED WITH SEALER

SIDEWALK AREA:
#1 3/600 PSI CONC. PAVENT 1/ 5 BARS
#1 18" O.C.E.I.U.

"MULTI-USE TRAIL"
#1 3/600 PSI CONC. PAVENT 1/ 5 BARS # 18"
O.C.E.I.U. ON SUB-BASE CONFINED TO 65% STD.
PROCTOR DENSITY.

○ "PATTERNED CONCRETE OF DALLAS
RICK BIERNACKI
PO BOX 120484 / 301 EAST HIGHWAY 11
LEWISVILLE TEXAS 76041
PHONE: 972.434.2901



Lower
g Services

PRELIMINARY
THIS DOCUMENT IS FOR
AND IS NOT INTENDED
BIDDING, OR PERMIT
JAMESON PINSON LAND
DATED 1/15/2016

PLANS
INTERIM REVIEW
FOR CONSTRUCTION.
APPROVED FOR
JAMESON PINSON LAND
2826
STATE OF TEXAS

2826

Drawn By: JPP
Date: 11/23/2015
Scale: 1"=20'
Revisions:
12/18/2015
01/13/2016

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact MR. JACK DAWSON



HARDSCAPE PLAN

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057

RIVER WALK RETAIL
Lot 1R, Block I
RIVER WALK RETAIL ADDITION
2,394 Acres
 in the
 C. CHACON SURVEY, ABSTRACT NO. 299
 T.T. STEWART SURVEY, ABSTRACT NO. 1161
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS

15238

L2.1



1 EPIC EDGE DETAIL



REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Planning Services

PRELIMINARY
This document is for review only.

lower in
g Services

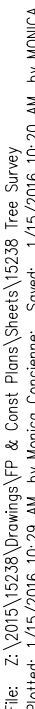
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
PURPOSE: RECREATED LANDSCAPE
JAMESON PINSON LANDSCAPE ARCHITECTS, P.A.
DATED 1/15/2016

RECREATED LANDSCAPE
JAMESON PINSON
2826

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON



THE
RIVERWALK
AT CENTRAL PARK



TREE#	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS
1	1471	18	Post Oak	Quercus stellata	YES	NO	NO	
2	1472	30	Post Oak	Quercus stellata	YES	NO	NO	
3	1473	21	Post Oak	Quercus stellata	YES	NO	NO	
4	1474	18	Post Oak	Quercus stellata	YES	NO	NO	
5	1475	9	Post Oak	Quercus stellata	YES	NO	NO	
6	1476	24	Post Oak	Quercus stellata	YES	NO	NO	
7	1477	21	Post Oak	Quercus stellata	YES	NO	NO	
8	1478	6	Eastern Red Cedar	Juniperus virginiana	NO	NO	NO	
9	1479	8	Post Oak	Quercus stellata	YES	NO	NO	
10	1480	6	Post Oak	Quercus stellata	YES	NO	NO	
11	1481	9	Post Oak	Quercus stellata	YES	NO	NO	
12	1482	11	Post Oak	Quercus stellata	YES	NO	NO	
13	1483	6	Shumard Red Oak	Quercus shumardii	YES	NO	NO	
14	1484	20	Post Oak	Quercus stellata	YES	NO	NO	
15	1499	7	Post Oak	Quercus stellata	YES	NO	NO	
16	1500	7	Cedar Elm	Ulmus crassifolia	YES	NO	NO	
17	1602	28	Post Oak	Quercus stellata	YES	NO	NO	
18	1611	21	Post Oak	Quercus stellata	YES	NO	NO	
19	1612	32	Post Oak	Quercus stellata	YES	NO	NO	
20	1613	20	Post Oak	Quercus stellata	YES	NO	NO	OFF PROP. ROW
21	1614	23	Post Oak	Quercus stellata	YES	NO	YES	
22	1620	27	Post Oak	Quercus stellata	YES	NO	NO	
23	1621	14	American Elm	Ulmus americana	YES	NO	NO	
24	1747	7	American Elm	Ulmus americana	YES	NO	YES	BLD PAD
25	1748	22	Post Oak	Quercus stellata	YES	NO	YES	BLD PAD
26	1749	7	American Elm	Ulmus americana	YES	NO	YES	BLD PAD
27	1801	27	Post Oak	Quercus stellata	YES	NO	NO	
28	1805	8	American Elm	Ulmus americana	YES	NO	NO	
29	1806	8	American Elm	Ulmus americana	YES	NO	NO	
30	1807	25	Post Oak	Quercus stellata	YES	NO	NO	
31	1808	10	Post Oak	Quercus stellata	YES	NO	NO	
32	1809	10	Pecan	Carya illinoensis	YES	NO	NO	
33	1810	6	Cedar Elm	Ulmus crassifolia	YES	NO	NO	
34	1811	34	American Elm	Ulmus americana	YES	NO	NO	
35	1812	6	Water Oak	Quercus nigra	YES	NO	NO	
36	1813	8	Water Oak	Quercus nigra	YES	NO	NO	
37	1814	6	Shumard Red Oak	Quercus shumardii	YES	NO	NO	
38	1823	40	Pecan	Carya illinoensis	YES	NO	NO	
39	1824	7	American Elm	Ulmus americana	YES	NO	NO	
40	1825	7	Shumard Red Oak	Quercus shumardii	YES	NO	NO	
41	1826	6	Shumard Red Oak	Quercus shumardii	YES	NO	NO	
42	1827	7	Shumard Red Oak	Quercus shumardii	YES	NO	NO	
43	1829	10	Water Oak	Quercus nigra	YES	NO	NO	
44	1830	8	Water Oak	Quercus nigra	YES	NO	NO	
45	1861	17	Post Oak	Quercus stellata	YES	NO	NO	
46	1862	29	Post Oak	Quercus stellata	YES	NO	YES	
47	1863	25	Post Oak	Quercus stellata	YES	NO	YES	
48	1864	6	American Elm	Ulmus americana	YES	NO	YES	
49	1865	7	Pecan	Carya illinoensis	YES	NO	YES	
50	1866	8	American Elm	Ulmus americana	YES	NO	YES	
51	1878	39	Post Oak	Quercus stellata	YES	YES	NO	
52	1884	35	Post Oak	Quercus stellata	YES	YES	NO	
53	2312	8.5	Water Oak	Quercus nigra	YES	NO	NO	
54	2318	6.5	Post Oak	Quercus stellata	YES	NO	NO	
55	4968	9.5	Water Oak	Quercus nigra	YES	NO	NO	
56	4986	10	American Elm	Ulmus americana	YES	NO	NO	
57	4989	8	Water Oak	Quercus nigra	YES	NO	NO	
58	4990	6.5	American Elm	Ulmus americana	YES	NO	NO	

 PROTECTED TREE TO BE SAVED
 PROTECTED TREE TO BE REMOVED
 SPECIMEN TREE TO BE SAVED
 TREE PROTECTION FENCING
 SPECIMEN TREE PROTECTION FENCING

TREES # 1747, 1748, 1749, 1862, 1863, 1864,
1865, 1866 TO BE REMOVED AND ADDED
TO TREE MITIGATION WORKSHEET #15

QUALITY ASSURANCE

1) Comply with applicable Federal, State, county and local regulations governing landscape work.

B. JOB CONDITIONS

2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.

1) Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.

C. PRODUCTS

1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.

D. DEFINITIONS

1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.

2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).

3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond soil dripline.

4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE - CONSTRUCTION TREE PRUNING

1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.

2) All trees within the project area shall be pruned to:

- i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter.
- ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
- iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
- iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.

3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning.

4) No more than 20 percent of live foliage shall be removed from any tree.

5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL

1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuitable trees within the Project Area.

2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.

3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.

4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.

5) Trees to be removed from within the tree protection zone shall be removed under the supervision of an ISA Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION

1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.

2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees. Fences are to be maintained and extended 24". All underground utilities and drain or irrigation lines shall be located prior to construction operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect.

1) Landscape Architect. Fences may be constructed from 6" "T" stakes and orange web fence material.

2) All trees to be preserved shall have 6 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 6 inch depth.

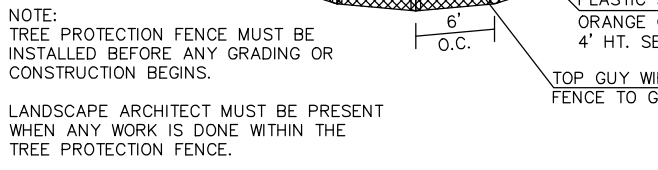
3) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

4) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a maximum of 10 feet beyond the trunk). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trench es "airdug" with Air Spade (registered trademark) or similar technology are the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from the tree trunk. Irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).

5) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.

6) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.

7) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.



TREE PROTECTION
(Specimen)

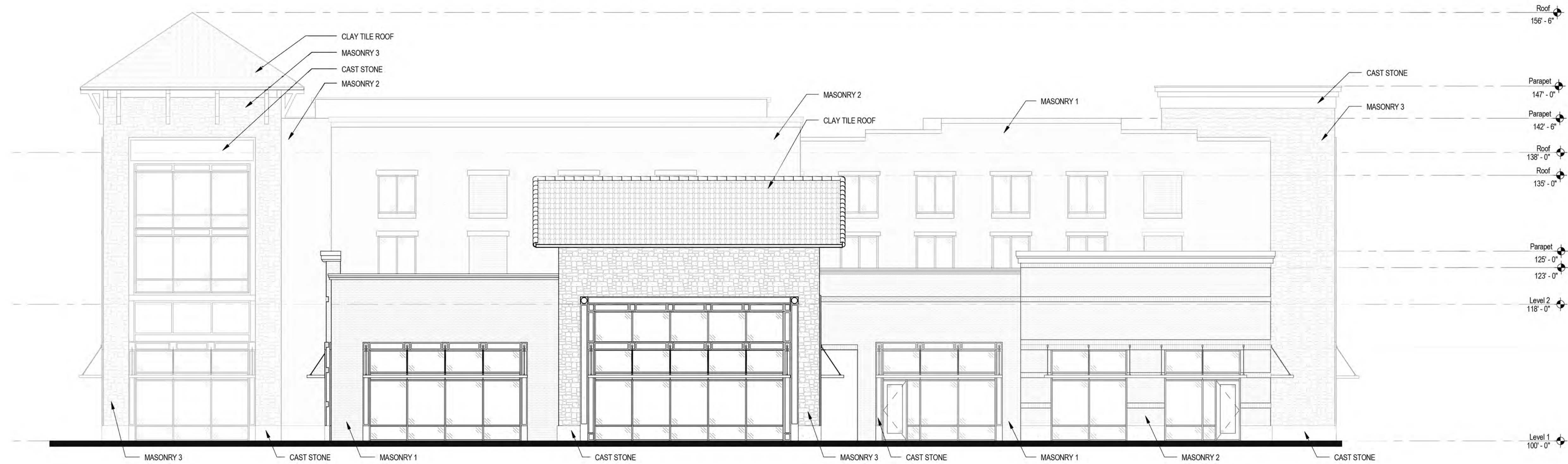
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES. LANDSCAPE ARCHITECT
JAMESON PINSON LANDSCAPE ARCHITECTS, P.A.
DATED 1/15/2016

REGISTERED PROFESSIONAL ARCHITECT
JAMESON P. PINSON
2826
2826

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact MR. JACK DAWSON

15238

L4.0



2 South Elevation
1/8" = 1'-0"



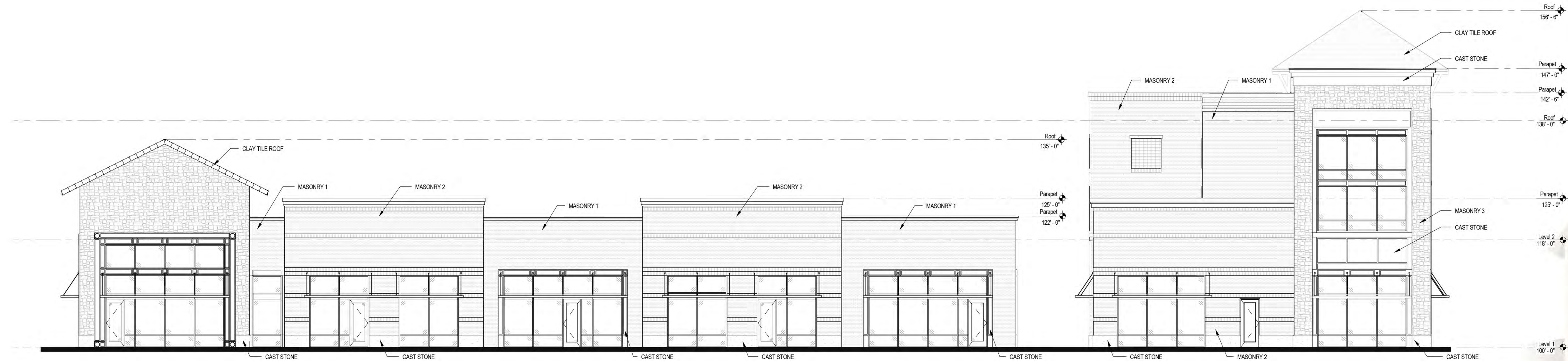
1 North Elevation
1/8" = 1'-0"

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

BUILDING ELEVATION CALCULATIONS							One Plan Package	
	MATERIALS						TOTALS	
	BRICK		STONE		OTHER			
	AREA (SF)	%	AREA (SF)	%	AREA (SF)	%		
	COVERAGE		COVERAGE		COVERAGE			
NORTH ELEVATION	4,700		2,638		1,337		8,675	
	54%		30%		16%		100%	
SOUTH ELEVATION	5,404		1,984		1,332		8,720	
	62%		22%		16%		100%	
WEST ELEVATION	4,714		2,416		699		7,829	
	59%		31%		10%		100%	
EAST ELEVATION	4,429		2,882		633		7,944	
	55%		36%		9%		100%	



2 West Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"

BUILDING ELEVATION CALCULATIONS					
	MATERIALS				
	BRICK		STONE		TOTALS
	AREA (SF)	% COVERAGE	AREA (SF)	% COVERAGE	
NORTH ELEVATION	4,700	54%	2,638	30%	8,675
					100%
SOUTH ELEVATION	5,404	62%	1,984	22%	8,720
					100%
WEST ELEVATION	4,714	59%	2,416	31%	7,829
					100%
EAST ELEVATION	4,429	55%	2,882	36%	7,944
					100%

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



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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

10'

MATERIALS

- MASONRY 1 - ACME CEDAR VALLEY
- MASONRY 2 - ACME WEATHERWOOD GRAY
- MASONRY 3 - ACME CREAM CHOPPED
- CAST STONE - BUFFSTONE
- STOREFRONT - ULTRALOK DARK BRONZE
- CLAY TILE ROOF - PALERMO BLEND
- METAL PANEL - ULTRALOK DARK BRONZE

FLOWER MOUND 2015190
RIVERWALK 01.14.2016





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: February 8, 2016

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Development Plan (DP14-0009 – Hawks Hill) to develop a non-residential subdivision. The property is generally located south of Waketon Road and west of Long Prairie Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to obtain design approval for nine buildable, nonresidential lots. The site contains approximately 18.58 acres of land and the proposed development will include nine buildings containing approximately 93,000 square feet of retail and office uses.

On October 5, 2015, the Town Council approved a rezoning request (ZPD15-0007 – Hawks Hill) from Agricultural District (A) to Planned Development District No. 141 (PD-141) with Retail District-2 (R-2) and Office District (O) uses with certain modifications, exceptions and waivers to the Code of Ordinances (See Attachment A(3)). The link to the October 5, 2015, Town Council meeting is:

<http://flowermoundtx.swagit.com/play/10052015-879/#12>

The applicant has divided the retail and office portions of the site in accordance with the PD-141 designations. The retail portion (Lots 1 through 4) includes potential restaurant sites as well as a proposed 6,000-square-foot convenience store with gasoline sales at the southwest corner of Waketon Road and Long Prairie Road. Office uses are proposed for Lots 5 through 9 on the concept plan. The proposed development will have primary access points from Long

Prairie Road, Waketon Road, the future College Parkway extension, and the future Jacob Lugo Drive.

The convenience store with gasoline sales still requires future approval of a Specific Use Permit (SUP) by the Town Council. The SUP process allows for a more detailed review of the site specific characteristics related to the proposed use by staff, P&Z and Town Council as compared to the conceptual zoning process. An application has been made for this SUP and is currently under review.

The conceptual landscape proposed by the applicant (Attachment B(1)) is in compliance with PD-141 and depicts required perimeter street trees including the Specific Plan Area 5 (SPA 5) standard that Long Prairie Road “should have a landscape treatment of long sweeping curves of plantings that vary between 20’ and 35’ from the maximum ROW line.” Pedestrian linkages are also provided per SPA 5 around the perimeter of the site, as well as internally, including the required eight-foot-wide, multi-use Town trail along the north side of the College Parkway extension. SPA 5 also requires that development be organized around a public open space amenity that can be a public square or other form. The applicant is proposing multiple public open space amenities that are integrated into the development, including at least four areas with seating, shade and landscaping.

The proposed Development Plan is in compliance with the PD-141 standards as well as the standards outlined in SPA 5 of the Master Plan.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-141 Ordinance

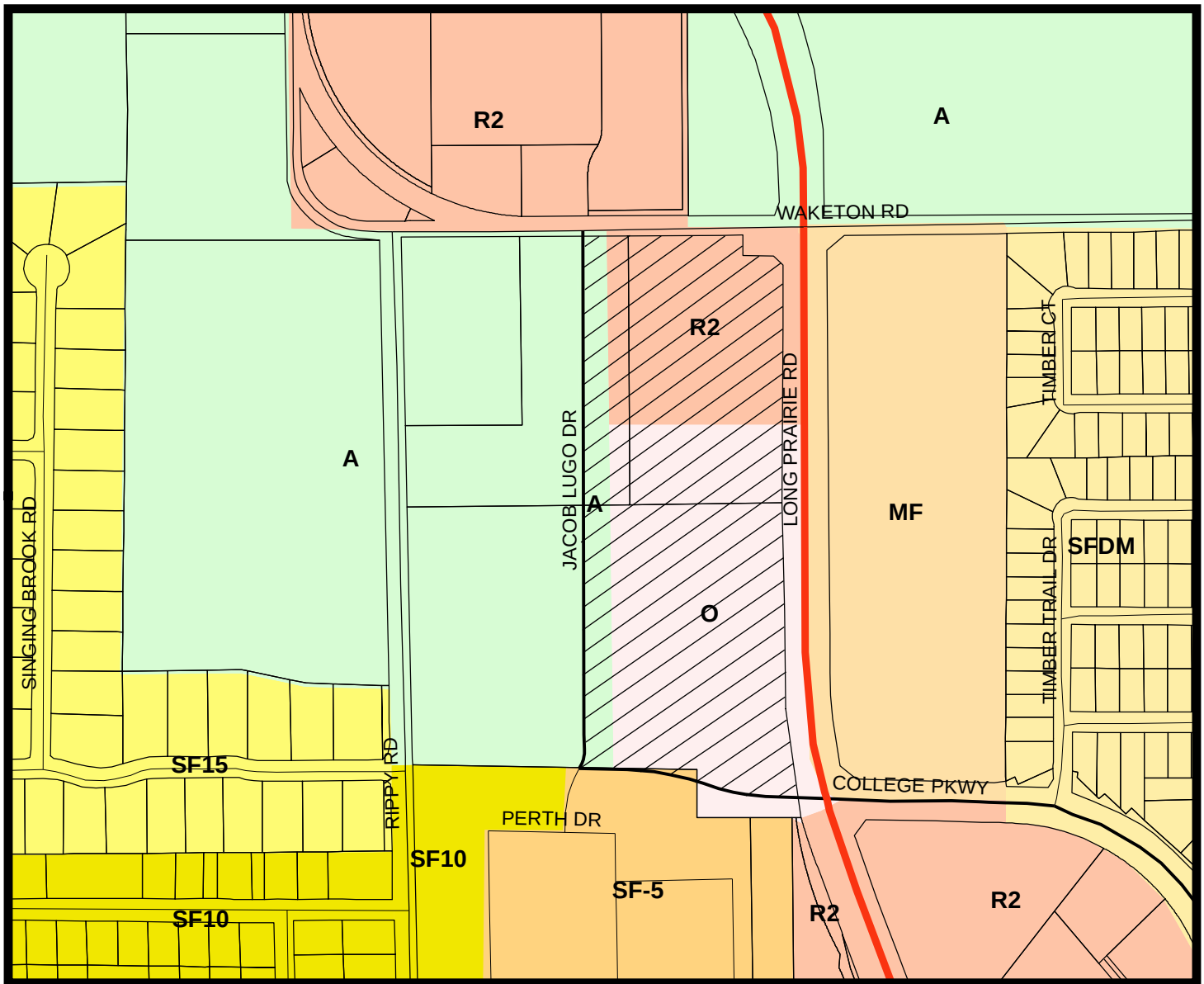
B. Application Details

1. Development Plan Package



Vicinity Map

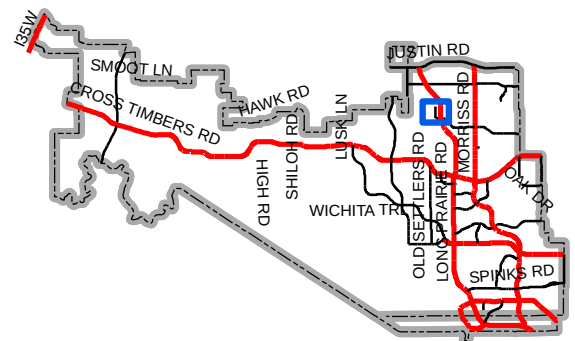
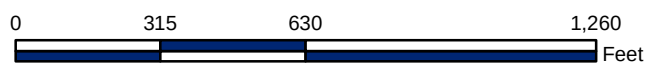
Reference Project: DP14-0009



LEGEND

	Agriculture		Single Family 15		Single Family 10		Single Family 5
	SFDM (obsolete)		Retail 2		Office		Multi-Family

..... Subject Property



Map Location

CRANNELL, CRANNELL & MARTIN CORPORATION
P.O. Box 295429, Lewisville, TX 75029-5429
Office: 972- 691-6605 Fax: 972-691-6628

Mr. Chuck Russell, Town Planner
2015

December 21,

Town of Flower Mound
2121 Cross Timbers Road #2020
Flower Mound, Texas 75028

Ref: Letter of Intent for
Hawks Hill Development Plan
FM 2499 at Waketon
Town of Flower Mound, Texas

Dear Mr. Russell,

Please accept this letter as our letter of intent for the Hawks Hill Development Plan on the property located at the southwest corner of FM 2499 and Waketon Road in the Town of Flower Mound. The property is currently zoned PD-Retail/Office and includes approximately 18.66 acres of land fronting FM 2499 and Waketon Road. The property is zoning PD-141 which includes retail and office uses. Nine total lots are currently shown on the Development Plan. Common areas will be included within the proposed lots as specified by the PD zoning. The Concept Plan for the subject property was recently approved.

The project will be constructed in phases and the purpose of this Development Plan submittal is to prepare the site for immediate development of Phase 1. Phase 1 will include Lot 1 and this lot is proposed to be a convenience store with gas sales. Lot 1 will contain approximately 1.51 acres of land located at the southwest corner of FM 2499 and Waketon Road. Phase 2 will include eight additional lots for retail and office uses. Phase 3 is will be future low density residential but is not included in this Development Plan.

Water and wastewater is currently located adjacent to the site and will be extended through the site. Storm drainage will flow towards the northeast corner, southeast corner and the southwest corner. Detention ponds are shown at these three locations to mitigate storm water increases generated from this development.

Roadway access is available from the existing FM 2499 along our east border and from existing Waketon Road along our north border. The proposed College Parkway is our southern border and is currently under construction by the adjacent property owner. project connecting College Parkway and Waketon Road. College Parkway and Jacob Lugo Drive are on the town's thoroughfare plan.

Mr. Chuck Russell, Town Planner
Town of Flower Mound
December 21, 2015
Page Two

Three public access drives are shown connecting onto FM 2499 to serve the project.
Jacob Lugo Drive is proposed and shown extending north/south along the west side of the

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

Sincerely,

Jeff D. Crannell, P.E., C.F.M.
President--Crannell, Crannell & Martin

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 57-15

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 18.578 ACRES OF LAND SITUATED IN THE JESSE WATKINS SURVEY, ABSTRACT NUMBER A-1341, DENTON COUNTY, TEXAS, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 141 (PD-141) WITH RETAIL DISTRICT-2 (R-2), OFFICE DISTRICT (O) AND AGRICULTURAL DISTRICT (A) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 18.578 acres of land situated in the Jesse Watkins Survey, Abstract Number A-1341, Denton County, Texas, have filed an application to change the zoning from Agricultural District (A) to Planned Development District No. 141 (PD-141) with Retail District-2 (R-2), Office District (O) and Agricultural District (A) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on September 28, 2015, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on October 5, 2015, with respect to the proposed planned development district as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a planned development district on the property; and

WHEREAS, the Town Council finds that amendment of the Zoning map as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area to establish a planned development district as shown below:

18.578 acres of land situated in the Jesse Watkins Survey, Abstract Number A-1341, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 141 (PD-141) with Retail District-2 (R-2), Office District (O) and Agricultural District (A) uses.

SECTION 2

The development standards, concept plan, concept landscape plan, and conceptual elevations of the proposed Planned Development District No. 141 (PD-141), attached hereto as Exhibits "B," "C," "D" and "E," each incorporated herein for all purposes, are hereby approved as the development standards, concept plan, concept landscape plan, and conceptual elevations for this Planned Development District No. 141 (PD-141).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 141 (PD-141), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," "D" and "E" attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

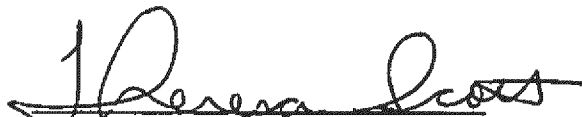
This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 5 DAY OF OCTOBER, 2015.

APPROVED:


Thomas E. Hayden, MAYOR

ATTEST:


Theresa Scott, TOWN SECRETARY

ORDINANCE NO. 57-15

Page 4

APPROVED AS TO FORM AND LEGALITY:


Bryn Meredith, TOWN ATTORNEY

Exhibit "A"
Legal Description

Being all that certain lot, tract or parcel of land situated in the Jesse Watkins Survey, Abstract Number 1324 in the Town of Flower Mound, Denton County, Texas and being a part of a tract of land described in a deed to Hawks Ramsey, LLC., as recorded in County Clerk's File Number 2007-51767 of the Real Property Records, Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a point being the most Easterly Northeast corner of said Ramsey and being in the Westerly Right of Way of FM 2499 (a.k.a. Long Prairie Road);

Thence along the Westerly line of said FM 2499 and the East line of said Ramsey tract the following 12 calls;

Thence South 00 degrees 04 minutes 35 seconds East a distance of 143.54 feet to a point;

Thence South 89 degrees 51 minutes 25 seconds West a distance of 5.00 feet to a point for corner;

Thence South 00 degrees 08 minutes 35 seconds East a distance of 50.25 feet to a point for corner;

Thence South 02 degrees 40 minutes 25 seconds West a distance of 200.18 feet to a point for corner;

Thence South 00 degrees 08 minutes 35 seconds East a distance of 350.30 feet to a point for corner;

Thence North 89 degrees 52 minutes 00 seconds East a distance of 10.20 feet to a point for corner;

Thence South 00 degrees 08 minutes 35 seconds East a distance of 350.23 feet to a point for corner;

Thence South 02 degrees 11 minutes 20 seconds East a distance of 104.82 feet to a point for corner;

Thence North 85 degrees 45 minutes 25 seconds East a distance of 10.00 feet to a point for corner;

Thence South 06 degrees 19 minutes 30 seconds East a distance of 104.17 feet to a point for corner;

Thence South 10 degrees 18 minutes 20 seconds East a distance of 104.50 feet to a point for corner;

Thence South 15 degrees 09 minutes 55 seconds East a distance of 104.80 feet to a point for corner for the Southeast corner of said Ramsey tract and the northeast corner of Lot X, Block A of North Point Center, an addition to the Town of Flower Mound, Denton County, Texas as recorded in Cabinet X, Page 332 of the Plat Records of Denton County, Texas;

Thence North 88 degrees 31 minutes 05 seconds West with the common line thereof a distance of 290.13 feet to a point for corner in the South line of said Ramsey tract and being in a Northerly line of a tract of land described in a deed to Borchardt Partners, LTD., as recorded in County Clerk's File Number 1999-59183 of the Real Property Records, Denton County, Texas;

Thence North 02 degrees 47 minutes 40 seconds West with the common line thereof a distance of 117.13 feet to a point for corner;

Thence North 88 degrees 45 degrees 20 minutes West with the South line of said Ramsey tract and a Northerly line of said Borchardt tract a distance of 303.82 feet to a point for corner for the Southwest corner of the herein described tract;

Thence North 01 degrees 03 minutes 45 seconds West a distance of 819.64 feet to a point for said point being the beginning of a curve to the left with a radius of 20.00 feet and a arc length of 23.43 feet to a point, said point be the beginning of a reverse curve to the right with a radius of 70.00 feet and a arc length of 183.99 feet to a point, said point being the beginning of a reverse curve to the left with a radius of 20.00 feet and a arc length of 23.43 feet to a point.

THENCE North 01 degrees 03 minutes 45 seconds a distance of 837.89 feet to a point for the Northwest corner of herein described tract and being in North line of said Ramsey tract and the South line of Wakelon Road;

Thence with the common line thereof the following 4 calls;

Thence North 89 degrees 21 minutes 40 seconds East a distance of 459.21 feet to a point for corner;

Thence South 00 degrees 08 minutes 35 seconds East a distance of 28.75 feet to a point for corner;

Thence North 89 degrees 51 minutes 25 seconds East a distance of 80.00 feet to a point for corner;

Thence South 45 degrees 08 minutes 35 seconds East a distance of 35.38 feet to the PLACE OF BEGINNING and enclosing 18.578 acres of land more or less.

Exhibit "B"**DEVELOPMENT STANDARDS****Planned Development District No. 141 (PD-141)
Hawks Hill**

The development on the property comprising approximately 18.578 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-141 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

- A. **PERMITTED USES.** The following uses shall be permitted in Tracts A and B as depicted in Exhibit C "Concept Plan" except as stated in Section 2 below.

1. Tracts A and B:

- a. Accessory retail and service uses (Tracts A and B)
- b. Accessory use, general, subject to section 98-972 (Tracts A and B)
- c. Antique shop (Tract A)
- d. Art gallery or handicraft sales (Tract A)
- e. Arts supply store (Tracts A and B)
- f. Bait and sporting goods sales (Tract A)
- g. Bakery or confectionary shop, retail (Tract A)
- h. Bank or savings and loan (with or without drive-thru) (Tracts A and B)
- i. Book or stationary store or newsstand (Tracts A and B)
- j. Church or rectory (Tracts A and B)
- k. Custom personal service (Tracts A and B)
- l. Cleaning shop or laundry pickup station (Tract A)
- m. Cleaning/laundry shop with pickup station (Tract A)
- n. Cleaning/laundry shop, pickup station only (Tract B)
- o. Community Center (public) (Tracts A and B)
- p. Convenience store (Tract A)
- q. Drugstore or pharmacy (with or without drive thru) (Tract A)
- r. Dancing, drama, or music school or studio (Tract A)
- s. Fire Station (Tracts A and B)
- t. Florist (Tracts A and B)
- u. Hardware store (Tract A)
- v. Health club or athletic club (Tract A)
- w. Laboratory, medical or dental (Tract A)
- x. Off street parking, accessory (Tracts A and B)
- y. Office, general business and professional (Tracts A and B)
- z. Office, medical or dental (Tracts A and B)
- aa. Optical Sales (Tracts A and B)
- bb. Park or playground, public (Tracts A and B)
- cc. Parking lot, commercial (Tracts A and B)
- dd. Personal improvement services (Tracts A and B)
- ee. Pet store, subject to section 98-988 (Tract A)
- ff. Plant nursery or garden shop (Tract A)

- gg. Public building, shop or yard (Tracts A and B)
 - hh. Restaurant, single tenant or part of a multi-tenant building with drive thru (Tract A)
 - ii. Restaurant, general (Tracts A and B)
 - jj. Restaurant, fast food (with or without a drive thru) (Tract A)
 - kk. Retail, general (indoors)(R-2)
 - ll. Retail, single Tenant (less than 25,000 square feet) (Tract A)
 - mm. Travel bureau or consultant (Tract A)
2. Residential Low Density uses. The area 550 feet east of the eastern right-of-way line of Rippy Road is restricted to Low Density residential uses per the Town's Master Plan as of the date of passage of this ordinance and shall retain the base zoning district of Agricultural (A). The sole use of this area within the boundary of the subject property is to provide for landscape buffers and the right-of-way for the north-south Urban Collector and associated roundabouts per the Town's Thoroughfare Plan as shown on Exhibit C.

B. SPECIFIC USES

The following uses may be permitted in this Planned Development District with a Specific Use Permit (SUP):

- a. Assembly Hall (Tract A)
- b. Amusement and recreation (indoors) (Tract A and B)(subject to section 98-973)
- c. Auto parts and accessory sales (indoors) (Tract A)
- d. Car wash, full service (Tract A)
- e. Car wash, self service (Tract A)
- f. Car wash, automatic (Tract A)
- g. Cleaning/laundry shop with on-site plant (Tract A)
- h. College or university (Tract B)
- i. Convenience store with gasoline sales (Tract A)
- j. Communication tower, commercial, subject to 98-977 (Tracts A and B)
- k. Day care center (Tracts A and B)
- l. Drugstore or pharmacy (with or without drive thru) (Tract B)
- m. Electrical line/substation, high-voltage, subject to section 98-979 (Tracts A and B)
- n. Fraternal club or lodge (Tract B)
- o. Hospital (Tracts A and B)
- p. Hotel (Tract B)
- q. Institution, drug or psychiatric treatment (Tract B)
- r. Laboratory, scientific and research (Tract B)
- s. Lithographic, print shop (Tracts A and B)
- t. Local utility line (Tracts A and B)
- u. Mortuary or funeral home (Tract B)
- v. Motor vehicle fuel service station (Tract A)
- w. Museum, library or art gallery, public (Tracts A and B)
- x. Nursing or congregate care facility (Tract B)
- y. Private franchise utility, not listed (Tracts A and B)
- z. Recreation center (Tracts A and B)
- aa. Repair service, limited (Tract A)

- bb. Retail, single tenant (25,000 square feet but less than 50,000 square feet) (Tract A)
- cc. School, business (Tract B)
- dd. School, elementary or secondary (Tract B)
- ee. Studio, television or radio (Tract B)
- ff. Swimming pool, public (Tracts A and B)
- gg. Transmission Pipeline, subject to section 98-997 (Tracts A and B)
- hh. Theater (Tracts A and B)
- ii. Water well, storage or pump station (Tracts A and B)

C. PROHIBITED USES

The following uses shall not be permitted in this Planned Development District:

- a. Animal control facility
- b. Aviary
- c. Bus station, terminal
- d. Kennel, subject to section 98-986
- e. Kennel, enclosed in building only
- f. Railroad track
- g. Sewage pump station
- h. Telephone equipment station
- i. Veterinary hospital (inside pens)
- j. Veterinary hospital (inside pens) subject to section 98-998

D. TEMPORARY USES

The following temporary uses shall be permitted in this Planned Development District:

- a. Asphalt/concrete batch plant, temporary, subject to section 98-974
- b. Building material yard and construction office
- c. Field office, temporary
- d. Sales, temporary, subject to section 98-992
- e. Temporary special event, subject to section 98-976

E. DIMENSIONAL REGULATIONS

The dimensional regulations for this Planned Development shall comply with Retail District (R-2) for Tract A and Office District for Tract B as depicted in exhibit C except as otherwise expressed herein:

1. There shall be a 30-foot building setback on Waketon Road and the proposed Lugo Drive and a 60-foot building setback on FM 2499 and College Parkway.
2. Fuel island canopies, if approved by an SUP, shall be a minimum of 50 feet from the existing right-of-way at the time of approval of this Planned Development.

F. ARCHITECTURAL STANDARDS

Building Elevation Profiles and Roof Form shall substantially conform with the approved Concept Elevations and have the following components:

1. All building elevations will be articulated to meet or exceed the Town of Flower Mound Urban Design Plan and the requirements of Specific Plan Area 5. Buildings need to reflect an architectural prominence, with particular attention being paid to architectural quality on the facades, rooflines, and elevations visible from major arterials.
2. Buildings shall incorporate human-scale proportions at the entries and front facades through the use of arcades, porte-cocheres, and other shade producing elements.
3. The unified design theme depicted on the Concept Elevations shall be required within the development.
4. Franchise utility panels and connection points shall be painted and textured 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 Waketon Road or College Parkway 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 Waketon Road and College Parkway.
5. Colors shall be consistent with the surrounding development and should be earth tones, copper or bronze colors, or members of the brown, white, gold scale. Accent colors shall be used in accordance with the urban design guidelines
6. All retaining walls shall be decorative in nature and shall be constructed of stone or stone clad. Where practical walls over 4 feet should be incorporated in public open space. Retaining walls shall not exceed a maximum height of 8 feet.

G LANDSCAPE BUFFER AND SCREENING REQUIREMENTS

1. There shall be a minimum landscape buffer of 30 feet along FM 2499 and 15 feet along Waketon Road, from the existing right-of-way, and College Parkway.
2. A landscape buffer of at least 30 feet shall be provided along the east line of proposed Jacob Lugo Drive, exclusive of access drives and roundabouts, as shown on the approved Concept Plan.
3. All loading areas shall be completely screened from public right-of-ways by a screen wall, which is of adequate length and height to completely enclose a delivery vehicle parked in a loading area. Additionally, berms and landscaping may be used to enhance screening and soften screen walls.

H. MISCELLANEOUS STANDARDS

1. The development shall include multiple public open space amenities that are integrated into the development as depicted in Exhibit C.. At least 4 areas with seating, shade and landscaping will be incorporated into the public open space.
2. Pedestrian linkages shall be provided throughout the site to connect the future residential area to the west and may be comprised of crushed granite, brick pavers, concrete, or patterned concrete.
3. The required Town Trail along the north side of College Parkway will be a 8 foot concrete multi-use trail as required by 90-443(g).
4. Storm water storage facilities may include detention and/or retention ponds provided that retention ponds shall include aeration. Detention or retention ponds may include either sloped edges or hard edges comprised of stacked stone, stone veneer, cut stone or faux stone that complement the development.
5. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development. A copy of said agreement will be provided to the Town of Flower Mound with the Record Plat for the development.
6. The proposed buildings of this Planned Development shall be no closer than 550' to the existing eastern right-of-way line of Rippy Road, at the time of approval of this Planned Development.
7. Right decel lanes may be placed in 'Public Access Easements' where there is not sufficient right-of-way subject to approval of the Town Engineer.
8. 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 site plan submittal.
9. Signs depicted on Exhibit C are not deemed to be approved until a sign permit has been issued by the Town.

I. WAIVERS

The following waivers shall be granted with the approval of the Planned Development District:

1. Section 82-302 – Compatibility Buffer and Section 82-303 Compatibility Setback: A sixty foot (60') compatibility setback and twenty-five foot (25') landscape buffer shall not be required as shown on Exhibit C.
2. Driveway access along Waketon Road, College Parkway and Long Prairie Road is approved as shown in Exhibit C.

Exhibit "C" CONCEPT PLAN

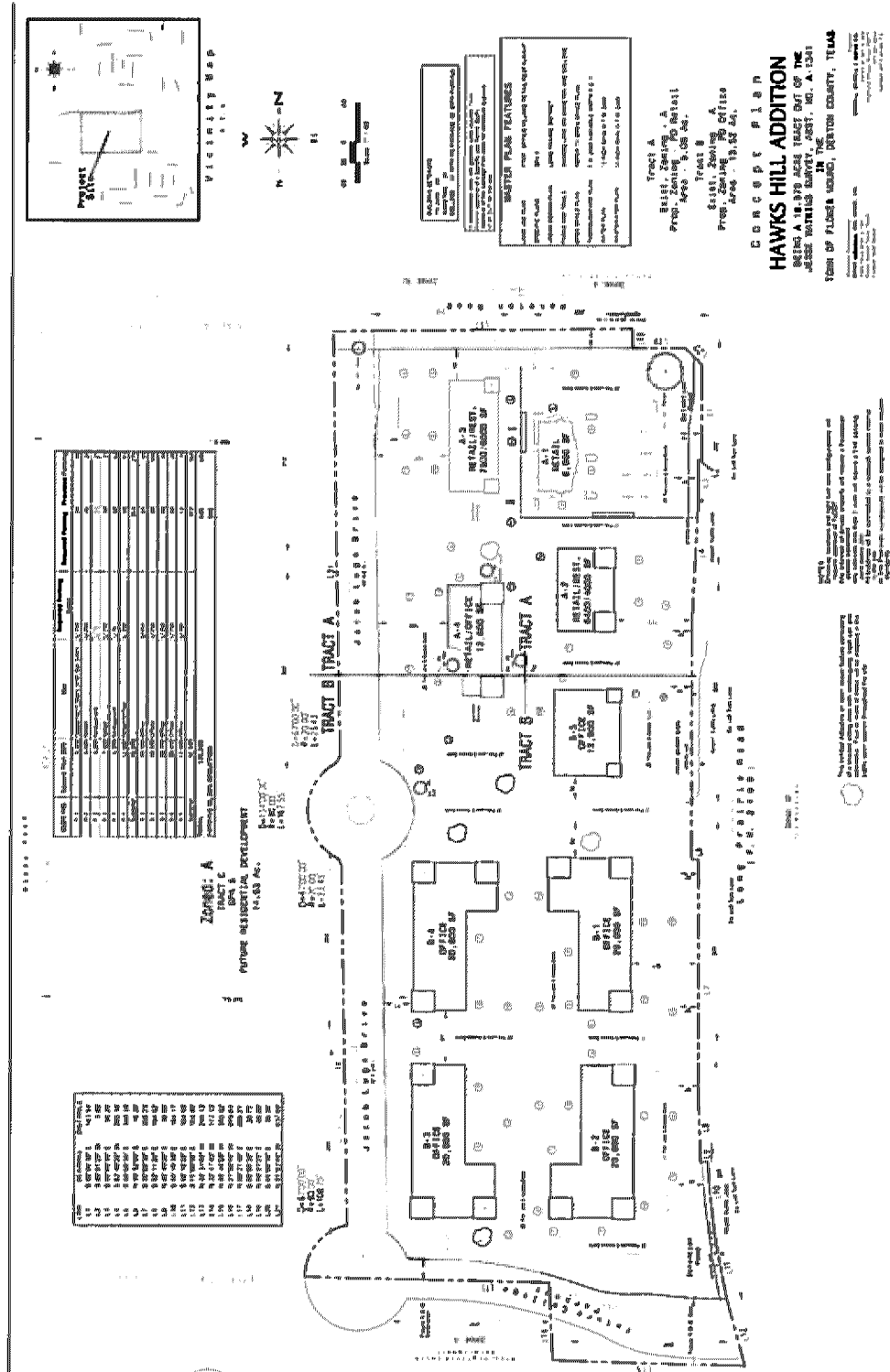
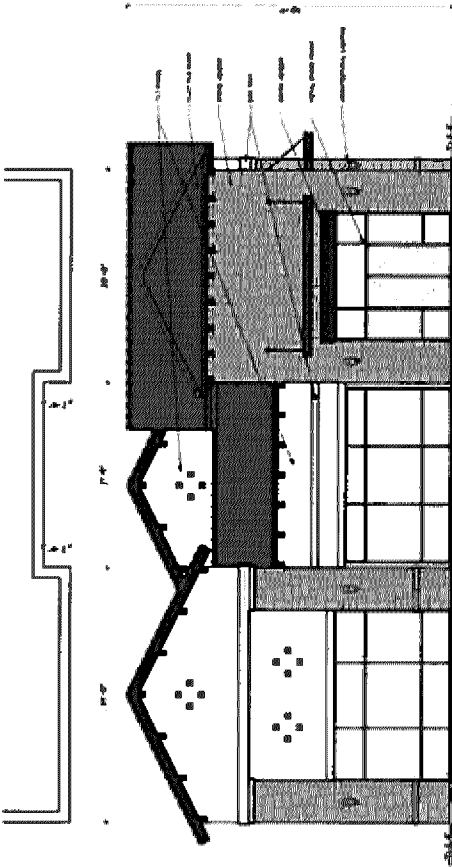
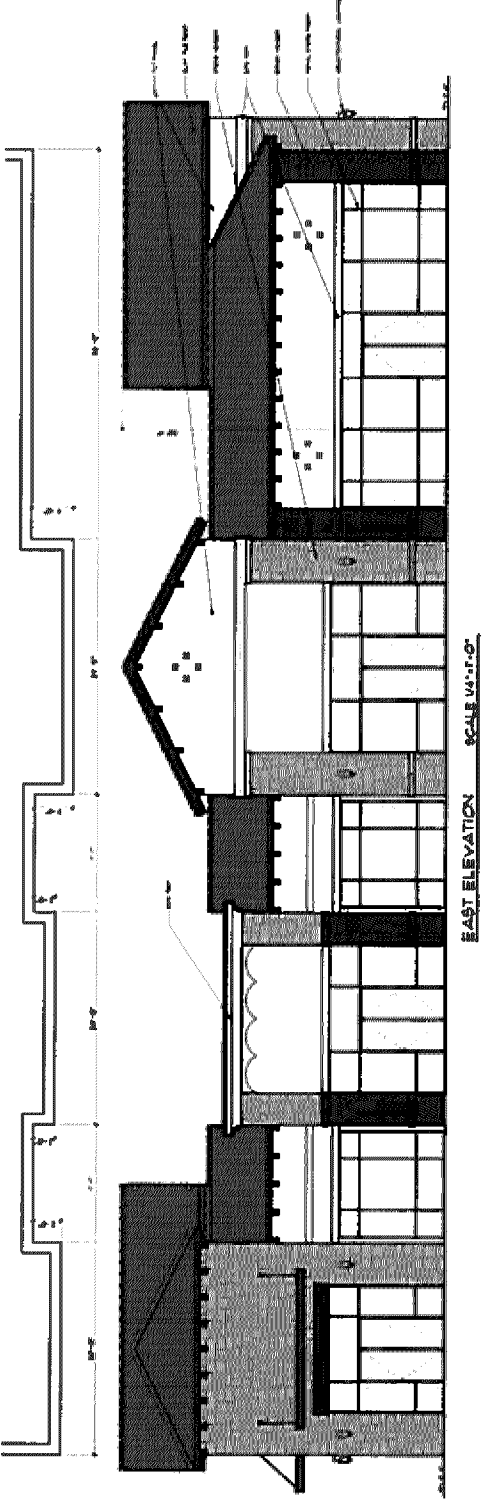


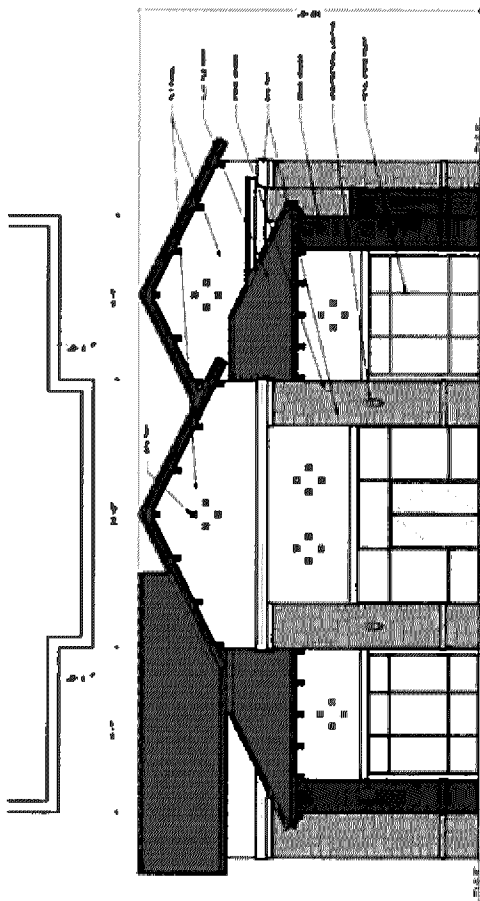
Exhibit "E"
CONCEPTUAL ELEVATIONS



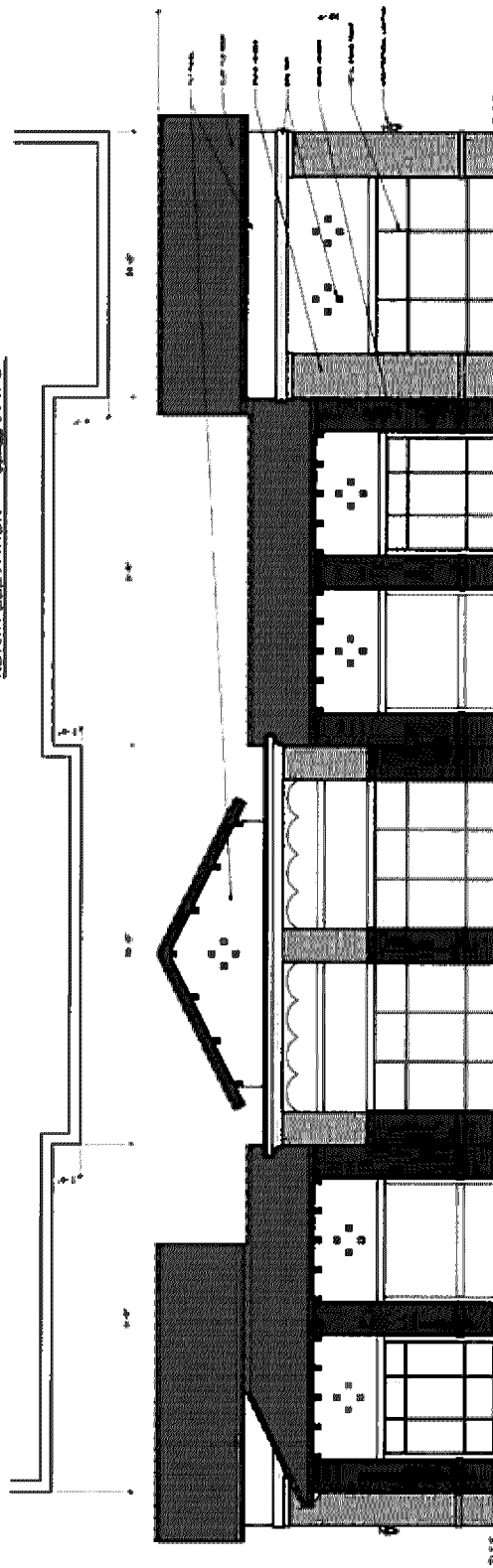
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ. FT.	100.00	100.00
2	WALLS	1	SQ. FT.	200.00	200.00
3	ROOF	1	SQ. FT.	150.00	150.00
4	FLOORING	1	SQ. FT.	100.00	100.00
5	CEILING	1	SQ. FT.	100.00	100.00
6	PAINT	1	SQ. FT.	50.00	50.00
7	DOORS	1	EA.	100.00	100.00
8	WINDOWS	1	EA.	100.00	100.00
9	STAIRS	1	EA.	100.00	100.00
10	MECHANICAL	1	EA.	100.00	100.00
11	ELECTRICAL	1	EA.	100.00	100.00
12	PLUMBING	1	EA.	100.00	100.00
13	LANDSCAPING	1	EA.	100.00	100.00
14	PERMITS	1	EA.	100.00	100.00
15	LABOR	1	HR.	100.00	100.00
16	TRAVEL	1	EA.	100.00	100.00
17	MEALS	1	EA.	100.00	100.00
18	TOOLBOX	1	EA.	100.00	100.00
19	SAFETY	1	EA.	100.00	100.00
20	INSURANCE	1	EA.	100.00	100.00
21	UTILITIES	1	EA.	100.00	100.00
22	WATER	1	EA.	100.00	100.00
23	SEWER	1	EA.	100.00	100.00
24	HEATING	1	EA.	100.00	100.00
25	Cooling	1	EA.	100.00	100.00
26	Lighting	1	EA.	100.00	100.00
27	Sound	1	EA.	100.00	100.00
28	Security	1	EA.	100.00	100.00
29	Fire	1	EA.	100.00	100.00
30	Medical	1	EA.	100.00	100.00
31	Pharmacy	1	EA.	100.00	100.00
32	Food	1	EA.	100.00	100.00
33	Drinks	1	EA.	100.00	100.00
34	Smoking	1	EA.	100.00	100.00
35	Alcohol	1	EA.	100.00	100.00
36	Drugs	1	EA.	100.00	100.00
37	Herbs	1	EA.	100.00	100.00
38	Spices	1	EA.	100.00	100.00
39	Oils	1	EA.	100.00	100.00
40	Vinegar	1	EA.	100.00	100.00
41	Sauces	1	EA.	100.00	100.00
42	Condiments	1	EA.	100.00	100.00
43	Flavors	1	EA.	100.00	100.00
44	Preservatives	1	EA.	100.00	100.00
45	Colorings	1	EA.	100.00	100.00
46	Stabilizers	1	EA.	100.00	100.00
47	Emulsifiers	1	EA.	100.00	100.00
48	Surfactants	1	EA.	100.00	100.00
49	Dispersants	1	EA.	100.00	100.00
50	Thickeners	1	EA.	100.00	100.00
51	Gelling Agents	1	EA.	100.00	100.00
52	Starches	1	EA.	100.00	100.00
53	Proteins	1	EA.	100.00	100.00
54	Fibers	1	EA.	100.00	100.00
55	Minerals	1	EA.	100.00	100.00
56	Vitamins	1	EA.	100.00	100.00
57	Enzymes	1	EA.	100.00	100.00
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86	Fibers	1	EA.	100.00	100.00
87	Minerals	1	EA.	100.00	100.00
88	Vitamins	1	EA.	100.00	100.00
89	Enzymes	1	EA.	100.00	100.00
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96	Surfactants	1	EA.	100.00	100.00
97	Dispersants	1	EA.	100.00	100.00
98	Thickeners	1	EA.	100.00	100.00
99	Gelling Agents	1	EA.	100.00	100.00
100	Starches	1	EA.	100.00	100.00



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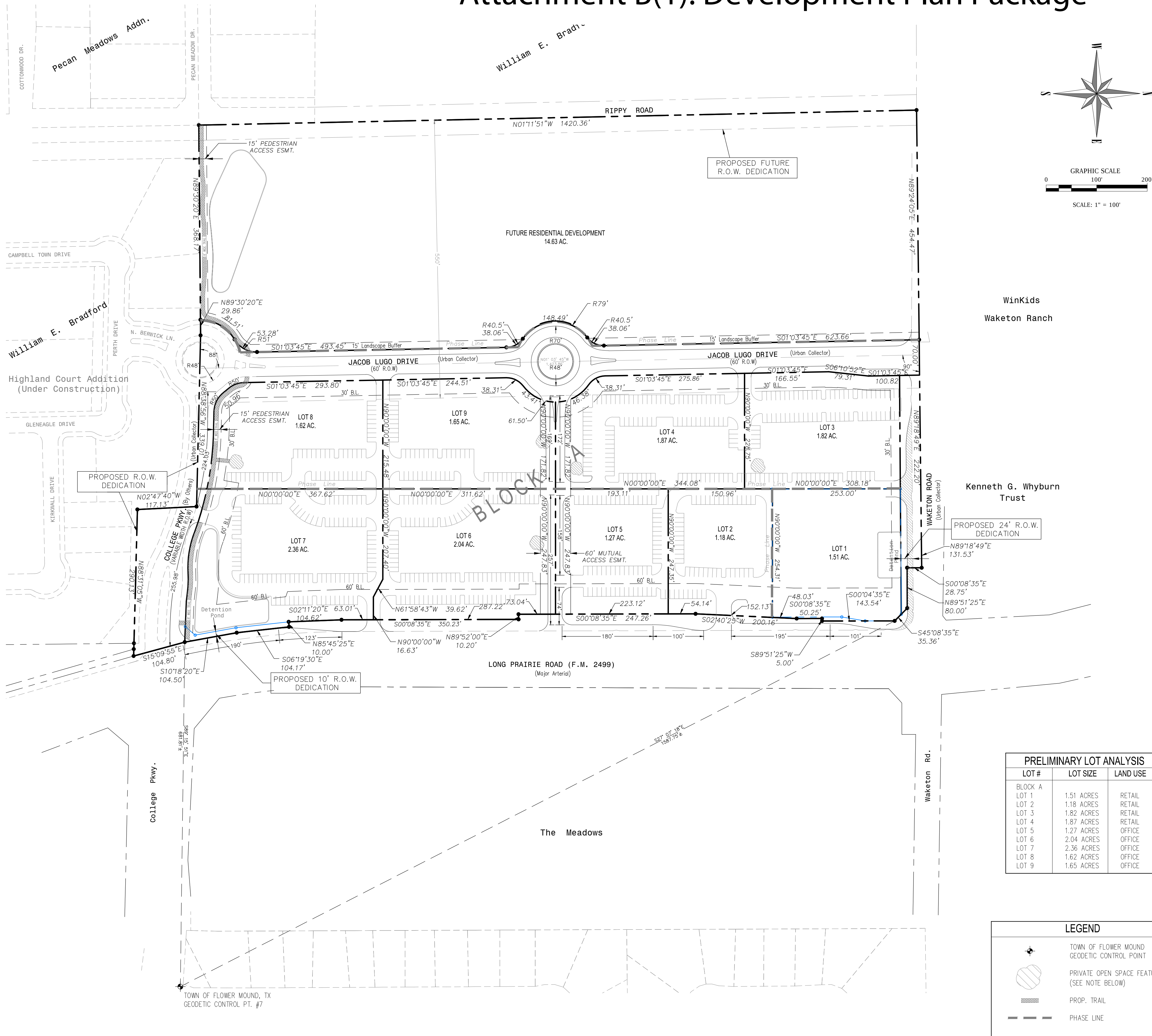


NORTH ELEVATION SCALE 1/8"=1'-0"



WEST ELEVATION SCALE 1/4"=1'-0"

Attachment B(1): Development Plan Package



* Proposed land use commercial and retail as allowed by zoning.

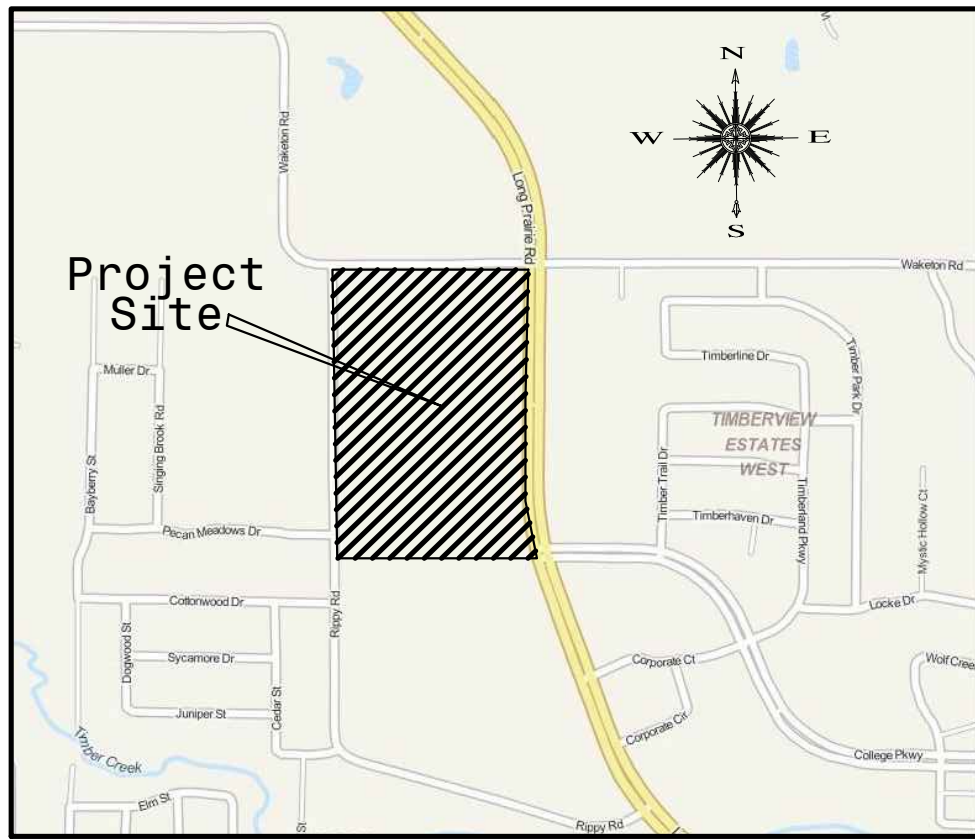
Note:
This symbol indicates an open space feature consisting of a shaded sitting area with landscaping, trash can and sidewalks. Four or more of these will be installed in the public open spaces throughout the site.

LEGEND

	TOWN OF FLOWER MOUND GEODETIC CONTROL POINT
	PRIVATE OPEN SPACE FEATURE (SEE NOTE BELOW)
	PROP. TRAIL
	PHASE LINE

PRELIMINARY LOT ANALYSIS

LOT #	LOT SIZE	LAND USE
BLOCK A		
LOT 1	1.51 ACRES	RETAIL
LOT 2	1.18 ACRES	RETAIL
LOT 3	1.82 ACRES	RETAIL
LOT 4	1.87 ACRES	RETAIL
LOT 5	1.27 ACRES	OFFICE
LOT 6	2.04 ACRES	OFFICE
LOT 7	2.36 ACRES	OFFICE
LOT 8	1.62 ACRES	OFFICE
LOT 9	1.65 ACRES	OFFICE



Vicinity Map
n. t. s.

BUILDING SETBACKS

FM 2499 - 60'
WAKETON - 30'
COLLEGE - 30' WITH NO PARKING, 60' WITH PARKING

A convenience store with gasoline sales requires Town Council approval of a Specific Use Permit (SUP). Approval of this Development Plan does not constitute approval of an SUP for this use.

MASTER PLAN FEATURES

TOTAL ACRES	18.66
LAND USE PLAN	PROFESSIONAL OFFICE/VILLAGE RETAIL/RESTAURANT
SPECIFIC PLANS	SPA 5
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	ALONG COLLEGE PARKWAY
THOROUGHFARE PLAN	F.M. 2499-MAJOR ARTERIAL, EXIST. JACOB LUGO DRIVE-URBAN COLLECTOR, PROPOSED COLLEGE PARKWAY-URBAN COLLECTOR (UNDER CONSTRUCTION BY OTHERS)
WATER PLAN	12-INCH MAIN IN F.M. 2499
WASTEWATER PLAN	18-INCH IN F.M. 2499

PROPERTY DESCRIPTION
Being a certain lot, tract or parcel of land situated in the Jesse Watkins Survey, Abstract No. 1324, in the Town of Flower Mound, Denton County, Texas, and being a part of a tract of land described in deed to Hawks Ramsey, LLC as recorded in County Clerk's File no. 2007-51767 of the Real Property Records, Denton County, Texas, the subject tract being more particularly described as follows:
BEGINNING at a point being the most Easterly Northeast corner of said Ramsey tract and being in the Westerly Right-of-Way of FM 2499 (a.k.a. Long Prairie Road);
Thence along the Westerly line of said FM 2499 and the East line of said Ramsey tract the following 12 calls;
THENCE South 00°04'35" East a distance of 143.54 feet to a point for corner;
THENCE South 89°51'25" West a distance of 5.00 feet to a point for corner;
THENCE South 00°08'35" East a distance of 50.25 feet to a point for corner;
THENCE South 02°40'25" West a distance of 200.16 feet to a point for corner;
THENCE South 00°08'35" East a distance of 350.30 feet to a point for corner;
THENCE North 89°52'00" East a distance of 10.20 feet to a point for corner;
THENCE South 00°08'35" East a distance of 350.23 feet to a point for corner;
THENCE South 02°11'20" East a distance of 104.62 feet to a point for corner;
THENCE North 85°45'25" East a distance of 10.00 feet to a point for corner;
THENCE South 06°19'30" East a distance of 104.17 feet to a point for corner;
THENCE South 10°18'20" East a distance of 104.50 feet to a point for corner;
THENCE South 15°09'55" East a distance of 104.80 feet to a point for corner;
Now departing the Westerly line of said FM 2499 and continuing the following metes and bounds of said tract;
THENCE North 88°31'05" West a distance of 290.13 feet to a point for corner;
THENCE North 02°47'40" West a distance of 117.13 feet to a point for corner;
THENCE North 88°38'56" West a distance of 339.01 feet to a point for corner;
THENCE South 89°30'20" West a distance of 30.71 feet to a point for corner;
THENCE a curve to the right having a radius of 79.50 feet and a length of 81.51 feet with a chord bearing of North 30°04'40" East;
THENCE a curve to the left having a radius of 50.50 feet and a length of 53.28 feet with a chord bearing of North 29°09'38" East;
THENCE North 01°03'45" West a distance of 493.45 feet to a point for corner;
THENCE a curve to the left having a radius of 40.50 feet and a length of 38.06 feet with a chord bearing of North 27°59'08" West;
THENCE a curve to the right having a radius of 79.00 feet and a length of 148.49 feet with a chord bearing of North 01°03'45" West;
THENCE a curve to the left having a radius of 40.50 feet and a length of 38.06 feet with a chord bearing of North 25°51'38" East;
THENCE North 01°03'45" West a distance of 623.66 feet to a point for corner;
THENCE North 89°21'40" East a distance of 451.29 feet to a point for corner;
THENCE South 00°08'35" East a distance of 28.75 feet to a point for corner;
THENCE North 89°51'25" East a distance of 80.00 feet to a point for corner;
THENCE South 45°08'35" East a distance of 35.36 feet to the POINT OF BEGINNING and enclosing 18.66 acres of land more or less.

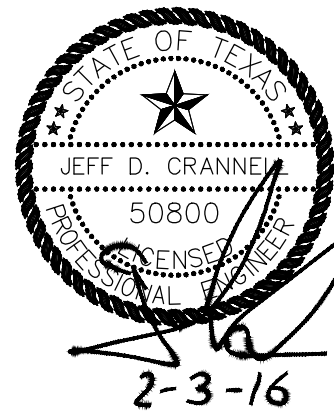
Engineer:
Cranell & Martin
Engineering Corporation
TBPE FIRM #605
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633

Owner:
HAWKS RAMSEY, LLC
3505 Yucca Drive
Suite 100
Flower Mound, Tx 75028
Contact: Todd Weaver

Hawks Hill Addition

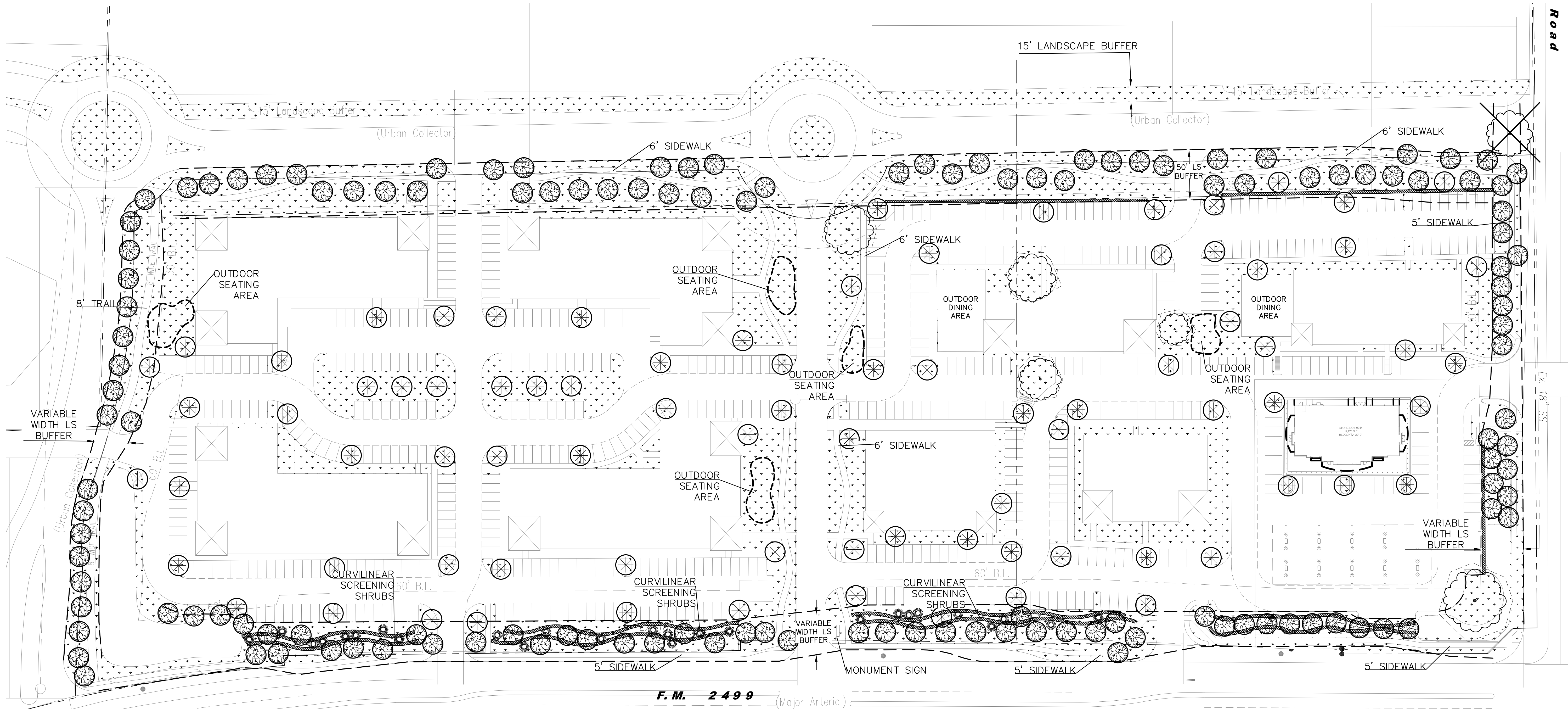
Town of Flower Mound - Denton County, Texas

PRELIMINARY
DEVELOPMENT PLAN
18.66 ACRES



REVISIONS

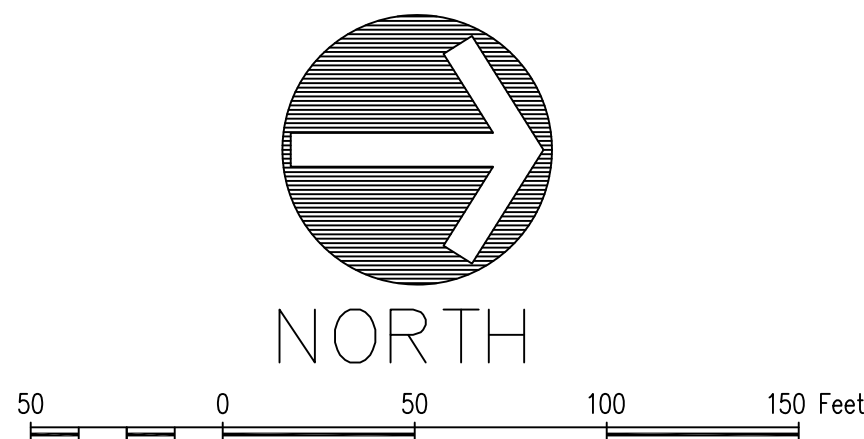
DESIGN: CCM
DRAWN: CCM
DATE: 2/3/2016
SCALE: AS SHOWN
NOTES:
FILE:



**LANDSCAPE REQUIREMENTS COMPLIANCE
TOWN OF FLOWER MOUND
SPA-5**

LEGEND	
	PARKING TREE
	BUFFER TREE
	ORNAMENTAL TREE
	SCREENING SHRUBS & GROUND COVER
	GRASS AREA

LANDSCAPE BUFFERS	
Required	There shall be a variable width buffer between 20' and 35' from the maximum ROW line along FM 2499, and 1 tree for every 30 l.f. FM 2499 - 1432 l.f. / 30 = 48 trees
Provided	Variable width (20' minimum) buffer and 48 trees
Required	There shall be a minimum landscape buffer of 15' along Waketon Road, College Parkway and the west property line and 1 tree for every 30 l.f. Waketon Road - 565 l.f. / 30 = 19 trees College Parkway - 563 l.f. / 30 = 19 trees West Property line - 1423 l.f. / 30 = 47 trees
Provided	Waketon Road - Variable width (15' minimum) buffer and 19 trees College Parkway - Variable width (15' minimum) buffer and 19 trees West Property line - Variable width (15' minimum) buffer and 47 trees
PARKING AREA LANDSCAPE	
Required	Landscape areas shall be provided within off street parking areas at a minimum 90 s.f. per 12 parking spaces. 615 / 12 = 52 x 90 = 4,680 required s.f. of landscaping
Provided	22,614 s.f.
Required	All parking spaces to be located within 50' of a tree
Provided	Parking spaces within 50' of a tree
Required	All head parking to be screened from street view with minimum 3' high shrubs
Provided	3' high screening shrubs on head parking.



**CONCEPTUAL LANDSCAPE
PLAN**

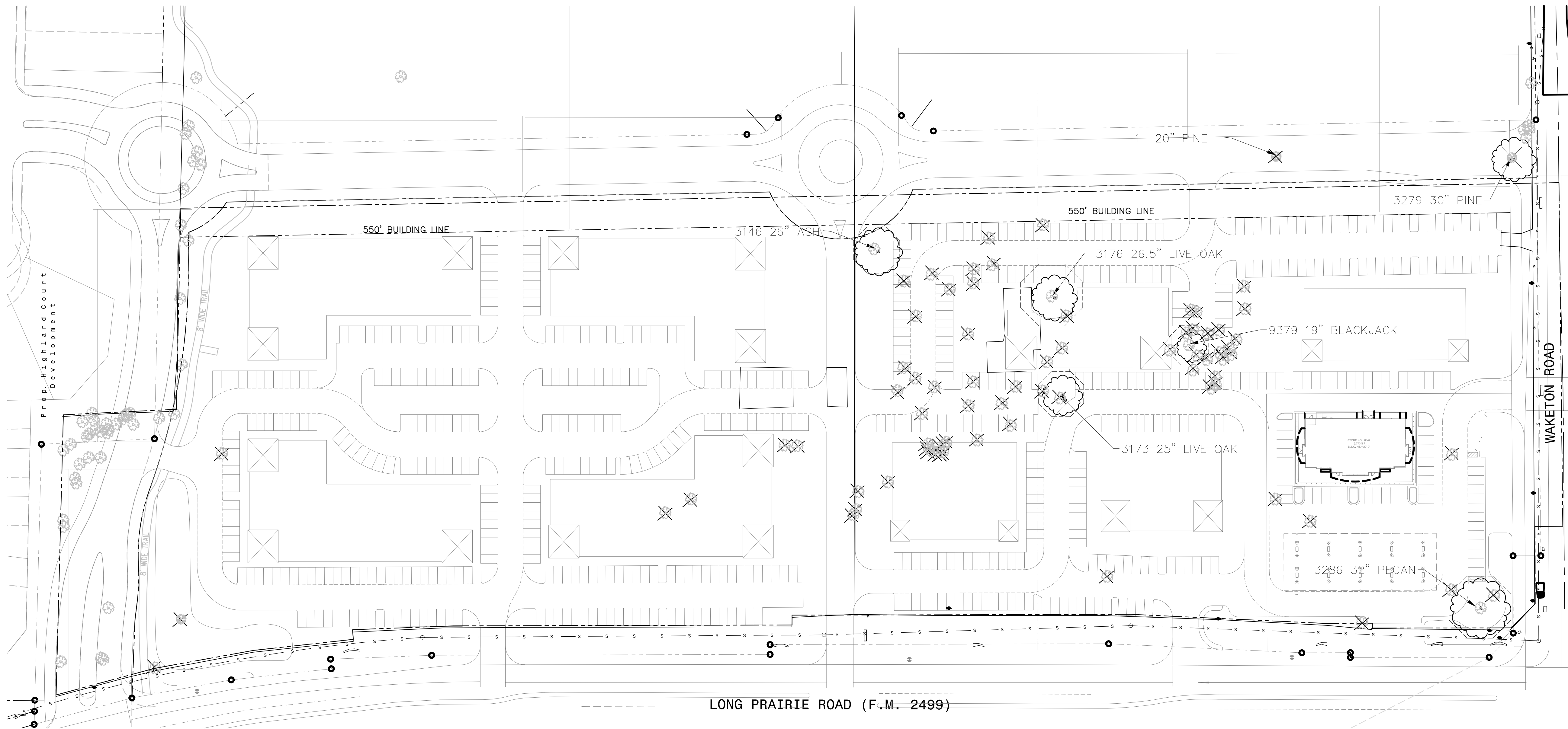
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 12/21/2015



Drawn By: WS
Date: 4/6/15
Scale: 1" = 50'
Revisions:
9/1/15
11/13/15

15043

L1.0



LEGEND

- EXISTING SPECIMEN TREE
- EXISTING SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCING
- EXISTING PROTECTED TREE
- EXISTING PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCE (PROTECTED TREE)

OVERALL TREE COUNT	
TREE SIZE	AMOUNT
8-16"	49
18-26"	14
26"+	6
TOTAL TREES	69

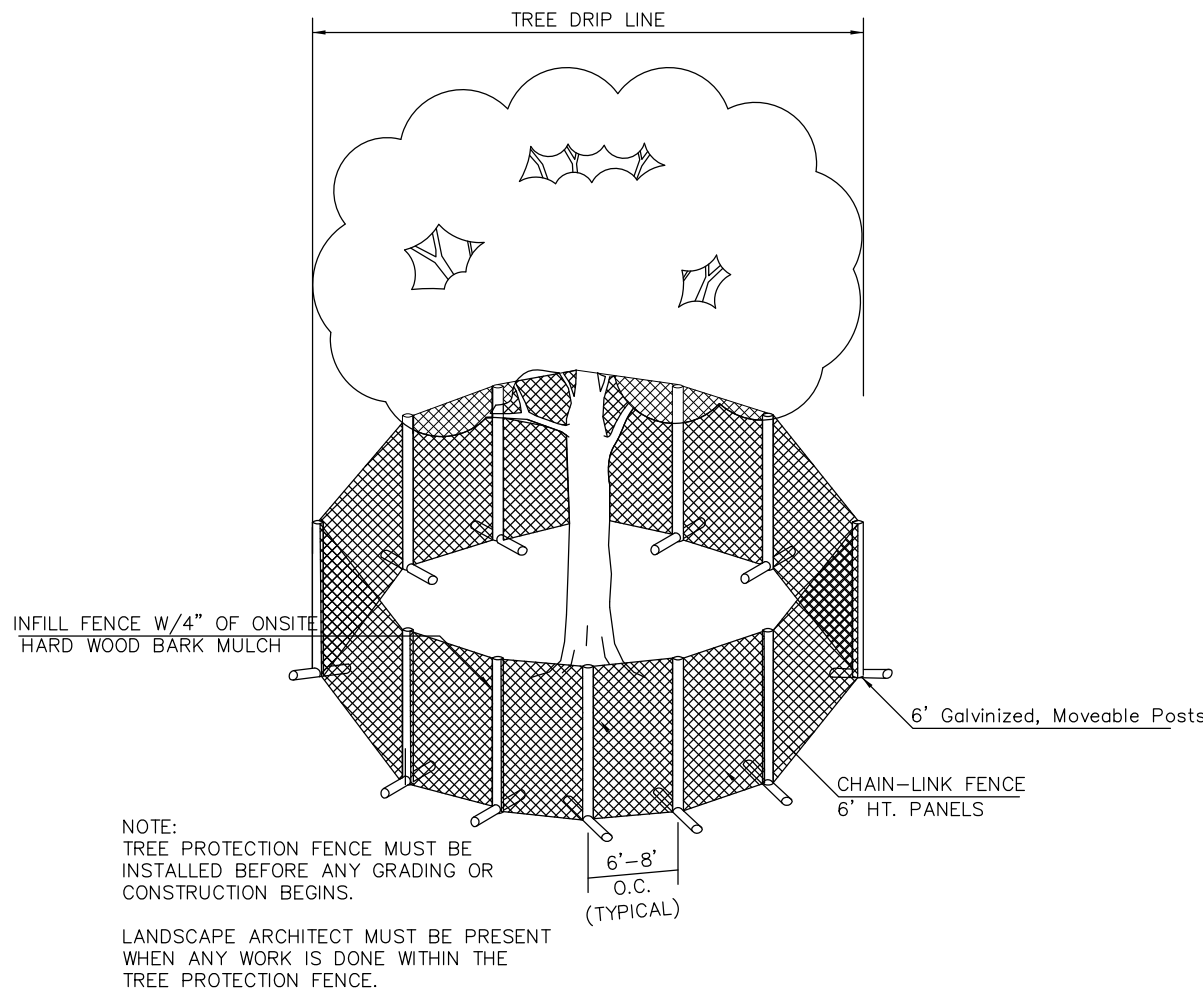
THERE IS NO MITIGATION REQUIRED FOR ANY TREES REMOVED EAST OF THE 550' BUILDING LINE BECAUSE THE DEVELOPMENT IS LOCATED WITHIN SPA-5

PROTECTED TREE CHART
(WEST OF 550' BUILDING LINE)

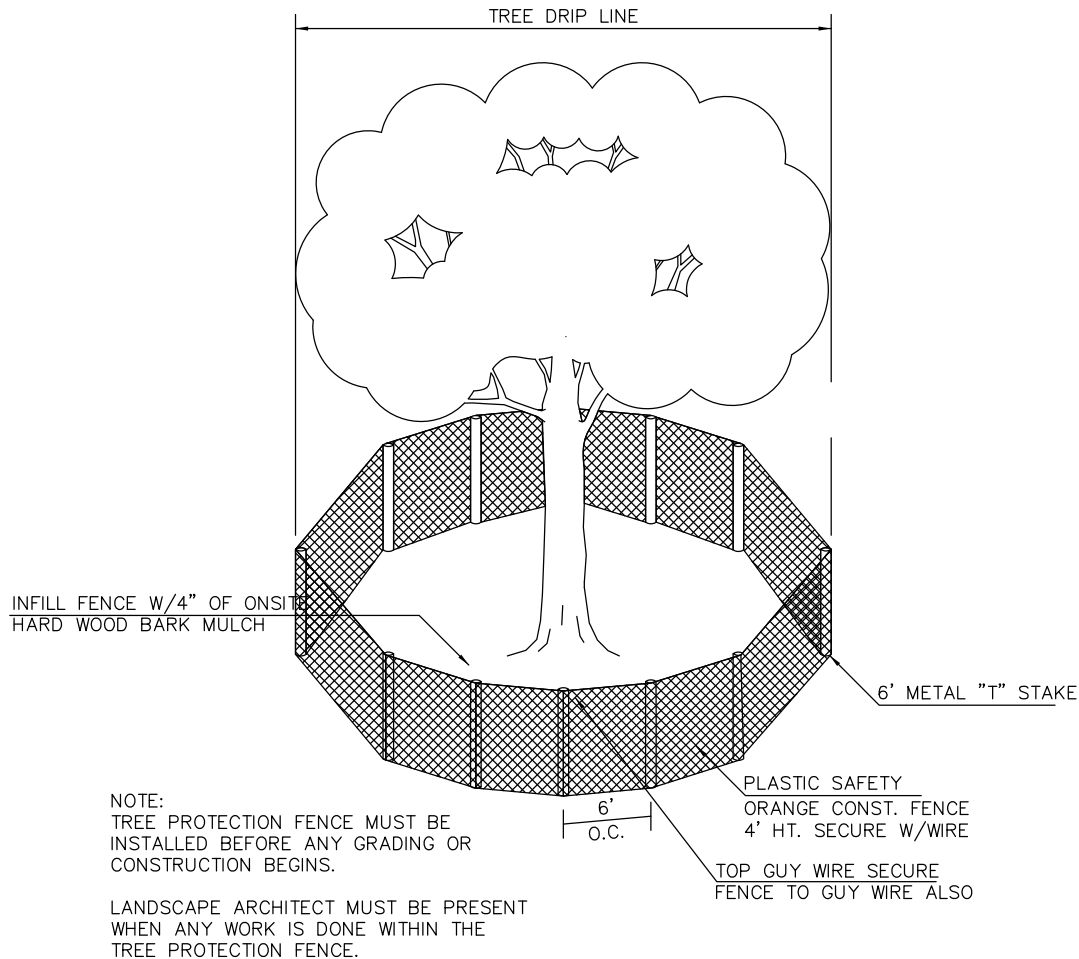
TREE	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	HEALTH/CONDITION
1	20	PINE	Pinus ellioti	YES	YES	FAIR

SPECIMEN TREE CHART

	TREE	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	HEALTH/CONDITION
1	3146	26	ASH	Ash sp.	YES	NO	FAIR
2	3173	25.5	LIVE OAK	Quercus virginiana	YES	NO	GOOD
3	3176	26.5	LIVE OAK	Quercus virginiana	YES	NO	GOOD
4	3279	30	SLASH PINE	Pinus ellioti	YES	YES	GOOD
5	3286	32	PECAN	Carya illinoensis	YES	NO	GOOD
6	9379	19	BLACKJACK OAK	Quercus marilandica	YES	NO	GOOD



TREE PROTECTION
(Specimen)



TREE PROTECTION
(Protected)

Engineer:
Cranell & Martin
Engineering Corporation
TBPE FIRM #605
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633

Owner:
WEAVER COMMERCIAL
REAL ESTATE, LTD.
3505 Yucca Drive
Suite 100
Flower Mound, TX 75028
Contact: Todd Weaver

Hawks Hill Addition
Phase 1
City of Flower Mound - Denton County, Texas

PRELIMINARY
TREE SURVEY



1/6/2016

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE:
SCALE:
NOTES:
FILE:



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 8

DATE: February 8, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP15-0028 - Mi Dia) to develop a restaurant, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located on the west side of Long Prairie Road and south of West Windsor Drive.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 5,190-square-foot, single-story restaurant building to be located on Lot 1R2A of the West Windsor Addition. The restaurant also has a 2,082-square-foot covered outdoor patio area. The property is master-planned as part of Specific Plan Area 4 (SPA 4) for office uses and zoned Office District.

Primary access to the lot will be from West Windsor Drive and through a mutual access drive from the senior center site. The required parking for the proposed restaurant is 98 spaces, and the site plan depicts 76 on-site parking spaces and 22 off-site parking spaces located on the Town's senior center lot. A recorded agreement between the applicant and the Town allows for cross access and cross parking between the two developments. The site plan depicts necessary setbacks, landscape buffer and easements.

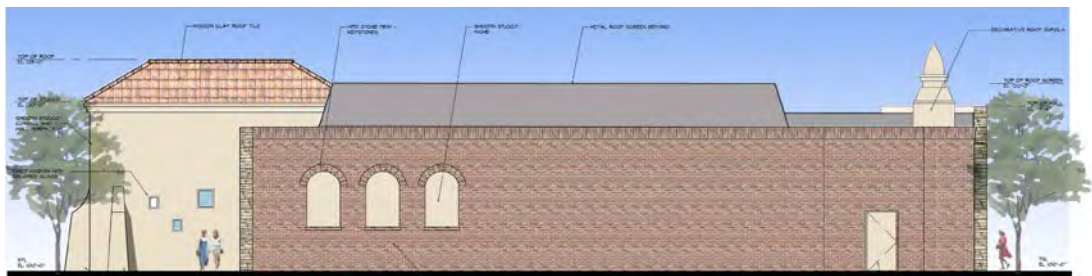
A. Waiver to certain Architectural Standards:

The Urban Design Plan provides Architectural Standards for non-residential buildings in the Town with the intent of creating developments of "enduring and exemplary quality and design." The purpose of these standards is to encourage building design of meritorious quality throughout the Town and prohibit franchise architecture. Some of the architectural standards addressed are building materials, colors, roof pitch, pedestrian scale, entry

Facade Articulation of Low-rise non-residential buildings (one to two stories)

3.2. Each building elevation greater than 80 linear feet, up to a maximum of 250 linear feet, should have a minimum of two planes, offset by a minimum of two feet.

The south/rear elevation of the building facing a mutual access drive has approximately 88 linear feet, which does not meet this requirement.



Façade Materials

5.1. Elevations of low-rise non-residential buildings (one to two stories) should be a minimum of 50% masonry, excluding doors and windows, consisting of stone, brick or finished tilt-wall concrete, or a mixture of those materials.

The north/front elevation that fronts West Windsor Drive has 47 percent masonry (primary + secondary) due to the vast expanse of glass wall that separates the indoor seating and the outdoor patio area.



5.3. At least 80% of each building elevation, excluding doors and windows, should be primary masonry, consisting of hand-laid brick or stone, or of finished tilt-wall concrete. Up to 20% of each building elevation may be secondary masonry, consisting of concrete block, e.i.f.s., or stucco.

Except for the east elevation that faces Long Prairie Road, all other elevations exceed the maximum allowable 20 percent secondary masonry materials for the exterior of the building.

North, South, and West elevations do not meet the above standards. Each of these elevations has less than the required 80 percent primary masonry.

	North (%)	South (%)	East (%)	West (%)
Primary Masonry Min 80%	41	75	88	38
Secondary Masonry (Max 20%)	59	25	12	62

Roofs and Parapets

12.1.1. Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch, provided that the Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver request to this requirement for buildings within SPA 1, SPA 5 or SPA 6, consistent with the requirements in Section 3.0(g) of SPA 1, Section 3.0(m) of SPA 6 and Section 3.0(a) and (o) of SPA 5. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided.

Since the proposed building is less than 15,000 square feet, a pitched roof would be required. The design consists of a combination of flat and pitched roof to screen the roof top equipment.



On February 2, 2016, the Environmental Conservation Commission (ECC) reviewed a tree removal permit for one specimen tree. The ECC unanimously recommended approval of the requested permit. The item will be forwarded to the Town Council for consideration at the February 15, 2016 meeting.

The link to the February 2, 2016, ECC meeting is:
<http://flowermoundtx.swagit.com/play/02022016-1265>

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

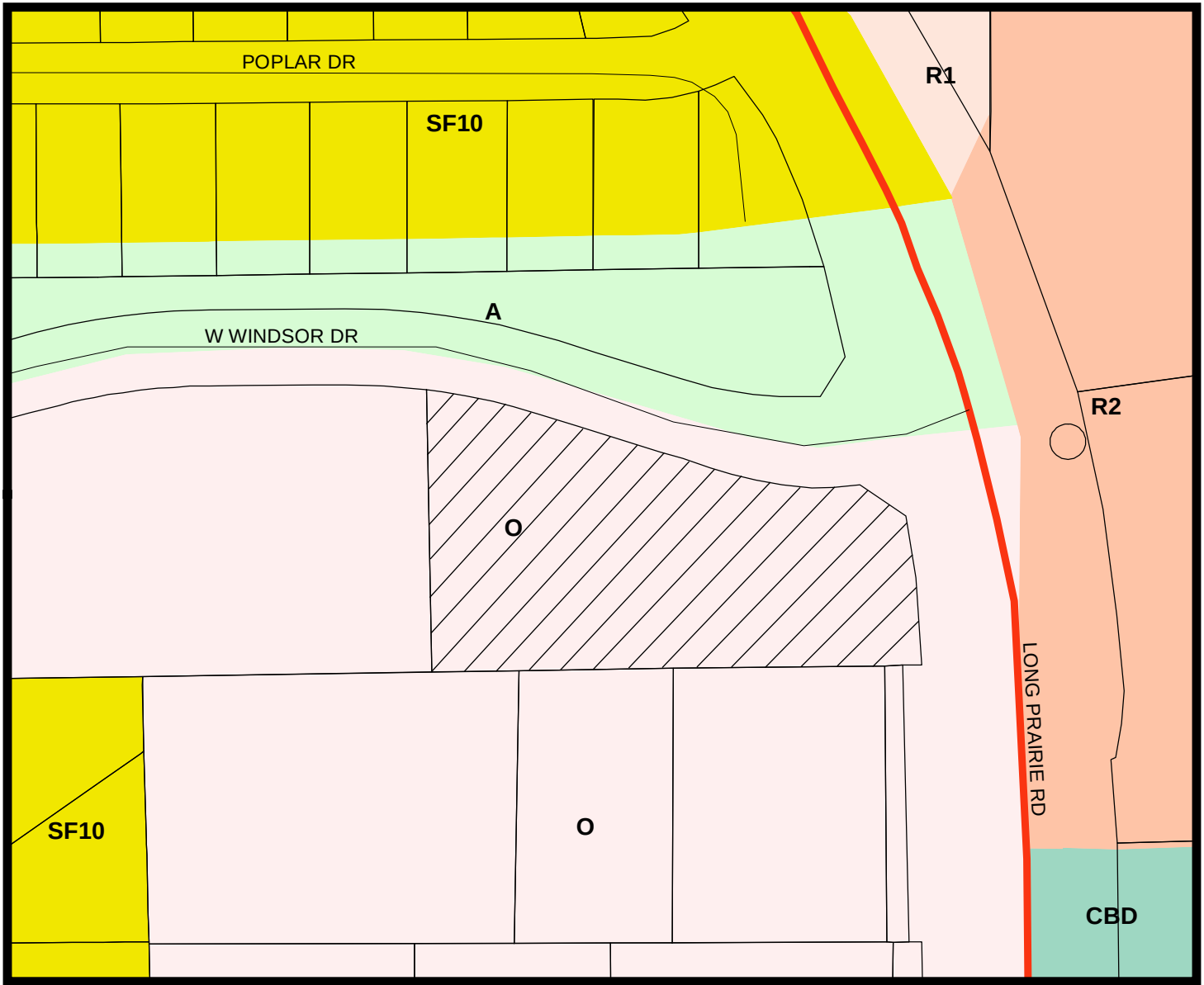
B. Application Details

1. Site Plan Package



Vicinity Map

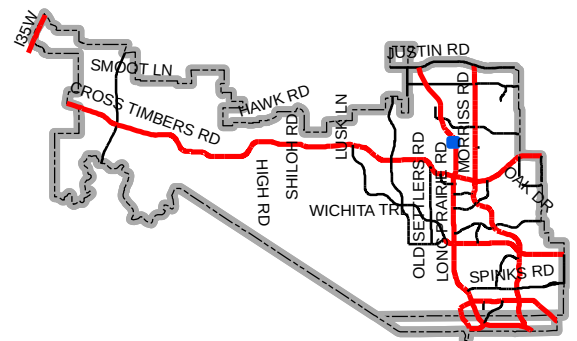
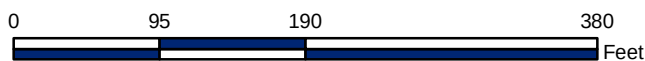
Reference Project: SP15-0028



LEGEND



Subject Property



Map Location



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

January 8, 2016

Ms. Poornima Srinarasi
Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Mi Dia Restaurant
 Site Plan
 Letter of Intent
 G&A Job No. 15208A**

Ms. Srinarasi:

Please accept this letter, on behalf of Mr. Chris Gordon and OTD FM2, LLC, as an explanation of the proposed Mi Dia Restaurant at the corner of FM 2499 & West Windsor Drive. This Site Plan application includes an approximate 1.613 acre tract of land which is currently zoned O - Office. On this lot, we are building a restaurant with 5,190 sq. ft. of indoor space and another 2,140 sq. ft. of outdoor seating area with a parking lot. In order to meet the parking requirements for this project, a shared parking agreement with Lot 1R1 which is the Flower Mound Senior Center owned by the Town of Flower Mound has been filed. We are providing 76 parking spaces on the Mi Dia lot and the remaining 22 required spaces are available on the Senior Center parking area. The proposed use of the 5,190 sq. ft. restaurant will comply with current zoning.

This development will be constructed in one phase and Mi Dia is requesting a meritorious design exception for their building architecture. The Mi Dia Building exhibits some very unusual and exciting design elements not typically found in other buildings. While Mi Dia has incorporated the architectural style found in the Town of Flower Mound with the brick and stone as shown on the elevations, Mi Dia has added an exciting atmosphere around the outdoor patio and the serpentine glass wall for their guests. As a standalone upscale restaurant, Mi Dia wants to be recognized as an exceptional building to visit while blending in with the vernacular architecture of Flower Mound. Mi Dia believes it will be an asset to the Town and therefore the meritorious designation is warranted.

Thank you in advance for your time and consideration of this project. Please don't hesitate to contact me with any further questions and/or comments.

Sincerely,

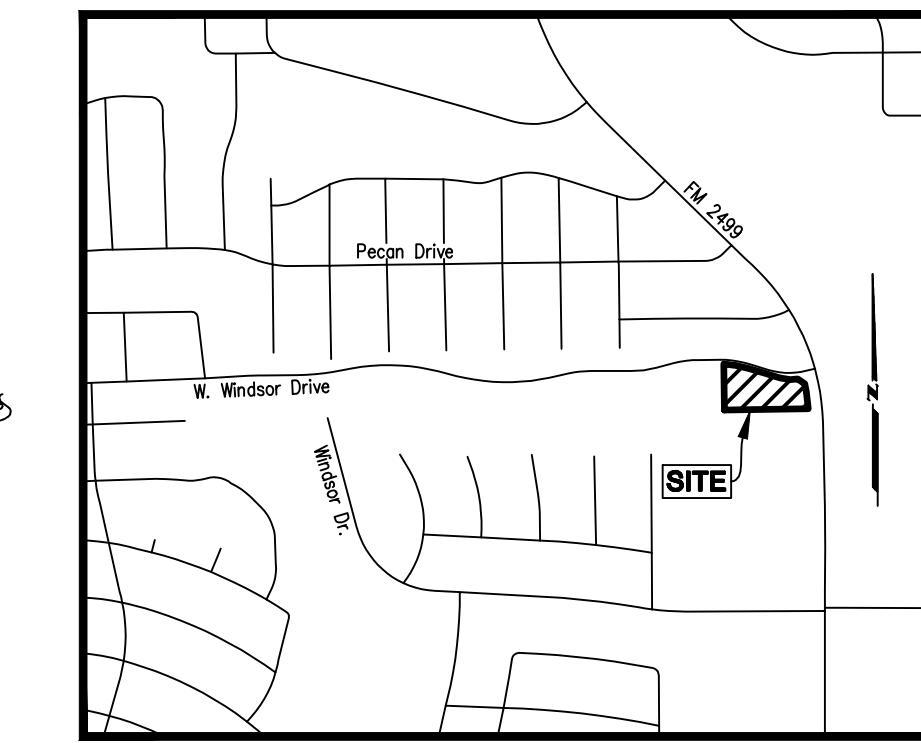
Douglas W. Weaver, P.E.

cc: Mr. Chris Gordon
 Mr. Tyler Duncan
 Mr. Walt Barnes

Z:\2015\15208A\PDFs & Submittals\FP & Const. Plans\SITE PLAN\2015.12.07_1st Submittal\2015.12.07 LOI.doc



LEGEND	
C.R.F.	Capped Rebar Found
C.R.S.	Capped Rebar Set
C.M.	Control Monument
CP	Control Point
Mon.	Monument
BM	Benchmark
FH	Fire Hydrant
WM	Water Meter
WV	Water Valve
W/L	Water Line
ICV	Irrigation Control Valve
SSMH	Sanitary Sewer Manhole
CO	Sanitary Sewer Cleanout
UP	Utility Pole
LP	Light Pole
PP	Power Pole
Ex TC	Existing Top of Curb
Ex TP	Existing Top of Pavement
TC	Top of Curb
G	Gutter
PG	Proposed Grade
TP	Grade at Top of Pavement
TA	Grade at Top of Asphalt
TW	Grade at Top of Wall
BW	Grade at Bottom of Wall
RW	Grade at Retaining Wall
TG	Grade at Top of Grate
RR	Rail road
FG	Finished Grade
FF	Finished Floor
FP	Finished Pad
FL	Flowline
U.E.	Utility Easement
D.E.	Drainage Easement
B.L.	Building Line
R.O.W.	Right-of-Way
D.R.	Deed Records
P.R.	Plot Records
P.A.E.	Pedestrian Access Easement
S.B.	Setback line
WLE	Waterline Easement
MAE	Mutual Access Easement
Overhead Power Lines	Overhead Power Lines
Down Guy Wire	Down Guy Wire
443	Existing Contours
445	Proposed Contours
Asphalt Pavement	Asphalt Pavement
Wood Fence	Wood Fence
Chain Link Fence	Chain Link Fence
Wire Fence	Wire Fence
Masonry Wall	Masonry Wall
Existing Tree	Existing Tree
(FL) Flowline	(FL) Flowline
Centerline of Creek, Swale, or Waterway	Centerline of Creek, Swale, or Waterway

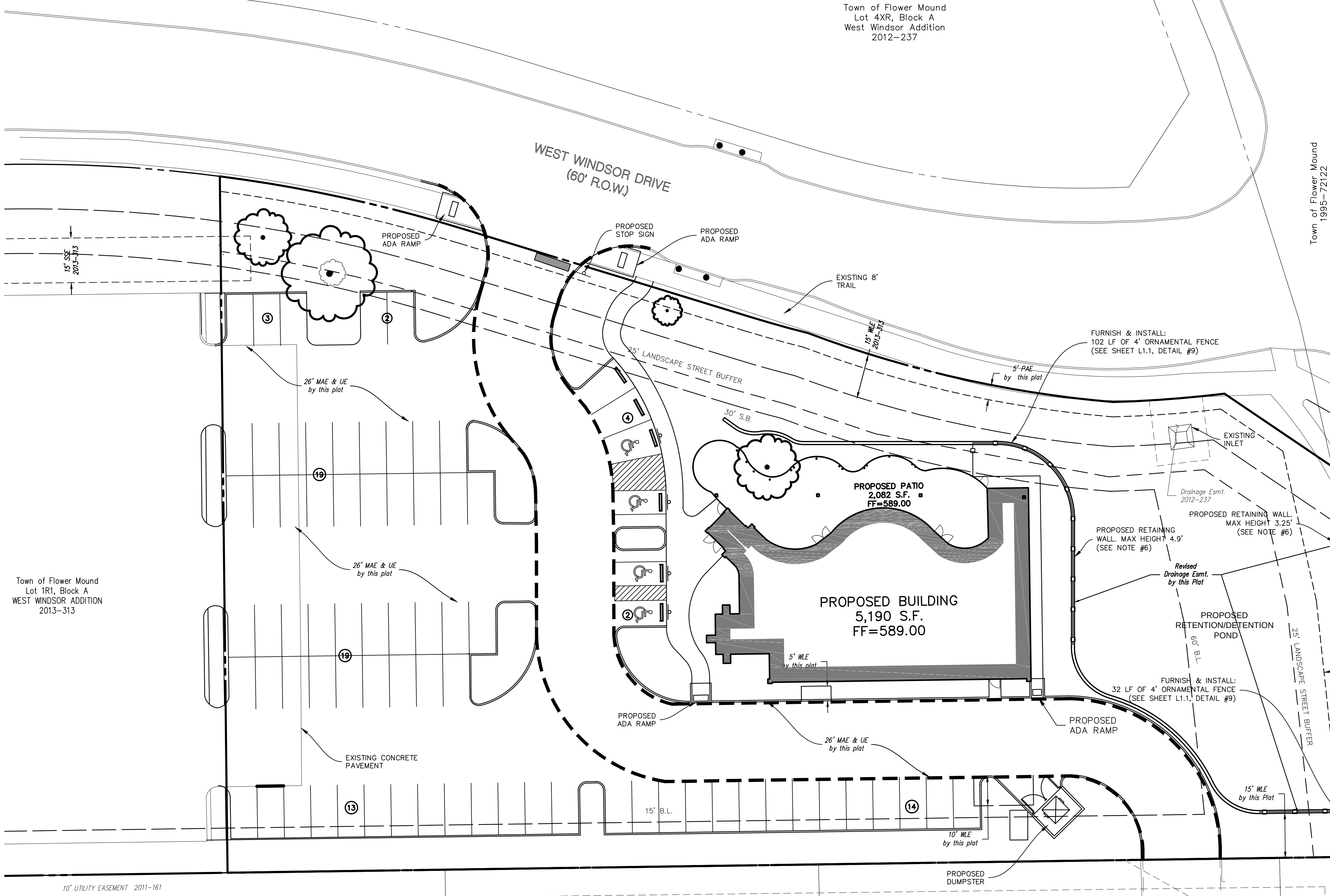


Vicinity Map 1"=1000'
SCALE: 1"=20'
TBM #1 BOX FOUND ALONG WEST CURB LINE OF FM2499 +/- 78' SOUTH OF WEST WINDSOR DRIVE (ELEV.586.25)

FM. 2499
Variable Width ROW

SITE DATA TABLE	
PHYSICAL ADDRESS	WEST WINDSOR & FM2499
GROSS SITE AREA	1.613 ACRES
NET SITE AREA	1.613 ACRES
ZONING	0 - OFFICE
CURRENT USE	VACANT
PROPOSED USED	RESTAURANT
LOT COVERAGE DATA	
BUILDING COVERAGE	7%
IMPERVIOUS AREA	55%
PERVIOUS AREA	45%
PARKING SUMMARY	
REQUIRED RESTAURANT (5,190) 1:75	70 SPACES
REQUIRED OUTDOOR PATIO (2,082) 1:75	28 SPACES
REQUIRED TOTAL	98 SPACES
PROVIDED PARKING	76 SPACES
HANDICAP PARKING	4 SPACES
BUILDING DATA	
NUMBER OF FLOORS	1
PEAK HEIGHT	25'-0"
MEAN HEIGHT	15'
TOTAL SQUARE FOOTAGE	7,272 SF
MASTER PLAN FEATURES	
LAND USE PLAN	SPA 4
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
THOROUGHFARE PLAN	FM 2499 MAJOR ARTERIAL
THOROUGHFARE PLAN	WEST WINDSOR URBAN COLLECTOR

OWNER/DEVELOPER
OLD TOWN DEVELOPMENT
2241 VERANDA AVE
TROPHY CLUB, TX
Ph. (817) 863-8480
Contact: CHRIS GORDON

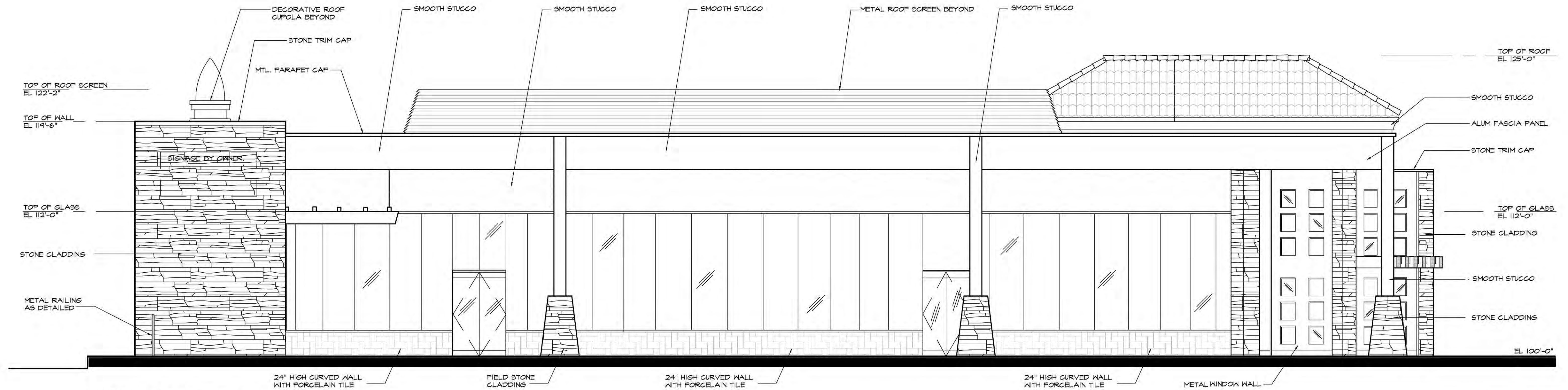


- GENERAL NOTE: Today 2499 Lp Lot 4
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
 - TYPICAL PARKING SPACE DIMENSIONS ARE 9' X 17.5' (FACE OF CURB).
 - ALL RADII ALONG FIRE LANES ARE MINIMUM OF 25' (FACE OF CURB).
 - ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO THE TOWN OF FLOWER MOUND DESIGN CRITERIA, CONSTRUCTION STANDARDS, CONSTRUCTION DETAILS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS.
 - ALL SIDEWALKS, ESTABLISHED VEGETATION, SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING ANY FINAL INSPECTION.
 - ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. RETAINING WALL MAX HEIGHT DOES NOT INCLUDE FOOTER.
 - 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.
 - SIGNAGE REPRESENTED IN THE PLAN IS FOR ILLUSTRATIVE PURPOSE ONLY AND THAT IT WILL REQUIRE A SEPARATE PERMIT.
 - STOP LINES ARE TO BE 4-FOOT BEHIND THE CROSSWALKS.
 - ADDITIONAL 22 REQUIRED PARKING SPACES ARE PROVIDED BY THE ADJACENT SENIOR CENTER VIA SHARED PARKING AGREEMENT. FILED DOCUMENT NUMBER 2015-107592.
 - A SEPARATE RETAINIT THWALL PERMIT THROUGH BUILDING INSPECTIONS IS REQUIRED PRIOR TO CONSTRUCTION FOR RETAINING WALLS THAT ARE OVER 4' IN HEIGHT MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING.

Today 2499 Lp Lot 5X
Westside Professional Center
2009-161 P.R.D.C.T.

Long Prairie Road Professional Building Condos Common Area
Lot 6

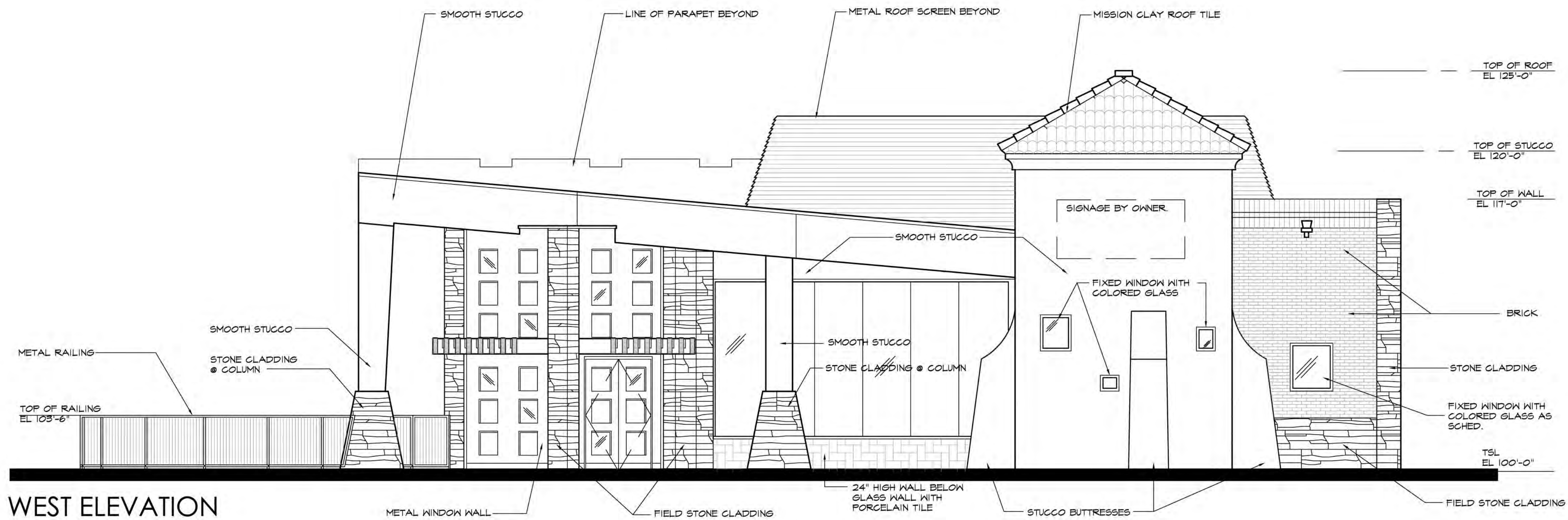
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date
Town of Flower Mound
Engineering Services



NORTH ELEVATION

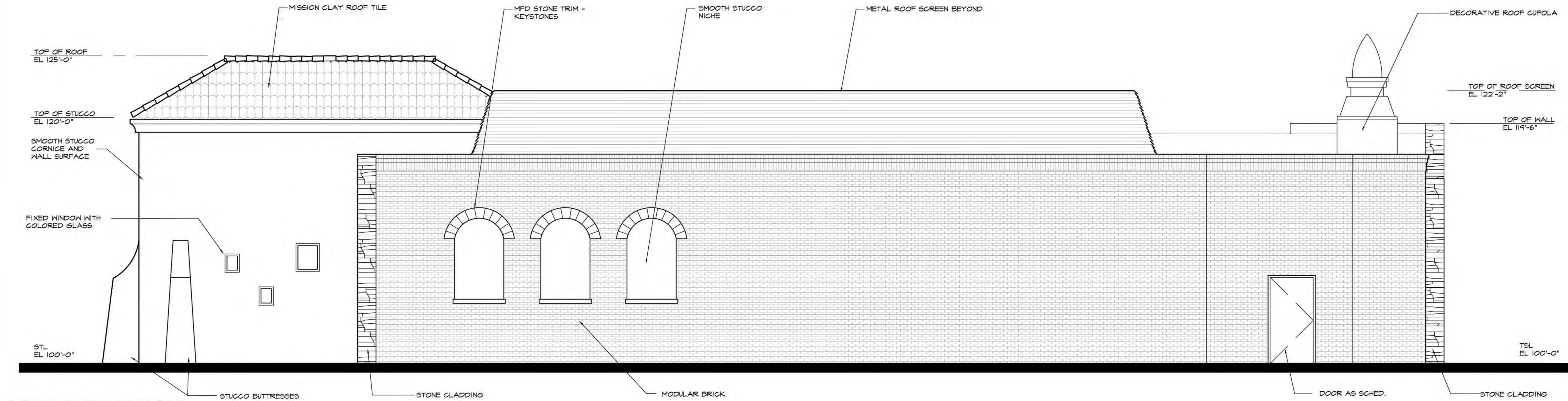
		NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE S.F.	1821 S.F.	1965 S.F.	1339 S.F.	1032 S.F.
2	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	857 S.F.	1888 S.F.	1334 S.F.	613 S.F.
3	DOOR AND WINDOWS S.F.	964 S.F.	77 S.F.	0 S.F.	419 S.F.
4	PRIMARY MASONRY TOTALS	357 S.F. 41%	1420 S.F. 75%	1177 S.F. 88%	236 S.F. 38%
	BRICK S.F.	0 S.F. 0%	1360 S.F. 12%	282 S.F. 21%	166 S.F. 27%
	STONE S.F.	357 S.F. 41%	60 S.F. 3%	895 S.F. 67%	70 S.F. 11%
5	SECONDARY MASONRY TOTALS	500 S.F. 54%	468 S.F. 25%	162 S.F. 12%	377 S.F. 62%
	STUCCO MASONRY S.F.	350 S.F. 41%	468 S.F. 25%	0 S.F. 0%	377 S.F. 62%
	TILE S.F.	150 S.F. 18%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%
	METAL S.F.			162 S.F. 12%	

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

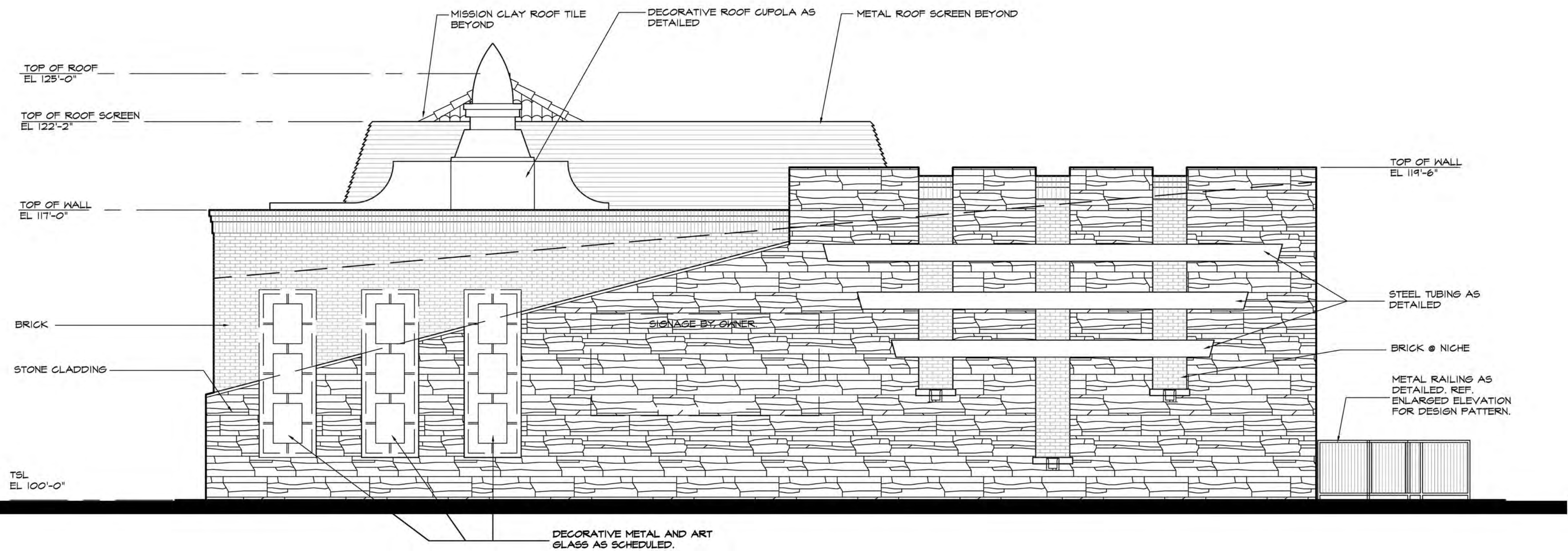


WEST ELEVATION

SCALE 1/4"=1'-0" (24"X36")



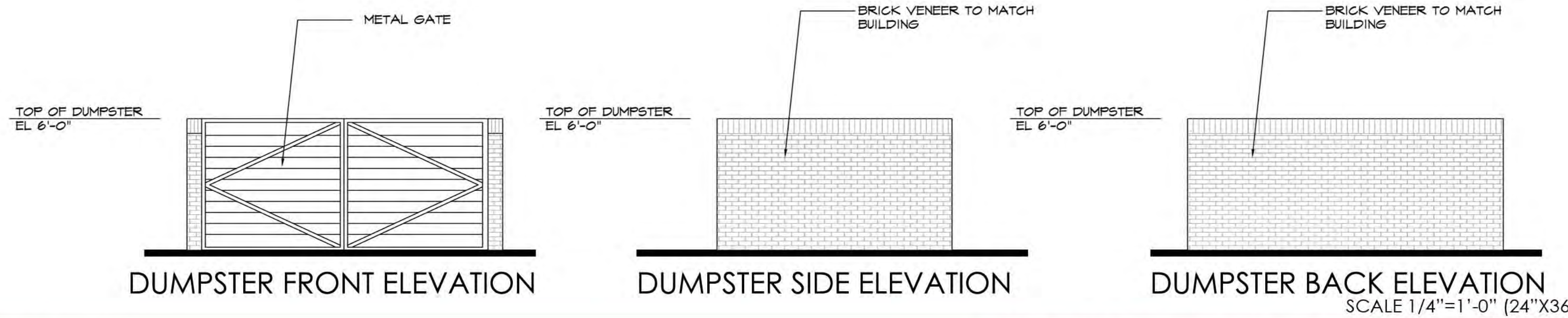
SOUTH ELEVATION

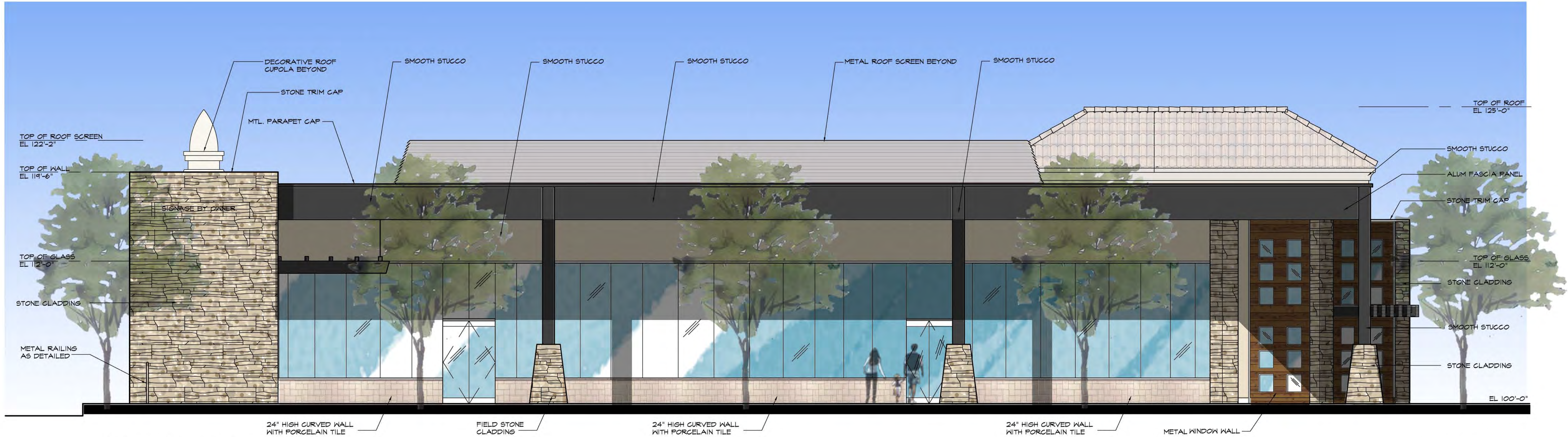


EAST ELEVATION (Farm-to-Market Road 2499)

		NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE S.F.	1821 S.F.	1965 S.F.	1339 S.F.	1032 S.F.
2	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	857 S.F.	1088 S.F.	1339 S.F.	613 S.F.
3	DOOR AND WINDOWS S.F.	964 S.F.	77 S.F.	0 S.F.	419 S.F.
4	PRIMARY MASONRY TOTALS	357 S.F. 41%	420 S.F. 75%	1177 S.F. 88%	236 S.F. 38%
	BRICK S.F.	0 S.F. 0%	1360 S.F. 72%	282 S.F. 21%	166 S.F. 27%
	STONE S.F.	357 S.F. 41%	60 S.F. 3%	895 S.F. 67%	70 S.F. 11%
5	SECONDARY MASONRY TOTALS	500 S.F. 54%	468 S.F. 25%	162 S.F. 12%	377 S.F. 62%
	STUCCO MASONRY S.F.	350 S.F. 41%	468 S.F. 25%	0 S.F. 0%	377 S.F. 62%
	TILE S.F.	150 S.F. 18%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%
	METAL S.F.			162 S.F. 12%	

NOTE:
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NORTH ELEVATION

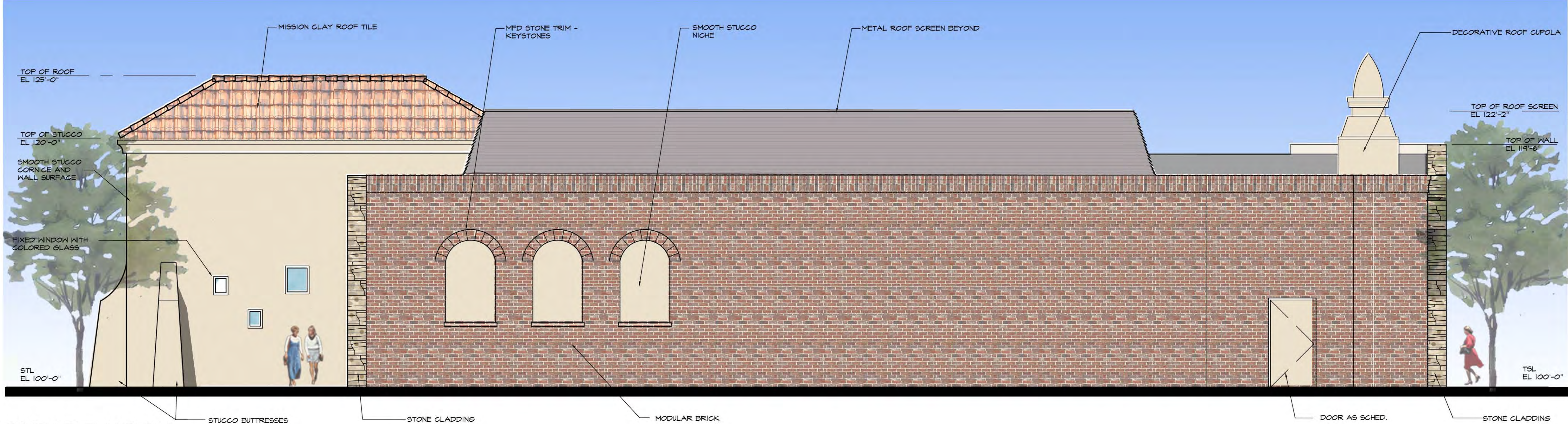
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	METAL S.F.			162 S.F. 12%	

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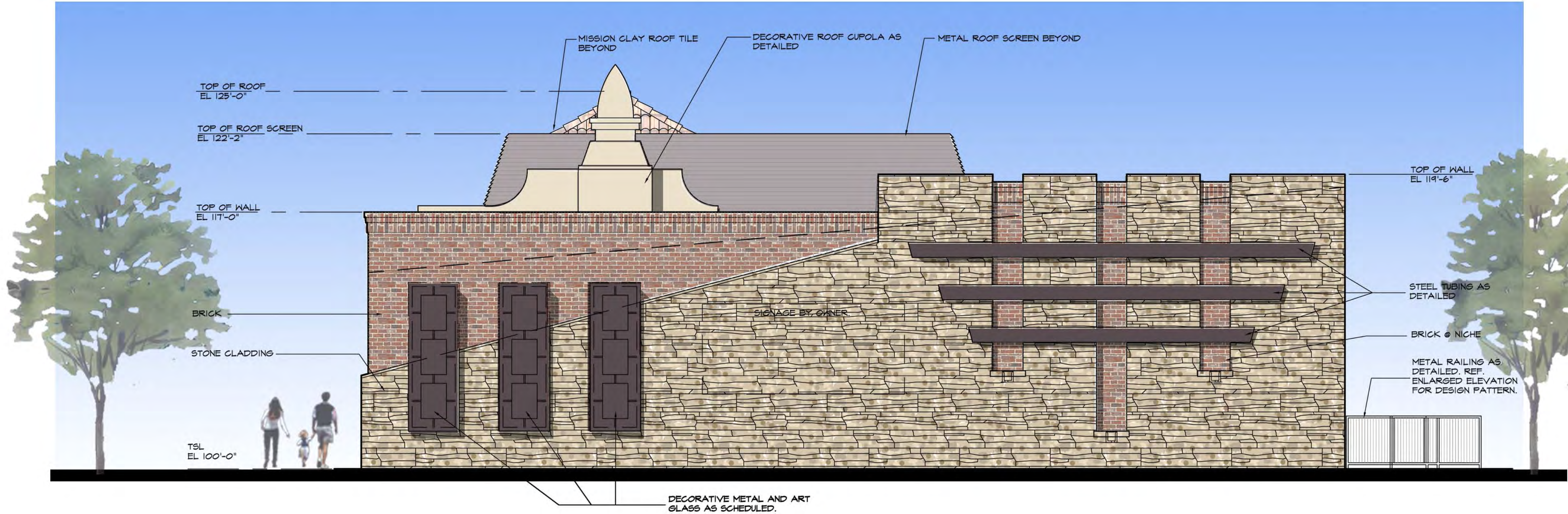


WEST ELEVATION

SCALE 1/4"=1'-0" (24"X36")



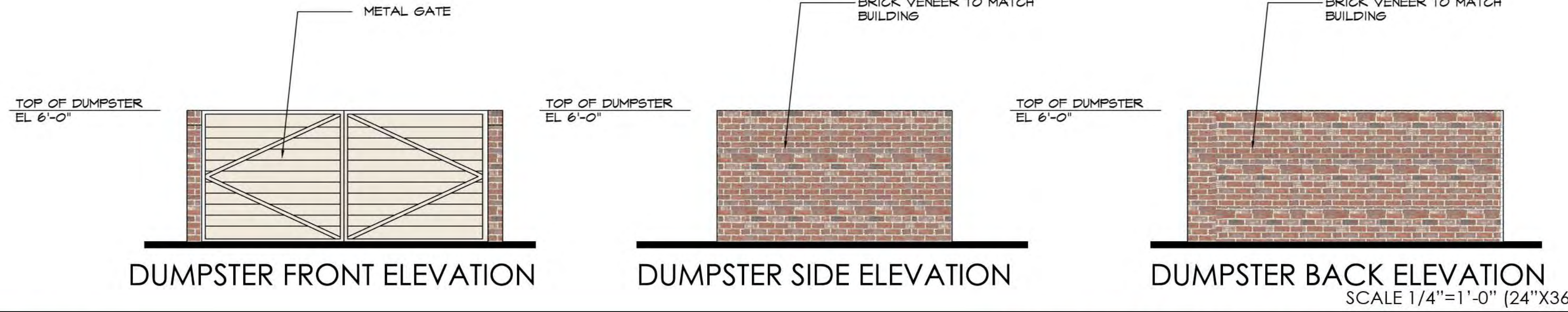
SOUTH ELEVATION



EAST ELEVATION (Farm-to-Market Road 2499)

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	METAL S.F.			162 S.F. 12%	

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MI D/A
Lot 1R2A, Block A
WEST WINDSOR ADDITION
1613 Acres
in the
C. CHACON SURVEY, ABSTRACT NO.
FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

PROTECTED TREE CREDITS

TAG #	COMMON NAME	CALIPER (")	CREDITS	MITIGATION
15	AMERICAN ELM	16	0	1
16	AMERICAN ELM	11	0	1
16A	AMERICAN ELM	9	0	1
17	AMERICAN ELM	18	4	0
18	PECAN	10	2	0
19	PECAN	26	0	18
20	PECAN	32	6	0
20A	AMERICAN ELM	9	2	0
24	PECAN	18	0	1
25	PECAN	10	0	1
Total:			14	23

PL= PARKING LOT TREES
MIT= MITIGATION TREES
SB= STREET BUFFER TREES
SY= STREET YARD

CRUSHED

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
791
DATED 2/2/2016

791
RON A. STEWART
LANDSCAPE ARCHITECT
791
STATE OF TEXAS

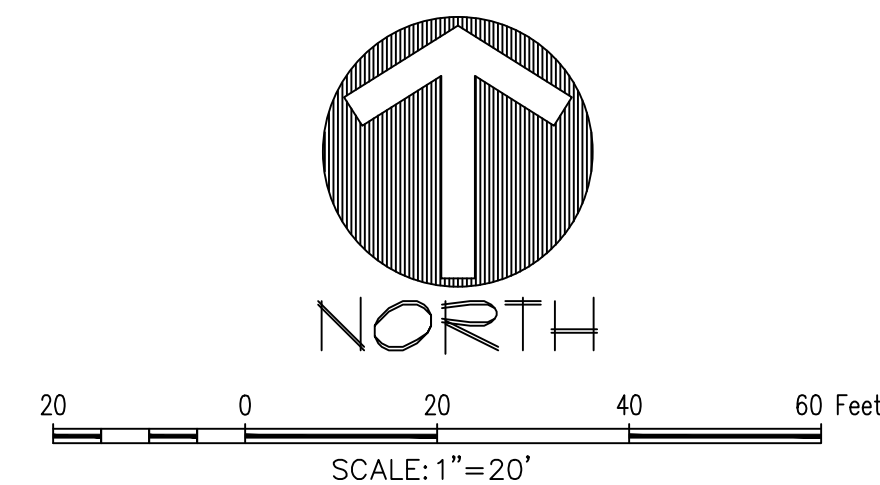
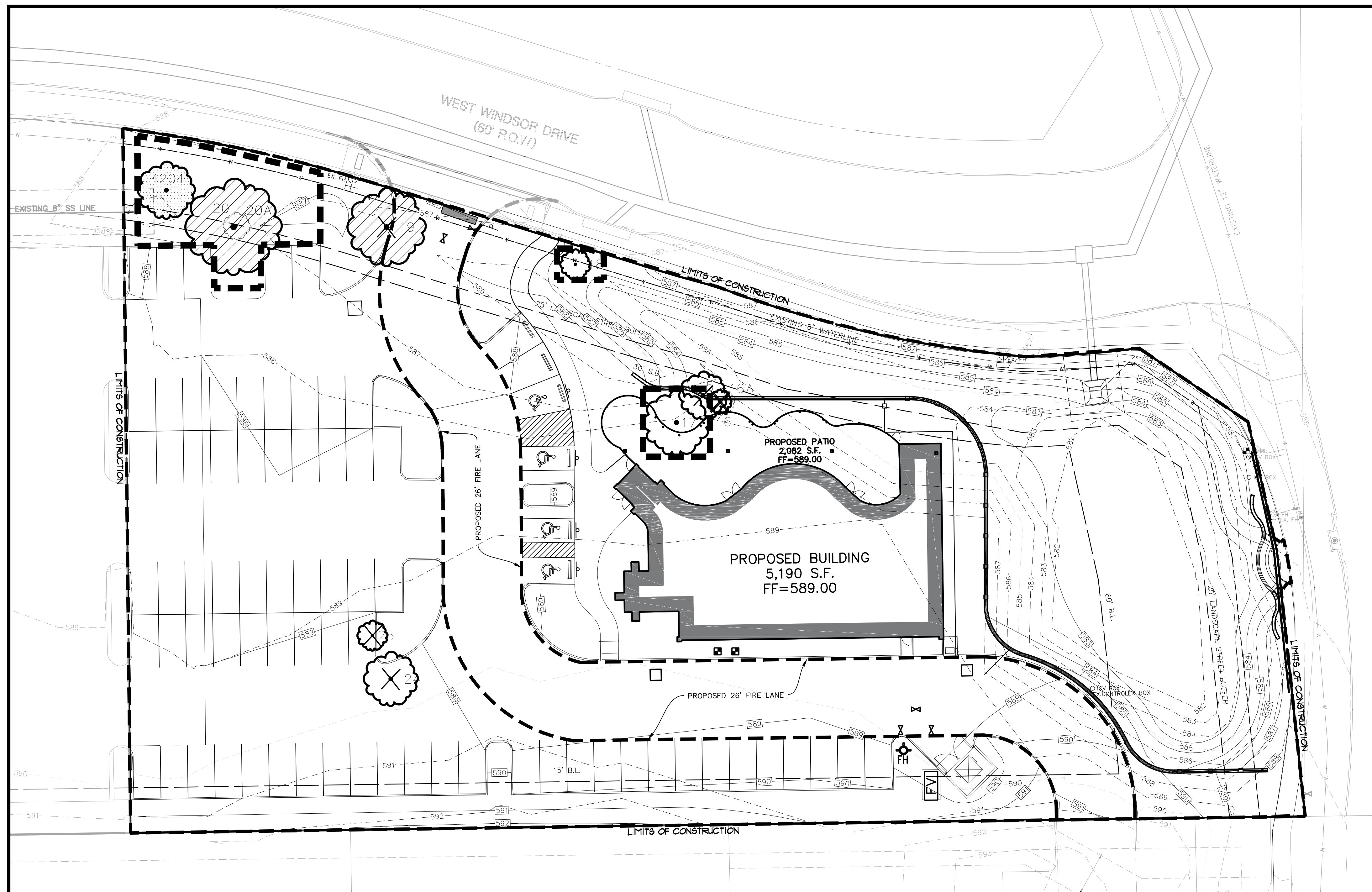
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Planning Services

OWNER/DEVELOPER
OLD TOWN DEVELOPMENT
2241 VERANDA AVE
TROPHY CLUB, TX
Ph. (817) 863-8480
Contact: CHRIS GORDON

15208A

1.0)



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

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

TREE CHART

TREE#	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	CREDITS
1	15	16	American Elm	Ulmus americana	YES	NO	YES	30% Dead	0
2	16	11	American Elm	Ulmus americana	YES	NO	YES	60% Dead	0
3	16A	9	American Elm	Ulmus americana	YES	NO	YES	Intertwined with 16	0
4	17	18	American Elm	Ulmus americana	YES	NO	NO		4
5	18	10	Pecan	Carya illinoensis	YES	NO	NO		2
6	19	26	Pecan	Carya illinoensis	YES	YES	YES	Tree roots impacted by driveway	0
7	20	32	Pecan	Carya illinoensis	YES	YES	NO		6
8	20A	9	American Elm	Ulmus americana	YES	NO	NO	Growing at #20 base of trunk	2
9	24	18	Pecan	Carya illinoensis	YES	NO	YES	Low Branching Structure	0
10	25	10	Pecan	Carya illinoensis	YES	NO	YES		0
11	4204	19	Bradford Pear	Pyrus calleryana	NO	NO	NO		0

LEGEND

- NON-PROTECTED TREE TO BE SAVED
● PROTECTED TREE TO BE SAVED
● PROTECTED TREE TO BE REMOVED
● SPECIMEN TREE TO BE SAVED
● SPECIMEN TREE TO BE SAVED
— TREE PROTECTION FENCING

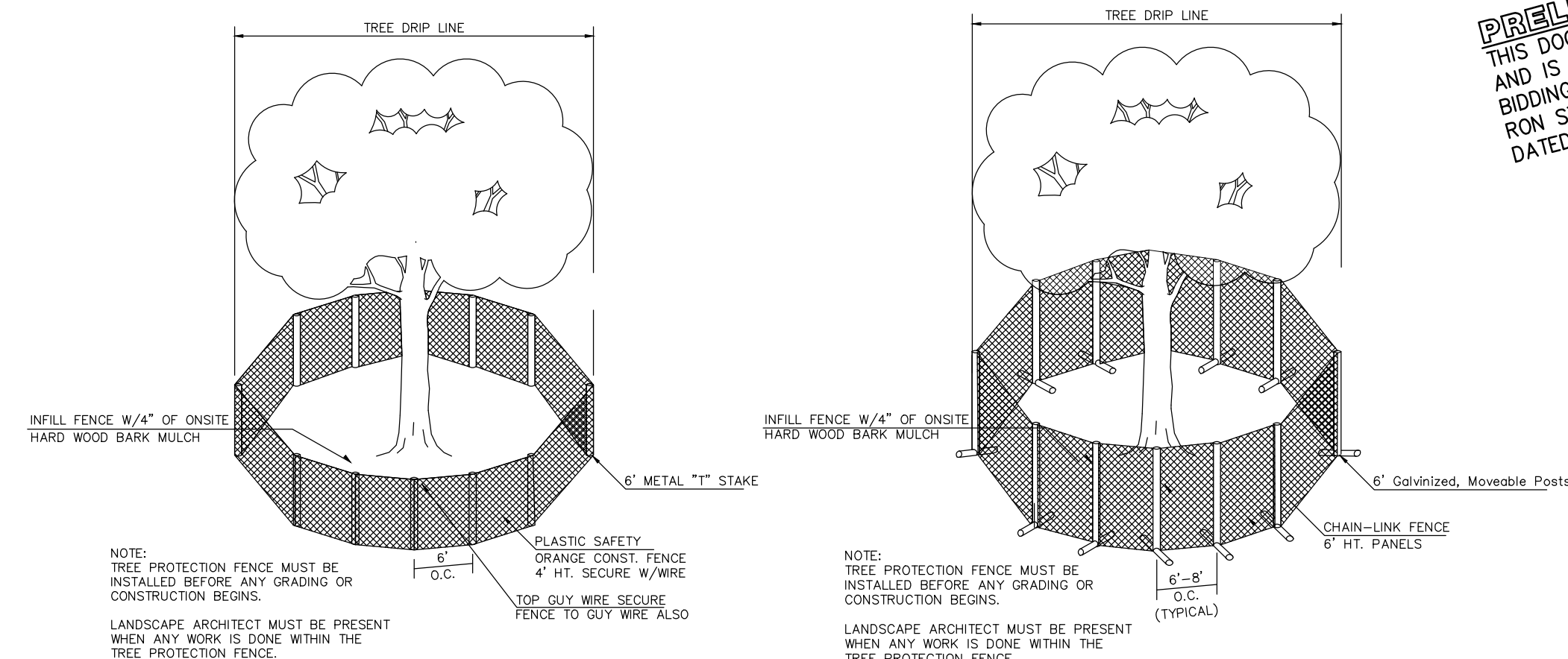
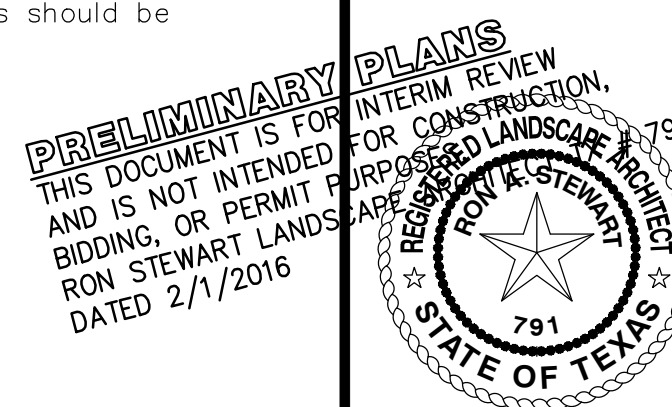
TREE MITIGATION

TREES IN BUILDABLE AREA

TREE #15- WITHIN DRAINAGE EASEMENT	=1
TREE #16- WITHIN DRAINAGE EASEMENT	=1
TREE #16A- WITHIN DRAINAGE EASEMENT	=1
TREE #19- DRIVEWAY/PARKING AREA	=18
TREE #24- WITHIN PARKING AREA	=1
TREE #25- WITHIN PARKING AREA	=1

TOTAL TREES FOR MITIGATION = 23 TREES

*NOTE: MITIGATION IS SHOWN ON COMPLIANT LANDSCAPE PLAN (L10)

TREE PROTECTION
(Non-Specimen)TREE PROTECTION
(Specimen)

Drawn By: MC
Date: 12/7/2015
Scale: 1"=20'
Revisions:
1/7/2016
1/27/2016

15208A

L2.0

OWNER/DEVELOPER
OLD TOWN DEVELOPMENT
2241 VERANDA AVE
TROPHY CLUB, TX
Ph. (817) 863-8480
Contact: CHRIS GORDON

MI DIA
Lot 1R2A Block A
WEST WINDSOR ADDITION
1613 Acres
in the
CHACON SURVEY, ABSTRACT NO. 299
FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0276 • F: 972.538.9715

MI DIA



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 9

DATE: February 8, 2016

FROM: Doug Powell, Executive Director of Development Services
Tommy Dalton, Director of Strategic Services

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA16-0002 – Land Use Definitions) to amend Section 1, Land Use Plan, by modifying the Medium Density and High Density definitions, and by creating two new residential land use categories, “Medium High Density” and “High Density Single-Family Detached.”**

I. ITEM SUMMARY

There are no outstanding issues with this request.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

This item is the culmination of the discussion of the perceived “density gap” between the Town’s Medium Density and High Density land use definitions. Work sessions have been held at Planning and Zoning Commission (Commission) on August 10, 2015, November 9, 2015, and December 14, 2015.

The density gap issue was initially raised as part of the Highland Court rezoning request which was approved by the Town Council in April of this year. Subsequently, during the May 29, 2015, Strategic Planning Session, the Town Council directed staff to review the issue with the Commission. The issue was raised again with the recent Canyon Falls Master Plan amendment request, which failed to receive a supermajority vote of approval in August 2015.

The discussion at the Commission was presented to the Town Council at their November 19, 2015, meeting. Their direction was to proceed with a narrow focus and to only amend the Master Plan at this time. This direction was presented to the Commission at the December 14, 2015, meeting. That resulted in drafting the following options for discussion in amending the Master Plan land use definitions:

- A. Medium High (new definition under Medium Density) – Residential development, typically being single family detached residential development with minimum 7,500 square foot lots or greater.

- B. High SFD (new definition under High Density) – Residential development, typically being single family detached residential development with minimum 3,000 square foot lots or greater.
- C. High (revised definition under High Density) – Residential development with 5 dwelling units per net acre or greater. ~~Single family detached residential development with 5,000 to 8,000 square foot lots falls within this category, as do zero lot line houses~~ Included in this category are duplexes, townhouses and garden apartments.

The action on this item will amend the Master Plan's residential land use category definitions. Approval of this item will not amend the Town's Future Land Use Map or Zoning Map. The result is that new applications for zoning changes may use the new land use designations. For example, a new residential zoning application for minimum 3,500-square-foot, single family detached lots can be approved under the designation of High SFD; this would require both a Master Plan and zoning amendment. This designation of High SFD would restrict the property from being zoned for apartment development without a Master Plan amendment.

III. CORRESPONDENCE

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all Master Plan amendment requests. At the time this report was written, staff had received no correspondence regarding the request.

IV. ATTACHMENTS

None