



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

MARCH 14, 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.

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 February 22, 2016*

Consider approval of the minutes of the February 22, 2016, Planning and Zoning Commission Regular Session and Work Session.

2. *RP15-0013 – Parkmont Place*

Public Hearing

Public Hearing to consider a request for a Replat to create a residential subdivision. The property is generally located south of Central Park Avenue and west of River Walk Drive.

3. *SP15-0009 – Coram Deo Academy*

Consider a request for a Site Plan to develop a multi-purpose building. The property is generally located north of Wichita Trail and west of Skillern Road.

4. *ZPD16-0002 – Home Depot/Silveron Addition* *Public Hearing*

Public Hearing to consider a request for rezoning to amend Specific Use Permit No. 245 (SUP-245) within Planned Development District No. 31 (PD-31) to allow for temporary or seasonal sales. The property is generally located south of Lakeside Parkway and east of Long Prairie Road.

5. *ZPD15-0018 – Lakeside Ranch Business Park* *Public Hearing*

Public Hearing to consider a request for rezoning to amend Planned Development District No. 83 (PD-83) with Campus Industrial District (CI) uses, by amending the Development Standard(s) to add "Miniwarehouse" as a use that may be permitted upon approval of a Specific Use Permit on certain tract of land, and to consider a request for a Specific Use Permit No. 446 (SUP-446) to permit a Miniwarehouse with certain modifications, exceptions and waivers to the Code of Ordinances. The property is generally located north of Lakeside Parkway and east of Gerault Road.

6. *MPA15-0013 – Parkside at Woodlake, Phase 2* *Public Hearing*

Public Hearing to consider a request for a Master Plan Amendment to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density Residential to High Density Residential on approximately 1.0 acre of land. The property is generally located south of Rembert Drive and west of Long Prairie Road.

7. *ZPD15-0020 – Parkside at Woodlake, Phase 2* *Public Hearing*

Public Hearing to consider a request for rezoning to amend Planned Development District No. 132 (PD-132) with Single-Family District-5 (SF-5) uses to include additional land, modify the Development Standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Rembert Drive and west of Long Prairie Road.

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: Mar. 10, 2016, at 12:50pm, 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 22ND DAY OF FEBRUARY, 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 and work session with the following members present:

Claudio Forest	Chair
Don McDaniel	Vice Chair
Sandeep Sharma	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Emily Strittmatter	Commissioner, Place 5
Brian Smiley	Commissioner, Place 6
Freddie Guerra	Commissioner, Place 8

Constituting a quorum with the following members absent:

Perfecto Solis	Commissioner, Place 7
Brad Ruthrauff	Commissioner, Place 9

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
Doug Powell	Executive Director
Tommy Dalton	Director of Strategic Services
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**

Gerald Robinson, 6920 Hidden Valley Road, Flower Mound

D. REGULAR ITEMS

- 1. Consider approval of the minutes of the February 8, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice Chair McDaniel moved to approve the February 8, 2016, minutes as presented. Commissioner Guerra seconded the motion.

VOTE ON THE MOTION

AYES: Guerra, Smiley, McDaniel, Strittmatter

NAYS: None

ABSTAIN: Sharma, McCall

ABSENT: Solis

The motion passed with a vote of 4-0-2.

2. Consider a request for a Record Plat (RC15-0016 – Southgate, Phase 1 – Northeast Tract) to create one open space lot, one non-residential lot, and dedicate certain rights-of-way and easements. The property is generally located north of Long Prairie Road and east of Gerault Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Scott Minnis, G & A Consultants

Commission Deliberation

Vice Chair McDaniel moved to approve RC15-0016 – Southgate, Phase 1 – Northeast Tract. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, McCall, McDaniel, Smiley, Guerra

NAYS: None

ABSTAIN: None

ABSENT: Solis

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for rezoning (ZPD15-0014 – Red Hawk) from Agricultural District (A) uses to Planned Development District No. 144 (PD-144) with Single-Family Estate (SF-E) uses, with certain modifications, exceptions and waivers to the Code of Ordinances. The property is generally located west of Simmons Road and south of Wichita Trail.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Steve Homeyer, Homeyer Engineering

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Sharma moved to recommend approval of ZPD15-0014 – Red Hawk. Vice Chair McDaniel seconded the motion.

VOTE ON THE MOTION

AYES: Guerra, Smiley, McDaniel, McCall, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Solis

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for rezoning (ZPD16-0003 – Hillside of Flower Mound) to amend Planned Development District No. 143 (PD-143) for a cluster development to modify the exception to Section 98-147, "Topographical Slope Protection." The property is generally located south of Cross Timbers Road and west of Shiloh Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Reginald Rembert, Rembert Builders

In Favor – None

In Opposition –

Janvier Scott, 2829 Bob White Lane, Flower Mound

Close Public Hearing

Commission Deliberation

CLOSED/OPEN SESSION

The Commission convened into Closed Session at 7:14 p.m. pursuant to Texas Government Code Section 551.071 for legal consultation with the Town Attorney and reconvened into Open Session at 7:21 p.m.

Vice Chair McDaniel moved to recommend denial of ZPD16-0003 – Hillside of Flower Mound. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, McCall, McDaniel, Smiley, Guerra

NAYS: None

ABSTAIN: None

ABSENT: Solis

The motion passed with a vote of 6-0.

5. Public Hearing to consider a request to amend the Land Development Regulations (LDR16-0001) by amending Section 98-2, entitled "Definitions," and Section 98-980, entitled "Farmer's market," of the Town's Code of Ordinances to allow a farmer's market to operate on any Town-owned property and to provide that all farmer's markets must abide by Town regulations and applicable provisions of state law.

Staff Presentation

Doug Powell, Executive Director

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to recommend approval of LDR16-0001 – Farmer's Market. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Guerra, Smiley, McDaniel, McCall, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Solis

The motion passed with a vote of 6-0.

E. ADJOURNMENT – REGULAR SESSION: 7:33 P.M.

i. CALL TO ORDER – WORK SESSION: 7:33 P.M.

- a. Presentation and discussion regarding the Flower Mound Board and Commission Input Process, to include an exchange of ideas and discussion on planning and zoning related initiatives for the Town Council to consider for the next fiscal year strategic plan. Discussion may include land use, land development regulations, architectural standards, landscape standards, Town infrastructure (transportation, water, and wastewater master plans), SMARTGrowth, development processes, growth, and housing.**

Presenters

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

The work session was closed at 8:38 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: March 14, 2016

FROM: Poornima Srinarasi, Planner

ITEM: **Public Hearing to consider a request for a Replat (RP15-0013 - Parkmont Place) to create a residential subdivision. The property is generally located south of Central Park Avenue and west of River Walk 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 replat application is to create 52 buildable residential lots on approximately 5.75 acres of land located to the west of the restaurant row and podium parking structure. The project also includes the creation of 13 x-lots for open space, alleys, HOA pocket parks, and Forums Park. The proposed subdivision can be accessed from River Walk Drive.

On August 4, 2008, the Town Council established The River Walk at Central Park 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 River Walk at Central Park CBD development standards and concept plans. The approved land use plan depicted townhomes on the subject property.

The development standards for The River Walk define townhomes as single-family, attached dwelling units up to three stories in height on individually platted lots. The subject property is located within the Town Center Subdistrict (TC) and the minimum lot size for townhomes within this Subdistrict is 1,300 square feet. This plat includes minimum 30-foot-wide lots with an average lot size of 2,055 square feet. The proposed lots comply with the required setbacks, landscaping, and easements in accordance with the approved development standards.

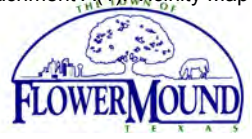
III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

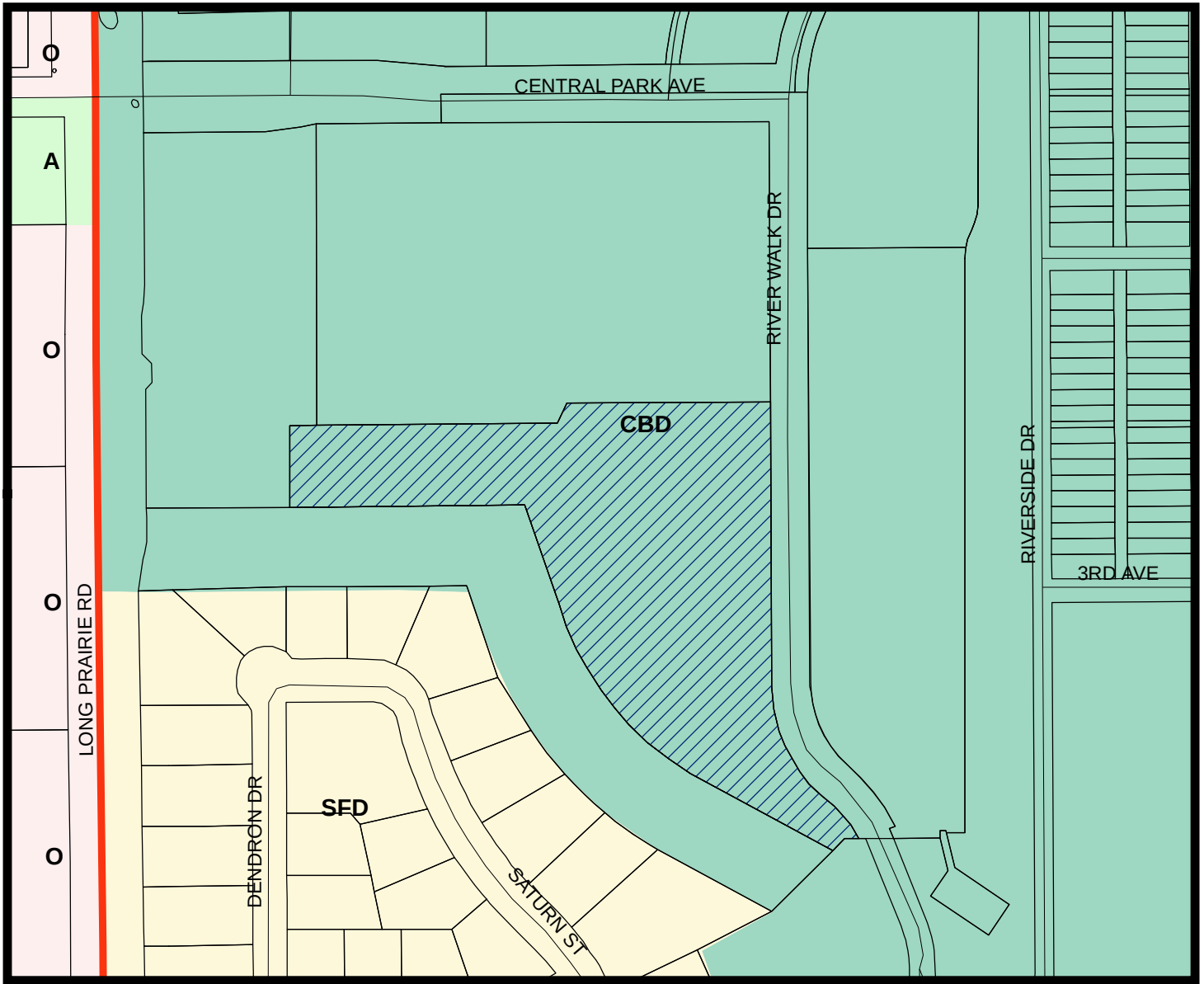
B. Application Details

1. Replat Package



Vicinity Map

Reference Project: RP15-0013



LEGEND



Central Business District



Single Family Density



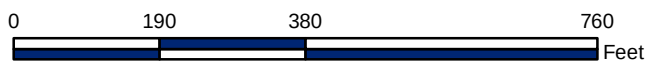
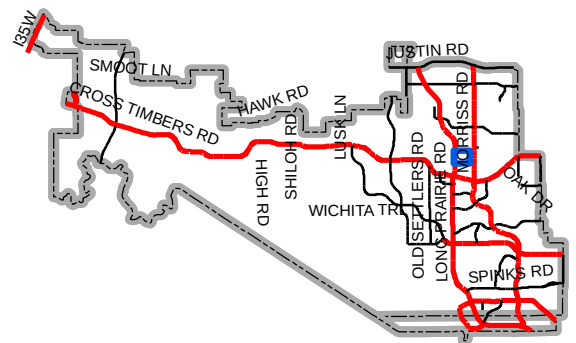
Office



Agriculture



Subject Property



Map Location



October 5, 2015

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

**RE: Parkmont Place– Record Plat Application
G&A Job Number 15003**

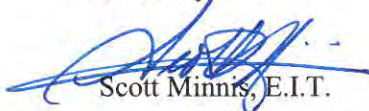
Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Record Plat Application for Parkmont Place. Parkmont Place is the town home portion of Parcel 6 and is located north of the Forums Residential and west of Restaurant Row.

Parkmont Place is proposed to have 52 residential lots and 13 “x” lots for the private alleys, Forums Park, and various small HOA pocket parks throughout the subdivision. The attached construction plans will provide all of the technical information for the development and shows the continuation of the multi-use trail through Forums Park. Future development along FM 2499 will connect the trail to the existing trails along Long Prairie Road and to the existing trail with the medical quadrant and hospital properties.

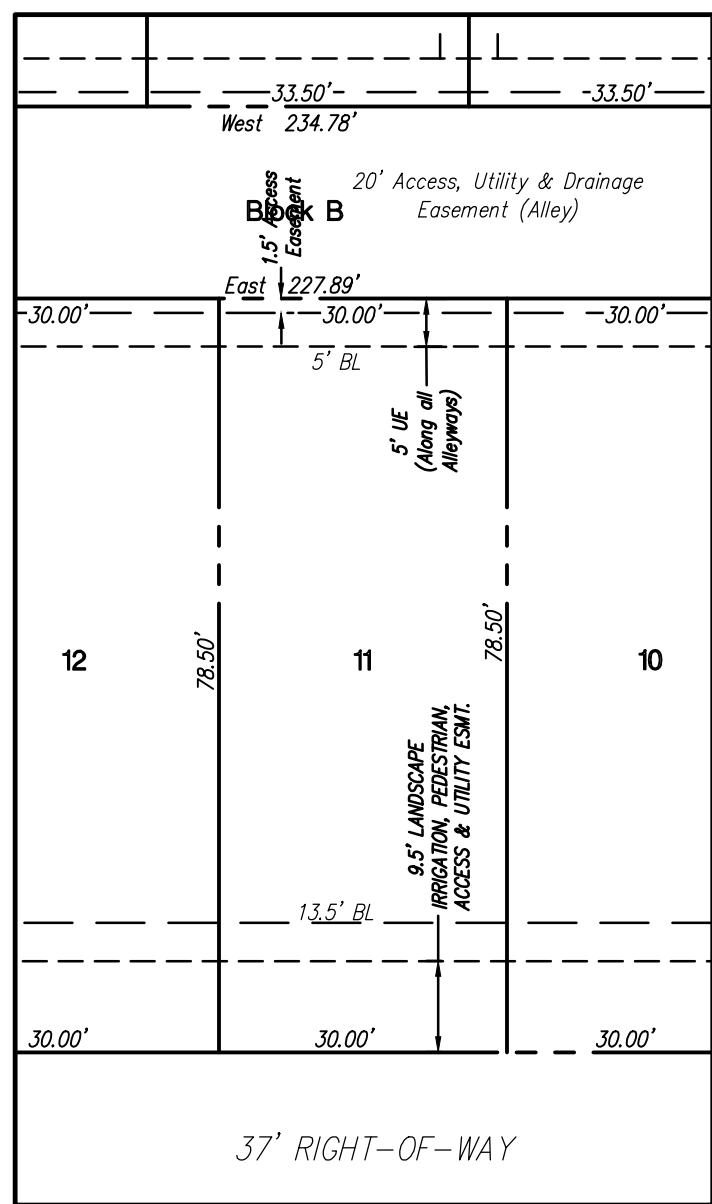
Feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,



Scott Minnis, E.I.T.

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°21'40" E	11.57'
L2	N 37°04'20" E	26.99'
L4	N 70°43'20" E	33.41'
L5	N 28°07'10" E	20.91'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C3	35.00'	71°14'20"	43.52'	N 54°53'50" W, 40.77'
C4	35.00'	70°43'20"	43.20'	S 54°38'20" E, 40.51'
C5	40.00'	50°43'20"	35.41'	S 64°38'20" E, 34.27'

DENTON COUNTY, TEXAS



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

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715

DRAWN BY: JS DATE: 9/30/15 SCALE: 1"=80' JOB NO. **15003**

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1221 N I35E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

1/2

TBPE Firm
 No. 1798
 TBPLS Firm
 No. 10043700

RF	= REBAR FOUND
RS	= CAPPED REBAR SET
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
CR	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
PRDCT	= PL RECORDS, DENTON COUNTY, TEXAS
RRPDCOT	= REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	= MUTUAL ACCESS EASEMENT
SS	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT
PE	= PIPELINE EASEMENT
ARE	= ACCESS ROAD EASEMENT
TA	= TEMPORARY ACCESS EASEMENT
Strm. Se.	= STORM SEWER EASEMENT
DE	= DRAINAGE EASEMENT
P.D.E.	= PUBLIC DRAINAGE EASEMENT
A.U.D.E.	= ACCESS, UTILITY & DRAINAGE EASEMENT
L.P.D.E.	= LANDSCAPE, IRRIGATION, PEDESTRIAN, ACCESS & UTILITY EASEMENT

STATE OF TEXAS :
COUNTY OF DENTON: WHEREAS WE, CADG Riverwalk, LLC, are the owners of properties situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract or parcel of land situated in the Carlos Chacon Survey, Abstract Number 299 and the J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound, Denton County, Texas, and being all of Lot 3, Block I of The River Walk At Central Park 11/2014, an addition to the Town of Flower Mound, according to the replat thereof, recorded in Document Number 2015-262 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A Consultants) at the northeast corner of said Lot 3, Block I, and being the southeast corner of Lot 2, Block I, of said The River Walk At Central Park 11/2014, and being on the west line of that certain called 2.121 acre right-of-way dedication to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas,

THENCE with the east line of said Lot 3, Block I and the west line of said 2.121 acre right-of-way dedication, the following:

S 0018°40" E, 449.73 feet, to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the left;

Southeasterly with the arc of said curve, having a radius of 230.00 feet, a central angle of 51°49'23", an arc length of 208.03 feet and whose chord bears S 26°13'22" E, 201.01 feet to a 1/2" capped rebar set (G&A Consultants) at a point of reverse curvature;

Southeasterly with the arc of said curve, having a radius of 170.00 feet, a central angle of 25°54'53", an arc length of 76.89 feet and whose chord bears S 39°10'37" E, 76.24 feet to a 1/2" capped rebar set (G&A Consultants) at the southeast corner of said Lot 3, Block I and being on the north line of Lot 1X, Block I of The River Walk At Central Park 8/2014, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2014-408 of the Plat Records of Denton County, Texas;

THENCE S 89°41'20" W, 21.74 feet with the south line of said Lot 3, Block I and the north line of said Lot 1X, Block I to a 1/2" capped rebar set (G&A Consultants);

THENCE S 45°05'35" W, 26.86 feet with the south line of said Lot 3, Block I and the north line of said Lot 1X, Block I to a 1/2" capped rebar set (G&A Consultants);

THENCE 130 feet parallel with and perpendicular to, the west line of said Lot 3, Block I, same being the east line of The Forums Residential, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet 7, Page 136 of the Plat Records of Denton County, Texas the following:

N 61°46'50" W, 231.36 feet, to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Northwesterly with the arc of said curve, having a radius of 470.00 feet, a central angle of 40°30'10", an arc length of 348.65 feet and whose chord bears N 40°31'45" W, 340.71 feet to a 1/2" capped rebar set (G&A Consultants);

N 19°16'40" W, 187.80 feet to a 1/2" capped rebar set (G&A Consultants);

S 89°29'00" W, 370.40 feet to a 1/2" capped rebar set (G&A Consultants) at the westerly southwest corner of said Lot 3, Block I, and being the southerly southeast corner of Lot 1R, Block I, of said The River Walk At Central Park 11/2014;

THENCE N 00°18'40" W, 128.87 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner of said Lot 3, Block I, and being an inner alle corner of said Lot 1R, Block I;

THENCE N 89°29'00" E, with the north line of said Lot 1R, Block I, passing at 42.00 feet the easterly southeast corner of said Lot 1R, Block I, and being the southwest corner of said Lot 2, Block I, continuing with the south line thereof, a total distance of 420.42 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE N 28°07'40" E, 35.63 feet with the north line of said Lot 3, Block I, and the south line of said Lot 2, Block I to a 1/2" capped rebar set (G&A Consultants);

THENCE N 89°40'20" E, 322.50 feet with the north line of said Lot 3, Block I, and the south line of said Lot 2, Block I to the POINT OF BEGINNING and containing approximately 5.754 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as PARKMONT PLACE, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane 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 are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the 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, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress 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 plotting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS OUR HAND this _____ day of _____, 2015.

CADG Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS :
COUNTY OF _____; BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehرداد Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF _____;
COUNTY OF _____; Whereas, _____, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Authorized Representative

Date: _____

STATE OF _____;
COUNTY OF _____; BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

NOTES:

1. Bearings are based on the Town of Flower Mound's Geodetic Control System.

2. Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers 6 & 7, with the coordinates thereof provided by the Town of Flower Mound.

POB: N=7,065,235.9' E=2,407,899.0'

a. Bearing & distance from POB to Monument No. 5:

S 55°52'05" E, 1761.7'

b. Bearing and distance from the Northwest corner to Monument No. 7:

N 18°22'45" W, 4853.9'

3. No flood Zone Area Analysis has been performed on the subject property by G&A Consultants, LLC.

4. According to Community/Panel No. 48121C0540G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (areas within the 1% annual chance flood plain with no base flood elevations established). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

6. Pursuant to Ordinance No. 35-92 of the Town of Flower Mound, Texas, a mandatory Homeowners' Association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of drainage easements, landscaping systems or other physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of the landscape systems, features or elements located in parkways common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.

7. Existing floodplain to be amended as designed in approved River Walk Channel Grading Plans.

8. All corners to be 1/2" capped rebar set (G&A Consultants), unless otherwise noted.

9. Lots 9X, Block A, 14X, Block B and 34X, Block C shall be dedicated to and maintained by the HOA as a Access, Utility & Drainage Easement (Alleyway).

10. Lots 32X, 33X, Block C, and Lot 1X, Block D shall be dedicated to and maintained by the HOA as a pedestrian access lot.

11. Any fence constructed adjacent and/or parallel to open space shall consist of wrought iron or tubular steel.

DRAINAGE FACILITY MAINTENANCE PLAN AND DRAINAGE EASEMENT NOTES

1. Upkeep and maintenance of private drainage easements is the responsibility of the property owner.

2. Upkeep and maintenance shall include but not be limited to the following items:

A. Grass and ground cover shall be kept to a height required by Town ordinance.

B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.

C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.

D. All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.

3. No dumping of any type is permitted within the easement area.

APPROVED:

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman Planning
and Zoning Commission

Doug Powell, Executive Director
of Development Services

Date _____

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

Date _____

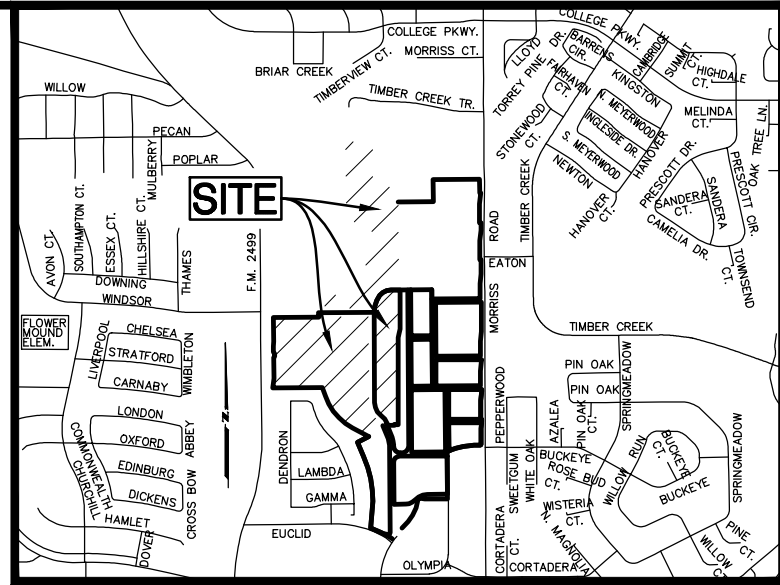
SURVEYOR'S STATEMENT

I, James S. Powell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

James S. Powell, RPLS
Texas Registration No. 6593

LEGEND

RF = REBAR FOUND
CRS = CAPPED REBAR SET
BL = BUILDING LINE
UE = UTILITY EASEMENT
CRP = CAPPED REBAR FOUND
P.O.B. = POINT OF BEGINNING
PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE = MUTUAL ACCESS EASEMENT
SSE = SANITARY SEWER EASEMENT
WLE = WATER LINE EASEMENT
PE = PIPELINE EASEMENT
ARE = ACCESS ROAD EASEMENT
TAE = TEMPORARY ACCESS EASEMENT
Stm. SE = STORM SEWER EASEMENT
DE = DRAINAGE EASEMENT
P.D.E. = PUBLIC DRAINAGE EASEMENT
A.U.D.E. = ACCESS, UTILITY & DRAINAGE EASEMENT
L.I.P.A.U.E. = LANDSCAPE, IRRIGATION, PEDESTRIAN, ACCESS & UTILITY EASEMENT



VICINITY MAP 1" = 2000'

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block A	4,555	0.105
2	Block A	2,355	0.054
3	Block A	2,360	0.054
4	Block A	2,642	0.061
5	Block A	2,648	0.061
6	Block A	2,377	0.055
7	Block A	2,382	0.055
8	Block A	3,638	0.084
9X	Block A	7,019	0.161
1	Block B	3,816	0.088
2	Block B	2,357	0.054
3	Block B	2,357	0.054
4	Block B	2,632	0.060
5	Block B	2,632	0.060
6	Block B	2,357	0.054
7	Block B	3,311	0.076
8	Block B	3,312	0.076
9	Block B	2,355	0.054
10	Block B	2,355	0.054
11	Block B	2,355	0.054

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
12	Block B	2,355	0.054
13	Block B	4,097	0.094
14X	Block B	4,627	0.106
1	Block C	3,492	0.080
2	Block C	2,055	0.047
3	Block C	2,055	0.047
4	Block C	2,055	0.047
5	Block C	2,055	0.047
6	Block C	2,295	0.053
7	Block C	2,295	0.053
8	Block C	2,055	0.047
9	Block C	2,055	0.047
10	Block C	2,055	0.047
11	Block C	2,055	0.047
12	Block C	3,582	0.082
13	Block C	2,432	0.056
14	Block C	2,055	0.047
15	Block C	2,295	0.053
16	Block C	2,295	0.053
17	Block C	2,055	0.047

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
18	Block C	2,064	0.047
19	Block C	2,131	0.049
23	Block C	2,055	0.047
24	Block C	2,055	0.047
25	Block C	3,010	0.069
26	Block C	3,144	0.072
27	Block C	2,055	0.047
28	Block C	2,055	0.047
29	Block C	2,055	0.047
30	Block C	2,055	0.047
31	Block C	2,055	0.047
32X	Block C	4,761	0.109
33X	Block C	4,900	0.112
34X	Block C	25,419	0.584
1X	Block D	20,707	0.475

RECORD PLAT

PARKMONT PLACE

Being a Replat of part of

Lot 1, Block I

THE RIVER WALK AT

CENTRAL PARK 8/2014

5.754 Ac

located in the

J.T. STEWART SURVEY, ABSTRACT NO. 1161

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS



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

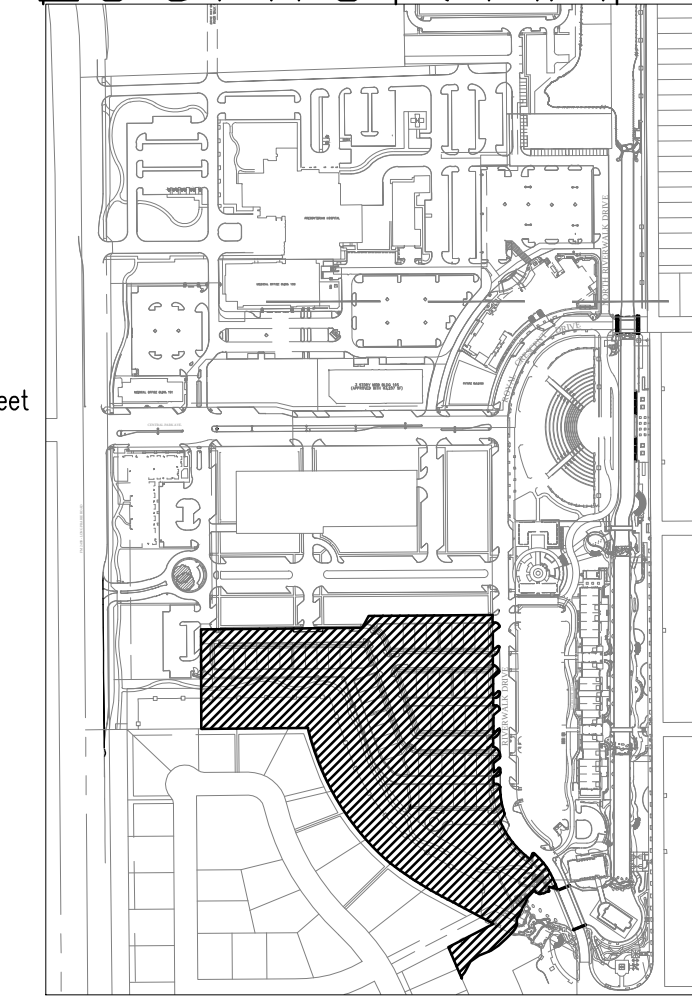
111 Hillside Drive Lewisville, TX 75057 AP: 972.436.9712 AP: 972.436.9715
611 Dallas Drive, Suite 114 Arlanoke, TX 76262 AP: 682.831.9712 AP: 817.890.4043

2/2

TBPE Firm
No. 1798
TBPLS Firm
No. 10047700

DRAWN BY: JS DATE: 9/30/15 SCALE: ---- JOB NO. **15003**

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1221 N I35E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact MR. JACK DAWSON



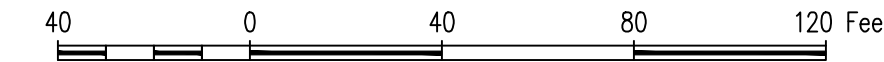
C. CHACON SURVEY, ABSTRACT NO. 299
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

L5003

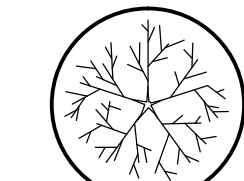
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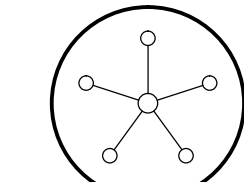
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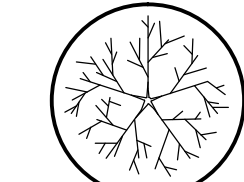
(LE) LACEBARK ELM
Ulmus parvifolia



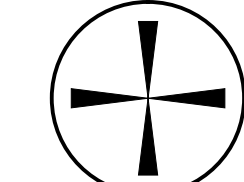
(RO) RED OAK
Quercus shumardii



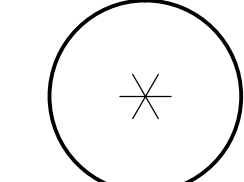
(CO) CHINQUAPIN OAK
Quercus muehlenbergii



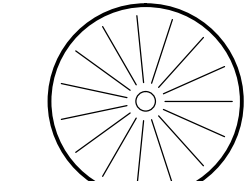
(RO) RED OAK (transplanted)
Quercus shumardii



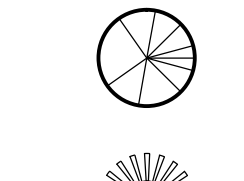
(CE) CEDAR ELM (transplanted)
Ulmus crassifolia



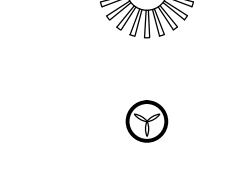
(SE) SLIPPERY ELM (transplanted)
Ulmus rubra



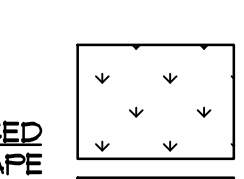
(AE) AMERICAN ELM (transplanted)
Ulmus americana



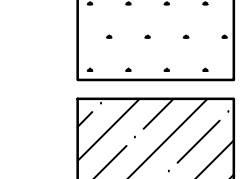
(BPJ) BLUE POINT JUNIPER
Juniperus chinensis 'Blue Point'



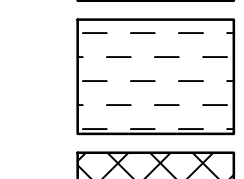
(CM) CRAPE MYRTLE (transplanted)
Lagerstroemia indica



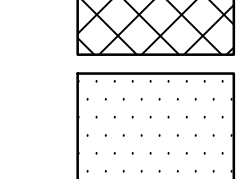
BERMUDA SOD



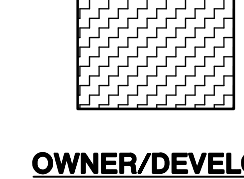
BUFFALO SOD



NATIVE TRAIL MIX-SEED ITEM #1811
NATIVE AMERICAN SEED



MULCHED AFTER TREES GROW IN.)



LANDSCAPE PLANTING

OWNER/DEVELOPER
CADG RIVER WALK, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
Ph. 469-892-7200
Contact MR. JACK DAWSON



NOTE:
STREET TREE LOCATIONS MAY BE
ALTERED UP TO 5' IN EITHER
DIRECTION IN ORDER TO AVOID
UTILITY LINES.

TREES ON PLAN WITH NUMBER
INDICATE TRANSPLANT TREE. THE
NUMBER CORRESPONDS TO A
TAGGED NUMBER.

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
14	LACEBARK ELM	<i>Ulmus parvifolia</i>	6"	10'-12'	Per Plan	Single Trunk
39	RED OAK	<i>Quercus shumardii</i>	6"	10'-12'	Per Plan	Single Trunk
2	LIVE OAK	<i>Quercus virginiana</i>	6"	10'-12'	Per Plan	Single Trunk
29	CHINGUAPIN OAK	<i>Quercus muehlenbergii</i>	6"	10'-12'	Per Plan	Single Trunk
27	CEDAR ELM	<i>Ulmus crassifolia</i>	trans.	varies	Per Plan	Transplant
21	SLIPPERY ELM	<i>Ulmus rubra</i>	trans.	varies	Per Plan	Transplant
1	AMERICAN ELM	<i>Ulmus americana</i>	trans.	varies	Per Plan	Transplant
4	RED OAK	<i>Quercus shumardii</i>	trans.	varies	Per Plan	Transplant
3	BLUE POINT JUNIPER	<i>Juniperus chinensis</i> 'Blue Point'	30gal.	6'-8'	Per Plan	Single Trunk
22	CRAPEMYRTLE	<i>Lagerstroemia indica</i>	trans.	varies	Per Plan	Transplant
3	TAYLOR JUNIPER	<i>Juniperus virginiana</i> 'Taylor'	30gal.	7'-8'	Per Plan	Full
8	GIANT HESPERALOE	<i>Hesperaloe funifera</i>	5gal.	30"	4'-0"	Full
40	AUTUMN SAGE	<i>Salvia greggii</i>	1gal.	8"-12"	12"	Full
59	RED YUCCA	<i>Hesperaloe parviflora</i>	3gal.	18"	3'-0"	Full
162	MEXICAN FEATHER GRASS	<i>Nassella tenuissima</i>	3gal.	18"	3'-0"	Full
41	BUFFALO JUNIPER	<i>Juniperus sabin</i> 'Buffalo'	5gal.	8"-12"	5'	Full

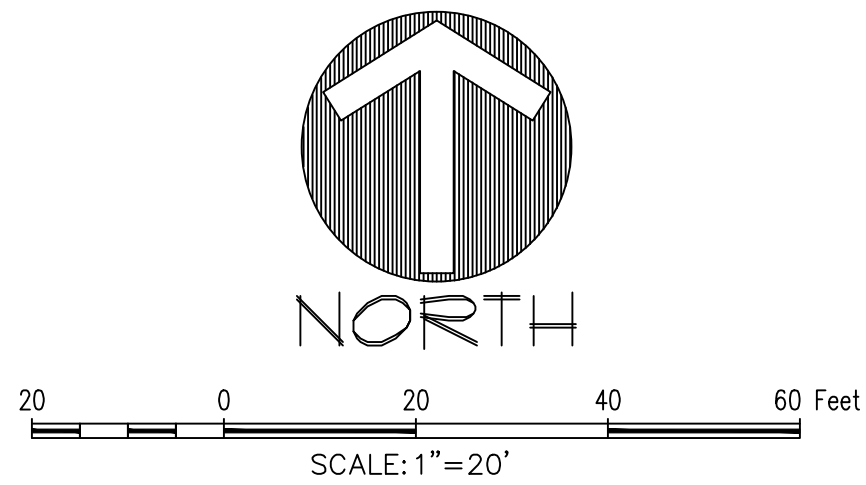
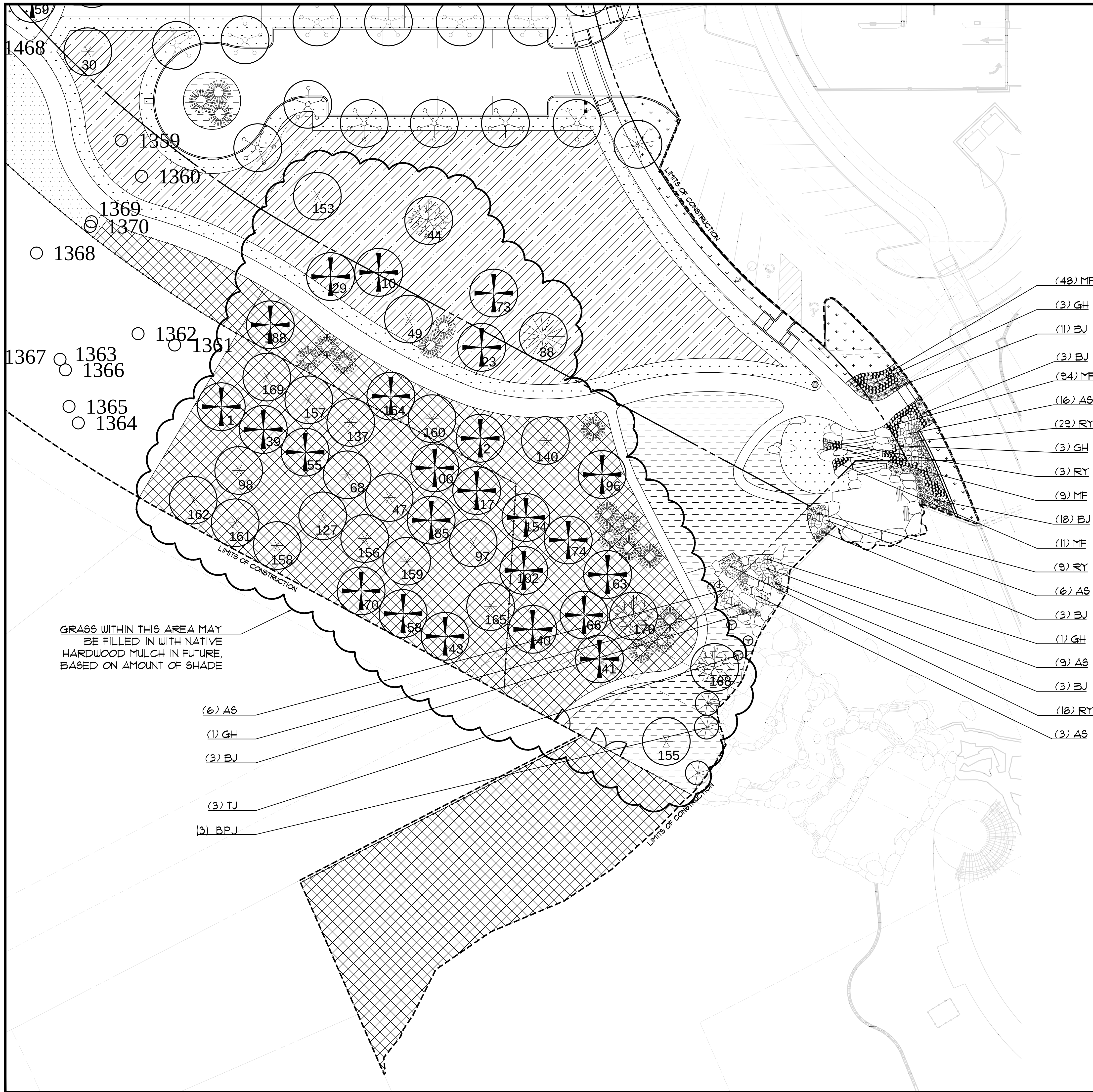
GRASS WITHIN THIS AREA MAY
BE FILLED WITH NATIVE
HARDWOOD MULCH IN FUTURE,
BASED ON AMOUNT OF SHADE

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 2/3/2016

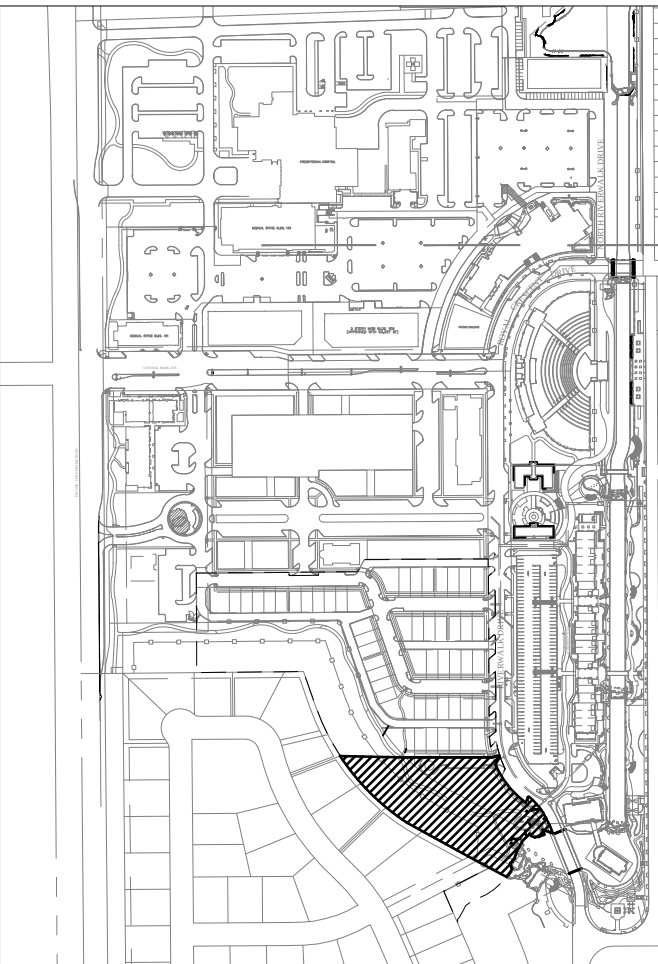
REGISTERED LANDSCAPE ARCHITECT
JAMESON PINSON
2826
2826

Drawn By: MC
Date: 10/05/2015
Scale: 1"=40'
Revisions:
11/18/2015
2/2/2016

File: Z:\2015\15003\Drawings\FP & Const Plans\SHEET SET\15003 LANDSCAPE PLAN
 Date: 2/3/2016 10:13 AM by: Monica Conlon
 Path: Z:\2015\15003\Drawings\FP & Const Plans\SHEET SET\15003 LANDSCAPE PLAN



LOCATOR MAP



PLANT LEGEND

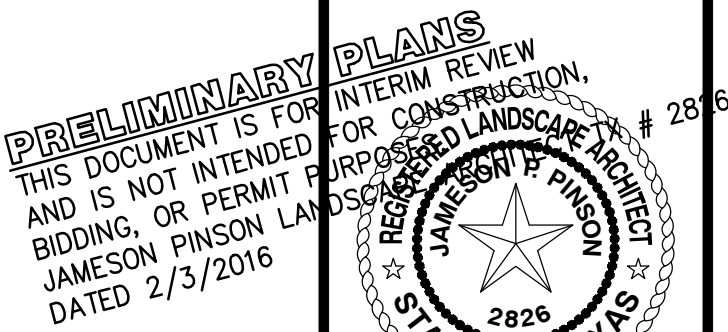
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>		BERMUDA SOD
	(RO) RED OAK (transplanted) <i>Quercus shumardii</i>		BUFFALO SOD
	(CE) CEDAR ELM (transplanted) <i>Ulmus crassifolia</i>		BLACKLAND PRAIRIE MIX-SEED ITEM #2800 NATIVE AMERICAN SEED
	(SE) SLIPPERY ELM (transplanted) <i>Ulmus rubra</i>		NATIVE TRAIL MIX-SEED ITEM #1811 NATIVE AMERICAN SEED
	(AE) AMERICAN ELM (transplanted) <i>Ulmus americana</i>		BERMUDA HYDRO MULCH (MAY BE MULCHED AFTER TREES GROW IN)
	(BPJ) BLUE POINT JUNIPER <i>Juniperus chinensis 'Blue Point'</i>		SHADE-FRIENDLY GRASS MIX- SEED ITEM #2862 NATIVE AMERICAN SEED
	(GM) GRAPE MYRTLE (transplanted) <i>Lagerstroemia indica</i>		
	(TJ) TAYLOR JUNIPER <i>Juniperus virginiana 'Taylor'</i>		
	(GH) GIANT HESPERALOE <i>Chamaecrista humilis</i>		
	(AS) AUTUMN SAGE <i>Cortaderia selloana 'Pumila'</i>		
	(RY) RED YUCCA <i>Hesperaloe parviflora</i>		
	(MF) MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>		
	(BJ) BUFFALO JUNIPER <i>Juniperus sabinia 'Buffalo'</i>		

NOTE:
TREES ON PLAN WITH NUMBER INDICATE
TRANSPLANT TREE. THE NUMBER
CORRESPONDS TO A TAGGED NUMBER.

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

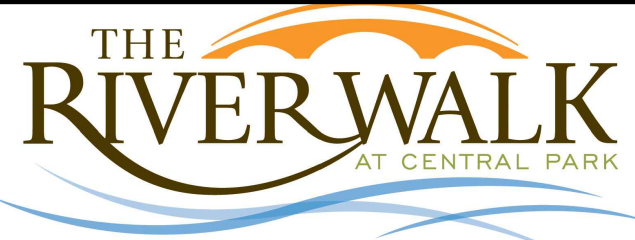
PARKMONT PLACE
Lot 1, Block 1
PARKMONT PLACE
5.754 Acres
in the
CHACON SURVEY, ABSTRACT NO. 289
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN



Drawn By: MC
Date: 10/05/2015
Scale: 1"=20'
Revisions:
11/15/2015
2/2/2016

OWNER/DEVELOPER
CADG RIVER WALK, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
Ph. 469-592-7200
Contact: MR. JACK DAWSON



15003

L.1.1

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE

a division of G & A Consultants, L.L.C.
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0276 • F: 972.538.9715

PARKMONT PLACE

PARKMONT PLACE

Lot 1, Block 1

PARKMONT PLACE

5.754 Acres

in the
CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

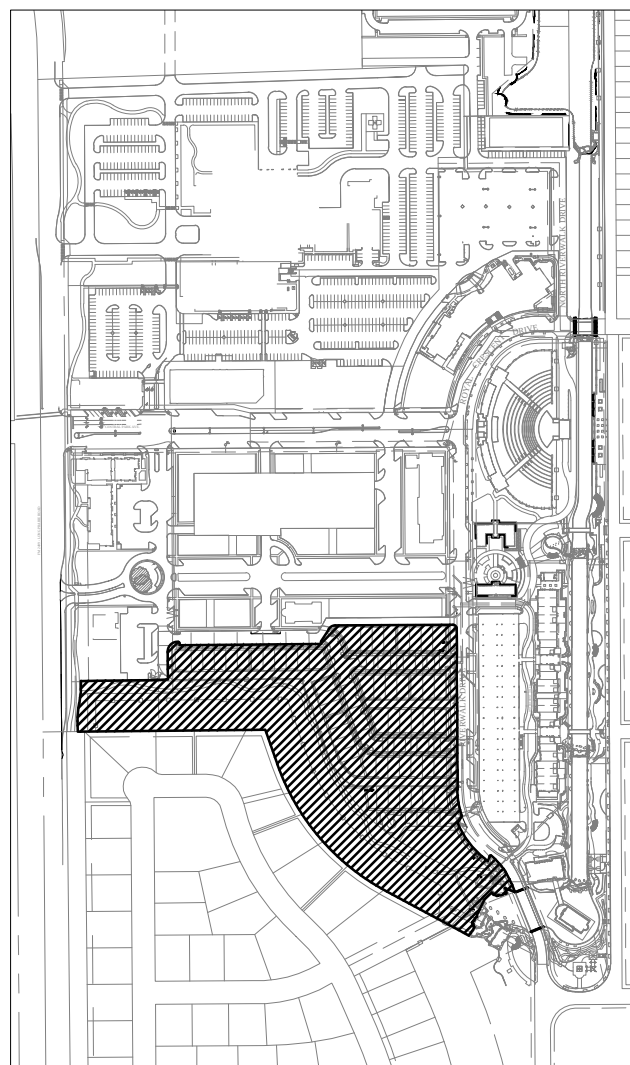
15003

L2.0



SCALE: 1" = 40'

LOCATOR MAP



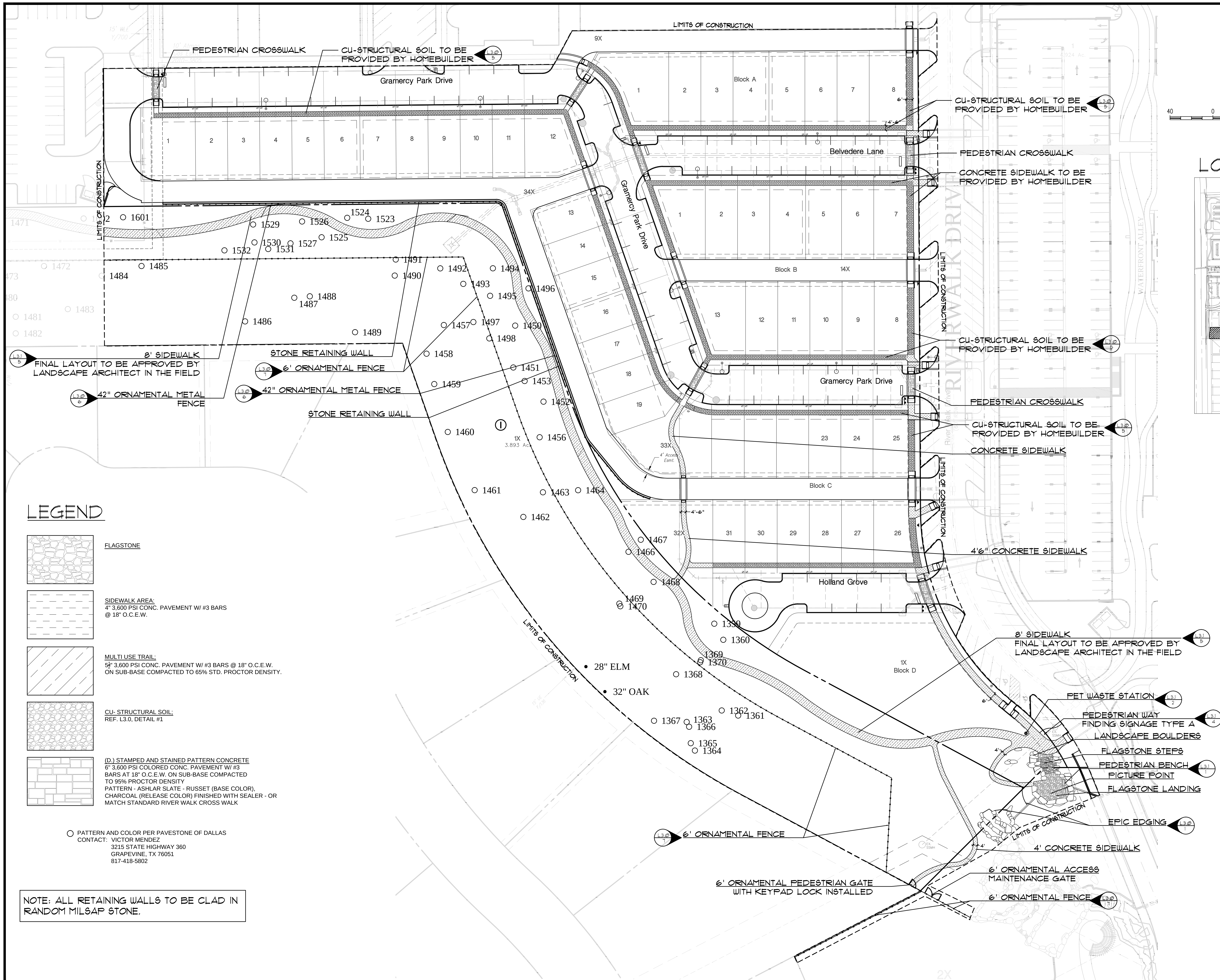
SCALE - 1:500

LEGEND

- FLAGSTONE
- SIDEWALK AREA:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W.
- MULTI USE TRAIL:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
ON SUB-BASE COMPACTED TO 65% STD. PROCTOR DENSITY.
- CU-STRUCTURAL SOIL:
REF. L3.0, DETAIL #1
- (D) STAMPED AND STAINED PATTERN CONCRETE
6" 3,600 PSI COLORED CONC. PAVEMENT W/ #3
BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED
TO 95% PROCTOR DENSITY.
PATTERN - ASHLAR SLATE - RUSSET (BASE COLOR),
CHARCOAL (RELEASE COLOR) FINISHED WITH SEALER - OR
MATCH STANDARD RIVER WALK CROSS WALK

○ PATTERN AND COLOR PER PAVESTONE OF DALLAS
CONTACT: VICTOR MENDEZ
3215 STATE HIGHWAY 360
GRAPEVINE, TX 76051
817-418-5802

NOTE: ALL RETAINING WALLS TO BE CLAD IN
RANDOM MILSAP STONE.

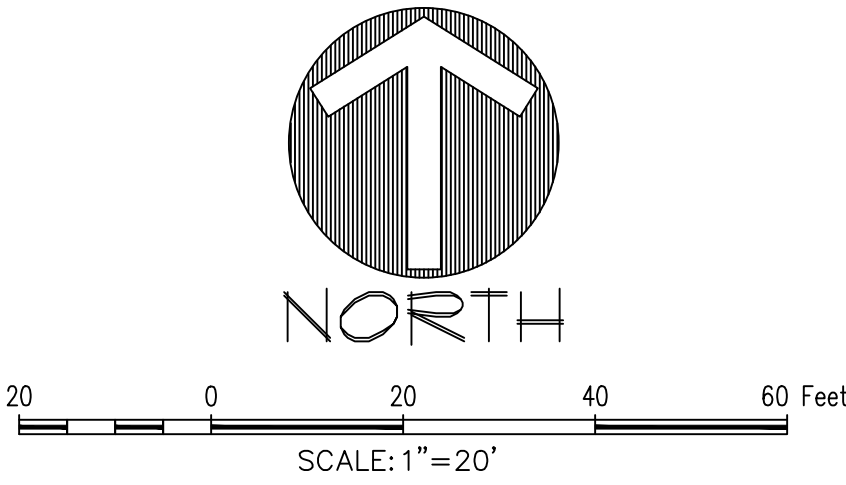
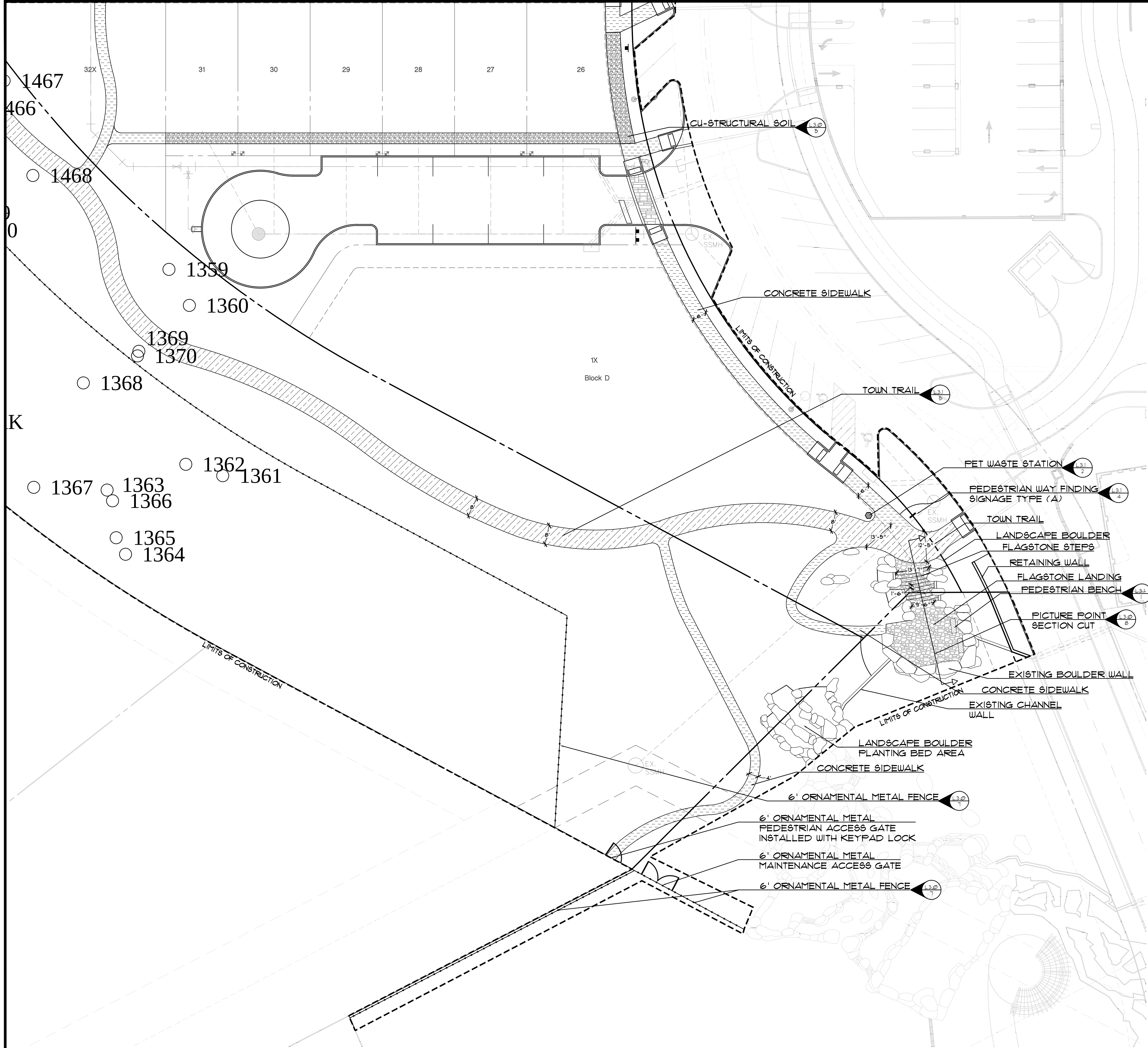


PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. LANDSCAPE ARCHITECT
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 2/3/2016
STATE OF TEXAS
2826

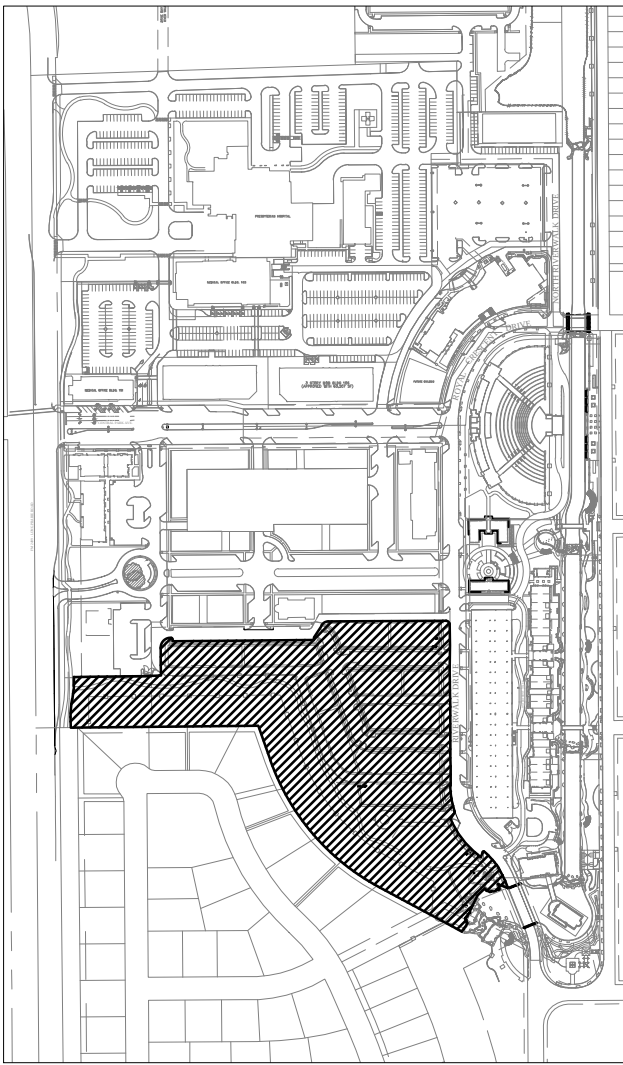
Drawn By: MC
Date: 10/05/2015
Scale: 1"=40'
Revisions:
11/18/2015
2/2/2016

OWNER/DEVELOPER
CADO RIVER WALK, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON





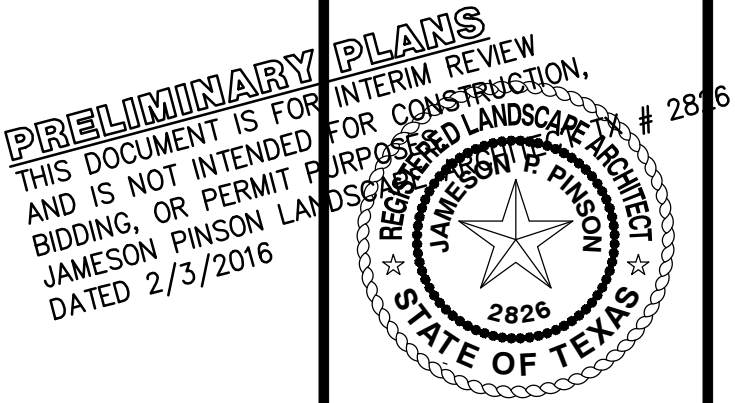
LOCATOR MAP



LEGEND

- FLAGSTONE
- SIDEWALK AREA:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W.
- MULTI USE TRAIL:
5 1/2" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
ON SUB-BASE COMPACTED TO 65% STD. PROCTOR DENSITY.
- CU-STRUCTURAL SOIL:
REF. L3.0, DETAIL #1
- (D.) STAMPED AND STAINED PATTERN CONCRETE
6" 3,600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% PROCTOR DENSITY
PATTERN - ASHLAR SLATE - RUSSET (BASE COLOR), CHARCOAL (RELEASE COLOR) FINISHED WITH SEALER - OR MATCH STANDARD RIVER WALK CROSS WALK

○ PATTERN AND COLOR PER PAVESTONE OF DALLAS
CONTACT: VICTOR MENDEZ
3215 STATE HIGHWAY 360
GRAPEVINE, TX 76051
817-418-5802



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FARMERS BRANCH, TX 75234
Ph. 469-592-7200
Contact: MR. JACK DAWSON



PARKMONT PLACE
Lot 1, Block 1
PARKMONT PLACE
5.754 Acres
in the
CHACON SURVEY, ABSTRACT NO. 289
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

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

PARKMONT PLACE

Drawn By: MC
Date: 10/05/2015
Scale: 1" = 20'
Revisions:
11/15/2015
2/2/2016

15003

L2.1



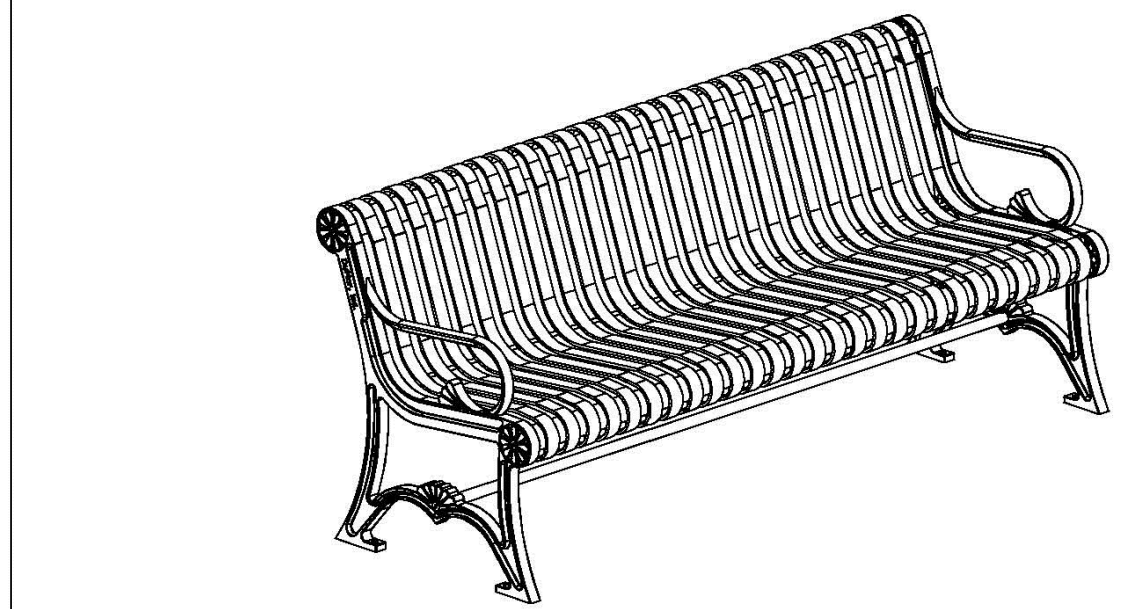
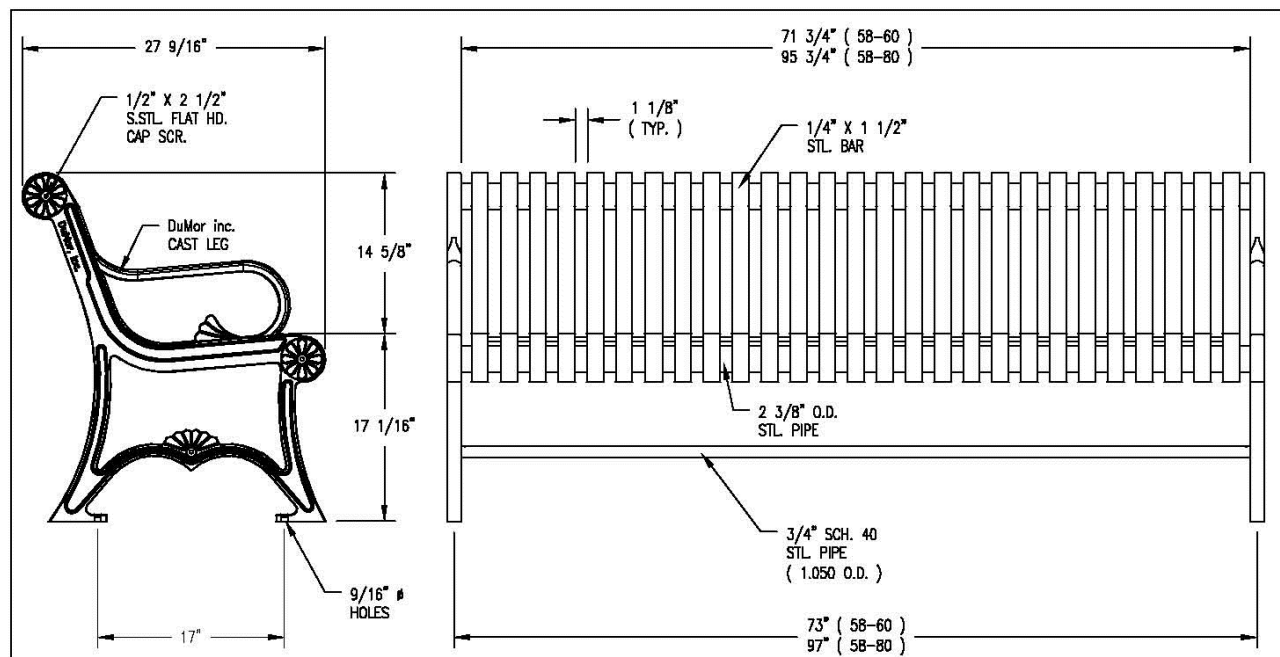
BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY
COMPOSITE HEADER BOARD DETAIL #210



FFec: Z:\2015\15003\Drawings\FP & Const Plans\SHEET SET\15003 LANDSCAPE DETAILS
 Plotted: 2/3/2016 10:17 AM, by Monica Conclenne, Saved: 2/2/2016 11:08 AM, by MONICA



THE
RIVERWALK
AT CENTRAL PARK



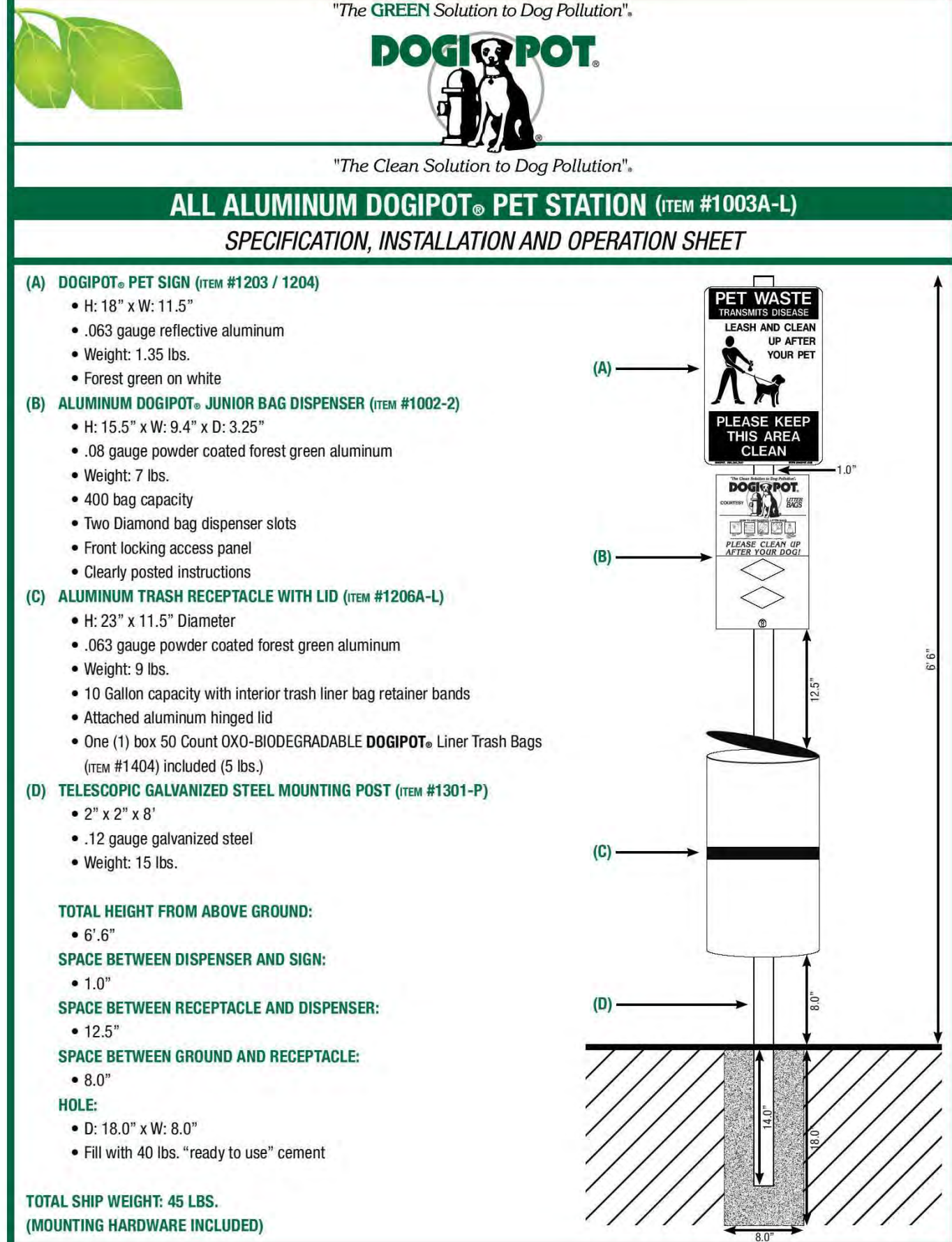
- NOTES
- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 2.) 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
 - 3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 37 SPACES)

LENGTH OPTIONS
6' BENCH
8' BENCH

	SCALE: NONE	TITLE: BENCH
P.O. Box 142 Mifflintown, PA 17059-0142	DATE DRAWN: 3/22/94 DRAWN BY: AH DATE REV.: 11/21/99 REV. BY: JSB	REV. D DRAWING NUMBER 58 SERIES SHEET 1 OF 2

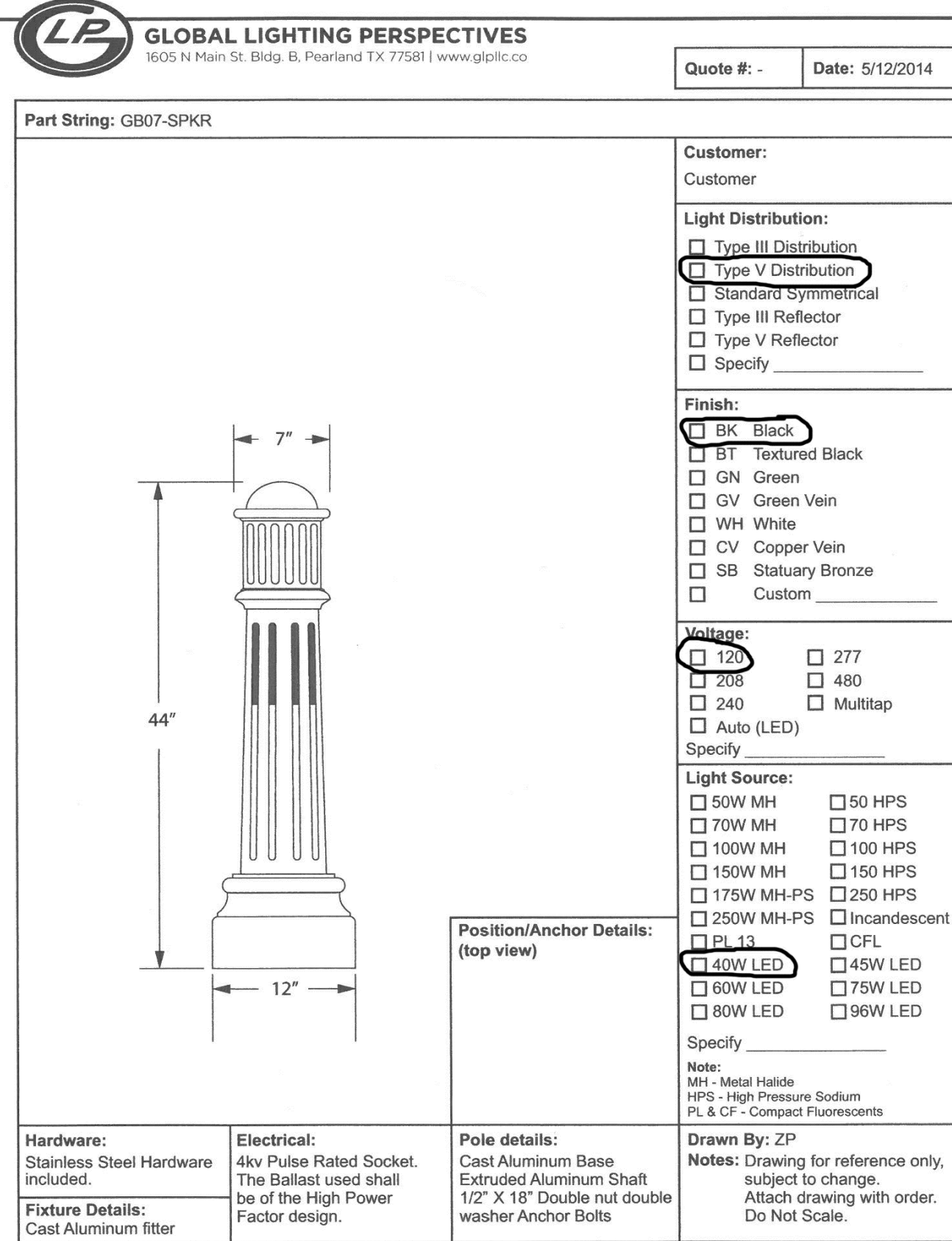
1 BENCH DETAIL

SCALE: NOT TO SCALE



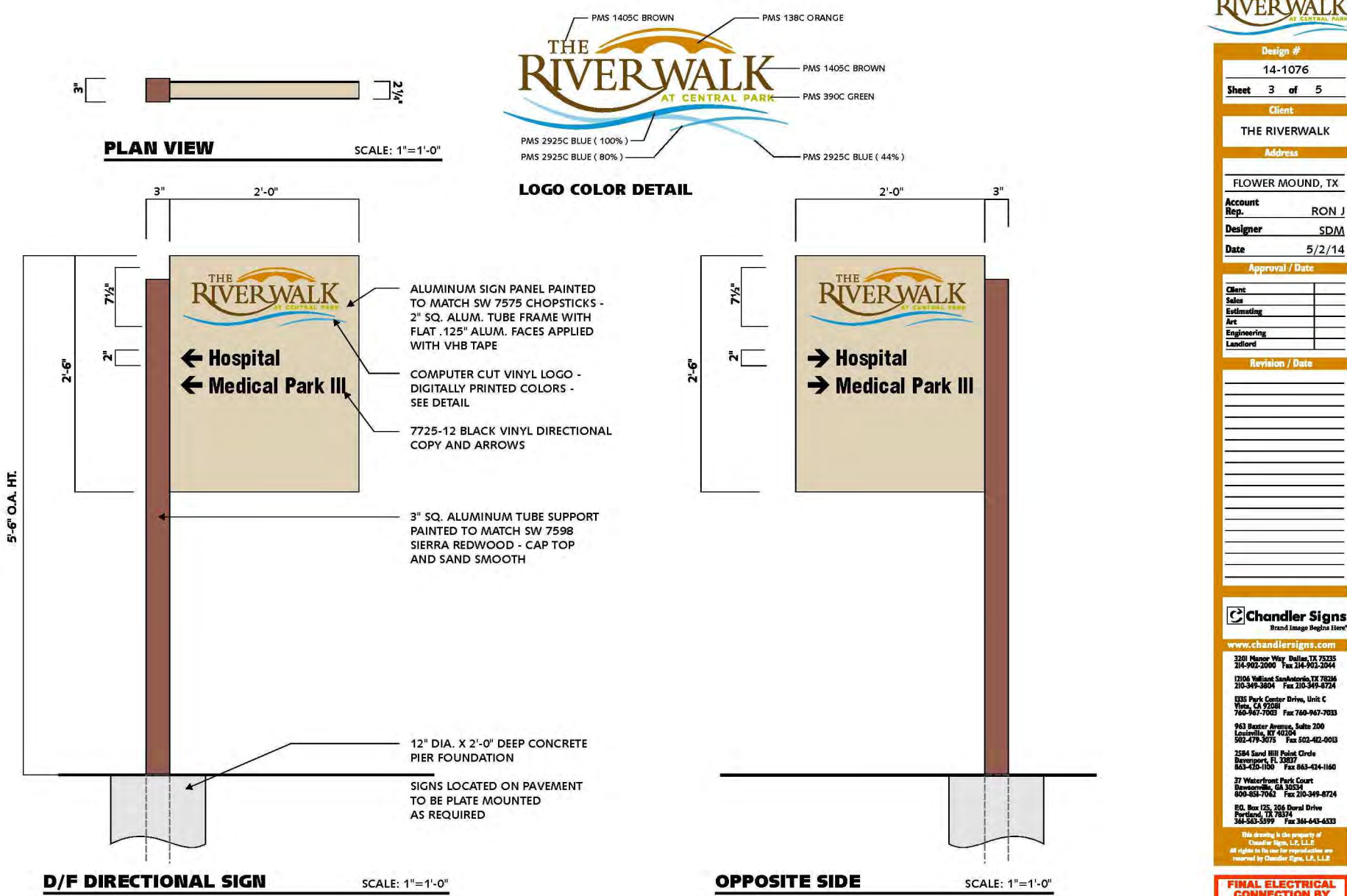
2 PET WASTE STATION

SCALE: NOT TO SCALE



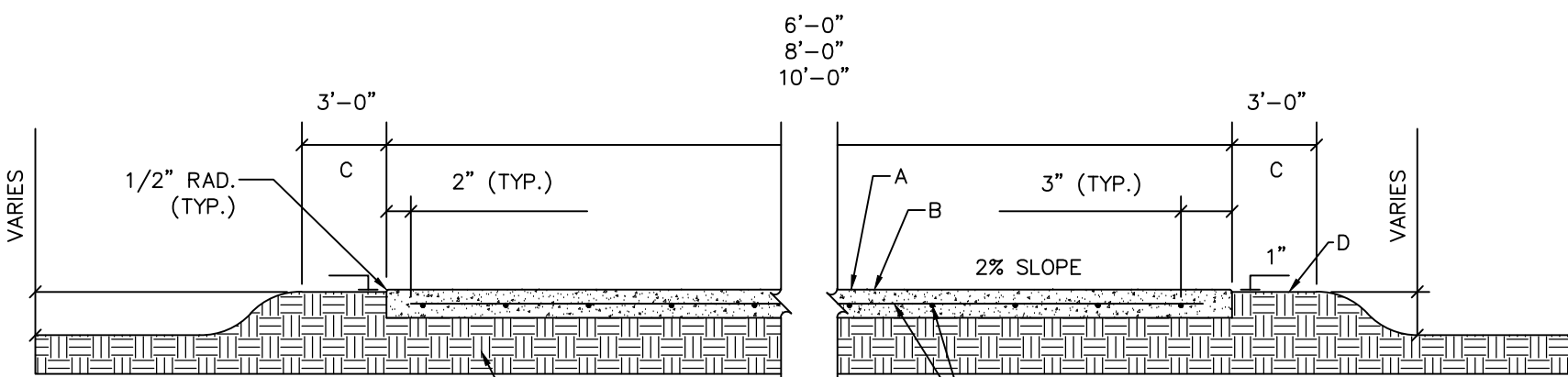
3 BOLLARD DETAIL

SCALE: NOT TO SCALE



4 WAYFINDING SIGN TYPE A

SCALE: NOT TO SCALE



GENERAL NOTES:

1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
2. THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
3. CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF PAVING.
4. CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL TOP OF WALL, AND FACE OF WALL.
5. DO NOT ASSUME A CUT AND FILL BALANCE. INSTALL TRAIL ALONG EXISTING GRADE WHEREVER POSSIBLE. CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

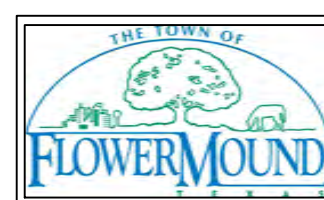
CONSTRUCTION NOTES:

- A. 5 1/2" THICK 3600 PSI CONCRETE TRAIL
- B. HEAVY BROOM FINISH
- C. RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
- D. FINISH GRADE
- E. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
- F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

1. LOCATE DOWELED EXPANSION JOINTS ON:
A) 30' CENTERS (MAX) FOR 6' TRAIL
B) 40' CENTERS (MAX) FOR 8' TRAIL
C) 50' CENTERS (MAX) FOR 10' TRAIL
2. USE #4 SMOOTH DOWEL 1'-8" LONG & LUBRICATED ON ONE END.
A) 4 PER JOINT FOR 6' TRAIL @ 1'-6" O.C. WITH CAP.
A) 5 PER JOINT FOR 8' TRAIL @ 1'-6" O.C. WITH CAP.
A) 6 PER JOINT FOR 10' TRAIL @ 1'-6" O.C. WITH CAP.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.



PARKS & RECREATION CONSTRUCTION DETAILS
6'-0", 8'-0", 10'-0" WIDE
MULTI-USE CONCRETE TRAIL
NOT TO SCALE

DATE: OCT 2009
SHEET 1 OF 3
SHEET: P-1

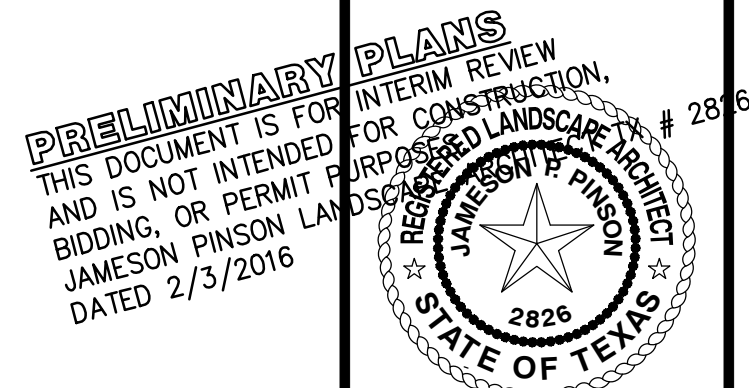
5 MULTI-USE TRAIL

SCALE: NOT TO SCALE

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

PARKMONT PLACE
Lot 1, Block 1
PARKMONT PLACE
5.754 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE AND
HARDSCAPE DETAILS



OWNER/DEVELOPER
CADG RIVER WALK, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 76234
Ph. 469-892-7200
Contact: MR. JACK DAWSON



15003

L3.1



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: March 14, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP15-0009 - Coram Deo Academy) to develop a multi-purpose building. The property is generally located north of Wichita Trail and west of Skillern 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 this request is to obtain site plan approval to develop a 23,020-square-foot, single-story, multipurpose building to be utilized for classrooms, gymnasium and performance venue. The site plan also depicts an athletic field that will be expanded to the size of a football field. The applicant has indicated in the letter of intent that the athletic field will be used only to practice field sports, but not be used as a varsity venue. The applicant has also indicated that there will be no lights or bleachers on the field. The property is currently zoned as Agricultural District (A). The site has three existing school buildings, playground, and 186 parking spaces.

Primary access to the lot will be from Skillern Road and Wichita Trail. Phase I construction will include the multipurpose building and an addition of 19 parking spaces. Phase II construction will include expansion of the athletic field and removal of 49 parking spaces to accommodate the expansion. The required parking for existing and proposed buildings is 194 parking spaces. When both Phase I and Phase II construction is complete, the site will have 156 parking spaces, with a net loss of 30 spaces, which is within the Town's allowed 20% deviation. The proposed building elevations and materials meet the intent of the Urban Design Plan.

On September 15, 2008, the Town Council approved a site plan (SP02-08) for a 23,700-square-foot, multipurpose building at the same location, but it was not

constructed. The letter of intent explains the reasons for a smaller building and the predominant change in the architectural design of the proposed building.

On August 7, 2015, the Town administratively approved an amended site plan (ASP15-0039) to relocate the fire lane off of Wichita Trail, to restripe existing parking spaces, install 78 parking spaces at the northeast corner of the site, install ornamental metal fencing along the north property line, and other minor site improvements.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Site Plan
4. Approved Amended Site Plan

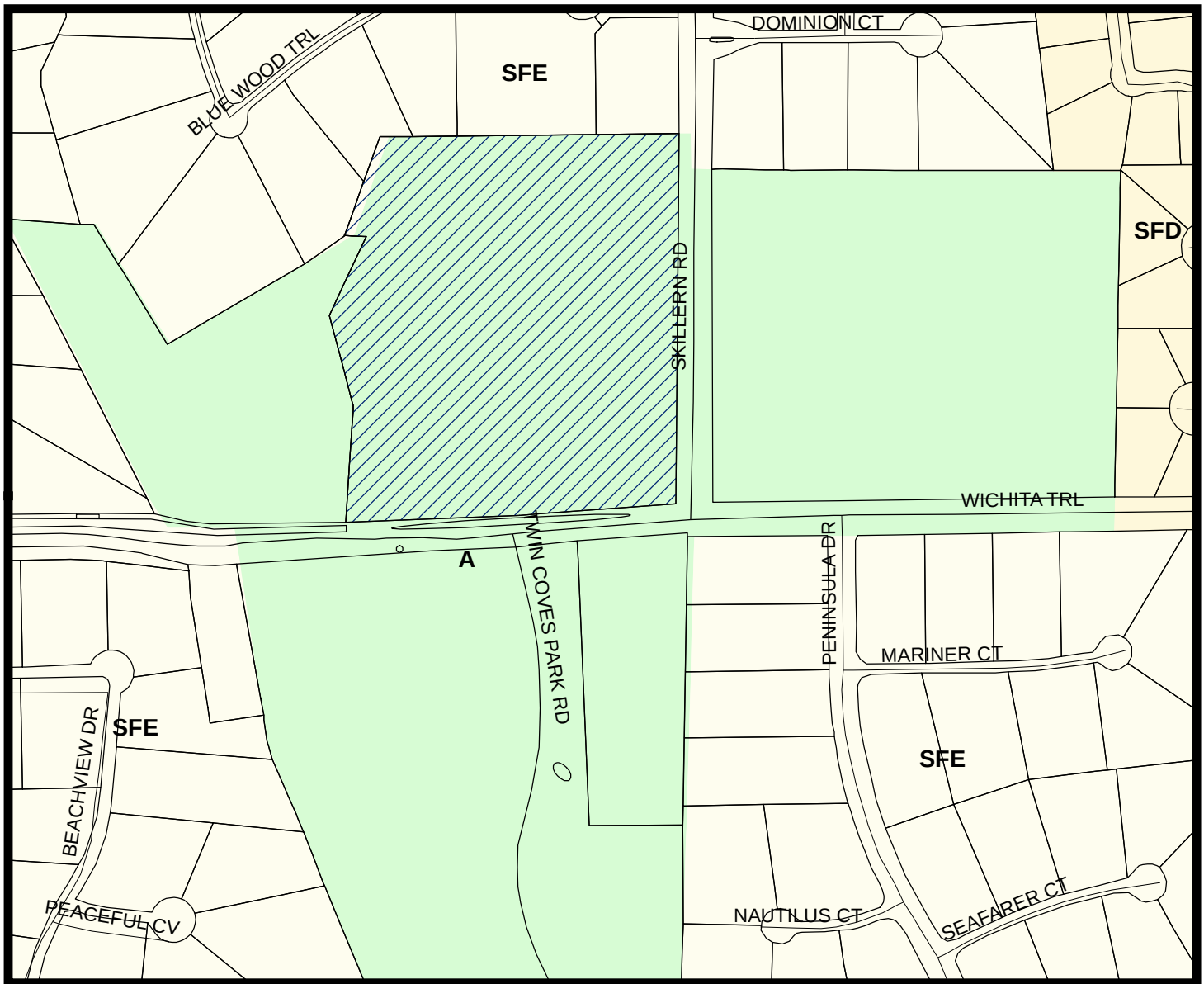
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP15-0009



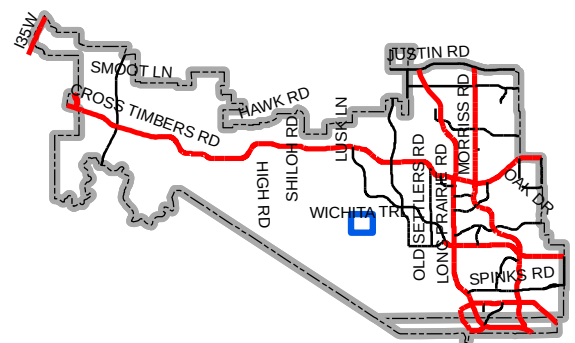
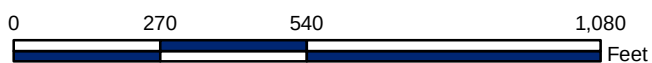
LEGEND

- Agriculture
- Single Family Estate
- Single Family Density



Subject Property

200 ft Notification Buffer around Property



Map Location



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

TBPE Firm No. 1798

TBPLS Firm No. 10047700

January 12, 2016

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

RE: Coram Deo Academy (SP15-0009)
Site Plan Application
Letter of Intent
G&A Job No. 15038

Mr. Powell:

The purpose of the proposed multipurpose building is to provide Coram Deo Academy with additional classroom space (7), as well as provide a gymnasium and performance venue locations. Currently, we have no meeting space on campus, no gymnasium and no platform/auditorium for band, choir, drama and debate. In addition, the new building will serve as a place for students to eat lunch and have physical education classes when the weather is inclement.

An added benefit of a purpose built building is that it can be adapted to meet the large range of needs of the educational program. Two of the classrooms will have fixed panel acoustical retractable walls to allow for practice venues for our performing arts classes, larger meeting space can be provided for campus organizations and others who use the space, such as the local homeowner's association and Flower Mound Church of Christ, which meets in our facility.

The original building proved too costly to construct. It was incongruous with the existing campus buildings and failed to meet the demand for additional classroom space, which was the driving force for the redesign. As a University Model School, we have over 650 students, but only half of them are present on any given day.

The expansion of the athletic field was always a part of the campus master plan. Over the years, it has been moved here and there, but we believe the current location can be expanded in phases, to eventually have a field that would approximate a football field. It will never be a varsity venue, but would be for practice of our JV and Varsity football, soccer and other field sports teams. We will not light the field nor install bleachers of any kind.

The previously approved building was 23,700 SF. This current phase is 23,020 SF with the possibility of a phased expansion to 28,800 SF. This could be additional classrooms, a chapel, and showers for the athletic department or administrative space. As our current student population is 90% of our planned campus maximum population, it would most likely be for administrative or chapel use.

This project is planned to be constructed in two phases. Currently, there are 186 parking spaces. Previous site improvements were approved with an Amended Site Plan application, number ASP15-0039. The existing fire lane off of Wichita Trail will be relocated and brought up to current Town standards, part of the existing asphalt parking lot will be removed in order for the athletic field to be expanded, the existing asphalt parking lot will be restriped, and an additional concrete parking lot will be installed in the Northeast corner of the property. The Amended Site Plan improvements are partially finished. The fire lane off of Wichita Trail and the additional concrete parking lot in the northwest corner of the lot have been installed. The existing asphalt parking lot and the restriping of the lot has yet to be completed. The proposed building will be installed with Phase I of this site plan application, along with an additional nine parking spaces to the northeast of the building and ten parking spaces to the southwest. Additional asphalt paving will also be removed from the existing parking lot in order to expand the athletic field once more. Phase I will consist of approximately 156 parking spaces and should begin in a year as budgeting and funding permits. Phase II in this application, will elongate the athletic field to its final configuration and should begin two to five years after phase II is complete as budgeting and funding permits. The parking will remain unchanged from phase I.

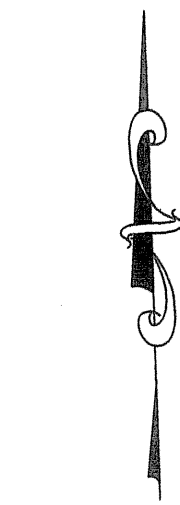
Thank you in advance for your time and consideration of this project. Please do not hesitate to contact G&A or I with any further questions and/or comments.

Sincerely,



Josh Barton, E.I.T.

Cc: Mark Powell



MASTER PLAN 2001 FEATURES		Zoned Agricultural	Required	Proposed
Land Use Plan	Estate Residential within Cross Timbers Protection Area	Minimum Lot Area	2 acres	14.114 Acres
		Minimum Lot Width	200 ft	699.09 ft
Specific Plan	None	Minimum Floor Area	1,800 sf	±54,300 sf
Urban Design Plan	Long Prairie District	Minimum Front Yard	40 ft	130.13 ft
Parks and Trail	Equestrian Trail East & South Sides of Lot	Minimum Side Yard	25 ft	49.5 ft
Open Space Plan	None	Minimum Rear Yard	20 ft	97 ft
Thoroughfare Plan	Skillem Rd. & Wichita Tr. — Rural Collectors	Maximum Lot Coverage	25%	8.8%
Water Plan	12" Waterline along Wichita Trail	Max Height (stories/ft.)	3/35 ft.	1 / 35'
Wastewater plan	Long Prairie District			

These plans reflect the following conditions placed on the approval of the site plan by the Town Council:

- [illegible]

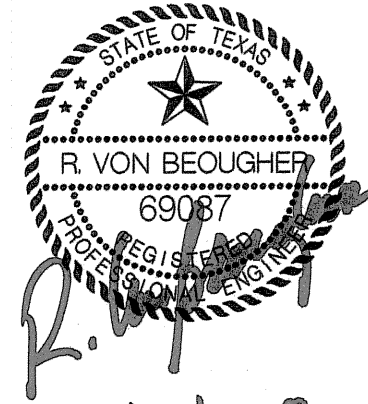
1. Contractor is to contact Town's Tree Arborist prior to start of construction to obtain tree preservation requirements during construction.
2. Location of existing utilities shown are approximate, contractor is to locate and verify location of all utilities prior to conducting any work.
3. All Town of Flower Mound Construction Standards apply to these plans whether called for or not.
4. Contractor to coordinate with TXU for removal of existing on site power poles and reinstalling underground electrical facilities.
5. The expiration date for the existing modular classrooms is All new HVAC units proposed with this site plan are to be roof mounted.
6. All onsite overhead utilities to be placed underground with this site plan.
7. Contractor to remove all existing barbed wire fence on the property.

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

OWNER/DEVELOPER
CORAM DEO ACADEMY
 4900 Wichita Trail
 Flower Mound, Tx 75022
 (972) 691 - 5648
 fax: (972) 692 - 5140
 Contact: Ryan North

Construction Plans
Coram Deo Multi-Purpose Building
13,947 Acres
in the
W. MALTSBERGER, ABSTRACT NO. 934
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

OVERALL SITE PLAN

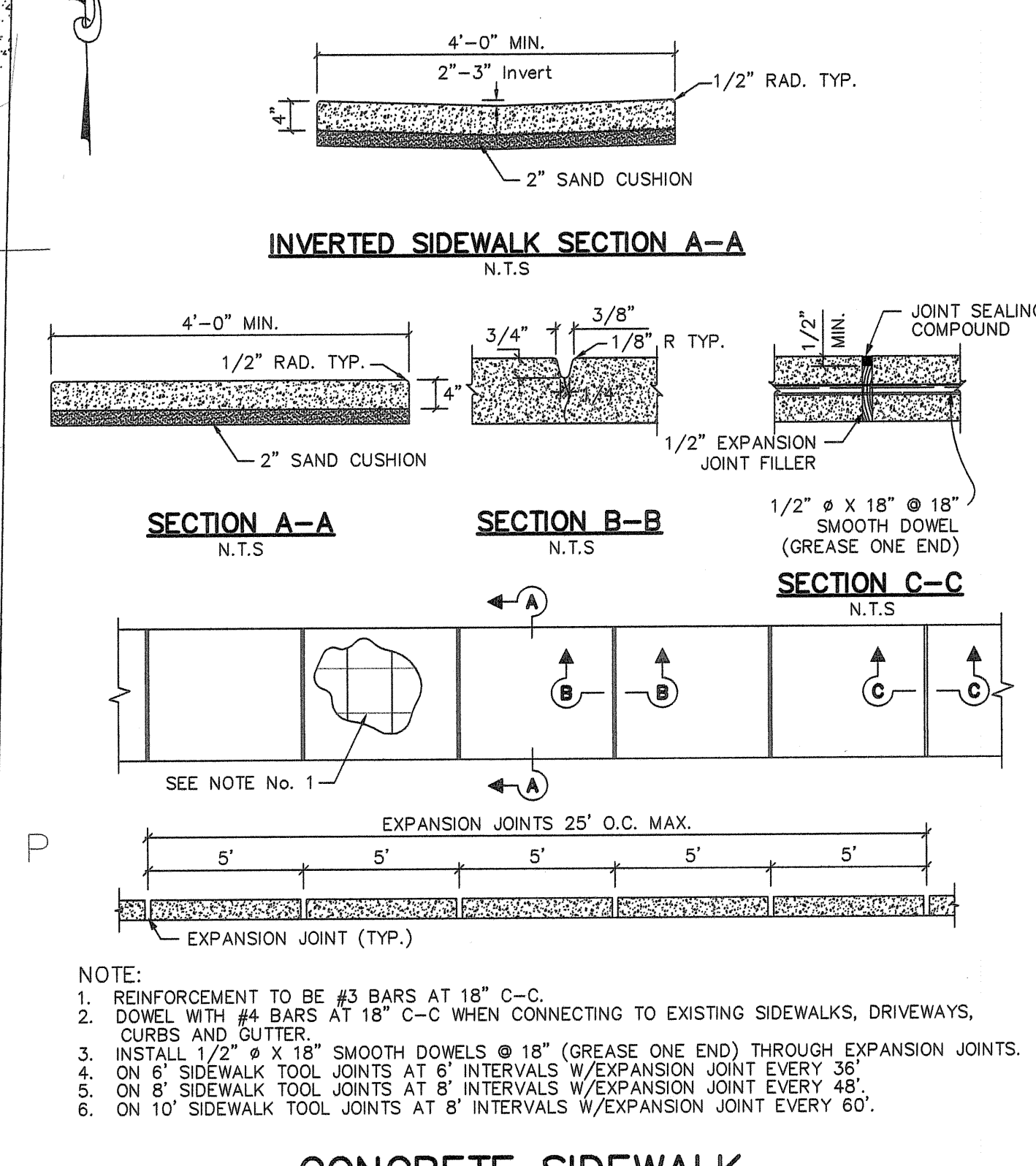


11/12/2008

Drawn By: JM
Date: 01/22/08
Scale: 1" = 50'
Revisions:
05/28/08
07/09/08
08/01/08
08/25/08
09/24/08
11/12/08 Drive Added

07103

C3



Notes:

- Contractor is to contact Town's Tree Arborist prior to start of construction to obtain tree preservation requirements during construction.
- Contractor is to locate and verify location of all utilities prior to conducting any work.
- All Town of Flower Mound Construction Standards apply to these plans whether called for or not.
- All Dimensions shown are to face of curb unless otherwise noted.
- All curb radii are 3' unless otherwise noted.
- All parking spots have the minimum dimensions of 9' x 17.5' unless otherwise noted.
- Driveways and Turn Lanes are to be installed per Town of Flower Mound Standards.
- All proposed sidewalks to be pavers unless otherwise noted.

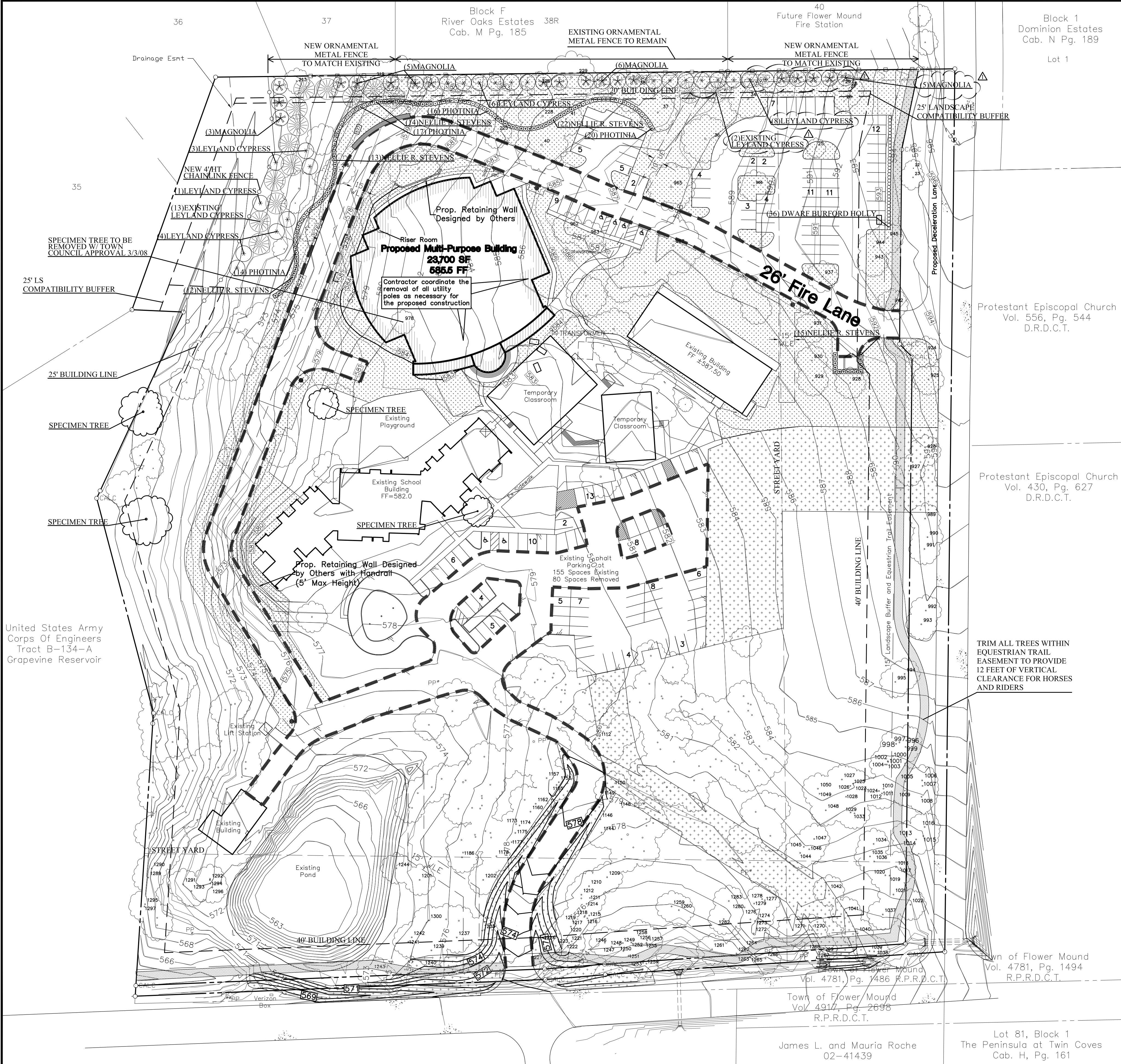
Site Paving Notes

(Additional measures may be required based upon Geotech Engineers recommendation.)

- Skillern Turn Lane and Wichita Driveway Apron: 8" 4,200 psi Type 'C' concrete with #3 bars at 18" o.c.e.w. on 8" of lime or cement stabilized subgrade compacted to 95% spd. Dowel into existing pavement with #4 bars at 18" C-C, 24" long with min 10" embedment. Seal construction joint with Dow Corning 890 or Town approved equal. Turn lane and driveway to be installed per Town of Flower Mound Standards.
- Parking Areas to be Ecocreto Porous Concrete per manufacturers specifications see Sheet C9.
- Paving for Firelane:
7" 3600 psi Type C concrete with #3 bars 18" o.c.e.w. (see Sheet C10 for Pavement Cross Section)
- Paver Sidewalk per Detail see Sheet C10 unless otherwise noted
- Temporary Asphalt Paving
3" HMAC Type 'D' Surface, 3" HMAC Type 'B' Level-Up on 6" Compacted Subbase @ 95% S.P.D. (See Sheet C92 for Pavement Cross Section)
- Existing Asphalt Paving to Remain

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services



PLANT SYMBOLS

- EXISTING TREES
- EXISTING LEYLAND CYPRESS
- NEW LEYLAND CYPRESS
- MAGNOLIA
- PHOTINIA
- NELLIE R. STEVENS
- DWARF BURFORD HOLLY
- ST. AUGUSTINE SOD
- BERMUDA HYDRAMULCH

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND			
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard-Skillern Rd.	99,123 s.f.	19,824 s.f.	78,172 s.f. of Yard
Min. 20% of street yard-Wichita Trail	82,190 s.f.	16,438 s.f.	77,820 s.f. of Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 to 100,000 s.f. = 1 per 2,500 s.f. plus 10 trees Skillern Rd.	99,123 s.f. of Street Yard	46 Trees (3" cal.)	123 Tree Credits
10,000 to 100,000 s.f. = 1 per 2,500 s.f. plus 10 trees Wichita Trail	82,190 s.f. of Street Yard	39 Trees (3" cal.)	272 Tree Credits
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
SKILLERN	15 ft.	15 ft.	
WICHITA TRAIL	15 ft.	15 ft.	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 Lf. - Skillern	STREET FRONTAGE = 846 Lf.	29 Trees (3" cal.)	48 Tree Credits
1 per 30 Lf. - Wichita Trail	STREET FRONTAGE = 730 Lf.	24 Trees (3" cal.)	34 Tree Credits
NEW PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
45 s.f. per 12 spaces	77 Spaces	289 s.f.	5,408 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	STANDARD
1 per 20 parking spaces	77 Spaces	4 trees (3" cal.)	75 Tree Credits
**All parking spaces to be located within 100 ft. of shade tree.			
COMPATABILITY BUFFER			
STANDARD	REQUIRED	PROVIDED	
North - min. 25' width	25' Buffer	25' Buffer	
4' Chain Link Fence/Existing Tubular Steel Fence	Fence	Fence	
1 Tree per 800 s.f.	20 Trees	40 Trees+38 Tree Credits	
West - min. 25' width	25' Buffer	25' Buffer	
4' Chainlink Fence	Fence	Fence	
1 Tree per 800 s.f.	7 Trees	16 Trees	

Tree Credit Inventory

Parking Lot Trees		Skillern Street Yard		Wichita Street Yard		North Buffer Trees		Skillern Street Buffer		Wichita Street Buffer	
Tree #	Credits	Tree #	Credits	Tree #	Credits	Tree#	Credits	Tree #	Credits	Tree#	Credits
25-	3	25-	3	927-	5	1230-	2	27-	4	942-	3
26-	3	26-	3	937-	4	1231-	2	28-	3	945-	3
34-	2	27-	4	942-	3	1232-	2	29-	2	994-	3
36-	6	28-	3	945-	3	1233-	2	38-	4	995-	5
37-	4	29-	2	962-	3	1234-	2	213-	4	996-	4
40-	6	927-	5	963-	4	1235-	3	219-	5	997-	3
41-	5	928-	4	994-	3	1237-	3	220-	4	998-	3
216-	5	929-	4	995-	5	1239-	6	226-	4	999-	3
225-	4	930-	4	996-	4	1240-	2	229-	5	1000-	3
937-	4	931-	5	997-	3	1241-	1	1005-	3	1001-	3
943-	3	937-	4	998-	3	1242-	2	1009-	2	1013-	3
944-	2	943-	3	1000-	3	1246-	2	1012-	2	1017-	5
945-	4	962-	3	1005-	3	1247-	2	1018-	2	1021-	3
962-	3	963-	4	1009-	2	1248-	2	1018-	2	Total	48
963-	4	1001-	2	1013-	3	1249-	2	1013-	3		
965-	6	1002-	2	1017-	4	1250-	2				
966-	5	1003-	2	1018-	2	1251-	2				
967-	6	1004-	4	1019-	3	1252-	3				
Total	75	1010-	3	1020-	3	1255-	3				
		1011-	3	1021-	3	1256-	2				
		1012-	2	1022-	4	1257-	3				
		1018-	2	1037-	6	1258-	4				
		1044-	2	1041-	4	1259-	4				
		1045-	2	1042-	4	1260-	4				
		1046-	4	1186-	4	1261-	4				
		1047-	2	1201-	4	1264-	4				
		1048-	3	1202-	3	1270-	2				
		1050-	4	1203-	4	1271-	3				
		1228-	2	1204-	4	1272-	3				
		1229-	3	1209-	3	1273-	2				
		1243-	4	1210-	3	1274-	4				
		1253-	3	1211-	2	1276-	2				
		1254-	5	1212-	2	1277-	3				
		1262-	2	1214-	3	1278-	3				
		1263-	3	1215-	2	1279-	3				
		1265-	2	1216-	4	1280-	3				
		1266-	3	1217-	2	1282-	3				
		1267-	3	1218-	4	1283-	4				
		1268-	2	1219-	2	1289-	2				
		1269-	3	1220-	1	1290-	2				
		Total	123	1221-	1	1291-	2				
				1222-	3	1292-	3				
				1223-	2	1293-	4				
				1224-	4	1294-	3				
				1225-	2	1295-	1				
				1226-	2	1296-	3				
				1227-	2	1297-	2				
				Total	272						

THIS REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z, Aug 25 2008
T.C. Sep 15 2008
SEE FILE FOR CONDITIONS SP 02-08

These plans reflect the following conditions placed on the approval of the site plan by the Town Council:

1. An exception to Section 82-302(5) of the Town's compatibility buffer requirements is granted to permit a modification of the fencing requirements along the north and west property boundaries as reflected on the site plan.

2. An exception to the Town's Access Management Policy and Criteria Manual which requires a 250-foot separation between access points along a rural collector (Wichita Trail) is granted and the exit driveway on the Coram Deo Academy property onto Wichita Trail is to be constructed of asphalt; to the extent noted on the site plan, as an exception to Section 90-302, and said exit driveway shall line up with Twin Coves Park Road. The drive approach of the exit driveway shall be constructed of concrete from Wichita Trail to the right-of-way line.

3. The landscape buffer along the northern property line shall include, at a minimum, forty (40) living screen/evergreen trees, instead of the current twenty (20) mandated by Paragraph 4 of the 2006 Development Agreement in Denton County Document #2006-53659. Said living screen/evergreen trees shall be maintained in a living state and any dead trees shall be replaced so that at no time shall the number of alive and viable living screen/evergreen trees ever be fewer than forty (40).

OWNER/DEVELOPER
CORAM DEO ACADEMY
4900 Wichita Trail
Flower Mound, Tx 75022
(972) 691 - 5648
fax: (972) 692 - 5140
Contact: Ryan North

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
22	LEYLAND CYPRESS	<i>Cupressus leylandii</i>	3" cal.	6-8'	per plan	Single trunk
19	LITTLE GEM MAGNOLIA	<i>Magnolia grandiflora 'Little Gem'</i>	3" cal.	6-8'	per plan	Single trunk
76	NELLIE R. STEVENS	<i>Ilex x 'Nellie R. Stevens'</i>	3 gal.	18"	5" o.c.	Full
67	PHOTINIA	<i>Photinia x fraseri</i>	7 gal.	24"	4" o.c.	Full
36	DWARF BURFORD HOLLY	<i>Ilex cornuta 'Burfordii nana'</i>	3 gal.	24"	3" o.c.	Full

G & A Consultants, Inc.
CIVIL ENGINEERING • PLANNING
SITE PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE
Phone (972) 686-9712 • Fax (972) 436-9715
P.O. Box 1386 • Lewisville, Texas 76067

Construction Plans
Coram Deo Multi-Purpose Building
13.947 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
W. MALTBERGER, ABSTRACT NO. 994

LANDSCAPE PLAN

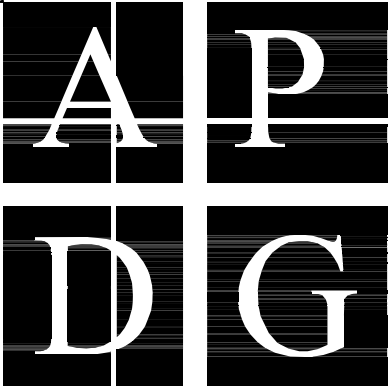


1/5/2009

Drawn By: ZFH
Date: 01/22/08
Scale: 50'
Revisions:
05/28/08
07/09/08
08/01/08
08/25/08
09/24/08
11/12/08 Drive Added
1/5/09

07103

L1



A PLUS DESIGN GROUP

ARCHITECTURE
INTERIORS
CONSTRUCTION
972-724-4440
972-691-7731 FAX
APDG.US

Trent W. Clark, Architect
TX Registration #17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction.

NEW BUILDING FOR:
CORAM DEO ACADEMY
PERFORMING ARTS AND ATHLETICS CENTER
4900 WICHITA TRAIL, FLOWER MOUND 75022

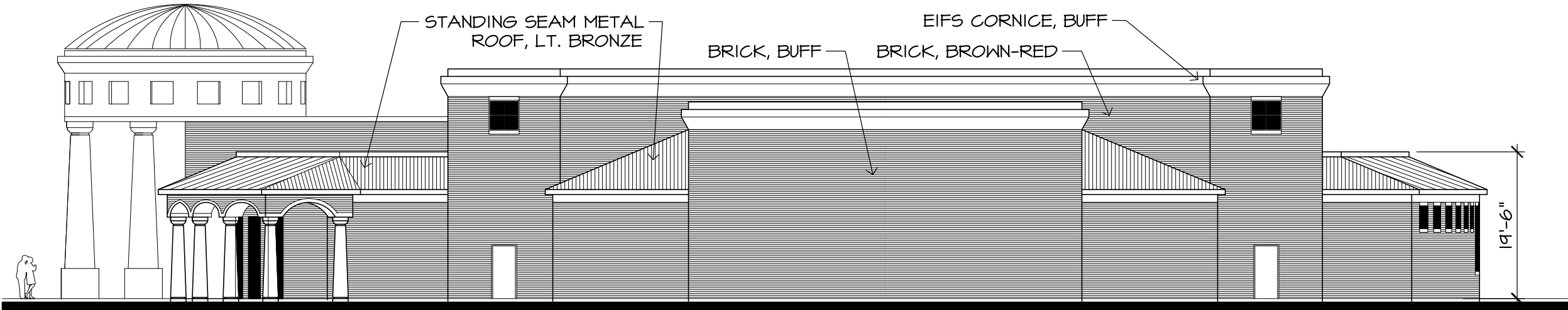
REVISIONS		
No.	DATE	NOTE
Drawn by: O L ROY		
Checked by: T W CLARK		
Project No. 07-0801		
Date 082908		

PLANS & ELEVATIONS
MATERIAL DATA

A2

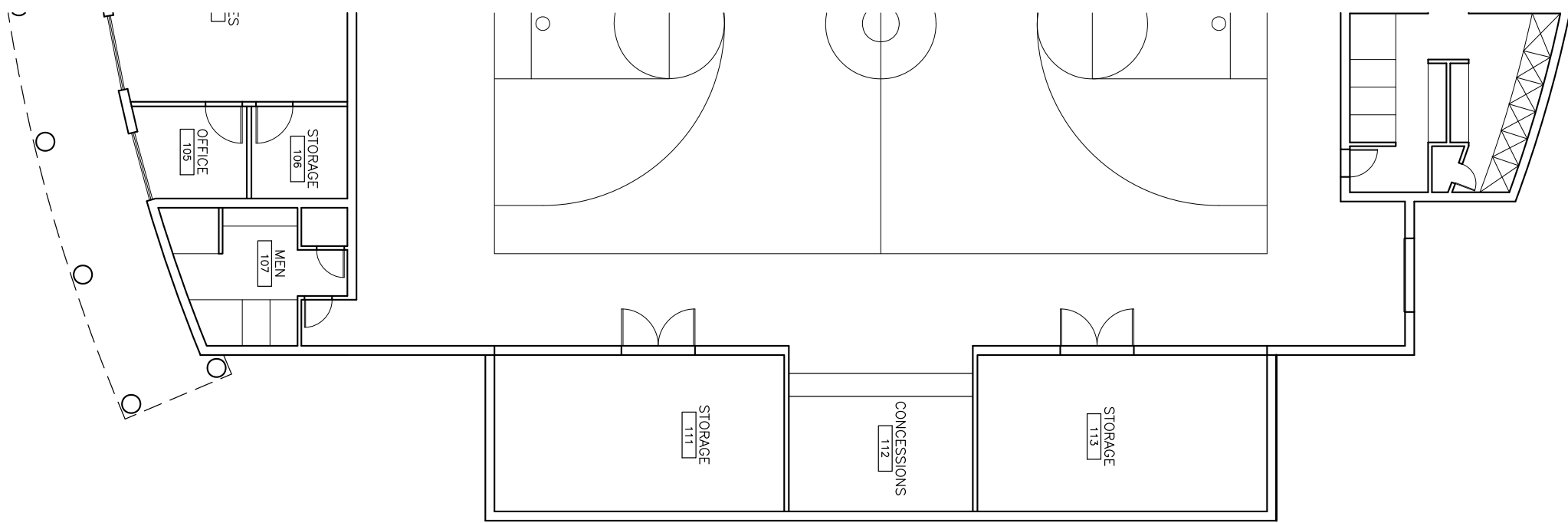
MATERIAL	SE ELEVATION	%	NW ELEVATION	%	SW ELEVATION	%	NE ELEVATION	%
(incl. all sides of pavilion)								
CAST STONE	1686	22.5%	0	0.0%	0	0.0%	0	0.0%
BRICK	2702	36.1%	3352	69.9%	3416	79.5%	3232	76.6%
EIFS	1315	17.6%	544	11.3%	759	17.7%	625	14.8%
GLAZING SYSTEM	1002	13.4%	396	8.3%	26	0.6%	112	2.7%
METAL DOORS	0	0.0%	42	0.9%	42	1.0%	98	2.3%
METAL ROOF	774	10.3%	463	9.7%	53	1.2%	150	3.6%
FAÇADE TOTALS	7479	100.0%	4797	100.0%	4296	100.0%	4217	100.0%

URBAN DESIGN PLAN COMPLIANCE								
Façade Colors	all masonry materials are natural or earth tone colors.							
Pedestrian Scale	the design uses a entrance pavilion and colonade walkway at the entrance to transition the scale.							
Entry Points	The entrance has a very recognizable pavilion							
Massing and Form	The massing and form of this building is formal in style and will blend in well with the next phases of the development.							



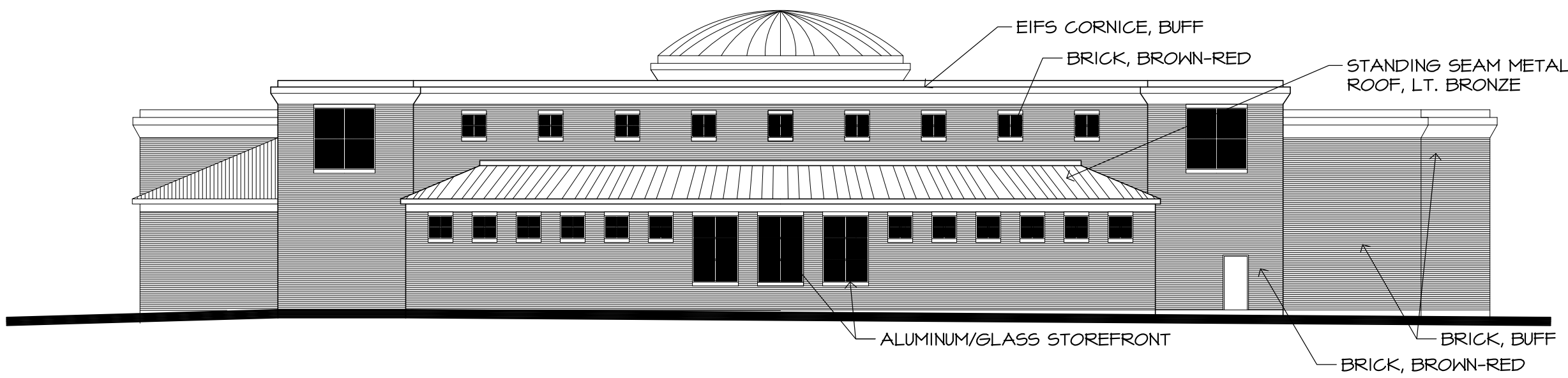
NORTHEAST ELEVATION

SCALE: 1/16"=1'-0"



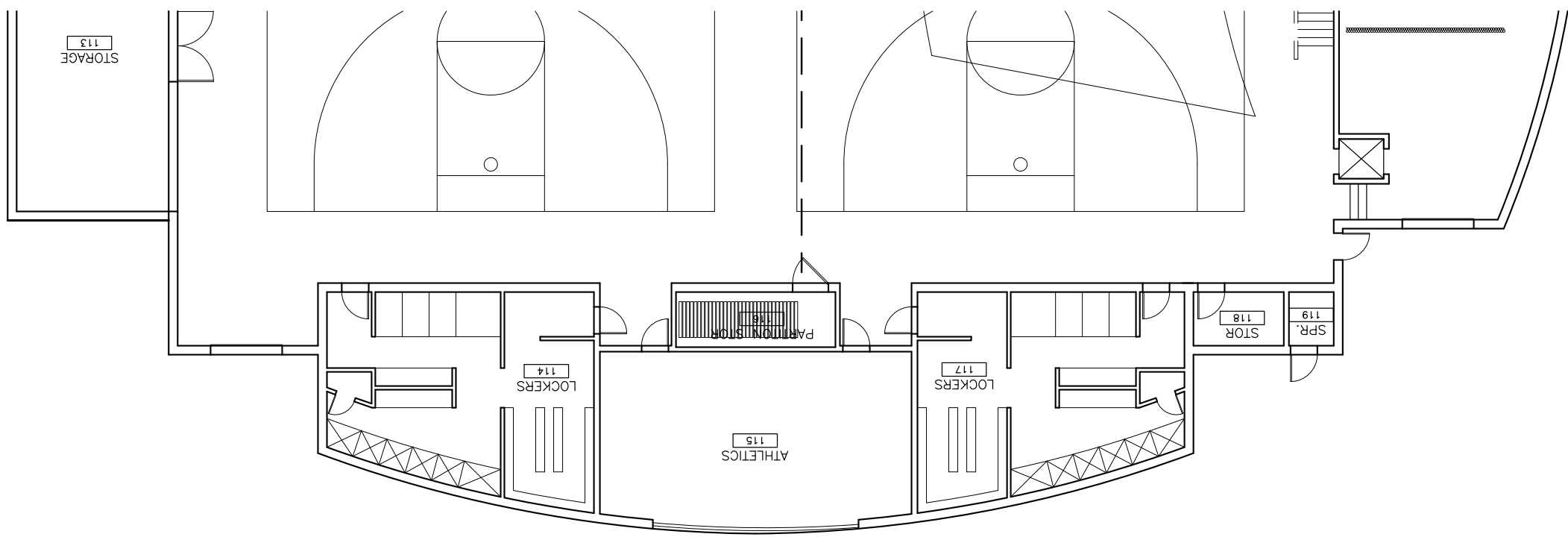
PARTIAL FLOOR PLAN

SCALE: 1/16"=1'-0"



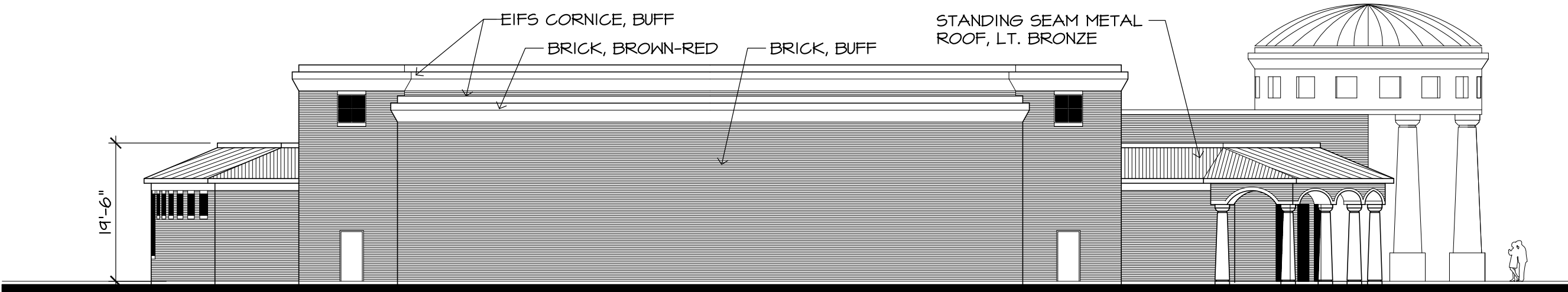
BACK (NORTHWEST) ELEVATION

SCALE: 1/16"=1'-0"



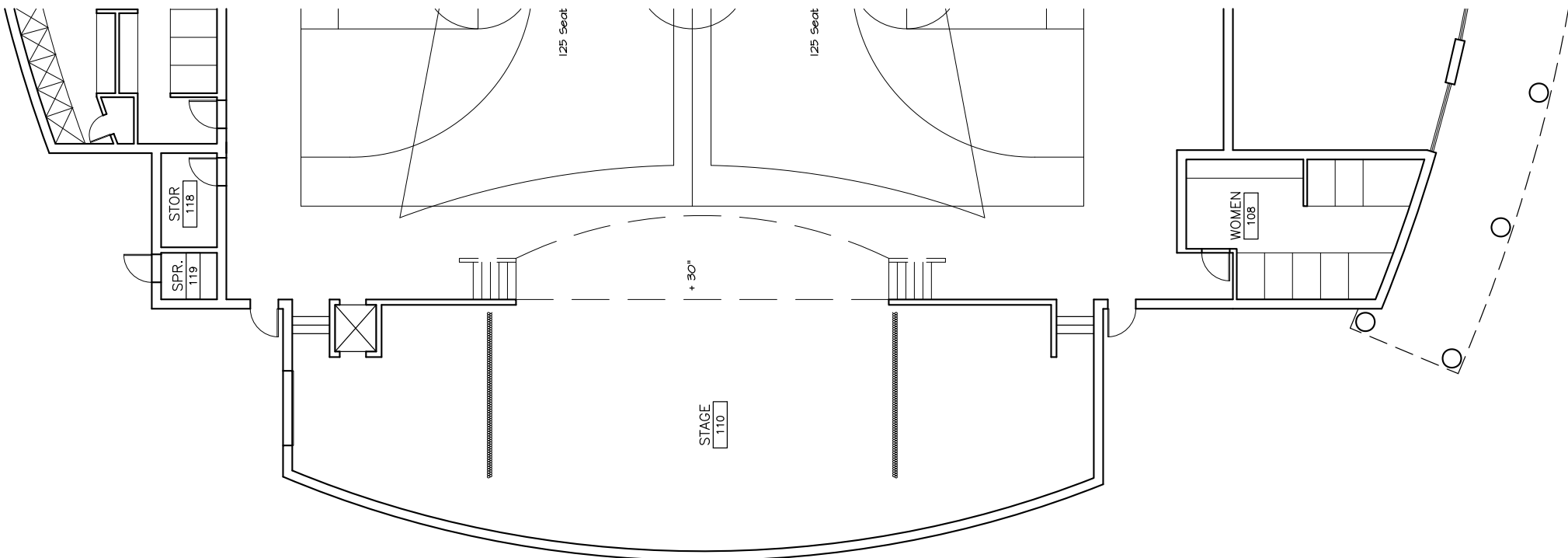
PARTIAL FLOOR PLAN

SCALE: 1/16"=1'-0"



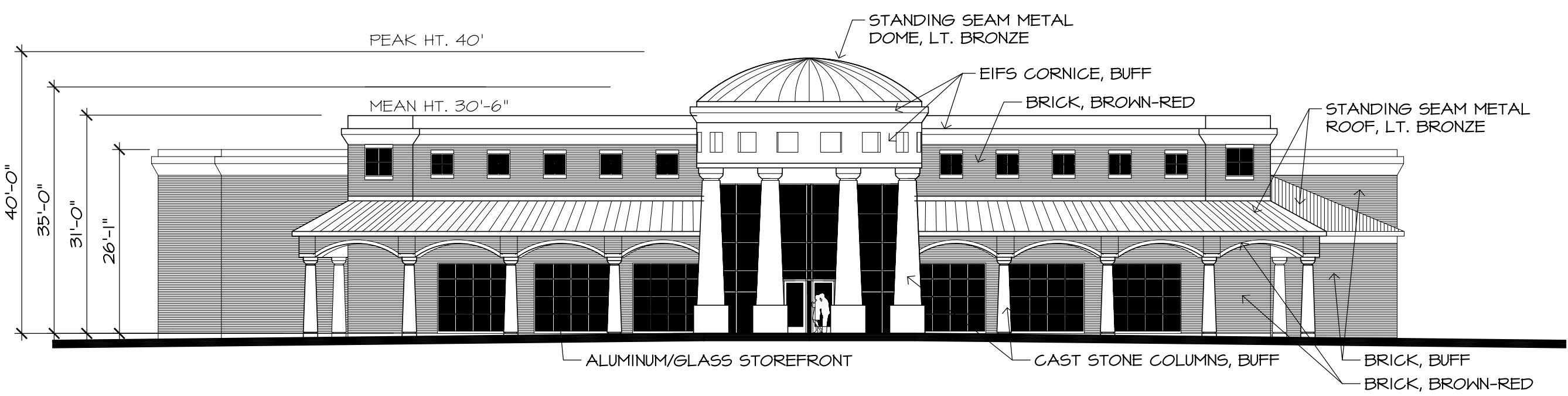
SOUTHWEST ELEVATION

SCALE: 1/16"=1'-0"



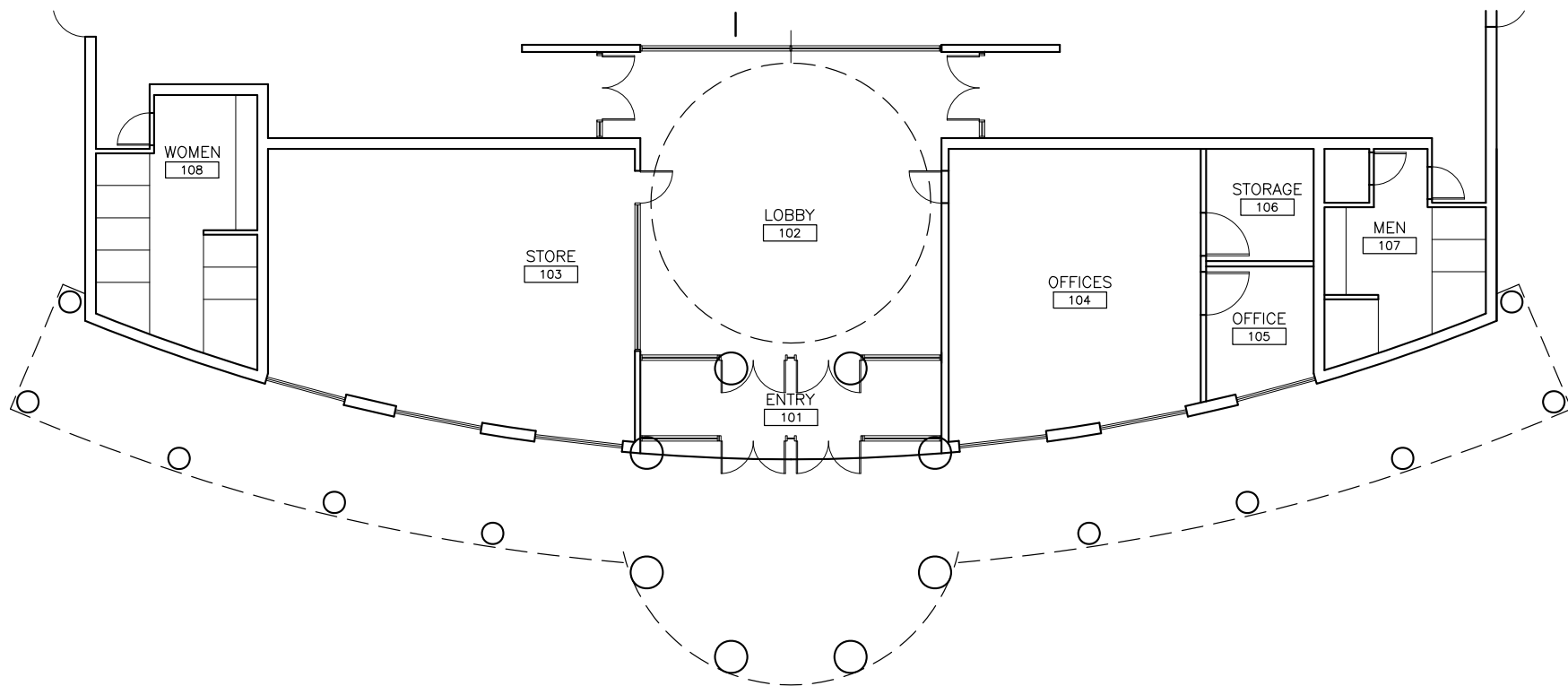
PARTIAL FLOOR PLAN

SCALE: 1/16"=1'-0"



FRONT (SOUTHEAST) ELEVATION

SCALE: 1/16"=1'-0"



PARTIAL FLOOR PLAN

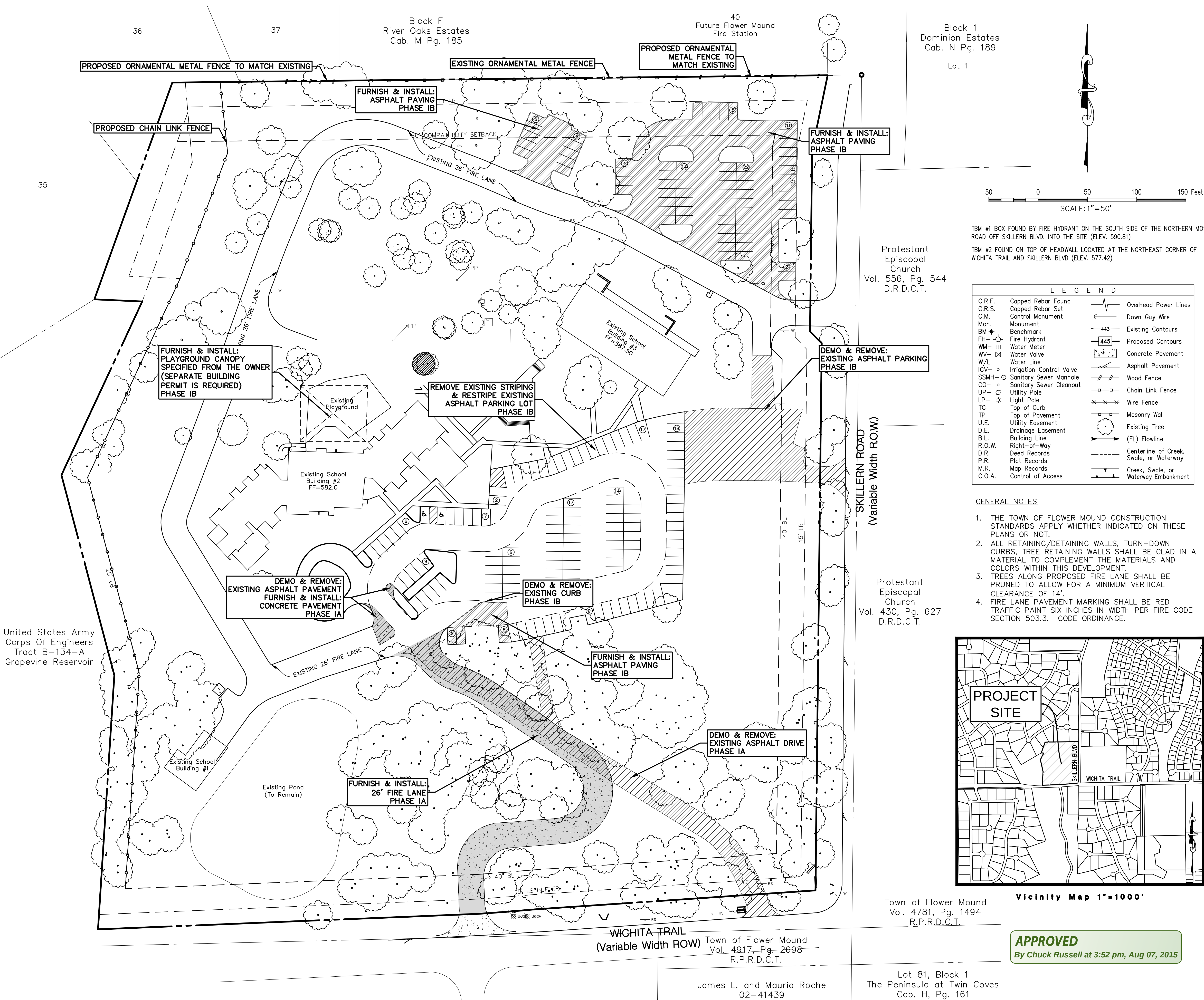
SCALE: 1/16"=1'-0"

FIRE LANE:
 6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
 @ 18" O.C.E.W. ON 8" STABILIZED SUBGRADE
 OR 8" 3,600 PSI CONC. PAVEMENT W/ #3
 BARS @ 18" O.C.E.W. ON SUBGRADE
 COMPACTED TO 95% STD. PROCTOR DENSITY

ROW PAVING:
 8" 4,200 PSI CONC. PAVEMENT W/ #3 BARS
 @ 18" O.C.E.W. ON 8" STABILIZED SUBGRADE
 OR 10" 4,200 PSI CONC. PAVEMENT W/ #3
 BARS @ 18" O.C.E.W. ON SUBGRADE
 COMPACTED TO 95% STD. PROCTOR DENSITY

ASPHALT PAVEMENT AREA:
 2" HMAc TYPE "D"
 4" ASPHALTIC BASE TYPE "B"
 8" LIME STABILIZED SUBGRADE TO 95% STD
 PROCTOR DENSITY

SITE DATA TABLE	
PHYSICAL ADDRESS	4900 WICHITA TRAIL
GROSS SITE AREA	14.891 ACRES
NET SITE AREA	14.114 ACRES
ZONING	AGRICULTURAL
CURRENT USE	SCHOOL
PROPOSED USED	SCHOOL
LOT COVERAGE DATA	
BUILDING COVERAGE	7%
IMPERVIOUS AREA	21%
PERVIOUS AREA	72%
PARKING SUMMARY	
BUILDING #1	
(1:1) SCHOOL – 3 CLASSROOMS	3 SPACES
BUILDING #2	
(1:1) SCHOOL – 15 CLASSROOMS	15 SPACES
BUILDING #3	
(1:1) SCHOOL – 7 CLASSROOMS	7 SPACES
FUTURE BUILDING – 22,945 SF	
(1:1) SCHOOL – 7 CLASSROOMS	7 SPACES
(1:3) SCHOOL – 400 SEAT ASSEMBLY	134 SPACES
(1:3) SCHOOL – 82 HIGH SCHOOL STUDENTS	28 SPACES
FUTURE SITE PLAN REQUIRED PARKING	194 SPACES
PREVIOUSLY APPROVED BUILDING – 23,700 SF	
(1:1) SCHOOL – 5 CLASSROOMS	5 SPACES
(1:3) SCHOOL – 300 SEAT ASSEMBLY	100 SPACES
PREVIOUSLY APPROVED SITE PLAN REQUIRED PARKING	166 SPACES
PROVIDED PARKING	186 SPACES
HANDICAP PARKING	2 SPACES
FUTURE BUILDING DATA	
NUMBER OF FLOORS	1
PEAK HEIGHT	38'-11 3/4"
MEAN HEIGHT	34'-9 1/4"
TOTAL SQUARE FOOTAGE	22,945 SF
PREVIOUSLY APPROVED SITE PLAN BUILDING DATA	
NUMBER OF FLOORS	1
PEAK HEIGHT	40'
MEAN HEIGHT	30'-6"
TOTAL SQUARE FOOTAGE	23,700 SF



GA

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

111 Halibus Drive • Lewisville, TX 75057 • P: 972-438-9712 • F: 972-438-9715
44 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940-240-1012 • F: 940-240-1028
TBPB Firm No. 1739
TBPB License No. 10047001

ORAM DEO ACADEMY, PHASE I
Lot 1, Block A
Coram Deo Academy
13.947 Acres
 in the
 G.W. MALTSBERGER SURVEY, ABSTRACT NO. 934
 TOWN OF FLOWER MOUND
 DENTON COUNTY TEXAS

AMENDED SITE 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, JR.
P.E. #69087
DATE 7/28/2015

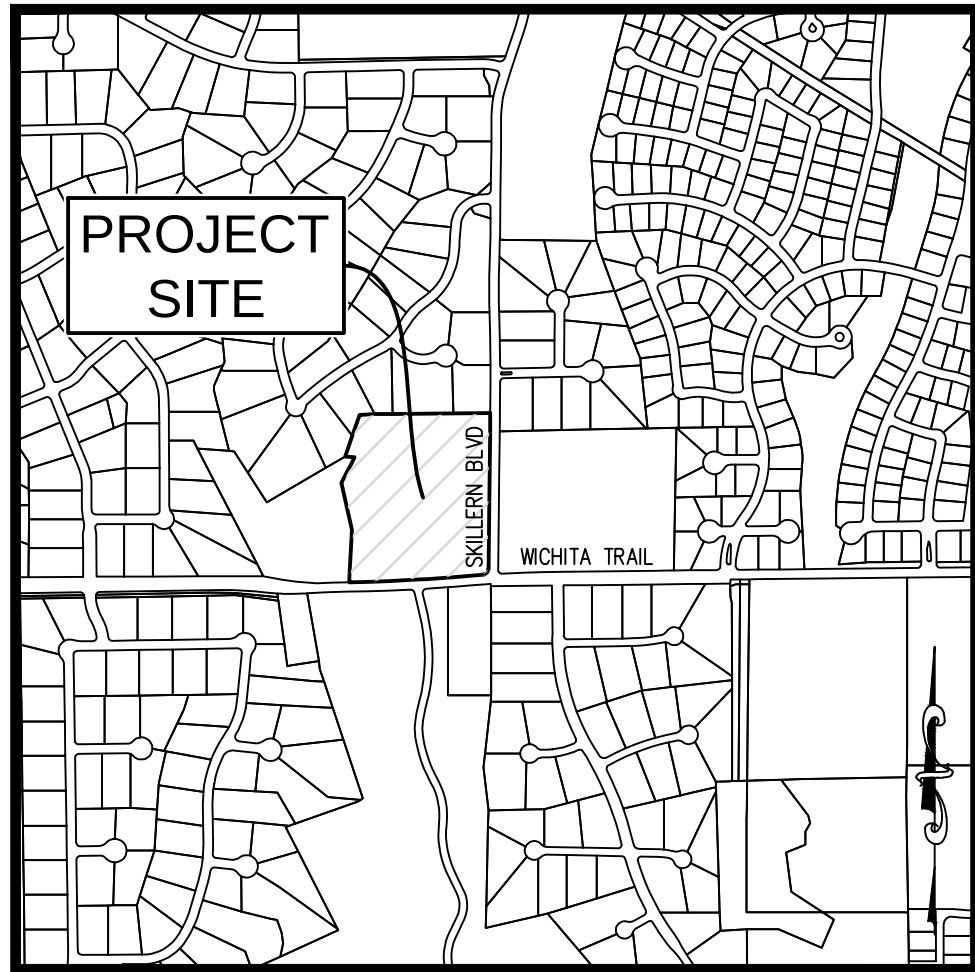
Drawn By: CMK
Date: 6/18/2015
Scale: 1"=50'
Revisions:

15038

C3

OWNER/DEVELOPER
CORAM DEO ACADEMY
4900 WICHITA TRAIL
FLOWER MOUND, TEXAS 7502
Ph. 972.318.5222
Contact: Mark Powell

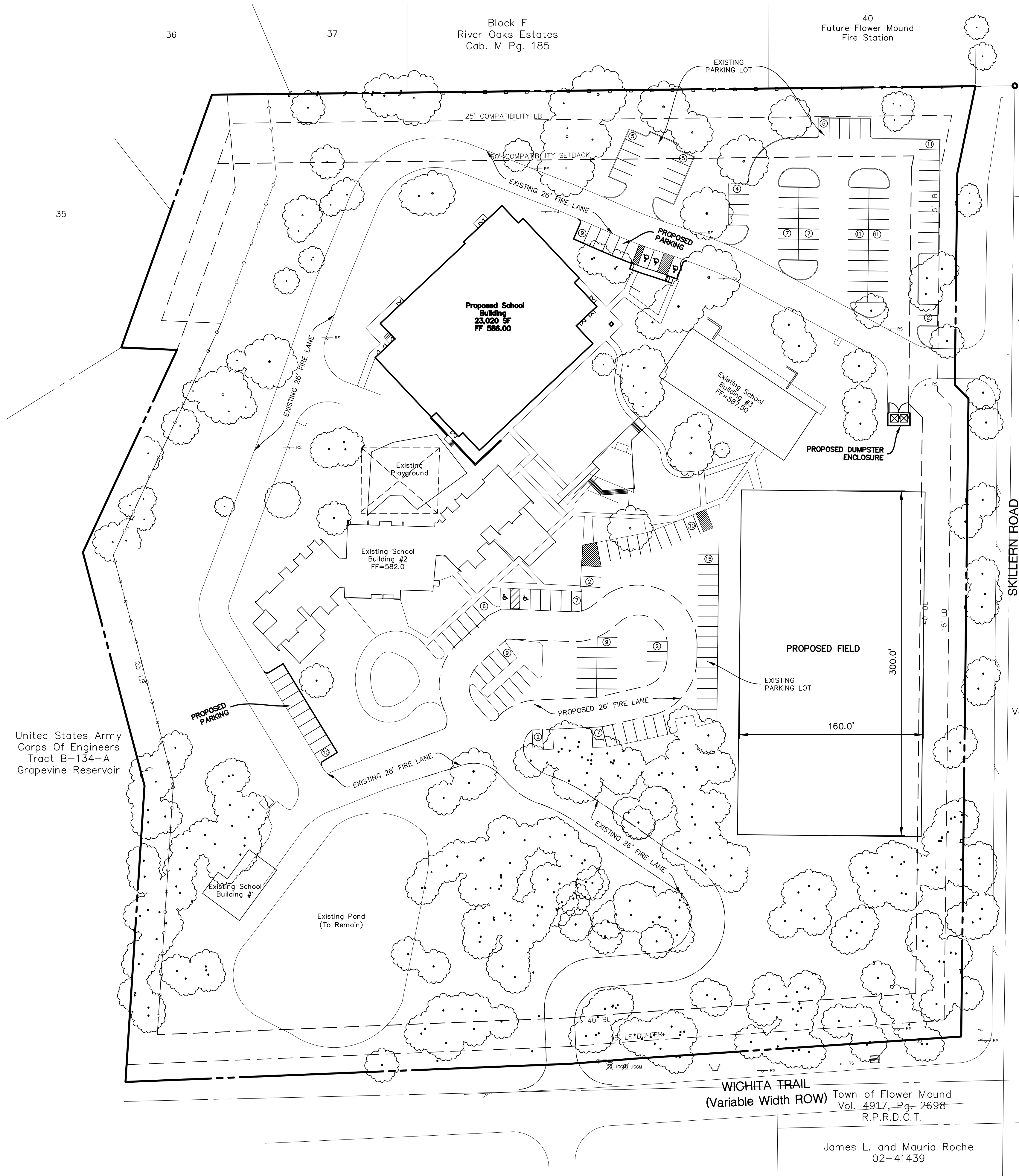
SITE DATA TABLE	
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NET SITE AREA	14.114 ACRES
ZONING	AGRICULTURAL
CURRENT USE	SCHOOL
PROPOSED USED	SCHOOL
LOT COVERAGE DATA	
BUILDING COVERAGE	7%
IMPERVIOUS AREA	21%
PERVIOUS AREA	72%
PARKING SUMMARY	
BUILDING #1	
(1:1) SCHOOL - 3 CLASSROOMS	3 SPACES
BUILDING #2	
(1:1) SCHOOL - 15 CLASSROOMS	15 SPACES
BUILDING #3	
(1:1) SCHOOL - 7 CLASSROOMS	7 SPACES
PROPOSED BUILDING - 23,020 SF	
(1:1) SCHOOL - 7 CLASSROOMS	7 SPACES
(1:3) SCHOOL - 400 SEAT ASSEMBLY	134 SPACES
(1:3) SCHOOL - 82 HIGH SCHOOL STUDENTS	28 SPACES
REQUIRED PARKING	194 SPACES
PROVIDED PARKING	156 SPACES
HANDICAP PARKING	5 SPACES
FUTURE BUILDING DATA	
NUMBER OF FLOORS	1
PEAK HEIGHT	138'-11 3/4"
MEAN HEIGHT	134'-9 1/4"
TOTAL SQUARE FOOTAGE	23,020 SF



Vicinity Map 1"=1000'



United States Army
Corps Of Engineers
Tract B-134-A
Grapevine Reservoir



Protestant
Episcopal
Church
Vol. 556, Pg. 544
D.R.D.C.T.

Protestant
Episcopal
Church
Vol. 430, Pg. 627
D.R.D.C.T.

Town of Flower Mound
Vol. 4781, Pg. 1494
R.P.R.D.C.T.

James L. and Mauria Roche
02-41439

Lot 81, Block 1
The Peninsula at Twin Coves
Cab. H, Pg. 161

LEGEND	
C.R.F.	Capped Rebar Found
C.R.S.	Capped Rebar Set
C.M.	Control Monument
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
CS	Sanitary Sewer Cleanout
UP	Utility Pole
LP	Light Pole
TC	Top of Curb
TP	Top of Pavement
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
M.R.	Map Records
C.O.A.	Control of Access
	Overhead Power Lines
	Down Guy Wire
	Existing Contours
	Proposed Contours
	Concrete Pavement
	Asphalt Pavement
	Wood Fence
	Chain Link Fence
	Wire Fence
	Masonry Wall
	Existing Tree
	(FL) Flowline
	Centerline of Creek, Swale, or Waterway
	Creek, Swale, or Waterway Embankment

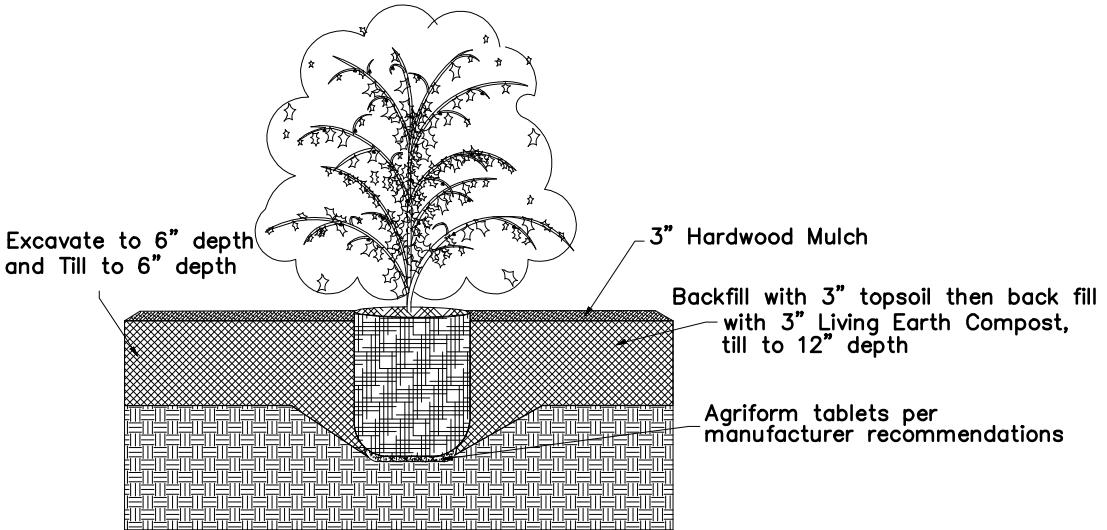
GENERAL NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. 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 WALLS REQUIRES A SEPARATE BUILDING PERMIT.
7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
8. TREES ALONG PROPOSED FIRE LANE SHALL BE PRUNED TO ALLOW FOR A MINIMUM VERTICAL CLEARANCE OF 14'.
9. FIRE LANE PAVEMENT MARKING SHALL BE RED TRAFFIC PAINT SIX INCHES IN WIDTH PER FIRE CODE SECTION 503.3. CODE ORDINANCE.
10. THE PROPOSED FIELD WILL NOT HAVE ANY LIGHTING STRUCTURES.

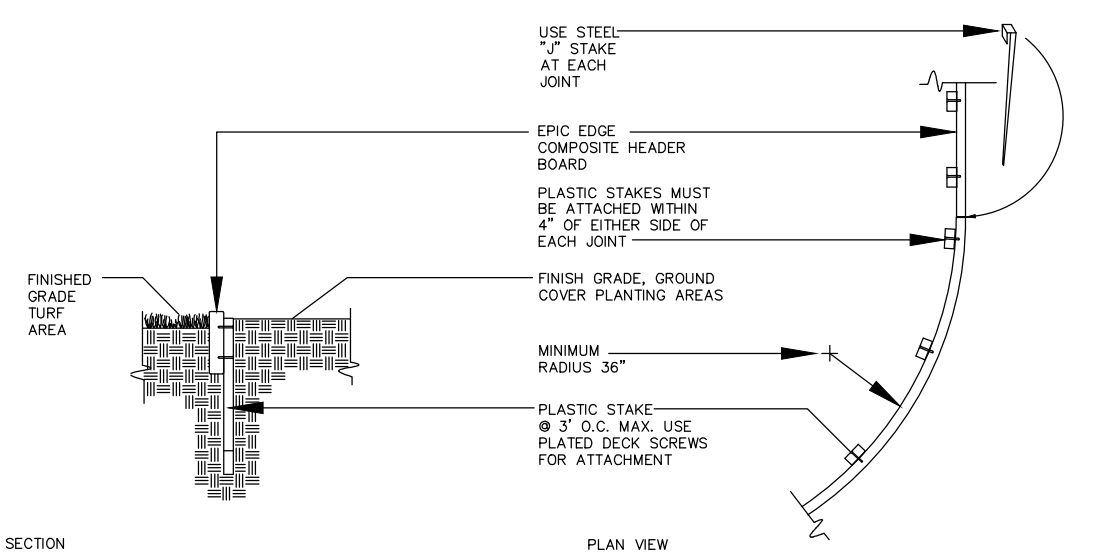
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard-Skillern Rd.	99,123 s.f.	19,824 s.f.	78,172 s.f. of Yard
Min. 20% of street yard-Wichita Trail	82,190 s.f.	16,438 s.f.	77,820 s.f. of Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 to 100,000 s.f. = 1 per 2,500 s.f. plus 10 trees Skillern Rd.	99,123 s.f. of Street Yard	46 Trees (3" cal.)	123 Tree Credits
10,000 to 100,000 s.f. = 1 per 2,500 s.f. plus 10 trees Wichita Trail	82,190 s.f. of Street Yard	39 Trees (3" cal.)	272 Tree Credits
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
SKILLERN	15 ft.	15 ft.	
WICHITA TRAIL	15 ft.	15 ft.	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f. - Skillern	STREET FRONTAGE = 846 l.f.	29 Trees (3" cal.)	48 Tree Credits
1 per 30 l.f. - Wichita Trail	STREET FRONTAGE = 730 l.f.	24 Trees (3" cal.)	34 Tree Credits
NEW PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
45 s.f. per 12 spaces	77 Spaces	289 s.f.	5,408 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	STANDARD
1 per 20 parking spaces	77 Spaces	4 trees (3" cal.)	75 Tree Credits
**All parking spaces to be located within 100 ft. of shade tree.			
COMPATABILITY BUFFER			
STANDARD	REQUIRED	PROVIDED	
North - min. 25' width	25' Buffer	25' Buffer	
4' Chain Link Fence/Existing Tubular Steel Fence	Fence	Fence	
1 Tree per 800 s.f.	20 Trees	40 Trees+38 Tree Credits	
West - min. 25' width	25' Buffer	25' Buffer	
4' Chainlink Fence	Fence	Fence	
1 Tree per 800 s.f.	7 Trees	16 Trees	

Tree Credit Inventory

Parking Lot Trees				Skillern Street Yard				Wichita Street Yard				North Buffer Trees				Skillern Street Buffer				Wichita Street Buffer			
Tree #	Credits	Tree #	Credits	Tree #	Credits	Tree #	Credits	Tree #	Credits	Tree #	Credits	Tree #	Credits	Tree #	Credits	Tree #	Credits	Tree #	Credits	Tree #	Credits	Tree #	Credits
25-	3	25-	3	927-	5	1230-	2	27-	4	942-	3	1228-	2										
26-	3	26-	3	937-	4	1231-	2	28-	3	945-	3	1229-	3										
34-	2	28-	3	942-	3	1232-	2	29-	2	994-	3	1243-	4										
36-	6	29-	2	945-	3	1233-	2	38-	4	995-	5	1253-	3										
37-	4	927-	5	962-	3	1234-	2	213-	4	996-	4	1254-	4										
40-	6	928-	4	963-	4	1235-	3	219-	5	997-	3	1262-	2										
41-	5	929-	4	994-	3	1237-	3	220-	4	998-	3	1263-	3										
216-	5	930-	4	995-	5	1239-	6	225-	4	999-	3	1265-	2										
225-	4	931-	5	996-	4	1240-	2	229-	5	1000-	3	1266-	3										
937-	4	937-	4	997-	3	1241-	1			1005-	3	1267-	3										
943-	3	943-	3	998-	3	1242-	2	Total	35	1009-	2	1268-	2										
944-	2	962-	3	1000-	3	1246-	3			1013-	3	1269-	3										
945-	4	963-	4	1005-	3	1247-	2			1017-	5	Total	34										
962-	3	1001-	2	1009-	2	1248-	2			1018-	2												
963-	4	1002-	2	1013-	3	1249-	2			1021-	3												
965-	6	1003-	2	1017-	4	1250-	2			Total	48												
966-	5	1004-	4	1018-	2	1251-	2																
967-	6	1010-	3	1019-	3	1252-	3																
Total	75	1011-	3	1020-	3	1255-	3																
		1012-	2	1021-	3	1256-	2																
		1018-	2	1022-	4	1257-	3																
		1044-	2	1037-	6	1258-	4																
		1045-	2	1041-	4	1259-	4																
		1046-	4	1042-	4	1260-	4																
		1047-	2	1186-	4	1261-	4																
		1048-	3	1201-	4	1264-	2																
		1050-	4	1202-	3	1270-	2																
		1228-	2	1203-	4	1271-	3																
		1229-	3	1204-	4	1272-	3																
		1243-	4	1209-	3	1273-	2																
		1265-	2	1210-	3	1274-	4																
		1266-	3	1211-	2	1276-	3																
		1267-	3	1212-	2	1277-	3																
		1268-	2	1214-	3	1278-	3																
		1269-	3	1215-	2	1279-	3																
		Total	123	1216-	4	1280-	3																
				1217-	2	1282-	3																
				1218-	4																		
				1219-	2																		
				1220-	1																		
				1221-	1																		
				1222-	3																		
				1223-	2																		
				1224-	4																		
				1225-	2																		
				1226-	2																		
				1227-	2																		

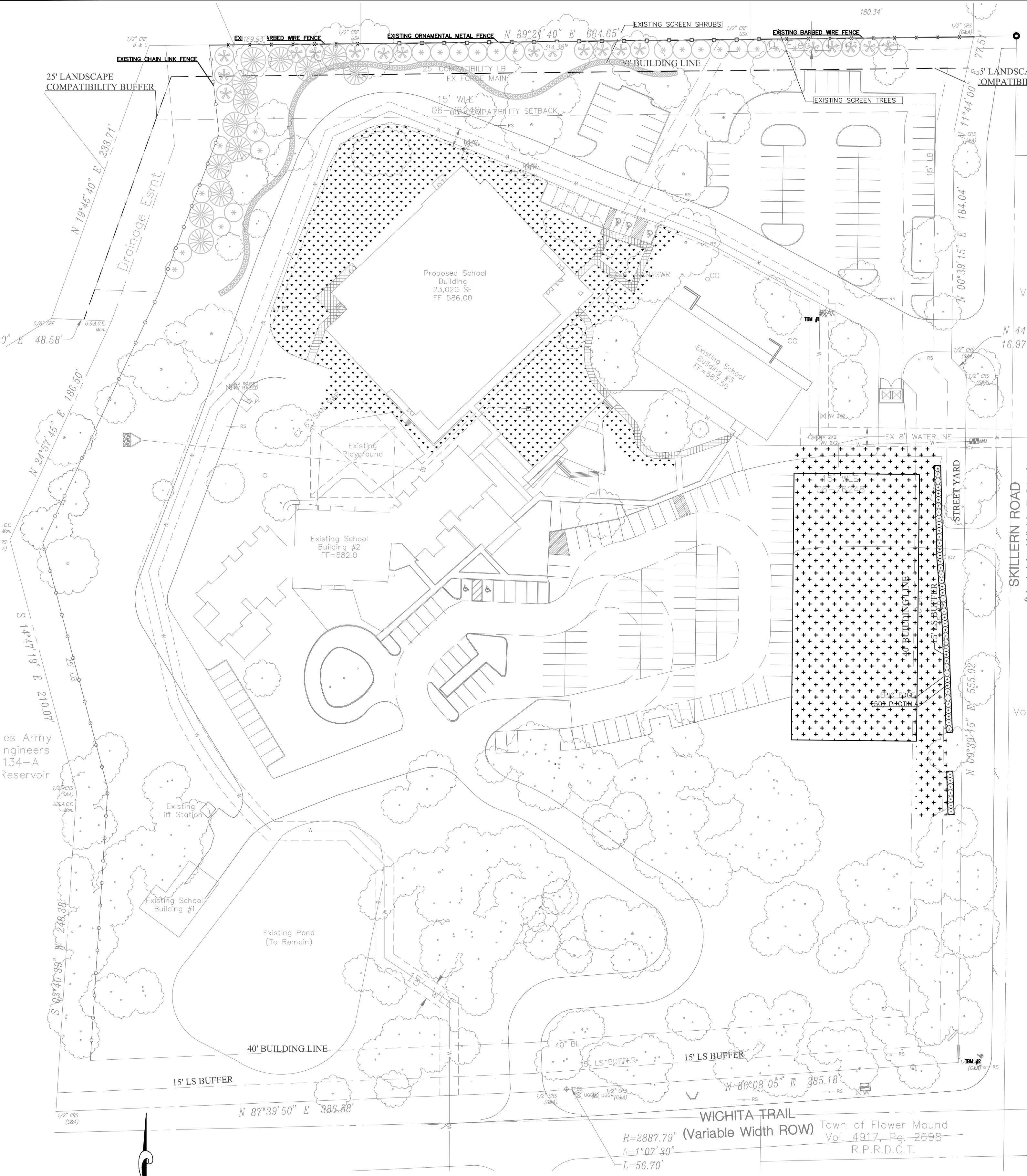


1. SHRUB DETAIL
NOT TO SCALE

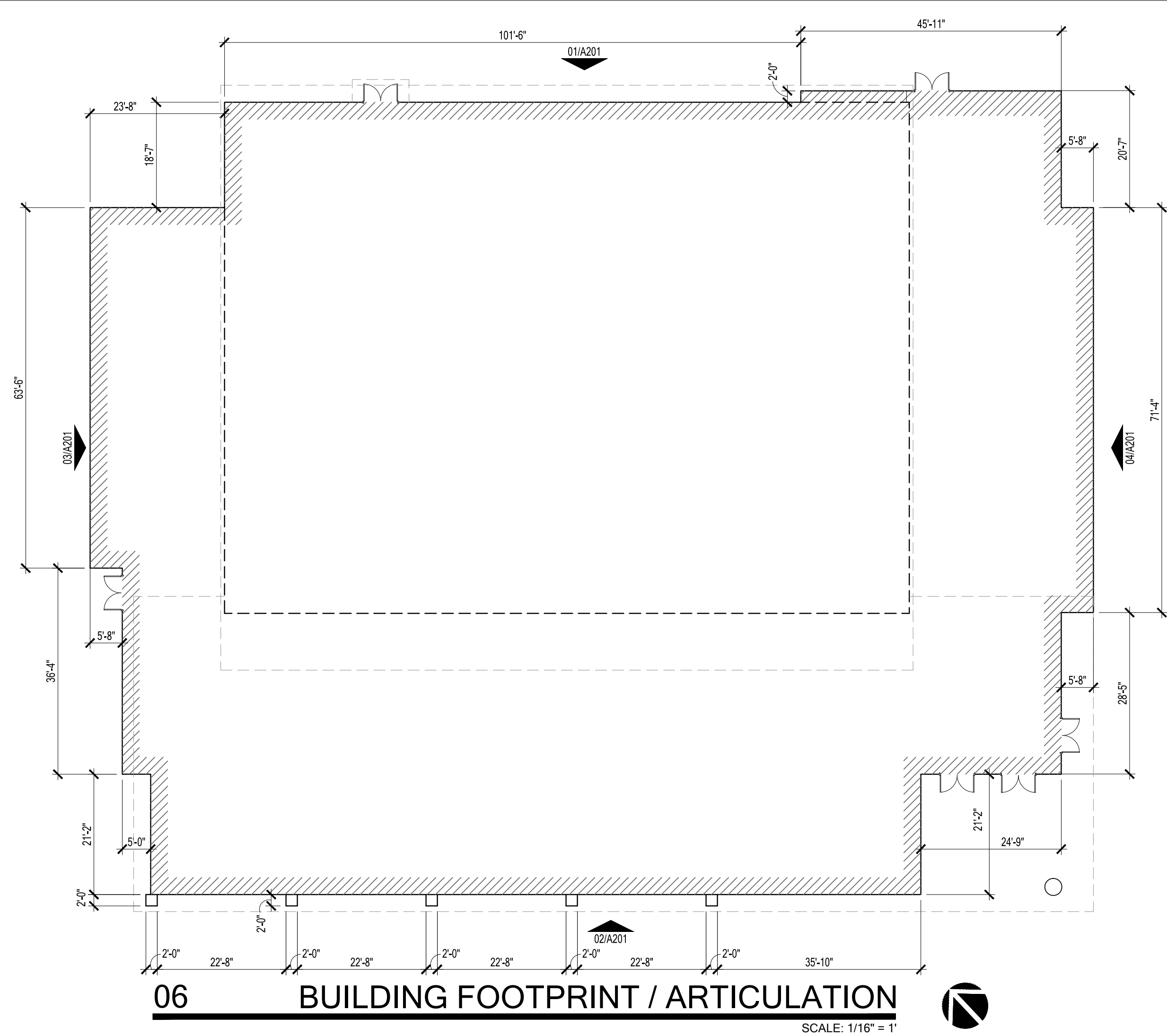


2. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
SCALE NTS

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PADICIA GREY, SEDONA SAND, and CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 154 EAST TURNER RD., Lodi CA 95240
URL ADDRESS: www.epicplastics.com



QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
49	PHOTINIA	Photinia fraseri	5 gal.	30"	60" o.c.	Full



04 NORTHEAST ELEVATION
SCALE: 3/32\" = 1'



03 SOUTHWEST ELEVATION
SCALE: 3/32\" = 1'



02 SOUTHEAST ELEVATION
SCALE: 3/32\" = 1'



01 NORTHWEST ELEVATION
SCALE: 3/32\" = 1'



MATERIAL LEGEND

DARKER BUFF COLORED BRICK (TYPICAL) - SIMILAR TO ACME CASTLE BROWN OR MUSHROOM BROWN

FINISHED CONCRETE TILT WALL - EARTH TONE, WILL COMPLY WITH CITY OF FLOWER MOUND STANDARDS

STANDING SEAM METAL ROOF - MUSKET GRAY

GLASS STOREFRONT WINDOWS & DOORS - CLEAR ANODIZED ALUMINUM / or DARK BRONZE TO MATCH CAMPUS BUILDINGS

HOLLOW METAL DOORS - PAINTED TO MATCH ADJACENT COLOR

LOW SLOPED MEMBRANE ROOFING - WHITE



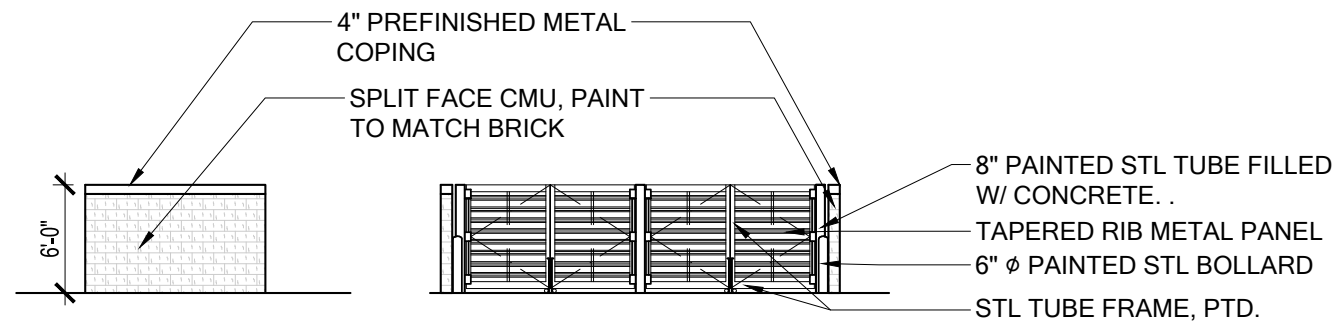
*NOTE: ALL ROOF TOP MOUNTED MECHANICAL EQUIPMENT TO BE SHIELDED BY PARAPET WALL

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

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

MATERIAL CALCULATION TABLE

	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST
1. TOTAL FACADE S.F.	3,883 S.F.	4,130 S.F.	4,130 S.F.	5,075 S.F.
2. MASONRY FACADE S.F. (MIN 50%) -EXCLUSIVE OF DOORS AND WINDOWS	3,395 S.F. / 87% of 1	3,438 S.F. / 83% of 1	3,782 S.F. / 91% of 1	4,684 S.F. / 92% of 1
3. DOORS AND WINDOW SF	488 S.F.	692 S.F.	358 S.F.	391 S.F.
4. PRIMARY MASONRY TOTALS (MIN 80%)				
- BRICK S.F.	1,484 S.F.	1,828 S.F.	1,819 S.F.	1,283 S.F.
- FINISHED TILT WALL S.F.	1,448 S.F.	1,261 S.F.	1,391 S.F.	3,002 S.F.
5. SECONDARY MASONRY TOTALS (MAX 20%)				
- METAL PANEL / FASCIA	497 S.F.	314 S.F.	562 S.F.	399 S.F.
- GFRC	32 S.F.	35 S.F.	0 S.F.	0 S.F.



05 DUMPSTER ENCLOSURE DETAIL
SCALE: 3/32\" = 1'

ARCHITECTS



CORAM DEO ACADEMY
MULTIPURPOSE BUILDING

4900 WICHITA TRAIL,
FLOWER MOUND TX 75022
SITE PLAN REVIEW

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△		
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No.	Date	Item
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REVISIONS

JMR	Drawn	THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
JMR	Checked	
SCP	Approved	
JMR	Approved	
JMR	Drawn	THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
JMR	Checked	
SCP	Approved	JEREMY M. ROEHR AIA
JMR	Approved	

COLORED ELEVATIONS

Project No.	15027.00
Date	03.17.2015
Last Revision	03.03.2016

A202

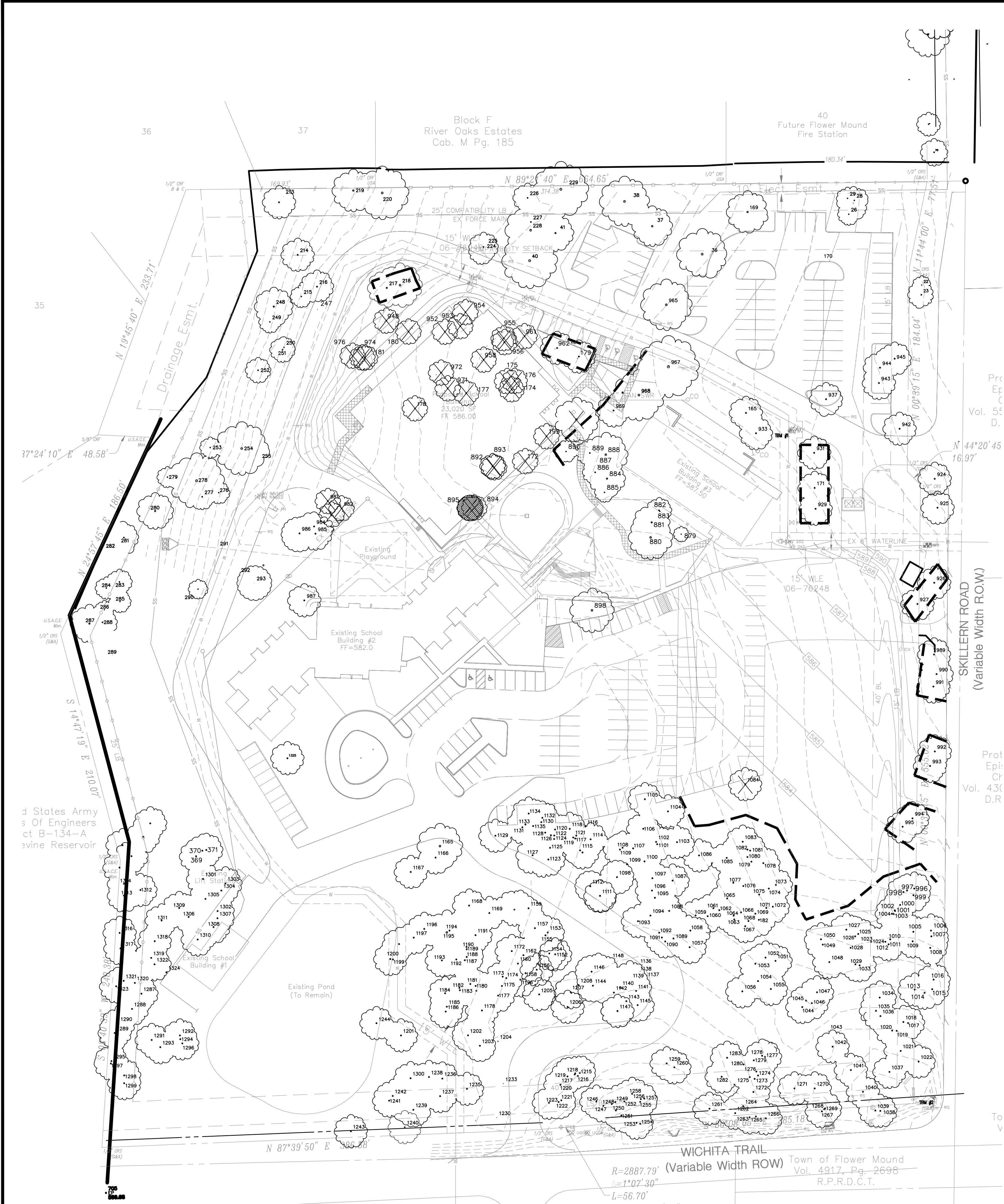


	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST
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3. DOORS AND WINDOW SF	488 S.F.	692 S.F.	358 S.F.	391 S.F.
4. PRIMARY MASONRY TOTALS (MIN 80%)	2,866 S.F. / 84% of 2	3,089 S.F. / 90% of 2	3,210 S.F. / 85% of 2	4,285 S.F. / 91% of 2
- BRICK S.F.	1,484 S.F.	1,828 S.F.	1,819 S.F.	1,283 S.F.
- FINISHED TILT WALL S.F.	1,448 S.F.	1,261 S.F.	1,391 S.F.	3,002 S.F.
5. SECONDARY MASONRY TOTALS (MAX 20%)	529 S.F. / 16% of 2	349 S.F. / 10% of 2	562 S.F. / 16% of 2	399 S.F. / 9% of 2
- METAL PANEL / FASCIA	497 S.F.	314 S.F.	562 S.F.	399 S.F.
- GFRC	32 S.F.	35 S.F.	0 S.F.	0 S.F.



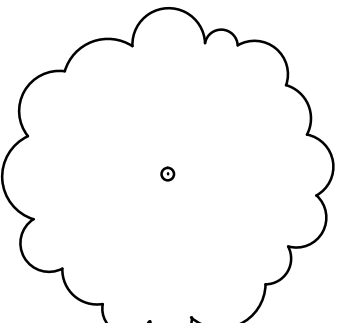
LIST	SHOT #	CALIPER	TYPE	BOTANICAL	PROT.	TREE TO REMAIN
1	22	6.5"	Post Oak	Quercus stellata	Yes	Yes
2	23	15.5"	Post Oak	Quercus stellata	Yes	Yes
3	24	22"	Post Oak	Quercus stellata	Yes	No
4	170	11"	Blackjack Oak	Quercus marilandica	Yes	Yes
5	26	14.5"	Cedar Elm	Ulmus crassifolia	Yes	Yes
7	28	14"	Cedar Elm	Ulmus crassifolia	Yes	Yes
8	29	9"	Blackjack Oak	Quercus marilandica	Yes	Yes
9	30	26"	Post Oak	Quercus stellata	Yes	No
10	31	16.5"	Post Oak	Quercus stellata	Yes	No
11	168	16"	Post Oak	Quercus stellata	Yes	No
12	33	23.5 mt.	Post Oak	Quercus stellata	Yes	No
13	34	18"	Post Oak	Quercus stellata	Yes	Yes
14	36	28" mt.	Post Oak	Quercus stellata	Yes	Yes
15	37	18.5"	Post Oak	Quercus stellata	Yes	Yes
16	38	19.5"	Post Oak	Quercus stellata	Yes	Yes
17	39	13"	Post Oak	Quercus stellata	Yes	Yes
18	40	29" mt.	Post Oak	Quercus stellata	Yes	Yes
19	41	14"	Post Oak	Quercus stellata	Yes	Yes
20	213	18.5"	Blackjack Oak	Quercus marilandica	Yes	Yes
21	214	24"	Post Oak	Quercus stellata	Yes	Yes
22	215	14"	Blackjack Oak	Quercus marilandica	Yes	Yes
23	216	22" mt.	Post Oak	Quercus stellata	Yes	Yes
24	217	22" mt.	Post Oak	Quercus stellata	Yes	Yes
25	218	23.5 mt.	Post Oak	Quercus stellata	Yes	Yes
26	219	25"	Blackjack Oak	Quercus marilandica	Yes	Yes
27	220	15.5"	Blackjack Oak	Quercus marilandica	Yes	Yes
29	222	18"	Post Oak	Quercus stellata	Yes	No
31	224	15.5"	Post Oak	Quercus stellata	Yes	Yes
32	225	12"	Post Oak	Quercus stellata	Yes	No
33	226	19.5"	Post Oak	Quercus stellata	Yes	Yes
34	227	16"	Post Oak	Quercus stellata	Yes	Yes
35	228	25.5 mt.	Post Oak	Quercus stellata	Yes	Yes
37	247	13"	Blackjack Oak	Quercus marilandica	Yes	No
38	248	21" mt.	Post Oak	Quercus stellata	Yes	Yes
39	249	14"	Post Oak	Ulmus crassifolia	Yes	Yes
40	250	18" mt.	American Elm	Ulmus americana	Yes	Yes
41	251	16.5"	Post Oak	Quercus stellata	Yes	Yes
42	252	12.5"	Post Oak	Quercus stellata	Yes	Yes
43	253	12"	Blackjack Oak	Quercus marilandica	Yes	Yes
44	254	27.5"	Post Oak	Quercus stellata	Yes	Yes
45	255	14"	Blackjack Oak	Quercus marilandica	Yes	Yes
46	256	15"	Post Oak	Quercus stellata	Yes	Yes
47	277	16.5"	Post Oak	Quercus stellata	Yes	No
48	278	21"	Post Oak	Quercus stellata	Yes	Yes
49	279	12" 1/2 Dead	Post Oak	Quercus stellata	Yes	Yes
50	280	22" mt.	Post Oak	Quercus stellata	Yes	Yes
51	281	17"	Post Oak	Quercus stellata	Yes	Yes
52	282	30.5"	Red Oak	Quercus shumardii	Yes	Yes
53	283	15.5"	Post Oak	Quercus stellata	Yes	Yes
54	284	12"	Blackjack Oak	Quercus marilandica	Yes	Yes
55	285	12"	Blackjack Oak	Quercus marilandica	Yes	Yes
56	286	8.5"	Green Ash	Fraxinus pennsylvanica	Yes	Yes
57	287	20.5 mt.	Blackjack Oak	Quercus marilandica	Yes	Yes
58	288	17"	Post Oak	Quercus stellata	Yes	Yes
59	289	30.5" mt. (21",19")	Blackjack Oak	Quercus marilandica	Yes	Yes
60	290	32" mt. (17",16")	Blackjack Oak	Quercus marilandica	Yes	Yes
61	291	22"	Bradford Pear	Pyrus calleryana	Yes	Yes
62	292	Dead	Bradford Pear	Pyrus calleryana	Yes	No
63	293	13"	Post Oak	Quercus stellata	Yes	Yes
64	350	12"	Green Ash	Fraxinus pennsylvanica	Yes	Yes
65	351	16"	Green Ash	Fraxinus pennsylvanica	Yes	Yes
66	355	35" mt.(25",19")	Post Oak	Quercus stellata	Yes	Yes
67	366	12.5"	Post Oak	Quercus stellata	Yes	Yes
68	367	12"	Cedar Elm	Ulmus crassifolia	Yes	Yes
69	368	17.5"	Cedar Elm	Ulmus crassifolia	Yes	Yes
70	369	14.5"	Post Oak	Quercus stellata	Yes	Yes
71	370	13"	Post Oak	Carya texana	Yes	Yes
72	371	10"	Post Oak	Quercus stellata	Yes	Yes
73	879	5"	Live Oak	Quercus virginiana	Yes	Yes
74	880	2"	Post Oak	Quercus stellata	Yes	Yes
75	881	23.5 mt.	Post Oak	Quercus stellata	Yes	Yes
76	882	15"	Post Oak	Quercus stellata	Yes	Yes
77	883	12"	Cedar Elm	Ulmus crassifolia	Yes	Yes
78	884	17.5"	Post Oak	Quercus stellata	Yes	Yes
79	885	6"	Hercules Club	Zanth. clava-herculis	No	Yes
80	886	14.5"	Post Oak	Quercus stellata	Yes	Yes
81	887	4"	Post Oak	Quercus stellata	Yes	Yes
82	888	18"	Post Oak	Quercus stellata	Yes	Yes
83	889	17" mt.	Post Oak	Quercus stellata	Yes	Yes
84	890	12" mt.	Post Oak	Quercus stellata	Yes	Yes
85	172	28" mt.	Post Oak	Quercus stellata	Yes	No
86	892	13"	Post Oak	Quercus stellata	Yes	No
87	893	11.5"	Post Oak	Quercus stellata	Yes	No
88	894	11.5"	Post Oak	Quercus stellata	Yes	No
89	895	29" mt.	Post Oak	Quercus stellata	Yes	No
90	896	6"	Hercules Club	Zanth. clava-herculis	No	No
94	898	21.75"	Post Oak	Quercus stellata	Yes	No
95	199	30" mt.	Post Oak	Quercus stellata	Yes	No
96	910	23.5"	Post Oak	Quercus stellata	Yes	No
97	911	21"	Post Oak	Quercus stellata	Yes	No
98	915	10.5"	Post Oak	Quercus stellata	Yes	Yes
99	916	18.5"	Post Oak	Quercus stellata	Yes	Yes
100	198	18.5"	Post Oak	Quercus stellata	Yes	Yes
106	923	14"	Post Oak	Quercus stellata	Yes	Yes
107	925	14"	Post Oak	Quercus stellata	Yes	Yes
108	926	17.5 mt.	Post Oak	Quercus stellata	Yes	Yes
109	927	21.5"	Post Oak	Quercus stellata	Yes	Yes
110	928	19"	Post Oak	Quercus stellata	Yes	Yes
111	929	16.5"	Post Oak	Quercus stellata	Yes	Yes
112	930	16"	Post Oak	Quercus stellata	Yes	Yes
113	931	24.5 mt.	Post Oak	Quercus stellata	Yes	Yes
115	933	12.5"	Post Oak	Quercus stellata	Yes	Yes
116	934	20.5"	Post Oak	Quercus stellata	Yes	Yes
119	937	12"	Post Oak	Quercus stellata	Yes	Yes
120	938	6.5"	Post Oak	Quercus stellata	Yes	Yes
121	939	12.5"	Post Oak	Quercus stellata	Yes	Yes
122	940	12"	Post Oak	Quercus stellata	Yes	Yes
126	944	9"	Blackjack Oak	Quercus marilandica	Yes	Yes
127	945	18"	Post Oak	Quercus stellata	Yes	Yes
128	946	12.5"	Blackjack Oak	Quercus marilandica	Yes	No
129	947	16.5 mt.	Post Oak	Quercus stellata	Yes	Yes
130	948	27" mt.	Post Oak	Quercus stellata	Yes	No
132	180	14"	Post Oak	Quercus stellata	Yes	No
134	952	14.5"	Post Oak	Quercus stellata	Yes	No

LIST	SHOT #	CALIPER	TYPE	BOTANICAL	PROT.	TREE TO REMAIN
135	953	15.5"	Post Oak	Quercus stellata	Yes	No
136	954	11.5"	Post Oak	Quercus stellata	Yes	No
137	955	13.5"	Post Oak	Quercus stellata	Yes	No
138	956	17"	Post Oak	Quercus stellata	Yes	No
139	957	17"	Post Oak	Quercus stellata	Yes	No
140	958	22.5" mt.	Post Oak	Quercus stellata	Yes	No
141	175	27.5" mt.	Post Oak	Quercus stellata	Yes	No
142	176	12"	Blackjack Oak	Quercus marilandica	Yes	No
143	961	14.5"	Post Oak	Quercus stellata	Yes	No
144	179	22" mt.	Post Oak	Quercus stellata	Yes	No
145	963	19"	Post Oak	Quercus stellata	Yes	Yes
147	965	29" mt.	Post Oak	Quercus stellata	Yes	Yes
148	966	13.5"	Post Oak	Quercus stellata	Yes	Yes
149	967	31" mt.	Post Oak	Quercus stellata	Yes	Yes
150	968	29"	Post Oak	Quercus stellata	Yes	Yes
151	969	22.5"	Post Oak	Quercus stellata	Yes	Yes
152	970	11.5"	Post Oak	Quercus stellata	Yes	No
153	971	24" mt.	Post Oak	Quercus stellata	Yes	No
154	972	13.5"	Post Oak	Quercus stellata	Yes	No
155	973	21"	Post Oak	Quercus stellata	Yes	No
156	974	14.5"	Post Oak	Quercus stellata	Yes	No
157	181	17"	Post Oak	Quercus stellata	Yes	No
158	976	22.5" mt.	Post Oak	Quercus stellata	Yes	No
159	977	18"	Post Oak	Quercus stellata	Yes	No
161	981	20.5"	Post Oak	Quercus stellata	Yes	No
162	982	17.5"	Post Oak	Quercus stellata	Yes	No
163	983	17.5"	Post Oak	Quercus stellata	Yes	No
164	984	27"	Post Oak	Quercus stellata	Yes	Yes
165	985	26"	Post Oak	Quercus stellata	Yes	Yes
166	986	18"	Blackjack Oak	Quercus marilandica	Yes	Yes
167	987	23.5"	Post Oak	Quercus stellata	Yes	Yes
168	989	13"	Post Oak	Quercus stellata	Yes	Yes
169	990	15" mt.	Post Oak	Quercus stellata	Yes	Yes
170	991	12.5"	Post Oak	Quercus stellata	Yes	Yes
171	992	16.5"	Post Oak	Quercus stellata	Yes	Yes
172	993	14.5"	Cedar Elm	Ulmus crassifolia	Yes	Yes
173	994	12"	Post Oak	Quercus stellata	Yes	Yes
174	995	20.5" mt.	Post Oak	Quercus stellata	Yes	Yes
175	996	18"	Post Oak	Quercus stellata	Yes	Yes
176	997	10.5" mt.	Post Oak	Quercus stellata	Yes	Yes
177	998	10.5"	Post Oak	Quercus stellata	Yes	Yes
178	999	12.5" mt.	Post Oak	Quercus stellata	Yes	Yes
179	1000	14"	Post Oak	Quercus stellata	Yes	Yes
180	1001	10"	Post Oak	Quercus stellata	Yes	Yes
181	1002	9.5"	Post Oak	Quercus stellata	Yes	Yes
182	1003	8.5" mt.	Post Oak	Quercus stellata	Yes	Yes
183	1004	17" mt.	Post Oak	Quercus stellata	Yes	Yes
184	1005	12"	Post Oak	Quercus stellata	Yes	Yes
185	1006	10.5"	Post Oak	Quercus stellata	Yes	Yes
186	1007	15" mt.	Post Oak	Quercus stellata	Yes	Yes
187	1008	10.5"	Post Oak	Quercus stellata	Yes	Yes
188	1009	9.5"	Post Oak	Quercus stellata	Yes	Yes
189	1010	11.5"	Post Oak	Quercus stellata	Yes	Yes
190	1011	12.5"	Post Oak	Quercus stellata	Yes	Yes
191	1012	10"	Post Oak	Quercus stellata	Yes	Yes
192	1013	17.5" mt.	Post Oak	Quercus stellata	Yes	Yes
193	1014	19" mt.	Post Oak	Quercus stellata	Yes	Yes
194	1015	11"	Post Oak	Quercus stellata	Yes	Yes
195	1016	8.5"	Post Oak	Quercus stellata	Yes	Yes
196	1017	20.5" mt.	Post Oak	Quercus stellata	Yes	Yes
197	1018	9"	Post Oak	Quercus stellata	Yes	Yes
198	1019	11"	Post Oak	Quercus stellata	Yes	Yes
199	1020	12"	Post Oak	Quercus stellata	Yes	Yes
200	1021	12"	Cedar Elm	Ulmus crassifolia	Yes	Yes
201	1022	18" mt.	Post Oak	Quercus stellata	Yes	Yes
202	1037	27" mt.	Post Oak	Quercus stellata	Yes	Yes
203	1041	16" mt.	Cedar Elm	Ulmus crassifolia	Yes	Yes
204	1042	17" mt.	Post Oak	Quercus stellata	Yes	Yes
205	1043	19"	Post Oak	Quercus stellata	Yes	Yes
206	1044	10"	Post Oak	Quercus stellata	Yes	Yes
207	1045	8"	Cedar Elm	Ulmus crassifolia	Yes	Yes
208	1046	20" mt.	Post Oak	Quercus stellata	Yes	Yes
209	1047	8.5"	Post Oak	Quercus stellata	Yes	Yes
210	1048	18" mt.	Post Oak	Quercus stellata	Yes	Yes
211	1049	13"	Post Oak	Quercus stellata	Yes	Yes
212	1050	14.5" mt.	Post Oak	Quercus stellata	Yes	Yes
213	1051	20"	Post Oak	Quercus stellata	Yes	Yes
214	1052	19"	Post Oak	Quercus stellata	Yes	Yes
215	1053	8.5"	Post Oak	Quercus stellata	Yes	Yes
216	1054	13" mt.	Post Oak	Quercus stellata	Yes	Yes
217	1055	12.5" mt.	Post Oak	Quercus stellata	Yes	Yes
218	1056	10"	Post Oak	Quercus stellata	Yes	Yes
219	1057	23" mt.	Post Oak	Quercus stellata	Yes	Yes
220	1058	18" mt.	Post Oak	Quercus stellata	Yes	Yes
221	1059	20"	Post Oak	Quercus stellata	Yes	No
222	1060	14.5" mt.	Post Oak	Quercus stellata	Yes	No
223	1061	8.5"	Post Oak	Quercus stellata	Yes	No
224	1062	11" mt.	Post Oak	Quercus stellata	Yes	No
225	1063	7.5"	Post Oak	Quercus stellata	Yes	No
226	1064	7"	Post Oak	Quercus stellata	Yes	No
227	1065	9"	Post Oak	Quercus stellata	Yes	No
228	1066	17.5" mt.	Post Oak	Quercus stellata	Yes	No
229	1067	11" mt.	Post Oak	Quercus stellata	Yes	No
230	1068	12"	Post Oak	Quercus stellata	Yes	No
231	1069	12" mt.	Post Oak	Quercus stellata	Yes	No
232	182	9.5"	Post Oak	Quercus stellata	Yes	No
233	1071	10"	Post Oak	Quercus stellata	Yes	No
234	1072	6.5"	Post Oak	Quercus stellata	Yes	No
235	1073	11"	Post Oak	Quercus stellata	Yes	No
236	1074	10.5"	Post Oak	Quercus stellata	Yes	No
237	1075	10.5"	Post Oak	Quercus stellata	Yes	No
238	1076	16.5"	Post Oak	Quercus stellata	Yes	No
239	1077	12" mt.	Post Oak	Quercus stellata	Yes	No
240	1078	12" mt.	Post Oak	Quercus stellata	Yes	No
241	1079	10.5"	Post Oak	Quercus stellata	Yes	No
242	1080	12.5"	Post Oak	Quercus stellata	Yes	No
243	1081	12" mt.	Post Oak	Quercus stellata	Yes	No
244	1082	10.5"	Post Oak	Quercus stellata	Yes	No
245	1083	23.5" mt.	Post Oak	Quercus stellata	Yes	No
246	1084	23" mt.	Post Oak	Quercus stellata	Yes	No
247	1085	20" mt.	Post Oak	Quercus stellata	Yes	No
248	1086	14" mt.	Post Oak	Quercus stellata	Yes	No
249	1087	16.5" mt.	Post Oak	Quercus stellata	Yes	Yes
250	1088	16"	Post Oak	Quercus stellata	Yes	Yes
251	1089	9.5" mt.	Post Oak	Quercus stellata	Yes	Yes
252	1090	7.5"	Cedar Elm	Ulmus crassifolia	Yes	Yes
253	1091	13" mt.	Post Oak	Quercus stellata	Yes	Yes
254	1092	11.5"	Post Oak	Quercus stellata	Yes	Yes
255	1093	17" mt.	Post Oak	Quercus stellata	Yes	Yes
256	1094	10"	Post Oak	Quercus stellata	Yes	Yes
257	1095	13.5" mt.	Post Oak	Quercus stellata	Yes	Yes
258	1096	8.5"	Post Oak	Quercus stellata	No	Yes
259	1097	10.5"	Post Oak	Quercus stellata	Yes	Yes
260	1098	20" mt.	Post Oak	Quercus stellata	Yes	Yes
261	1099	15.5" mt.	Post Oak	Quercus stellata	Yes	Yes
262	1100	20" mt.	Post Oak	Quercus stellata	Yes	Yes
263	1101	20" mt.	Post Oak	Quercus stellata	Yes	Yes
264	1102	20.5"	Post Oak	Quercus stellata	Yes	Yes
265	1103	21"	Post Oak	Quercus stellata	Yes	Yes
266	1104	17" mt.	Post Oak	Quercus stellata	Yes	Yes
267	1106	18" mt.	Post Oak	Quercus stellata	Yes	Yes

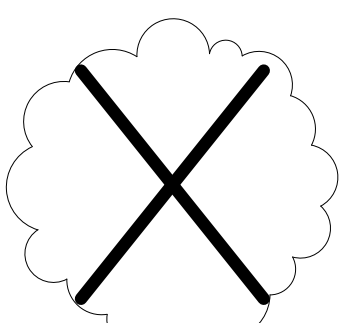


TREE PRUNING, REMOMAL AND PROTECTION MEASURES

- 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 1/4 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 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 Landscape Architect. Fences may be constructed from 6" T" stakes and orange web fence material.
 - 3) 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.
 - 4) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 5) 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 or 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).
 - 6) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 7) 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.
 - 8) 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.



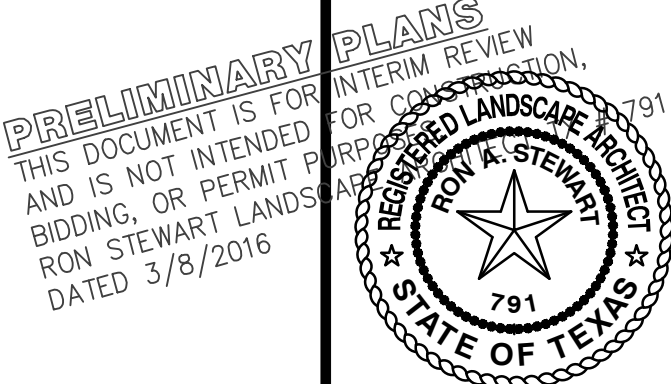
= TREE TO REMAIN



= TREE TO BE REMOVED

SPECIMEN TREE MITIGATION

REMOVE 21" SPECIMEN TREE PER COUNCIL APPROVAL ON 3/3/06
(3) 2 = 42" OF MITIGATION / 3 = 14 NEW 3" CALIPER TREES
PROVIDED = 16 NEW 3" CALIPER TREES



Drawn By: RLS
Date: 4/13/2015
Scale: 1"=40'
Revisions:
5/12/2015
6/4/2015
7/12/2016
1/12/2016
2/12/2016
2/15/2016

15038

L3.1

OWNER/DEVELOPER
CORAM DEO ACADEMY
4900 WICHITA TRAIL
FLOWER MOUND, TEXAS 75022
Ph. 972.318.5222
Contact: Mark Powell

SITE PLANNING CIVIL ENGINEERING PLANNING
CORAM DEO ACADEMY
CONSULTANTS, LLC
LANDSCAPE ARCHITECTURE

11 Hillside Drive - Lewisville, TX 75057 • P: 972.483.9712 • F: 972.483.9715
144 Old Town Blvd. North, Suite 200 - Irving, TX 75039 • P: 972.483.9712 • F: 972.483.9715
TSPS Firm No. 1041760

CORAM DEO ACADEMY
Lot 1, Block A
Coram Deo Academy
13.947 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
G.W. MALTSEBERGER SURVEY, ABSTRACT NO. 934



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: March 14, 2016

FROM: Gina Costanza-Grant, Senior Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD16-0002 – Home Depot/Silveron Addition) to amend Specific Use Permit No. 245 (SUP-245) within Planned Development District No. 31 (PD-31) to allow for temporary or seasonal sales. The property is generally located south of Lakeside Parkway and east of Long Prairie Road.

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to amend Specific Use Permit No. 245 (SUP-245) within Planned Development District No. 31 (PD-31) to add the use “temporary or seasonal sales.” The site is located within the Lakeside Business District Area Plan of the Town’s Master Plan, with the designation for Campus Commercial development. The subject site is currently developed with a Home Depot store.

The proposed amendment will allow the applicant to place a seasonal Christmas tree sales tent within the Home Depot parking lot during the holiday season. The tent will be on the site starting the day after Thanksgiving Day until the day after Christmas Day.

On April 14, 2004, the Town Council approved Ordinance No. 33-04 (see attached) which amended Planned Development No. 31 (PD-31) and Specific Use Permit No. 245 (SUP-245) to allow for an Outside Display Area. However, this did not include for temporary or seasonal sales.

The proposed tent dimensions are 30-feet by 40-feet with a height of 27 feet. The tent covering will be white. The tent will be temporarily constructed over 8 parking spaces located across from the Garden Center. Since the site already provides 28 additional parking spaces than what is required by Town Code, the

temporary reallocation of the 8 spaces will still leave 20 additional parking spaces.

The Fire Department has the following 3 requirements which will need to be met at the time of permitting:

1. A tent permit issued by the Fire Marshal's office will be required prior to the installation of any tent.
2. Vehicles are not to be loaded from the fire lane. Loading will take place on the south or west sides of the tent if installed in the location shown.
3. A fire department inspection will be required for all tent installations prior to stocking the tent.

Since the proposed tent is only a temporary seasonal use, the design standards outlined in PD-31, as well as those of the Lakeside Business District and the Town's Urban Design Guidelines, do not apply.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had received no correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Ordinance 33-04

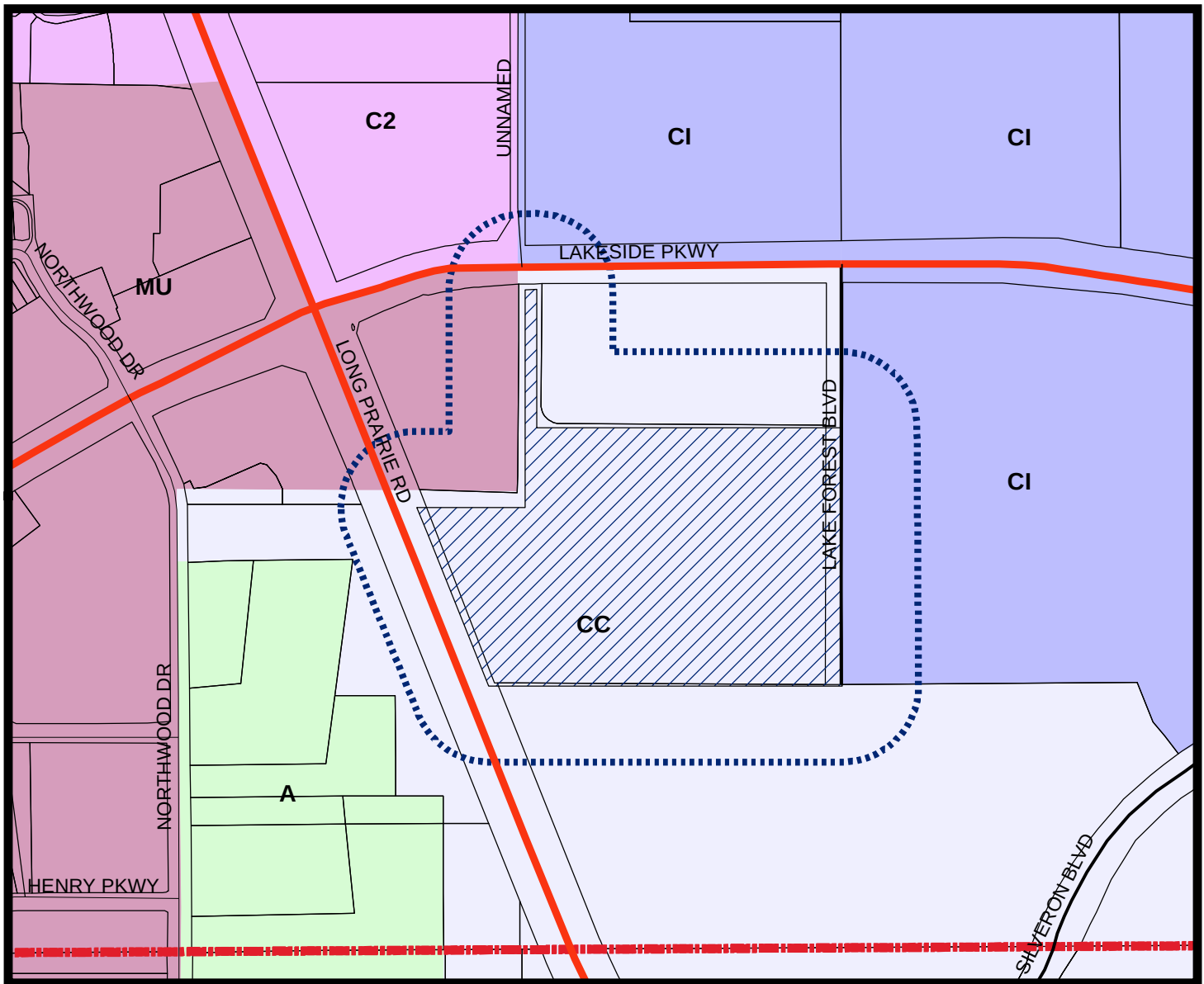
B. Application Details

1. Conceptual Site Plan

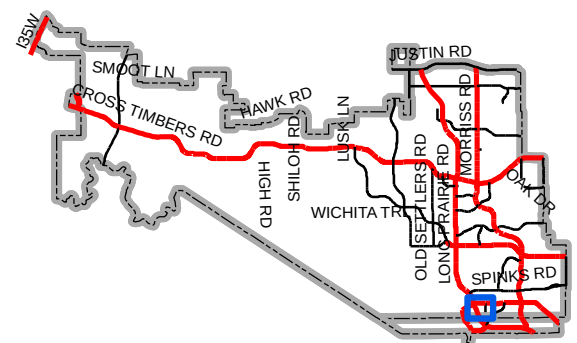
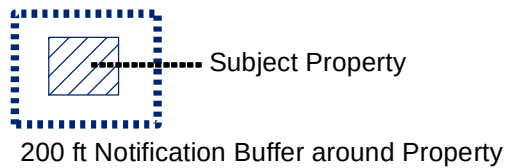
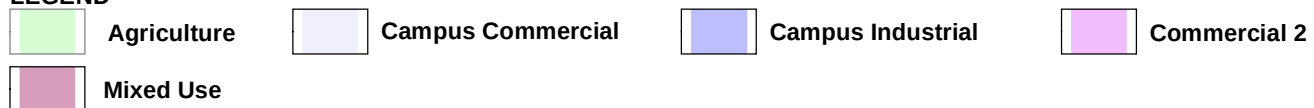


Vicinity Map

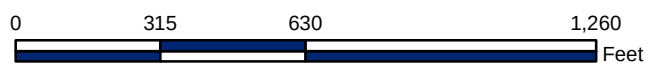
Reference Project: ZPD16-0002



LEGEND



Map Location



February 19, 2016

Gina Costanza-Grant
Senior Planner
Planning Services Division
Town of Flower Mound
1001 Cross Timbers Road
Flower Mound, TX 75028

Re: Home Depot Flower Mound, TX #6572 Letter of Intent – ZPD16-0002/Home Depot-Silveron

Dear Mrs. Costanza-Grant,

The Home Depot is requesting to amend Specific Use Permit No. 245 to allow for a seasonal Christmas tree tent as designated on the attached Site Plan. The seasonal Christmas tree tent will be used starting the day after Thanksgiving Day up until the day after Christmas Day. The site is presently zoned Planned Development 31 (PD-31) with Campus Commercial uses that is subject to Specific Use Permit 245 (SUP 245). The Home Depot site area is 15.845 acres. The proposed tent dimensions are 30'L x 40'W and 27'H.

The Home Depot looks forward in working with the Town of Flower Mound on an approval for the proposed seasonal Christmas tree tent.

Sincerely,
SCOTT A. MOMMER CONSULTING

Amy Siliznoff

Executive Assistant

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 33-04

AN ORDINANCE OF THE TOWN COUNCIL 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, AMENDING ORDINANCE NO. 22-02 WHICH GRANTED SPECIFIC USE PERMIT NO. 245 ON APPROXIMATELY 15.011 ACRES OF LAND ON LOT 2, BLOCK A, OF THE HOME DEPOT – SILVERON ADDITION, FROM PLANNED DEVELOPMENT 31 (PD-31) WITH CAMPUS COMMERCIAL USES SUBJECT TO SPECIFIC USE PERMIT 245 (SUP 245), TO PLANNED DEVELOPMENT 31 (PD-31) WITH CAMPUS COMMERCIAL AND CAMPUS INDUSTRIAL USES WITH AN AMENDED SPECIFIC USE PERMIT 245 (SUP 245) TO ALLOW FOR LIMITED OUTSIDE DISPLAY BY AMENDING ATTACHMENT "B," ENTITLED "DEVELOPMENT STANDARDS," BY AMENDING SECTION D, ENTITLED "MISCELLANEOUS STANDARDS," IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended amending the official zoning map, Exhibit "A" of Subpart B, the Land Development Regulations of the Code of Ordinances of the Town of Flower Mound, Texas; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the Town Council of the Town of Flower Mound; and

WHEREAS, the Town Council of the Town of Flower Mound, after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the Town of Flower Mound and of all testimony and information submitted during said public hearings, has determined that it is in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the Town that the official zoning map, Exhibit "A" of Subpart B, the Land Development Regulations of the Code of Ordinances of the Town of Flower Mound, Texas, be amended.

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

SECTION 1

All of the above premises are found to be true and correct factual and legislative determinations of the Town of Flower Mound and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

ORDINANCE NO. 33-04

PAGE 2

SECTION 2

From and after the effective date of this Ordinance, the official zoning map, Exhibit "A" of Subpart B, the Land Development Regulations of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Regulations are not amended, but shall remain intact and are hereby ratified, verified, and affirmed as follows:

The uses allowed on that certain tract of land being approximately 15.011 acres of land on Lot 2, Block A of the Home Depot – Silveron Addition and more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes, presently zoned Planned Development 31 (PD-31) with Campus Commercial uses subject to Specific Use Permit 245, is subject to an amendment to Specific Use Permit No. 245 by amending Attachment "B," entitled "Development Standards," section D, entitled "Miscellaneous Standards," and adding a display area exhibit for outside display, in accordance with the requirements stated herein and the exhibits attached hereto.

SECTION 3

A display area exhibit for limited outside display, a copy of which is attached hereto as Exhibit "B-1" and incorporated herein, showing the designated outside display areas, was submitted by the developer and reviewed and approved by the Town Council as the approved display area exhibit.

SECTION 4

The change in the zoning classification established and described in Section 2 herein shall be and is hereby made subject to the following conditions and requirements and Specific Use Permit 245, Attachment "B," entitled "Development Standards," is hereby amended in part to read, at subsection 10, as follows:

* * *

D. MISCELLANEOUS STANDARDS

* * *

10. Seasonal planting at Home Depot shall be contained in the planter boxes directly adjacent to the northwest corner of the nursery or within landscape areas. Outdoor display of storage buildings, plants, exterior shelves or tables displaying goods for sale, goods

ORDINANCE NO. 33-04

PAGE 3

for sale (such as building materials, plumbing materials, gardening materials, etc.), hot tubs/spas, and lawn furniture for sale is allowed only within the areas designated for such use as indicated in Exhibit "B-1." The display areas shall be defined by a railing constructed of 3'4" split-face limestone columns with split cedar rails as depicted in Exhibit "C." No other materials are allowed outside for sale, lease, or display. These prohibited outdoor materials include, but are not limited to:

1. propane/natural gas cylinders,
2. separate fenced areas,
3. trailers,
4. demonstration examples or projects,
5. vending machines or food vendors, or
6. vehicles

* * *

SECTION 5

This Ordinance shall be cumulative of all provisions of all ordinances, orders and resolutions of the Town of Flower Mound, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, orders and resolutions, in which event the conflicting provisions of such ordinances, orders and resolutions are hereby repealed.

SECTION 6

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

SECTION 7

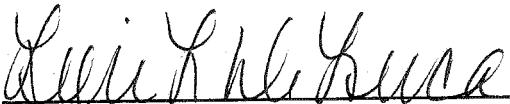
This Ordinance shall take effect and be in full force from and after its passage.

ORDINANCE NO. 33-04

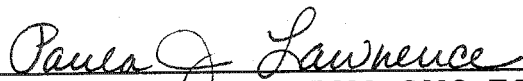
PAGE 4

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 19th DAY
OF APRIL, 2004.

APPROVED:


LORI L. DELUCA, MAYOR

ATTEST:


Paula J. Lawrence, TRMC, CMC, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, TOWN ATTORNEY

EXHIBIT "A"

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, HOME DEPOT U.S.A., INC. is the owner of a tract of land situated in the JOSEPH KNIGHT SURVEY, Abstract No. 692 and the J.W. TANNEHILL SURVEY, Abstract No. 1252, Denton County, Texas, and being a portion of a tract of land conveyed to ELMER C. POWELL, by deed, as recorded in Volume 2716, Page 0721, of the Deed Records of Denton County, Texas, and being a portion of a tract of land conveyed to DALDAV ASSOCIATES, L.P., by deed, as recorded in Volume 1360, Page 433, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner in the south right-of-way line of LAKESIDE PARKWAY, (120 feet, right-of-way), said iron rod being at the intersection of said south right-of-way line of LAKESIDE PARKWAY and the west line of said POWELL tract.

THENCE, along said south right-of-way line of LAKESIDE PARKWAY, (120 feet, right-of-way), North 89°44'39" East, a distance of 853.14 feet, to a 1/2 inch iron rod set for corner;

THENCE, departing said south right-of-way line of LAKESIDE PARKWAY, (120 feet, right-of-way), South 00°05'46" West, a distance of 1055.69 feet, to a 1/2 inch iron rod found for corner;

THENCE, North 89°46'49" West, a distance of 914.42' feet, to a 1/2 inch iron rod set for corner in the easterly right-of-way line of F.M. HIGHWAY NO. 2499, (variable width right-of-way);

THENCE, along said northeast right-of-way line of F.M. HIGHWAY NO. 2499, (variable width right-of-way), North 21°19'00" West, a distance of 544.58 feet, to a point for corner from which a 1/2 inch iron rod found bears South 64°34'24" West, a distance of 0.72 feet;

THENCE, departing said northeast right-of-way line of F.M. HIGHWAY NO. 2499, (variable width right-of-way), South 88°18'36" East, a distance of 257.73 feet, to a point for corner from which a 1/2 inch iron rod found bears South 40°46'10" West, a distance of 1.00 feet;

THENCE, North 00°21'19" East, a distance of 548.66 feet, to the POINT OF BEGINNING;

CONTAINING within these metes and bounds, 22.471 acres or 978,834 square feet of land, more or less. Bearings shown hereon are based upon the recorded bearings found in a deed from PENTECO, INC. to THE STATE OF TEXAS, for right-of-way dedication of F.M. HIGHWAY NO. 2499, as recorded in Volume 2284, Page 682, of the Deed Records of Denton County, Texas.

ATTACHMENT "B"

DEVELOPMENT STANDARDS
Planned Development
Home Depot-Silveron Addition

The development as described in Exhibit "A" shall be in accordance with Master Plan – 2001; the Land Development Code, as amended; and the Silveron standards as contained within "Silveron Design Guidelines," or its amendments and shall be subject to the following conditions and requirements:

A. PERMITTED USES

1. **Campus Commercial (CC) uses.** Development of Campus Commercial (CC) uses designated as Lot 1 and Lot 2 on Exhibit "F", Record Plat, comprised of approximately 22.5 acres, shall be in compliance with all regulations applicable to Campus Commercial (CC) contained in the Land Development Code, as amended, except as otherwise provided in said Ordinance.

B. PROHIBITED USES

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

1. Amusement and recreation (indoors)
2. Bakery or confectionery store
3. Cleaning/laundry pick-up station only
4. Cleaning/laundry with pick-up station
5. College or university
6. Custom personal service
7. Dancing, drama, or music school or studio
8. Florist
9. Heliport
10. Helistop
11. Lithographic or print shop
12. Museum, library or art gallery, public
13. Optical sales
14. Parking lot, commercial
15. Parking structure, commercial
16. Personal improvement services
17. Public building, shop or yard
18. Railroad track
19. Recreation center, public
20. Swimming pool, commercial

The following uses, normally allowed with a Specific Use Permit, shall not be permitted in this portion of the Planned Development District:

1. Amusement and recreation (outdoors)
2. Car wash, automatic
3. Car wash, full-service
4. Communication tower, commercial
5. Convenience store
6. Convenience store with beer/wine sales
7. Convenience store with gasoline sales
8. Drug store or pharmacy
9. Electrical energy generating plant
10. Office showroom/warehouse
11. Recycling drop-off center
12. Restaurant, fast food
13. School, commercial trade
14. Transmission pipeline
15. Water well, storage or pump station

C. TRANSPORTATION STANDARDS

Prior to the issuance of a Certificate of Occupancy for any use or structure on the property, the developer shall construct roadway improvements on International Parkway/FM 2499, Lakeside Parkway, and Lake Forest Boulevard generally described as follows:

1. A median opening and left- and right-turn deceleration lanes will be required at the main entrance along International Parkway/FM 2499. The left- and right-turn deceleration lanes should be constructed to provide approximately 250 feet of taper and 450 feet of storage/deceleration length.
2. A right-turn deceleration lane is required at the site entrance at the project's northwest corner on Lakeside Parkway. The right-turn lane should be constructed to provide approximately 150 length of taper and 350 feet of storage/deceleration length.
3. The developer shall construct that portion of Lake Forest Boulevard with a median opening at the southern end of the project, directly adjacent to the land as described in Exhibit "A", as the western half of a four-lane divided Urban Minor Arterial from Lakeside Parkway to the south property line of proposed Lot 2. Prior to the issuance of a Certificate of Occupancy for any use or structure on any lot, said Urban Minor Arterial shall be completed and accepted in accordance with the required standards of the Town of Flower Mound.

4. The proposed intersection improvements of left- and right-turning lanes at Lakeside Parkway and Lake Forest Boulevard will be constructed as part of this portion of Planned Development 31. A westbound left-turn lane must be constructed on Lakeside Parkway at the Lake Forest Boulevard intersection with the Home Depot project. Design of the westbound left-turn lane should be consistent with the existing median left-turn lanes along Lakeside Parkway. The eastbound right-turn deceleration lane right-of-way on Lakeside Parkway onto Lake Forest Boulevard may be obtained and constructed with the development of Lot 1. The right-turn lane should be constructed to provide approximately 150 feet of taper and 350 feet of storage/deceleration length.

D. MISCELLANEOUS STANDARDS

1. A minimum 65-foot front building setback shall be provided on all major streets. The first 25 feet shall be landscaped and irrigated with an automatic sprinkler system installed in accordance with the Land Development Code. No parking shall be allowed in the first 45 feet, measured from the property line.
2. Developer and owner agree that all ingress and egress from any major street or thoroughfare shall be limited in a manner, approved by the Planning and Zoning Commission, to allow and maintain such streets as free-flowing arterials.
3. The development will be subject to an overall reciprocal easement agreement granting cross-access. An executed copy of said agreement will be provided to the Town of Flower Mound prior to recordation of the Record Plat for the development.
4. Specific Use Permit SUP/SP-245-02 shall meet the following conditions:
 - a. Specific Use Permit SUP/SP-245-02 for Home Depot USA, Inc., with a retail store over 100,000 square feet, is specific to the location stated herein and shall not be transferred to any other location or entity without the approval of the Town of Flower Mound.
 - b. If a building permit application has not been submitted to the Building Inspection Division within one year of approval of the ordinance for the Specific Use Permit, such Specific Use Permit shall be null and void.
 - c. The Specific Use Permit shall be developed according to the ordinance and its attachments (Attachment B - Development Standards and Attachment D - Site Plan Package) or be in violation of the ordinance if developed differently.
5. Building Elevation Profiles and Roof Form shall have the following components:
 - a. Harmonious architecture of each structure is required.
 - b. Contrasting wall planes, architectural elements, and rooflines shall be used to create interesting and pleasing elevations. Decorative pilasters, cornices and/or moldings shall be incorporated into all elevations exposed

to public view.

- c. Any exposed roof slopes shall be composition shingle, clay tile and/or standing seam metal. Colors shall be earth tones, copper color, or elements of the brown scale. Use of natural copper roofing is permissible.
- d. Roof pitches shall conform to Master Plan - 2001. Pitched roofs shall be required for structures under 15,000 square feet. Larger structures shall have no visible flat roof around the entire perimeter.

6. Building Materials shall have the following characteristics:

- a. Not less than 60% and not more than 90% of any elevation facing a public street or platted access easement shall be constructed of unpainted/unstained material that meets the definition of masonry, as defined by the Land Development Code and Master Plan - 2001. Masonry shall be earth and wood tone in color.
- b. The use of exposed standard concrete shall not be utilized for any façade facing a public street or platted access easement.
- c. Concrete surfaces shall be colored, textured, sculpted or patterned.
- d. Unpainted metal, galvanized metal, or metal subject to rusting shall not be used. All exposed metals shall have a factory applied finish. Metal that develops an oxidized finish (copper) are appropriate.
- e. Windows and glass shall be incorporated into the design of the building but will not comprise more than 50% of the elevation. Maximum reflectance shall not be exceed 15%.
- f. E.F.I.S can be used for accents, not to exceed 10% of an individual tenant's exterior wall surface area.
- g. Earth and wood tone colors are to be used (reddish brown, brown, tan, umber, gold, sand, green), as well as other colors that may be acceptable, if the applicant can demonstrate that they are appropriate for the design of the development and are harmonious within the site.
- h. The primary exterior color shall be comprised of earth or wood tones for at least 60%, but not greater than 90%, of the façade. A secondary earth or wood tone accent color can be used on at least 10% of the façade.
- i. The building materials and architecture utilized within Lots 1 and 2 shall be harmonious and create a unified theme.
- j. Home Depot USA, Inc. or its developer shall construct the structure presented in Specific Use Permit/Site Plan 245-02 utilizing the materials indicated on the site plan, building elevations, landscape plan, and as required within these development standards.

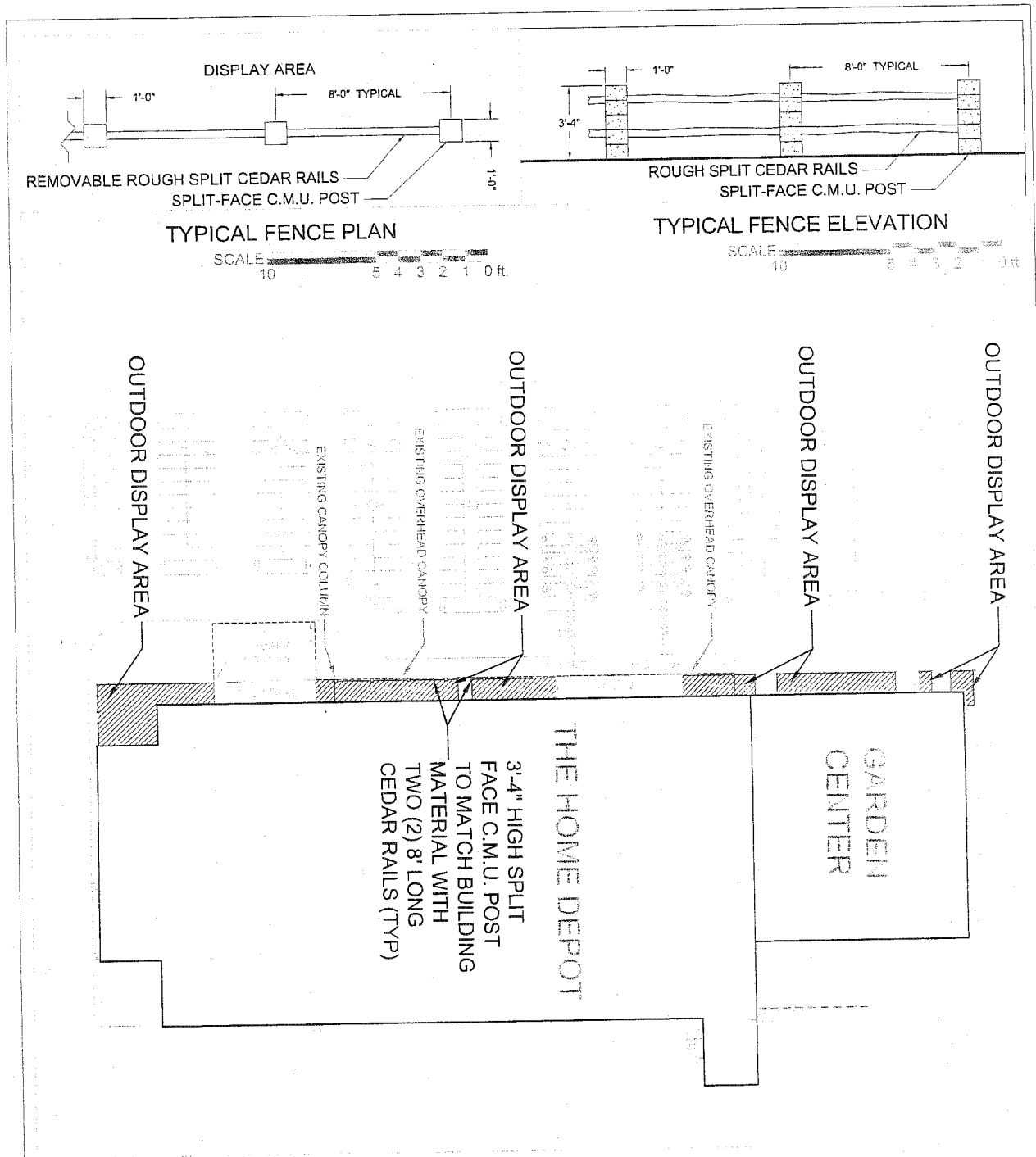
7. If shopping carts are not stored indoors, a 4-foot screening wall, consistent with the building's architecture and design, will be added near the building's entrance

ORDINANCE NO. 33-04

to conceal over-night storage of the carts.

8. Outside storage is not allowed on proposed Lot 2, other than that designated on the approved Site Plan for Home Depot on the north central side and in the southeast corner. These outside storage areas shall be enclosed on three sides with an 8-foot masonry screening wall to match the building. The remaining side shall contain an opaque metal gate. The gate shall remain closed when loading and unloading operations are completed. No materials shall be stacked above the height of the screening wall.
9. Trees within large pots/planters shall be required along the walkway of the west elevation as a requirement of the landscape plan of Lot 2.
10. Seasonal planting at Home Depot shall be contained in the planter boxes directly adjacent to the northwest corner of the nursery or within landscape areas. Outdoor display of storage buildings, plants, exterior shelves or tables displaying goods for sale, goods for sale (such as building materials, plumbing materials, gardening materials, etc.), hot tubs/spas, and lawn furniture for sale is allowed only within the areas designated for such use as indicated in Exhibit "B-1." The display areas shall be defined by a railing constructed of 3'4" split-face limestone columns with split cedar rails as depicted in Exhibit "C." No other materials are allowed outside for sale, lease, or display. These prohibited outdoor materials include, but are not limited to:
 1. propane/natural gas cylinders,
 2. separate fenced areas,
 3. trailers,
 4. demonstration examples or projects,
 5. vending machines or food vendors, or
 6. vehicles.
11. All trees scheduled for preservation with the landscape plan of Lot 2 shall use every method available to protect and preserve the trees from destruction, root damage and compaction, and branch and trunk damage. Proper pruning of both the roots and limbs by a professional arborist must be performed early in the construction process to reduce loss of trees and any subsequent damage.
12. The parking spaces adjacent to preserved trees shall be paved with a paving system highly pervious to water infiltration.
13. Irrigation of the preserved trees shall use an irrigation method approved by the Town's Urban Forester, which waters the tree roots and causes the least amount of tree root disturbance.
14. A 4-foot screening wall will be added to conceal the night storage for carts at the front entrance, consistent with the architectural design of the building.

EXHIBIT "B-1"



Carter Burgess
 10000 10th Avenue, Suite 100, Denver, CO 80231
 303.733.1100
 www.carterburgess.com

PROJECT NOTES

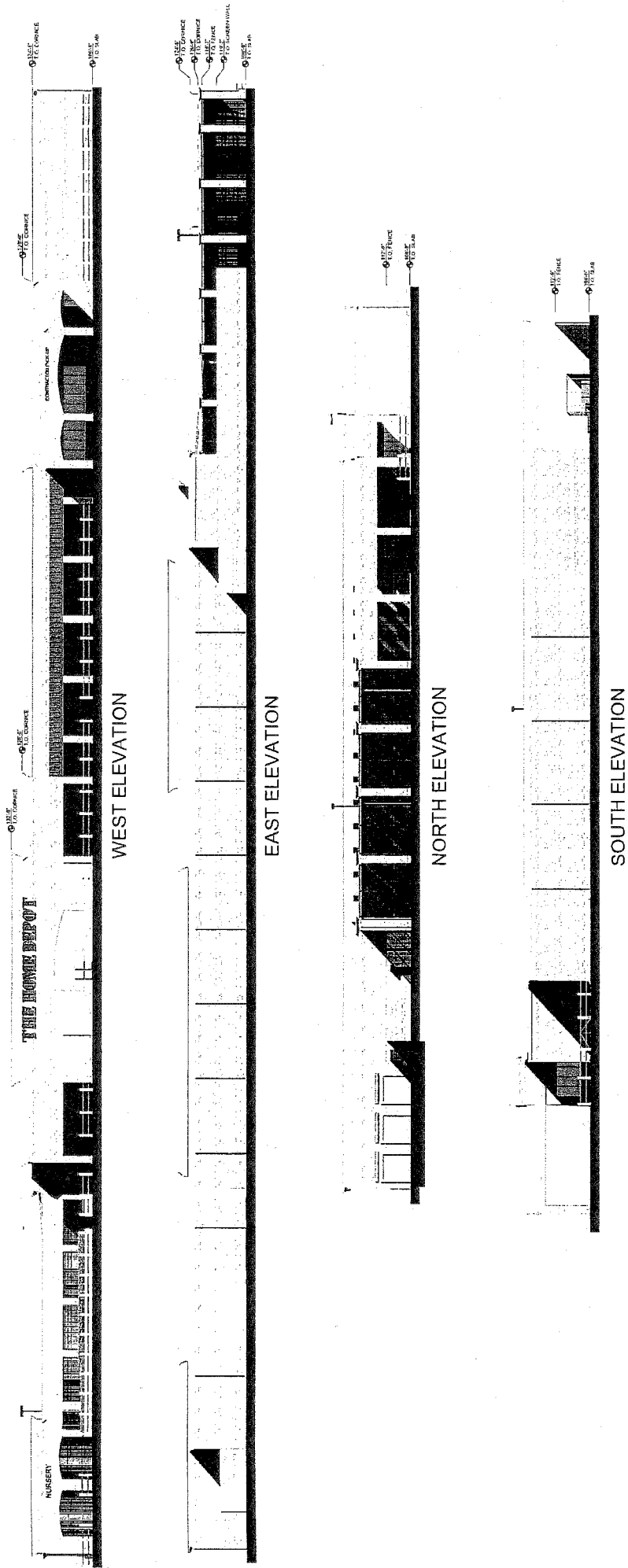
1. SEE PLAN FOR FENCE LOCATION AND DIMENSIONS.
2. FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DENVER FENCE ORDINANCE.
3. FENCE SHALL BE CONSTRUCTED WITH REMOVABLE ROUGH SPLIT CEDAR RAILS AND SPLIT-FACE C.M.U. POSTS.
4. FENCE SHALL BE CONSTRUCTED WITH A MAXIMUM HEIGHT OF 6'-0".
5. FENCE SHALL BE CONSTRUCTED WITH A MAXIMUM SPACING OF 8'-0" BETWEEN POSTS.
6. FENCE SHALL BE CONSTRUCTED WITH A MAXIMUM SPACING OF 1'-0" BETWEEN RAILS.
7. FENCE SHALL BE CONSTRUCTED WITH A MAXIMUM SPACING OF 1'-0" BETWEEN RAILS.
8. FENCE SHALL BE CONSTRUCTED WITH A MAXIMUM SPACING OF 1'-0" BETWEEN RAILS.
9. FENCE SHALL BE CONSTRUCTED WITH A MAXIMUM SPACING OF 1'-0" BETWEEN RAILS.
10. FENCE SHALL BE CONSTRUCTED WITH A MAXIMUM SPACING OF 1'-0" BETWEEN RAILS.

LOCATION MAP

DATE 08/17/24
BY J. BURGER
FOR J. BURGER
PROJECT 022843
CLIENT J. BURGER
DESIGN J. BURGER
CONSTRUCTION J. BURGER
INSTALLATION J. BURGER
MAINTENANCE J. BURGER
REPAIRS J. BURGER
REPLACEMENT J. BURGER
RENOVATION J. BURGER
DEMOLITION J. BURGER
DISPOSAL J. BURGER
RECYCLING J. BURGER
REUSE J. BURGER
REPAIR J. BURGER
REPLACE J. BURGER
RECONSTRUCT J. BURGER
REBUILD J. BURGER
REPAIR J. BURGER
REPLACE J. BURGER
RECONSTRUCT J. BURGER
REBUILD J. BURGER

FLOWER MOUND TX
852 INTERNATIONAL Pkwy
76102

OUTDOOR DISPLAY AREA EXHIBIT



Carter-Burgess
 Carter-Burgess, Inc. 7500 E. Highway 60, Suite 100, Fort Worth, TX 76120
 817-335-1111 Fax 817-335-1112

THE HOME DEPOT
 852 International Pkwy
 Flower Mound, TX 75028

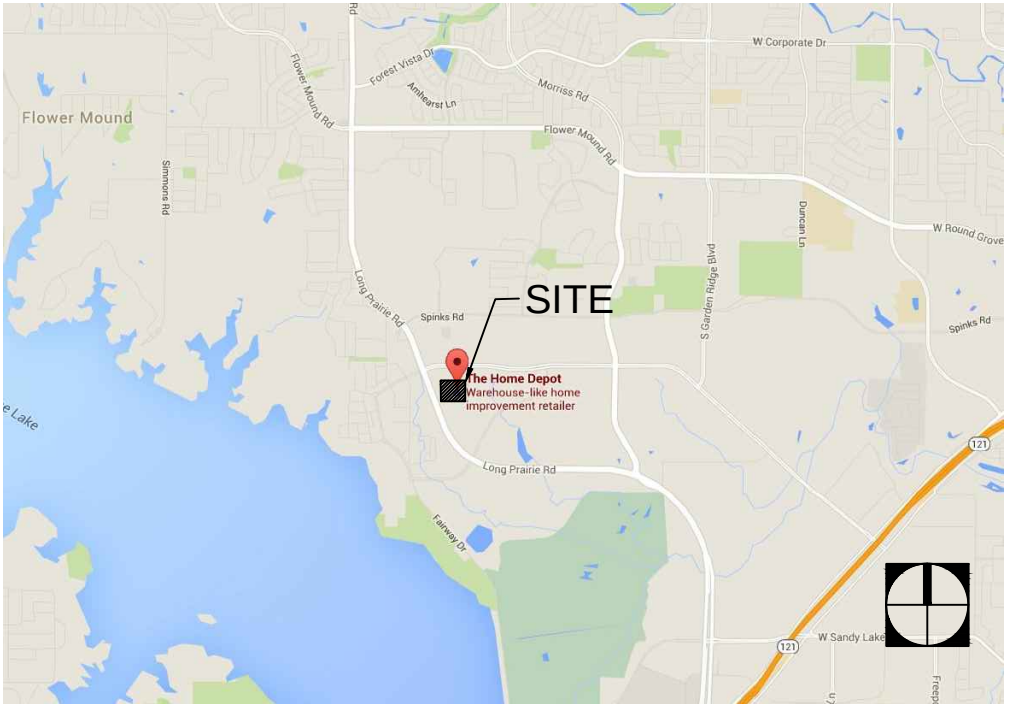


SCOTT A. MOMMER CONSULTING

LAND DEVELOPMENT SERVICES

4694 WEST JACQUELYN AVENUE - FRESNO, CA 93722
TEL: 559 978-7000 FAX: 559 276-0850 SMOMMER@SCOTTMOMMER.COM

LOCATION MAP NOT TO SCALE



PROJECT INFORMATION

SITE AREA	
THE HOME DEPOT SITE AREA	15.845 ACRES.
COUNTY	DENTON COUNTY, TX
PRESENT USE	PD 31 WITH CC USES (CAMPUS COMMERCIAL)
SUP (SPECIAL USE PERMIT) #245	

CONTACTS
OWNER
HOME DEPOT U.S.A., INC
ATTN: JEFFREY HARDMAN
3800 W. CHAPMAN AVENUE
ORANGE, CA 92868
(714) 940-3662

CONSULTANT
SCOTT MOMMER CONSULTING
4694 W. JACQUELYN AVENUE
FRESNO, CA 93722
(559) 978-7000

HOME DEPOT BUILDING AREA	
THE HOME DEPOT	94,977 S.F.
GARDEN CENTER	24,420 S.F.
TOTAL	131,914 S.F.

PARKING SUMMARY	
TOTAL REQUIRED @ 1/250 S.F.	477 SPACES
TOTAL PROVIDED	505 SPACES
TENT COVER	(8 SPACES)
TOTAL REMAINING	497 SPACES

SITE REVISION SUMMARY
-CHRISTMAS TREE TENT AREA OF 30.0' X 40.0'

PROJECT NOTES
1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE REQUIREMENTS MUST BE VERIFIED.

SITE PLAN
CHRISTMAS TREE SALES

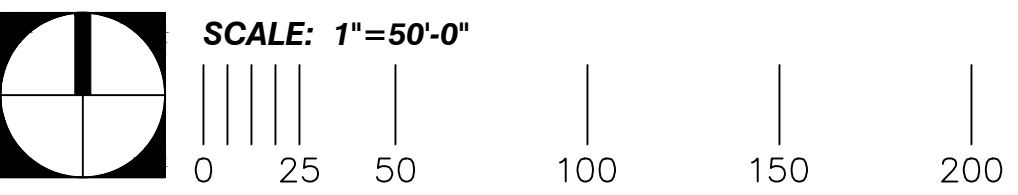
DRAWING ISSUE/REVISION RECORD
DATE: 02/16/2016

SITE PLANNER LT
SITE DEVELOPMENT COORDINATOR SCOTT MOMMER
REAL ESTATE MARKET JEFFREY HARDMAN
REAL ESTATE AGENDA NAME

THE HOME DEPOT
FLOWER MOUND, TX

852 LONG PRAIRIE ROAD

THE HOME DEPOT SITE ID NUMBER 6572
SMC PROJECT NUMBER SM258.16



SAM-A

LAND USE: LAKESIDE BUSINESS DISTRICT
EXISTING ZONING: CC

PNL PROPERTIES NO 1 LTD
5708 PINE VALLEY DR
FLOWER MOUND, TX 75022-6504

CHRISTMAS TREE TENT
1,200 S.F.

TRACT 1
20.663 ACRES
(900,091 Sq. Ft.)

Δ = 90°08'08"
R = 50.00'
T = 50.12'
L = 78.66'
CH = 70.79'
CB = N 44°42'45" W

LEGEND

TREE

LAND USE: MIXED USE
EXISTING ZONING: MU

LAKESIDE DFW LAND LTD
3717 STRATFORD AVE
DALLAS, TX 75205-2812

TRACT 2
1.808 ACRES
(78,742 Sq. Ft.)

HOME DEPOT

95,064 SF

FFE = 595.00

ONE STORY

LAND USE: LAKESIDE BUSINESS DISTRICT
EXISTING ZONING: CC

FIRST NATIONAL BANK
C/O PLAINSCAPITAL BANK
PO BOX 660
EDINBURG, TX 78540-0660

LAND USE: LAKESIDE BUSINESS DISTRICT
EXISTING ZONING: CC

GRAND SEVILLE LP
5701 SEVILLE CT
PLANO, TX 75093-4230



CHRISTMAS TREE TENT ELEVATION
NOT TO SCALE



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: March 14, 2016

FROM: Gina Costanza-Grant, Senior Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD15-0018 – Lakeside Ranch Business Park) to amend Planned Development District No. 83 (PD-83) with Campus Industrial District (CI) uses, by amending the Development Standard(s) to add “Miniwarehouse” as a use that may be permitted upon approval of a Specific Use Permit on certain tract of land, and to consider a request for a Specific Use Permit No. 446 (SUP-446) to permit a Miniwarehouse with certain modifications, exceptions and waivers to the Code of Ordinances. The property is generally located north of Lakeside Parkway and east of Gerault Road.

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this amendment is to modify one section of Planned Development District No. 83 (PD-83) with Campus Industrial District (CI) uses to add “miniwarehouse” as a use that may be permitted with the approval of a Specific Use Permit, and to request approval of Specific Use Permit No. 446 (SUP-446) to allow a miniwarehouse to be constructed on a certain tract of land within the PD. The subject site is located within the Lakeside Business District Area Plan of the Town’s Master Plan, with the designation for Campus Industrial development, and is currently undeveloped.

On December 6, 2004, the Town Council approved Ordinance No. 94-04 establishing PD-83. The development standards for PD-83 do not list “miniwarehouse” as a permitted use. However, the use “miniwarehouse” is permitted in the base CI zoning district subject to Council approval of an SUP.

The proposed zoning and Specific Use Permit will be limited to a 2.11 acre portion of Lot 1R1, Block C, Lakeside Ranch Business Park Addition. The proposed building will contain approximately 107,415 gross square feet within a three-story building. The net rentable area will be approximately 82,000 square feet comprised of approximately 650 self-storage units ranging in size from 25

to 300 square feet. The remaining square footage will consist of internal walkways and office space. In accordance with PD-83 and the Urban Design Guidelines, any overhead doors have been located on the north and east sides of the proposed building and will not face Gerault Road or Lakeside Parkway. In addition, the western portion of the north façade of the building projects in such a way that it serves as a screening wall for the overhead doors.

The proposed buildings are in compliance with the standards outlined in PD-83 as well as those of the Lakeside Business District and the Town's Urban Design Guidelines. The proposed design is consistent with the nearby buildings that are located within PD-83 as well as those buildings to the north and west.

The development standards established by PD-83 specify the width of the landscape buffer at 45 feet along Gerault Road and a building setback of 65 feet. Access will be from Gerault Road. The applicant is requesting an exception to the 360-foot driveway spacing requirement, which is discussed in further detail below.

For miniwarehouse uses, the parking requirement is 1 space per 75 storage bays with minimum of 3 spaces. The proposed development requires 9 spaces and the plan depicts 11 parking spaces.

A. Exceptions to Compatibility setback and buffer

A portion of the northern boundary of the project (approximately 186 feet) is adjacent to residential zoning (Agricultural) and use. The construction of a non-residential building requires a 60-foot setback from the property line adjacent to an existing or proposed residential use. However, the adjacent property is located within the Lakeside Business District and master-planned for campus industrial uses. The applicant is requesting to reduce this setback to approximately 36 feet at the nearest point from the property line.

In addition, the proposed use triggers a compatibility buffer (25-foot landscape buffer, six-foot masonry wall, shrubs, and trees). The applicant is requesting a waiver for the landscaping and wall requirement for the same portion of the northern boundary adjacent to the residential use. The landscape plan depicts a five-foot landscape strip adjacent to the north property line. The applicant has provided a letter in support of the exception requests from the affected property owner to the north (See Attachment C(1)).

B. Exception to Driveway Spacing

The applicant is requesting a waiver to the driveway spacing requirements of a major arterial. This waiver is for the northernmost driveway opening along Gerault Road. The conceptual site has been laid out with a driveway to generally line up with the existing median opening near the northwest corner of the site. There is an existing driveway 94 feet north of the proposed drive approach. The next drive approach to the north is a recently constructed commercial drive approach approximately 340 feet north of the proposed drive approach. This is 20 feet short of the required 360 feet dictated by the access management criteria in the design standards. Staff does not have an objection to this request.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had received two letters of support and one letter of opposition.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Conceptual Site Plan
2. Conceptual Landscape Plan
3. Conceptual Elevations

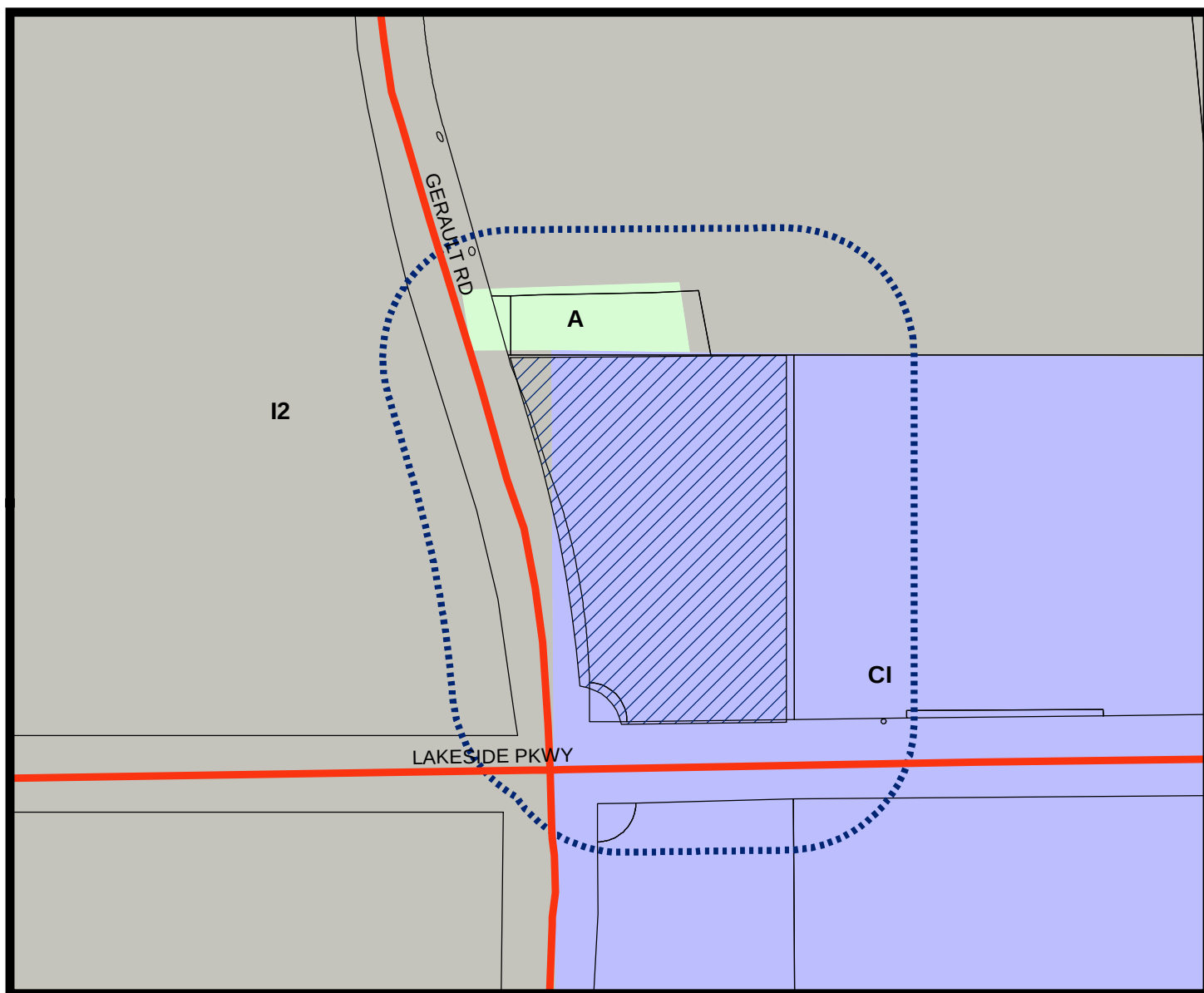
C. Correspondence

1. Letters of support
2. Letter of opposition

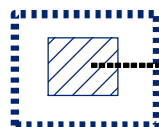


Vicinity Map

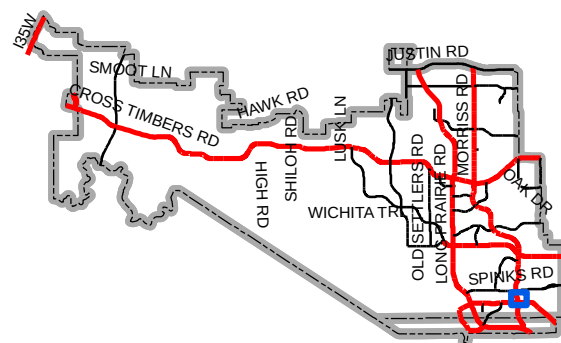
Reference Project: ZPD15-0018



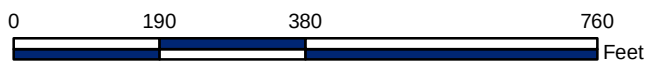
LEGEND



Subject Property
200 ft Notification Buffer around Property



Map Location





1512 Bray Central Drive, Suite 100
McKinney, TX 75069

Main (214) 473-4640
Fax (214) 544-8882

westwoodps.com
(888) 937-5150

March 9, 2016

Ms. Gina Costanza-Grant
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

Re: Advantage Flower Mound (ZPD15-0018)
NEC Lakeside Parkway at Gerault Road
Lot 1R1, Block C, Lakeside Ranch Business Park Addition

Dear Gina:

Advantage Self Storage Advisors, LLC (Advantage) currently has the subject property under contract to purchase. The existing zoning of the property is Planned Development – 83, Subdistrict A. The proposed zoning would be to amend the existing Planned Development to allow for self-storage use only on the subject tract. Advantage requests this zoning amendment to facilitate the development of a very high quality, state-of-the-art self-storage facility. The proposed zoning would affect 2.11 acres, a portion of Lot 1R1, Block C, Lakeside Ranch Business Park Addition. The proposed building will contain approximately 107,415 gross square feet within a three-story building. Net rentable area will be approximately 82,000 square feet comprised of approximately 650 self-storage units ranging in size from 25 to 300 square feet. The site layout and building architecture will substantially conform to that submitted with the request. It is the applicant's intent is that the proposed self-storage building conform to all other current PD and Town requirements, for the Lakeside Ranch Business District, with the exception of the following requested waivers:

1. Applicant requests a waiver of the compatibility buffer requirements of Section 82-302, of the Town's Land Development Code, along the north side of the property. The adjacent property owner is aware of and supports this waiver request (refer to letter from Nemo Baker w/ 6 Star Group, LLC). Included in this request is waiver of screening requirements. No wall or fence is proposed along the north property boundary.
2. Applicant requests a waiver of the compatibility setback requirements of Section 82-303, of the Town's Land Development Code, along the north side of the property. The adjacent property owner is aware of and supports this waiver request (refer to letter from Nemo Baker w/ 6 Star Group, LLC).
3. Applicant requests a waiver to the 360' driveway spacing requirement on Gerault Road. The conceptual site has been laid out with a driveway to generally line up with the existing median opening near the northwest corner of the site. There is an existing residential drive 94 feet north of the proposed drive approach. The next drive approach to the north is a recently constructed commercial drive approach approximately 340 feet north of the proposed drive approach.

March 8, 2016
Page 2

Thank you for your consideration. If you have any questions or require additional information, please let me know.

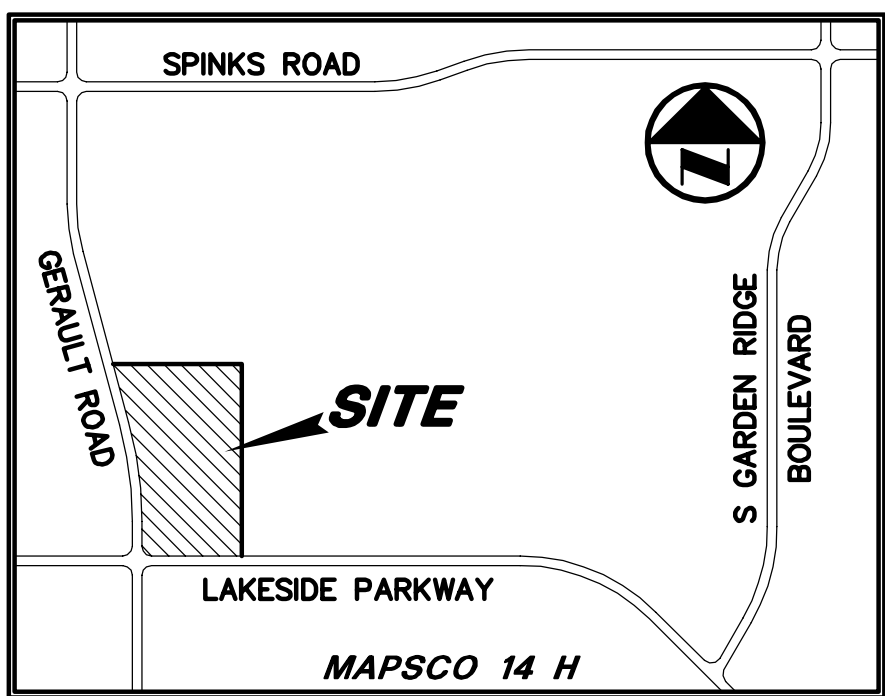
Sincerely,

WESTWOOD PROFESSIONAL SERVICES

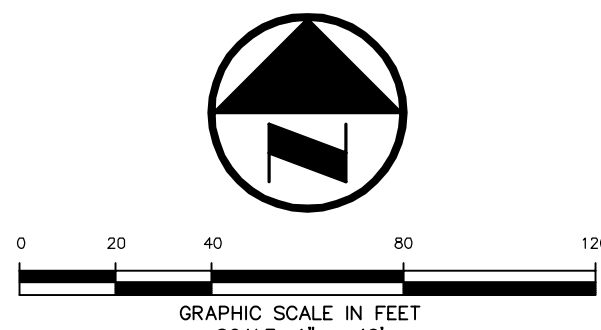
A handwritten signature in blue ink, reading "Arlyn W. Samuelson", with a long horizontal flourish extending to the right.

Arlyn W. Samuelson, P.E.
Project Manager

AWS/mdl



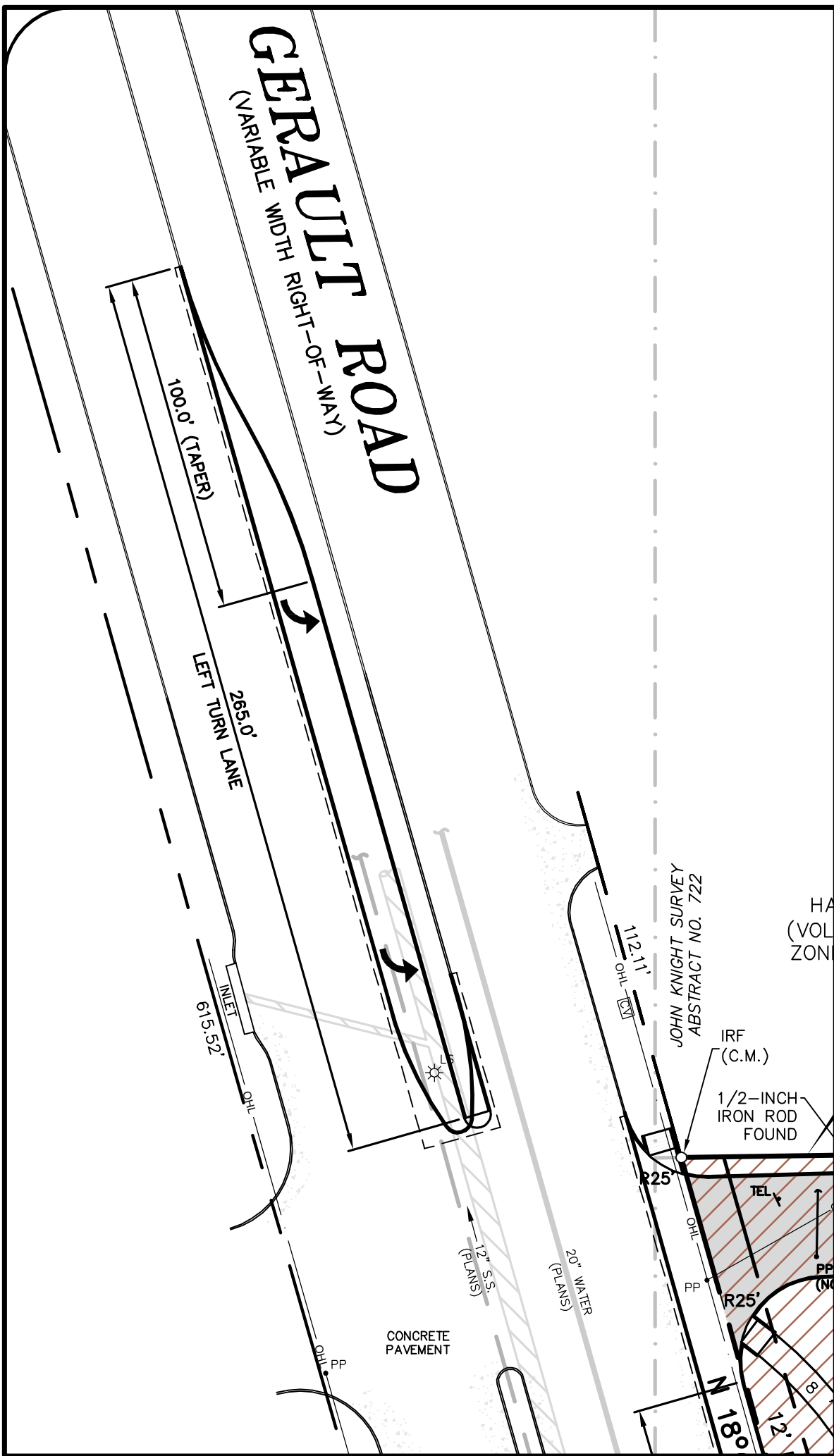
VICINITY MAP
NOT TO SCALE



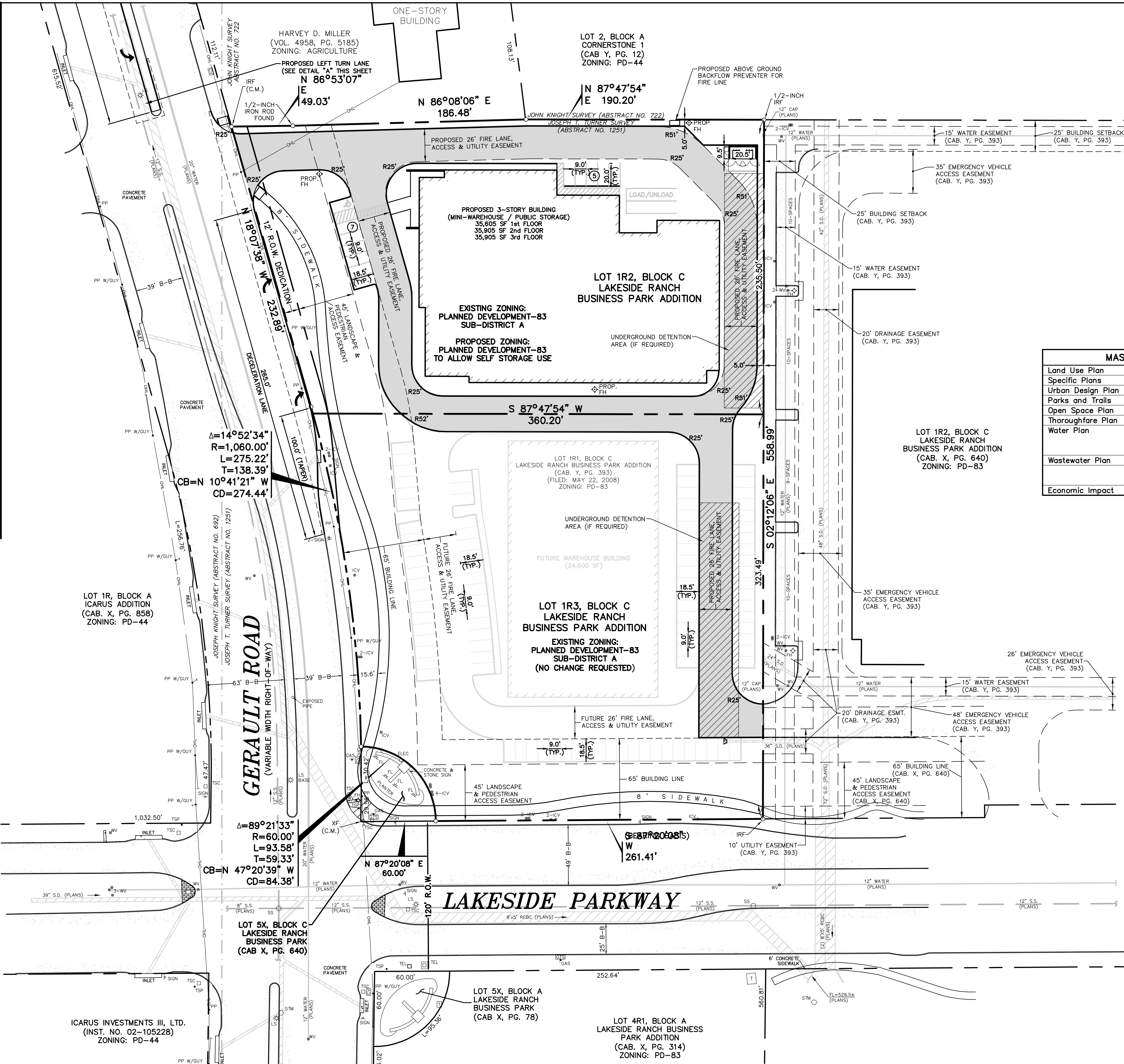
MASTER PLAN FEATURES	
Land Use Plan	Lakeside Business District with Campus Industrial Uses
Specific Plans	None
Urban Design Plan	Lakeside Business District
Parks and Trails	8' Trail adjacent to Lakeside Parkway and Gerault Road
Open Space Plan	N/A
Thoroughfare Plan	Lakeside Parkway & Gerault Road (Major Arterial - 120' R.O.W.)
Water Plan	East Plane (Low) Pressure Existing 20" Water in Gerault Road Existing 12" Water in Lakeside Parkway
Wastewater Plan	Lakeside Business District Existing 12" Sanitary Sewer in Gerault Road Existing 12" Sanitary Sewer in Lakeside Parkway
Economic Impact	\$12,000,000 in Ad Valorem Property Value

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
---OHL---	O.H. POWER LINES
---U/G TEL---	U/G TELEPHONE LINES
---WATER---	U/G WATER LINE
---GAS---	U/G GAS LINE
-X-X-	FENCE



DETAIL "A"
SCALE: 1"=40'



NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
AW	MLM	02-01-2016

PROJECT INFORMATION	
ADVANTAGE FLOWER MOUND NEQ GERAULT ROAD AT LAKESIDE PARKWAY CITY OF FLOWER MOUND DENTON COUNTY, TEXAS	
JOSEPH T. TURNER SURVEY, ABSTRACT NO. 1251 PROPOSED USE: PUBLIC STORAGE ZONING: PD-83	

DEVELOPER	
ADVANTAGE SELF STORAGE, INC. 2600 ELDORADO PARKWAY, SUITE 100 MCKINNEY, TEXAS 75070 MR. RICK JONES (972) 547-0236 PHONE	

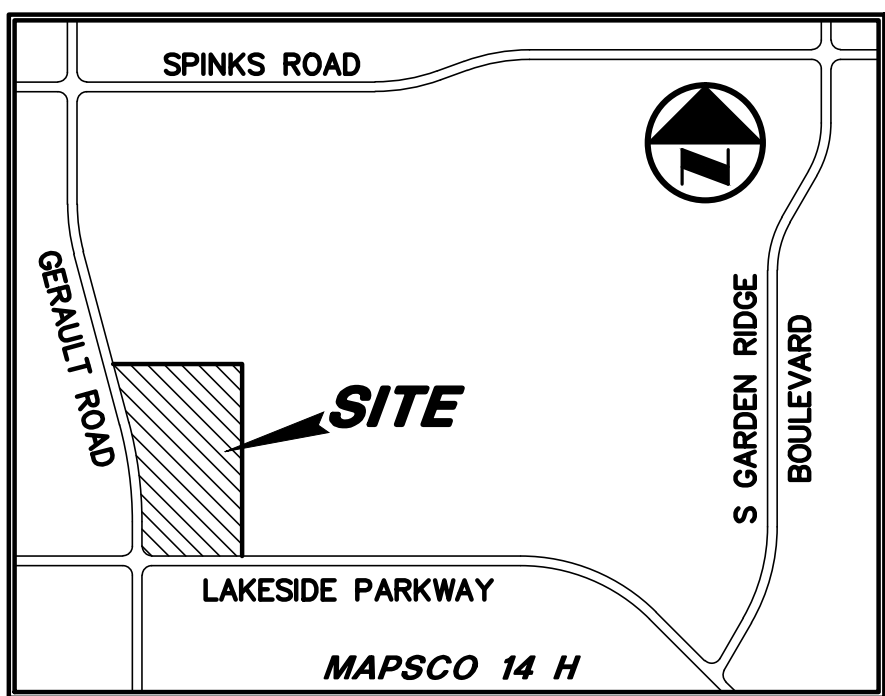
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARJUN W. SAMUELSON, P.E. 95871 ON 02-01-2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY
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CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ARJUN W. SAMUELSON, P.E.
P.E. No.: 95871
Date: 02-01-2016
P.O. GUE
A Division of Westwood

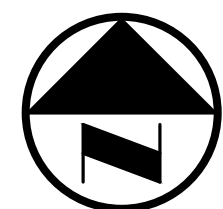
P.O. GUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of **Westwood**
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
(214) 437-4640 PHONE
(888) 837-5150 TOLL FREE
WWW.WESTWOODPS.COM
TX BOARD PROF. ENGINEERS, CERT. #1756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430

CONCEPTUAL SITE PLAN	
ADVANTAGE FLOWER MOUND BLOCK C, LOT 1R1 LAKESIDE RANCH BUSINESS PARK ADDITION CITY OF FLOWER MOUND, TEXAS	

SHEET NO.
CSP



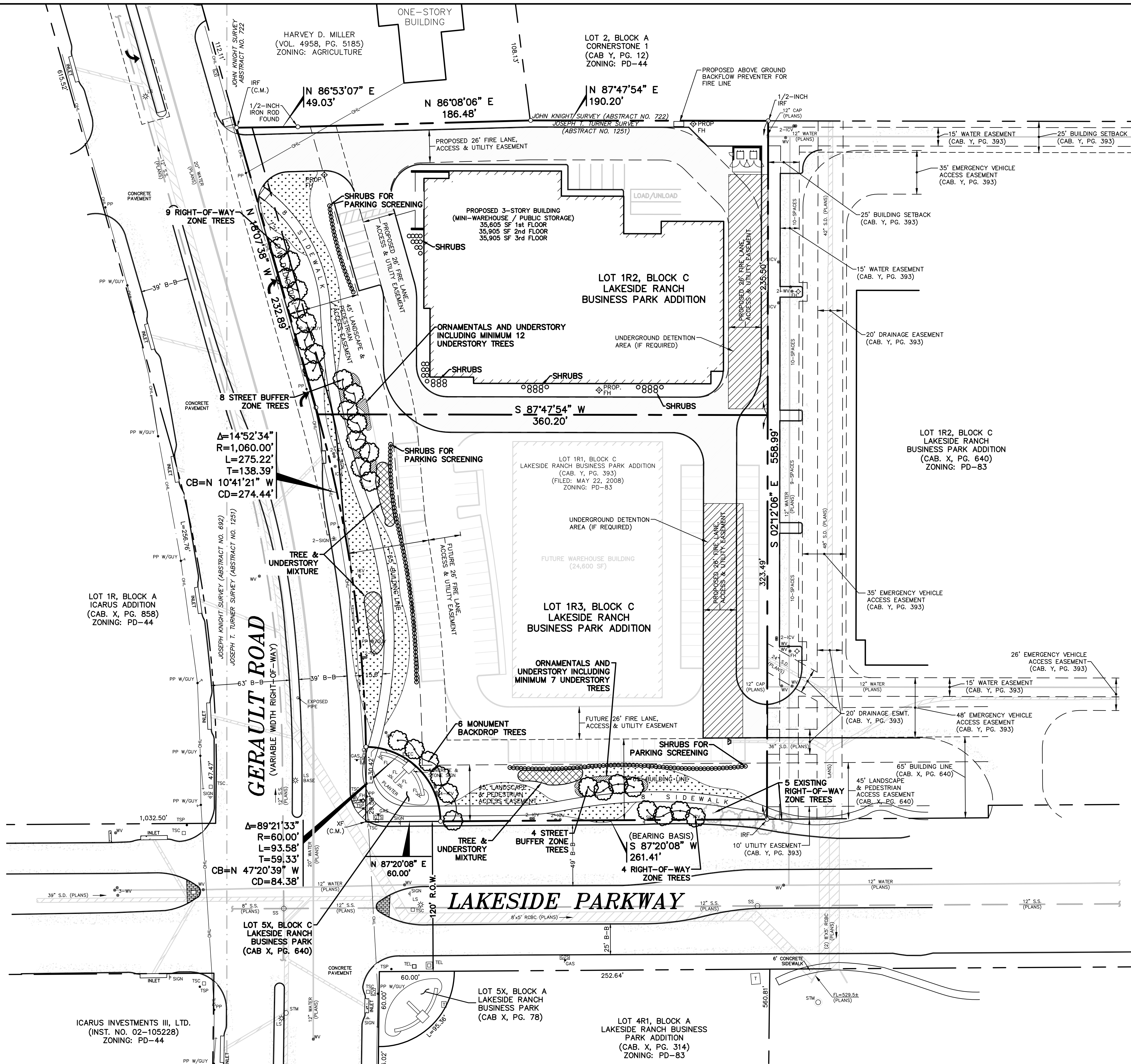
VICINITY MAP
NOT TO SCALE



0 20 40 80 120
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

LEGEND

- | | |
|-----------|---|
| B. | BOLLARD |
| EM | ELECTRIC METER |
| PP | POWER POLE |
| LS | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| FH | FIRE HYDRANT |
| FDC | FIRE DEPARTMENT CONNECTION |
| CO | CLEAN OUT |
| MH | MANHOLE |
| GM | GAS METER |
| TSC | TRAFFIC SIGNAL CONTROL |
| TSP | TRAFFIC SIGNAL POLE |
| SIG | TRAFFIC SIGN |
| TELE | TELEPHONE BOX |
| TV | TV BOX |
| FP | FLAG POLE |
| L.A. | LANDSCAPE AREA |
| --- | PROPERTY LINE |
| --- | O.H. POWER LINES |
| --- | U/G TELEPHONE LINES |
| --- | U/G WATER LINES |
| --- | U/G GAS LINES |
| --- | FENCE |
| (C.M.) | CONTROLLING MONUMENT |
| SIR | 5/8-INCH IRON ROD WITH "POQUE ENG & DEV" CAP SET |
| [Pattern] | ORNAMENTALS AND UNDERSTORY |
| [Pattern] | TREE AND UNDERSTORY MIXTURE |
| [Pattern] | NATIVE GRASSES PER APPROVED LIST.
20% MINIMUM IN RIGHT OF WAY ZONE.
40% MINIMUM IN STREET BUFFER ZONE
WITH LANDSCAPE EDGE BETWEEN NATIVE
GRASSES AND IRRIGATED GRASSES. |



REVISION / DESCRIPTION			
NO.	DATE	DESIGN	W NUMBER
1	01-06-2016	MLM	R0007949.00

PROJECT INFORMATION
ADVANTAGE FLOWER MOUND
NEQ GERAULT ROAD AT LAKESIDE PARKWAY
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS
JOSEPH T. TURNER SURVEY, ABSTRACT NO. 1251
PROPOSED USE: PUBLIC STORAGE
ZONING: PD-83

DEVELOPER
ADVANTAGE SELF STORAGE, INC.
2600 ELDORADO PARKWAY, SUITE 100
MCKINNEY, TEXAS 75070
MR. RICK JONES
(972) 547-0236 PHONE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE
OF INTERIM REVIEW UNDER THE AUTHORITY OF ARJYN W.
SAMUELSON, P.E. 95871 ON 01-06-2016. IT IS
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Engineer: ARJYN W. SAMUELSON, P.E.
P.E. No.: 95871
Date: 01-06-2016

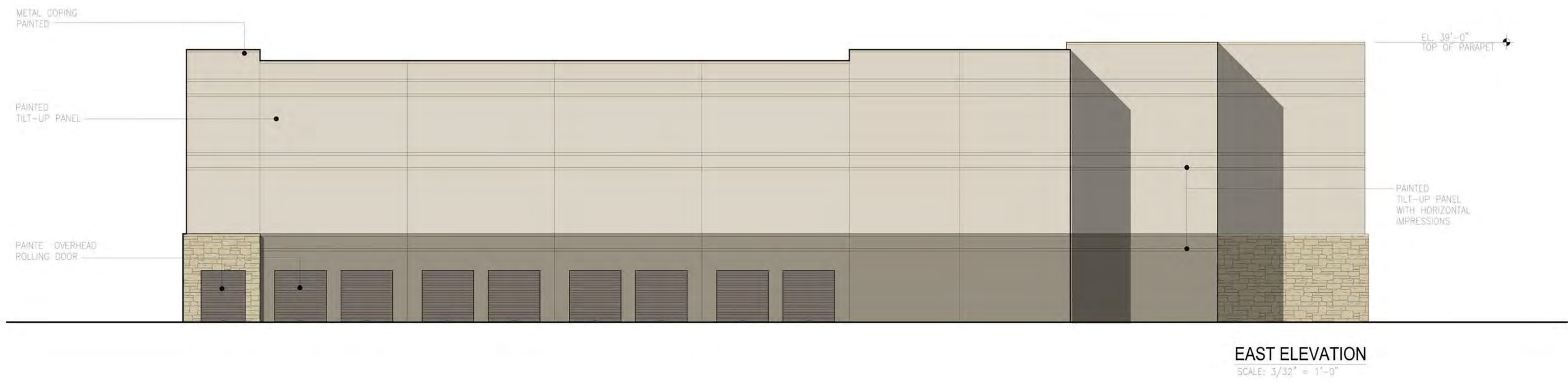
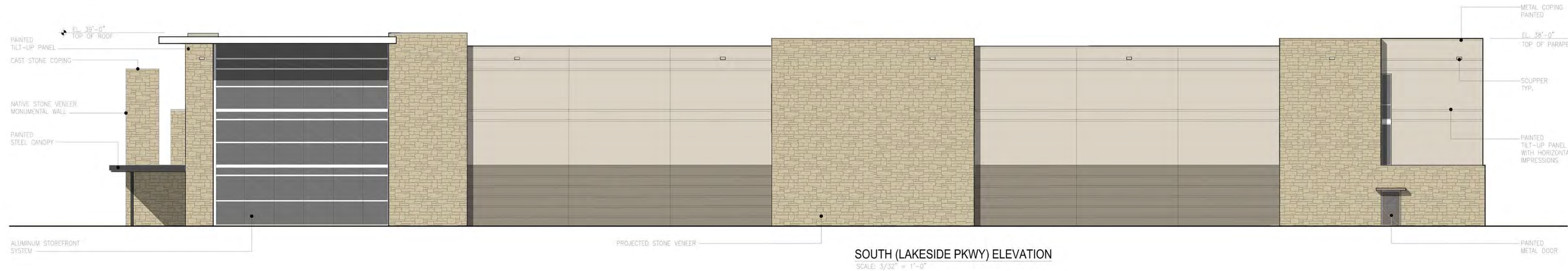
POQUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of **Westwood**
1512 BRAY CENTRAL DRIVE
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TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430
(214) 437-4640 PHONE
(888) 637-5150 TOLL FREE
WWW.WESTWOODPS.COM

CONCEPTUAL LANDSCAPE PLAN
ADVANTAGE FLOWER MOUND
BLOCK C, LOT 1R1
LAKESIDE RANCH BUSINESS PARK ADDITION
CITY OF FLOWER MOUND, TEXAS

SHEET
NO.
CLP

BUILDING EXTERIOR MATERIAL CALCULATIONS				
	North	South	East	West
1. Total Facade S.F.	9,839 SF	9,605 SF	5,852 SF	6,111 SF
2. Doors and Windows S.F.	762 SF	1,306 SF	434 SF	943 SF
3. Facade S.F. (exclusive of doors and windows)	9,077 SF	8,299 SF	5,418 SF	5,168 SF
4. Primary Masonry totals (% of line 3)	7,207 SF (79.4%)	4,788 SF (57.6%)	5,089 SF (93.9%)	3,278 SF (63.4%)
• Brick s.f.	NA	NA	NA	NA
• Tilt Wall s.f.	7,207 SF (79.4%)	4,788 SF (57.6%)	5,089 SF (93.9%)	3,278 SF (63.4%)
5. Secondary Masonry totals (35% max of line 3)	1,837 SF (20.2%)	3,432 SF (41.4%)	329 SF (6.1%)	1,696 SF (32.8%)
• Stucco s.f.	NA	NA	NA	NA
• EIFS s.f.	NA	NA	NA	NA
• Stone s.f.	1,837 SF (20.2%)	3,432 SF (41.4%)	329 SF (6.1%)	1,696 SF (32.8%)
• Hardiplank s.f.	NA	NA	NA	NA
6. Architectural Metals totals (30% max)	33 SF (.4%)	79 SF (1%)	0 SF (.00%)	194 SF (3.8%)

NOTE: STONE, CONCRETE FINISHES, AND EXPOSED METAL FINISHES ARE TO BE SELECTED FROM THE COLOR CHARTS PROVIDED WITHIN PD 83.



SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

davidbaca
STUDIO
e david@davidbacastudio.com

Advantage Storage - Flower Mound
Lakeside Ranch Business Park, Gerault Road, Flower Mound, Texas
100 NORTH TRAVIS STREET, NO. 500A, SHERMAN, TEXAS 75090
t 903 893 5800 f 903 893 5866



PROJECT NUMBER
1532
DATE
03.03.16
SHEET NUMBER
A0.0

exterior elevations

November 19, 2015

Town of Flower Mound
Planning Services Division
Attention: Chuck Russell, AICP, Planning Manager
1001 Cross Timbers Road
Flower Mound, TX 75028

Re: Advantage Storage Proposed Development
Lot 1R1, Block C, Lakeside Ranch Business Park Addition
Town of Flower Mound

Mr. Russell,

I am the property owner of 880 Gerault Road, Flower Mound, Texas (tax parcels A0722A-000-0003-000A and A0692A-000-0004-0000). My property is zoned Agricultural (but listed in the Land Use Plan as Lakeside Business District) and adjoins the north border of the proposed commercial development of Advantage Storage. After reviewing Advantage's proposed development plans for their site, please accept this letter as our formal notification that we are in favor of their proposed use and variance regarding the compatibility landscape buffer and compatibility building set back along our shared property line.

Regards,

6 Star Group LLC

By: Nemo Baker 12/1/2015
Nemo Baker, President and CEO



February 24, 2016

Town of Flower Mound
Planning Services Division
Attention: Chuck Russell, AICP, Planning Manager
1001 Cross Timbers Road
Flower Mound, TX 75028

Re: Advantage Storage Proposed Development
Lot 1R1, Block C, Lakeside Ranch Business Park Addition
Zoning Case: ZPD15-0018 1100 LAKESIDE PKWY
Town of Flower Mound

Mr. Russell,

I am the property owner of 900 Gerault Road, 901 Spinks Road, and 1001 Spinks Road, Flower Mound, Texas (also known as ParkView Commerce Center). After reviewing Advantage's proposed development plans (dated February 1, 2016 and attached hereto) for their site located on Gerault Road approximately 370' north of Lakeside Parkway, please accept this letter as our indication that we have no objection to their proposed request.

Regards,

A handwritten signature in blue ink, appearing to read "David Hicks".

David Y. Hicks, Jr.
Vice President

Enclosure

Desert Sierra Properties, Inc.

P.O. Box 9203
Sylmar, CA 91392

March 1, 2016

Chuck Russell, AICP, Planning Manager
Town of Flower Mound
Planning Services Division
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Advantage Storage Proposed Development
Lot 1R1, Block C, Lakeside Ranch Business Park Addition
Zone Case: ZPD15-0018 1100 Lakeside Pkwy
Town of Flower Mound

Dear Mr. Russell:

Desert Sierra Properties is the owner of the property located at 1000 Lakeside Parkway in the Lakeside Ranch Business Park and we would like to go on record to announce that we are **NOT** in favor of the Advantage Storage Proposed development plans on Gerault Road. This acceptance would be loosening the standards for one company in the Business Park which will ultimately undermine the progress that has kept the area in pristine condition and will lead to future requests of zoning leniency.

Also, the business proposed, which is a public storage business will increase the amount of public traffic which can lead to other problems including increased crime in the area.

In conclusion, the Lakeside Ranch Business Park has enforced strict standards and it should be kept that way.

Sincerely,



Kenneth E. Ruggles
CFO

Cc: Gina Costanza-Grant, Planning Services Division
Tom Hayden, Mayor
Members of the Town Council



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: March 14, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA15-0013 – Parkside at Woodlake, Phase 2) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density Residential to High Density Residential on approximately 1.0 acre of land. The property is generally located south of Rembert Drive 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.

The project has a companion Zoning Planned Development application (ZPD15-0020) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to change the land use designation on approximately one acre of land from Medium Density Residential to High Density Residential. The current land use category allows for development of Medium Density residential, which permits a minimum of 10,000-square-foot residential lots.

The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to add approximately one acre of land to Planned Development District-132 (PD-132) for Parkside at Woodlake and to develop six lots under Single-Family District-5 (SF-5) district regulations.

According to the Master Plan, high density is defined as residential development with five dwelling units per net acre or greater, including single family detached residential development with 5,000 to 8,000-square-foot lots. The proposed development is bordered to the north and east by Parkside at Woodlake, Phase 1, to the west by medium density residential lots, and to the south by existing buildings within the Lakeside Business District.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan amendment requests. At the time this report was written, staff had received no correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

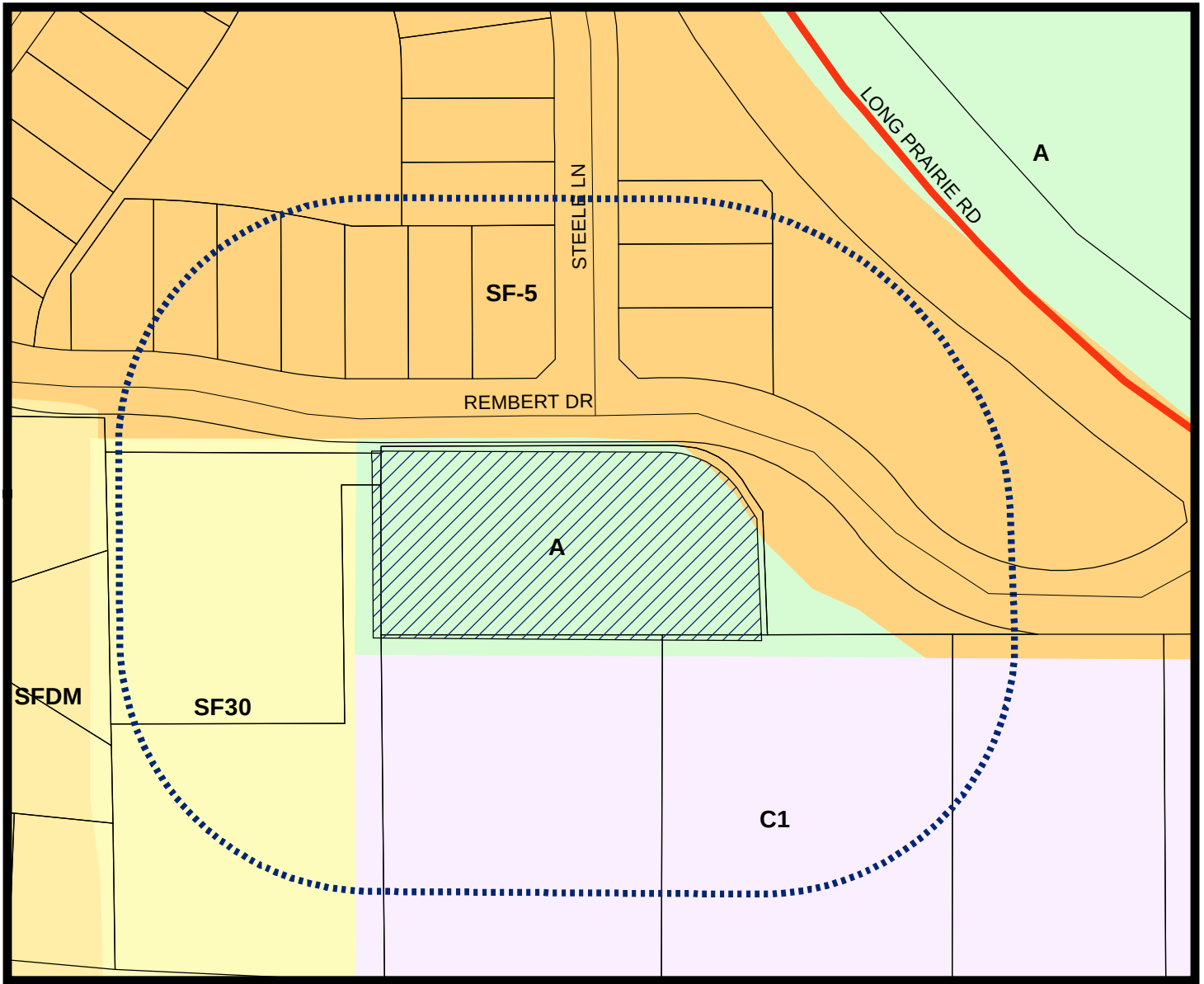
B. Application Details

1. Master Plan Exhibit

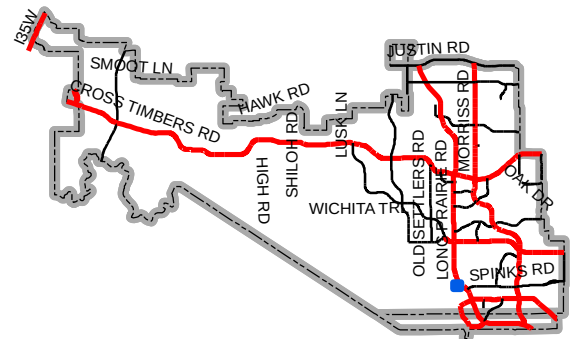
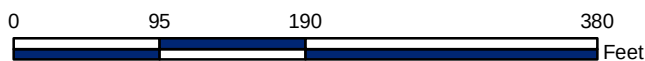
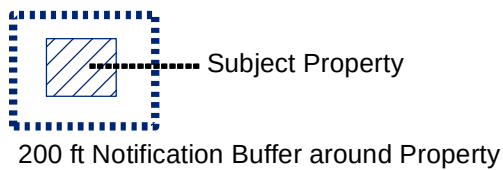
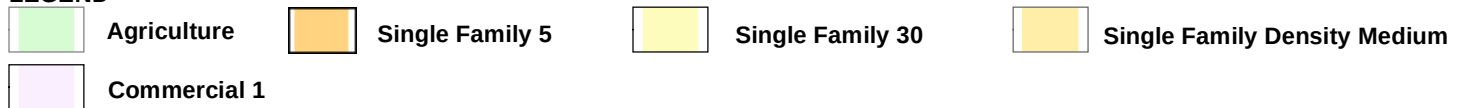


Vicinity Map

Reference Project: MPA15-0013 & ZPD15-0020



LEGEND



Map Location



Rembert Enterprises, Inc.
3625 Bonanza Lane Flower Mound, TX 75022

January 4, 2016

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

RE: Parkside at Woodlake Phase 2 (Community)
Flower Mound, Texas

Dear Mr. Powell,

Please accept this as our formal Letter of Intent to describe the requested Master Plan Amendment, Zoning Planned Development, and Development Plan.

We began the process of planning this +/- 1.0 Acre tract of land near the Intersection of FM 2499 and Rembert Drive, we have had a DRC meeting. We have taken the input received from the aforementioned meetings and prepared a Master Plan Amendment, Zoning Planned Development Exhibit, proposed development regulations, Concept Plan, Tree Survey, and Development Plan Package. We are preserving 2 large canopy specimen trees.

The tracts are currently identified on the Town's Master Land Use Plan as Medium Density Residential District. The existing zoning is agricultural. The proposed zoning is for single-family residential which will consist of approximately 6 lots. We are proposing to change the Master Plan, Land Use Plan, and Zoning to add 6 additional lots to the Parkside at Woodlake community. Adequate public facilities are already in place to support the proposed development. Although we are asking for high density land use and a base zoning of Single Family-5 which has a minimum lot size of 5000 s.f., We are proposing a minimum lot size of 7559 s.f., with an average of 8289 s.f. with our largest lot being 10258 s.f.

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

Sincerely,

Reginald Rembert

No.	Date	Revisions	App.

**Ridinger
Associates, Inc.**
Civil Engineers - Planners

 Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011

*PARKSIDE AT WOODLAKE
PHASE 2
FLOWER MOUND, TEXAS*

**MASTER PLAN AMENDMENT
EXHIBIT**

Scale:	1" = 40'
Designed by:	LDR
Drawn by:	MAB
Checked by:	LDR
Date:	MARCH 9, 2016
Project No.	035-021

SHEET
1
OF 1

BEING all that certain lot, tract or parcel of land situated in the J. White Survey, Abstract Number 1341, Town of Flower Mound, Denton County, Texas, and being that certain tract of land described by deed to Felipe Delgado and Belinda Rosas-Delgado, recorded under Document Number 2010-117950 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southwest corner of said Delgado tract, being the north west corner of Lot 4, Block A, Surrey Ranch Office Park, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2011-22 of the Plat Records of Denton County, Texas, and being in the east line of Lot 1, Block A, Ivy Estates, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 318 of the Plat Records of Denton County, Texas;

THENCE North 01 degrees 13 minutes 42 seconds East, with the east line of said Ivy Estates, a distance of 148.02 feet to a ½ inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner in the south line of Lot 13X, Block A, Parkside at Woodlake, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2015-265 of the Plat Records of Denton County, Texas;

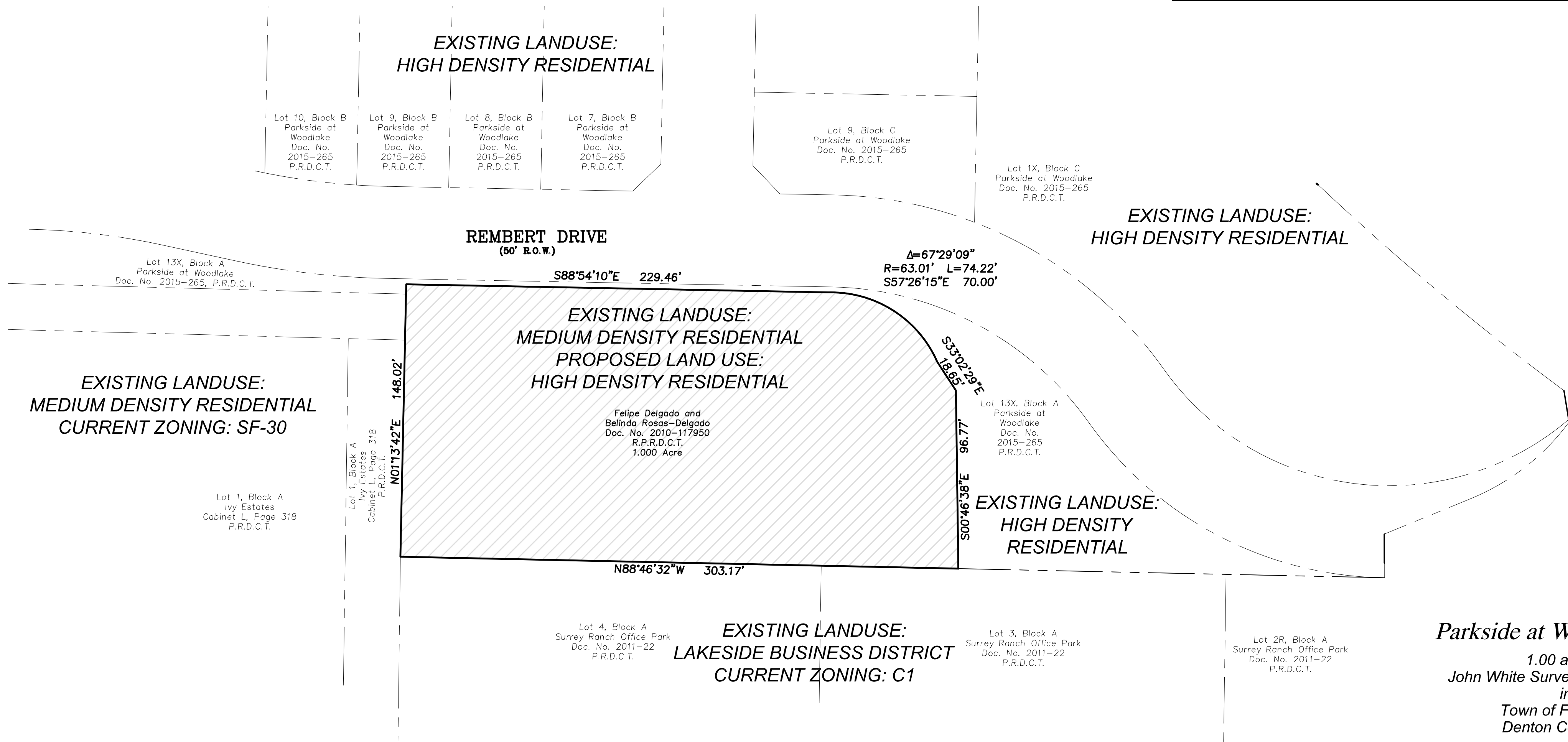
THENCE South 88 degrees 54 minutes 10 seconds East, with the south line of said Lot 13X, a distance of 229.46 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a non-tangent curve to the right having a radius of 63.01 feet, with a delta angle of 67 degrees 29 minutes 09 seconds, whose chord bears South 57 degrees 26 minutes 15 seconds East, a distance of 70.00 feet;

THENCE continuing with the southwesterly line of said Lot 13X and with said curve, an arc length of 74.22 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 33 degrees 02 minutes 29 seconds East, with the southwesterly line of said Lot 13X, a distance of 18.65 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the west line of said Lot 13X;

THENCE South 00 degrees 46 minutes 38 seconds East, with the west line of said Lot 13X, a distance of 96.77 feet to a ½ inch iron rod found for the most southeasterly southeast corner of said Lot 13X and being in the north line of Lot 3, Block A of said Surrey Ranch Office Park;

THENCE North 88 degrees 46 minutes 32 seconds West, with the north line of said Surrey Ranch Office Park, a distance of 303.17 feet to the **POINT OF BEGINNING**, and containing 1.000 acre of land, more or less, and being subject to any and all easements that may affect.





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: March 14, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD15-0020 – Parkside at Woodlake, Phase 2) to amend Planned Development District No. 132 (PD-132) with Single-Family District-5 (SF-5) uses to include additional land, modify the development standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Rembert Drive and west of Long Prairie Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exceptions, 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 project has a companion Master Plan Amendment application (MPA15-0013) for consideration on the same agenda. Approval of this zoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone and add approximately one acre of land to Planned Development District No. 132 (PD-132) to allow the development of six single-family homes as Phase 2 development of the Parkside at Woodlake subdivision. The lots will be developed under the requirements of the Single-Family District-5 (SF-5) zoning district which requires a minimum 5,000-square-foot lot size. The existing Agricultural (A) zoning requires a minimum single-family lot size of two acres.

The proposed lots will have direct access from Rembert Drive. The accompanying concept plan (Attachment B(1)) depicts six lots that occupy the subject property and a portion of an open space lot that is part of Phase 1 development. The minimum lot size within Phase 2 development is 7,559 square feet and the average size is 8,289 square feet. The applicant is requesting a modification to Section 98-272 to allow lot depth to exceed two and a half times the lot width for all lots.

On August 4, 2014, the Town Council approved a Master Plan Amendment (MPA 13-0011), rezoning (ZPD14-0002), and a development plan (DP14-0002) for Parkside at Woodlake, Phase 1.

On March 1, 2016, the Environmental Conservation Commission (ECC) reviewed a tree removal permit request for 2 specimen trees. The ECC recommended denial of the requested specimen trees. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the March 1, 2016, ECC meeting is:

<http://flowermoundtx.swagit.com/play/03012016-1013>

On February 24, 2016, the Parks, Arts and Library Services (PALS) Board voted to recommend acceptance of cash in lieu of land for the six-lot subdivision in the amount of \$15,120.00 in place of the otherwise required park land dedication, and park development fees in the amount of \$8,328.00. The item will be forwarded to the Town Council for consideration at the time of Development Plan application.

The link to the February 24, 2016, PALS meeting is:

<http://flowermoundtx.swagit.com/play/02242016-864>

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning change requests. At the time this report was written, staff had received no correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Ordinance No. 42-14

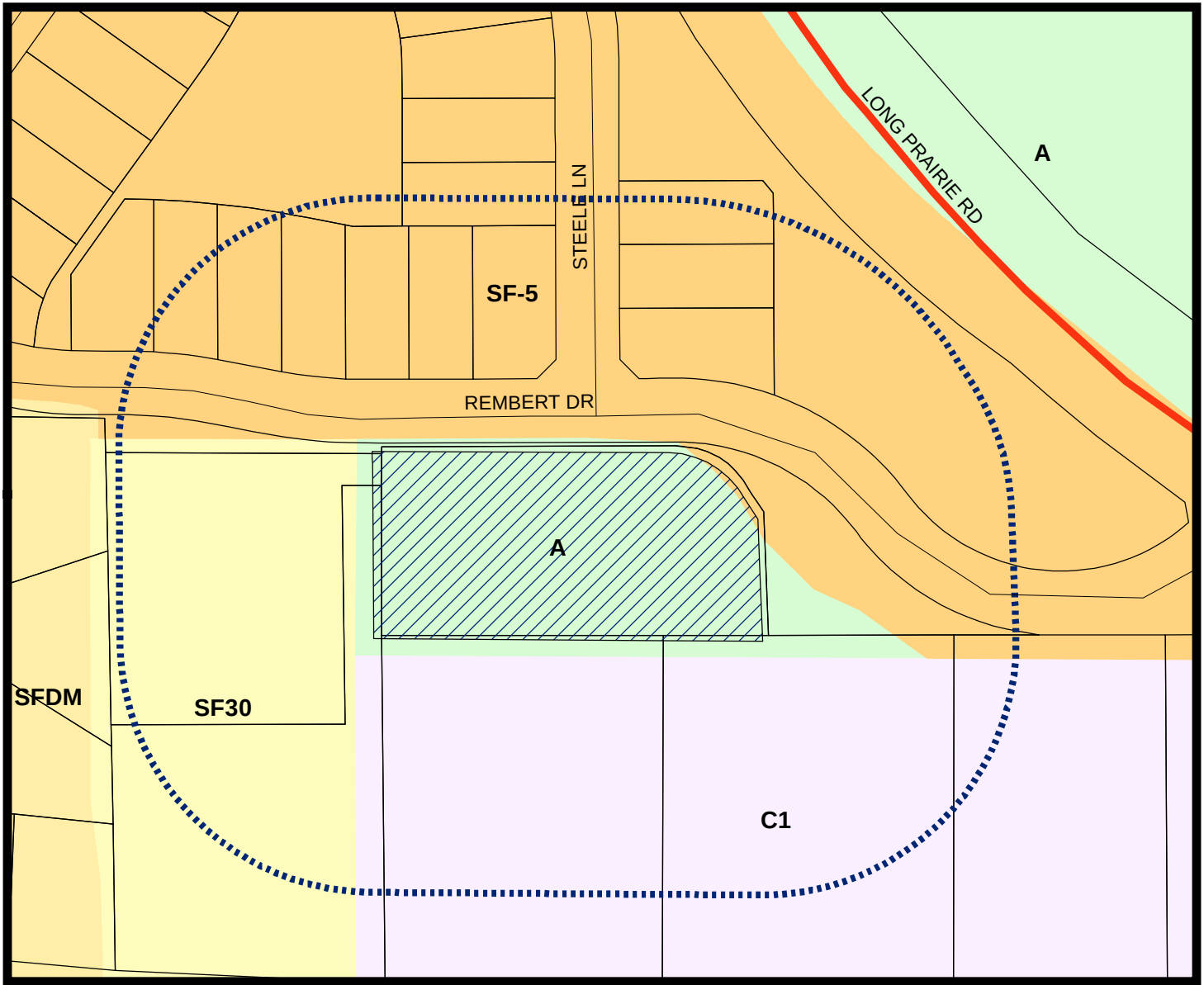
B. Application Details

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

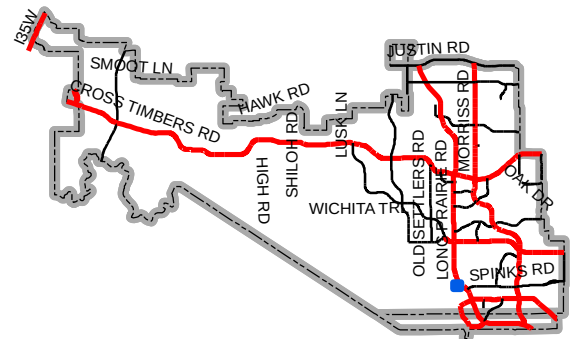
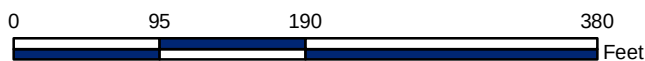
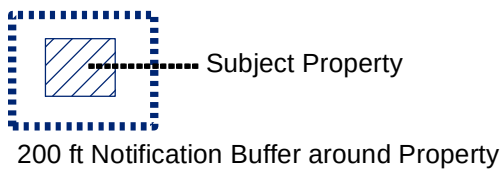
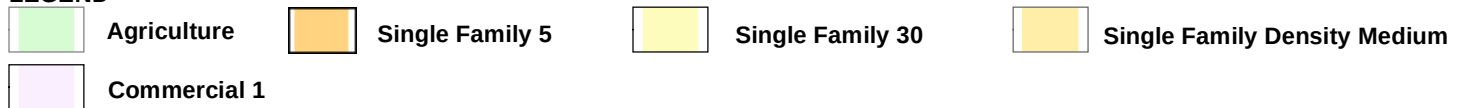


Vicinity Map

Reference Project: MPA15-0013 & ZPD15-0020



LEGEND





Rembert Enterprises, Inc.

3625 Bonanza Lane Flower Mound, TX 75022

February 8, 2016

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

RE: Parkside at Woodlake Phase 2 (Community)
Flower Mound, Texas

Dear Mr. Powell,

Please accept this as our formal Letter of Intent to describe the requested Master Plan Amendment, Amendment to Zoning Planned Development PD-132, and Development Plan.

We began the process of planning this +/- 1.0 Acre tract of land near the Intersection of FM 2499 and Rembert Drive; we have had a DRC meeting. We have taken the input received from the aforementioned meetings and prepared a Master Plan Amendment, Zoning Planned Development Exhibit, proposed development regulations, Concept Plan, Tree Survey, and Development Plan Package. We are preserving 2 large canopy specimen trees.

The tracts are currently identified on the Town's Master Land Use Plan as Medium Density Residential District. The existing zoning is agricultural. The proposed zoning is for single-family residential which will consist of approximately 6 lots. We are proposing to change the Master Plan, Land Use Plan, and Zoning to add 6 additional lots to the Parkside at Woodlake community. Adequate public facilities are already in place to support the proposed development. Although we are asking for high density land use and a base zoning of Single Family-5 which has a minimum lot size of 5000 s.f., we are proposing a minimum lot size of 7559 s.f., with an average of 8289 s.f. with our largest lot being 10258 s.f.

We are requesting the following amendments to PD-132:

Miscellaneous Standards:

1. The maximum number of residential lots allowed in PD-132 shall be forty six (46) lots.
2. Exception to Section 90-272, Lot depth may exceed 2½ times the lot width by a maximum of 10 feet.

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

Sincerely,

Reginald Rembert

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 42-14

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 14.316 ACRES OF LAND SITUATED IN THE JOHN WHITE SURVEY, ABSTRACT NUMBER 1341, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 132 (PD-132) WITH SINGLE-FAMILY DISTRICT-5 (SF-5) USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; 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 14.316 acres of land in the John White Survey, Abstract Number 1341, has filed an application for a Zoning Planned Development to change the zoning from Agricultural District (A) to Planned Development District No. 132 (PD-132) with Single-Family District-5 (SF-5) uses; and

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on June 23, 2014, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on August 4, 2014, with respect to the Zoning Planned Development 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 Zoning Planned Development on the property;

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 as shown below:

14.316 acres of land in the John White Survey, Abstract Number 1341, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 132 (PD-132) with Single-Family District-5 (SF-5) uses.

SECTION 2

The zoning exhibit, concept plan, and development standards of the proposed Planned Development District No. 132 (PD-132), attached hereto as Exhibits "B," "C" and "D," each incorporated herein for all purposes allowed by law, are hereby approved as the zoning exhibit, concept plan, and development standards for this Planned Development District No. 132 (PD-132).

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. 132 (PD-132), 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" and "D" 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 10

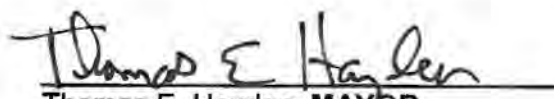
The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 11

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 4TH DAY OF
AUGUST, 2014.**

APPROVED:


Thomas E. Hayden, **MAYOR**

ATTEST:


Theresa Scott, **TOWN SECRETARY**

APPROVED AS TO FORM AND LEGALITY:


Bryn Meredith, **TOWN ATTORNEY**

Exhibit "A"
Description of Property

14.316 ACRES

BEING all that certain lot, tract or parcel of land situated in the John White Survey, Abstract Number 1341, Town of Flower Mound, Denton County, Texas, and being those certain tracts of land described by deeds to Lunow Investments, LTD., recorded in Volume 5274, Page 2552 (part of), Document Number 2010-108236 and Document Number 2012-23828 of the Real Property Records of Denton County, Texas, also being a part of that certain tract of land described by deed to Martha Gwenne Brooker, recorded under Instrument Number 2005-67163 of the Real Property Records of Denton County, Texas, and being that certain tract of land described by deed to James P. Murnan and wife, Kerrie Murnan, recorded under County Clerks File Number 94-R0027290 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron rod with a yellow cap stamped "*ARTHUR SURVEYING COMPANY*" (*ASC*) set for the most northeast corner of said Lunow tract and being in the south line of Aberdeen Drive, a public roadway, and the westerly line of Long Prairie Road, also known as F. M. 2499, a public roadway;

THENCE in a southeasterly direction with the westerly line of said F.M. 2499, the following fourteen (14) calls and distances:

South 15 degrees 49 minutes 17 seconds East, a distance of 7.37 feet to a $\frac{1}{2}$ inch iron rod with a yellow cap stamped "*ASC*" set for corner;

South 74 degrees 10 minutes 43 seconds West, a distance of 15.00 feet to a $\frac{1}{2}$ inch iron rod found for corner;

South 15 degrees 49 minutes 17 seconds East, a distance of 125.00 to a $\frac{1}{2}$ inch iron rod with a yellow cap stamped "*ASC*" set for corner;

South 74 degrees 10 minutes 43 seconds West, a distance of 3.00 feet to a $\frac{1}{2}$ inch iron rod found for corner;

South 15 degrees 49 minutes 17 seconds East, a distance of 399.68 feet to a $\frac{1}{2}$ inch iron rod with a yellow cap stamped "*ASC*" set for corner at the beginning of a curve to the left having a radius of 1510.39 feet;

Continuing with said curve, an arc length of 53.12 feet, having a delta angle of 02 degrees 00 minutes 54 seconds, whose chord bears South 16 degrees 49 minutes 44 seconds East, a distance of 53.11 feet to a $\frac{1}{2}$ inch iron rod found for corner;

North 72 degrees 09 minutes 49 seconds East, a distance of 3.00 feet to a ½ inch iron rod found for corner at the beginning of a non-tangent curve to the left having a radius of 1507.39 feet;

Continuing with said curve, an arc length 131.34 feet, having a delta angle of 04 degrees 59 minutes 32 seconds, whose chord bears South 20 degrees 19 minutes 57 seconds East, a distance of 131.30 feet to a ½ inch iron rod found for corner;

North 67 degrees 10 minutes 17 seconds East, a distance of 15.00 feet to a ½ inch iron rod found for corner at the beginning of a non-tangent curve to the left having a radius of 1492.39 feet;

Continuing with said curve, an arc length of 30.31 feet, having a delta angle of 01 degrees 09 minutes 49 seconds, whose chord bears South 23 degrees 24 minutes 38 seconds East, a distance of 30.31 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner and being at the beginning of a non-compound curve to the left having a radius of 926.47 feet;

Continuing with said curve, an arc length of 597.29 feet, having a delta angle of 36 degrees 56 minutes 18 seconds, whose chord bears South 35 degrees 19 minutes 22 seconds East, a distance of 587.00 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

South 53 degrees 47 minutes 32 seconds East, a distance of 0.95 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner at the beginning of a non-tangent curve to the left having a radius of 1492.39 feet;

Continuing with said curve, an arc length of 174.40 feet, having a delta angle of 06 degrees 41 minutes 44 seconds, whose chord bears South 50 degrees 03 minutes 34 seconds East, a distance of 174.30 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

South 09 degrees 10 minutes 07 seconds East, a distance of 17.30 feet to a ½ inch iron rod found for the most easterly southeast corner of said Lunow tract and being in the northerly line of Spinks Road, a public roadway, said point being at the beginning of a non-tangent curve to the right having a radius of 125.00 feet;

THENCE with the northerly line of said Spinks Road and with said curve, an arc length of 68.33 feet, having a delta angle of 31 degrees 19 minutes 08 seconds, whose chord bears South 52 degrees 01 minutes 51 seconds East, a distance of 67.48 feet to a ½ inch iron rod found for corner thereof;

THENCE South 67 degrees 41 minutes 29 seconds West, continuing with the north line of said Spinks Road, a distance of 50.99 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner thereof;

THENCE South 00 degrees 07 minutes 01 seconds East, with the south line of said Lunow tract, a distance of 15.75 feet to a PK Nail set in asphalt for the most southerly southeast corner of said Lunow tract;

THENCE South 89 degrees 19 minutes 14 seconds West, continuing with the south line of said Lunow tract, a distance of 231.36 feet to a ½ inch iron rod found for the southeast corner of that certain tract of land described by deed to Felipe Delgado and Belinda Rosas-Delgado, recorded under Document Number 2010-117950 of the Real Property Records of Denton County, Texas, and being in the north line of Lot 3, Block A, Surrey Ranch Office Park, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2011-22 of the Plat Records of Denton County, Texas;

THENCE North 00 degrees 46 minutes 38 seconds West, with the east line of said Delgado tract, a distance of 96.77 feet to a PK Nail set in asphalt for the northeast corner of said Delgado tract and being near the approximate center line of Spinks Road;

THENCE North 33 degrees 02 minutes 29 seconds West, with the north line of said Delgado tract and the approximate center line of said Spinks Road, a distance of 18.65 feet to a PK Nail found for corner at the beginning of a non-tangent curve to the left having a radius of 63.01 feet;

THENCE continuing with the north line of said Delgado tract and the approximate center of Spinks Road, an arc length of 74.22 feet, having a delta angle of 67 degrees 29 minutes 09 seconds, whose chord bears North 57 degrees 26 minutes 15 seconds West, a distance of 70.00 feet to a PK Nail found in asphalt for corner thereof;

THENCE North 88 degrees 54 minutes 10 seconds West, continuing with the north line of said Delgado tract and the approximate center line of said Spinks Road, a distance of 229.46 feet to a PK Nail found in asphalt for the northwest corner of said Delgado tract;

THENCE South 01 degrees 13 minutes 42 seconds East, with the west line of said Delgado tract, a distance of 5.30 feet to a P.K. Nail set in asphalt for the northeast corner of a 25 foot wide Right-of-way Dedication, for Spinks Road, as shown in Ivy Estates, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 318 of the Plat Records of Denton County, Texas;

THENCE North 88 degrees 28 minutes 04 seconds West, with the north line of said dedication, a distance of 216.21 feet to a ½ inch iron rod found for the northwest corner of said dedication and being in the east line of Lot 16, Block E, Woodlake Estates, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 74 of the Plat Records of Denton County, Texas;

THENCE North 00 degrees 03 minutes 44 seconds East, with the east line of said Lot 16, a distance of 26.67 feet to a ½ inch iron rod found for the northeast corner of said Lot 16 and being the southeast corner of said Brooker tract;

THENCE North 88 degrees 49 minutes 09 seconds West, with the north line of said Block E, passing a ½ inch iron rod found for the northwest corner of said Lot 16 and the northeast corner of Lot 15 of said Block E for a distance of 95.30 feet and continuing for a total distance of 369.80 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the southwest corner of said Murnan tract and being in the north line of Lot 12 of said Block E and being the southeast corner of Lot 10 of said Block E;

THENCE in a northerly direction with the east line of said Block E the following six (6) calls and distances:

North 00 degrees 03 minutes 44 seconds East, a distance of 140.00 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the northeast corner of Lot 9 and the southeast corner of Lot 8 of said Block E;

North 36 degrees 51 minutes 02 seconds East, passing a ½ inch iron rod found for a distance of 85.55 feet, passing a ½ inch iron rod found for a distance of 161.05 feet, passing a ½ inch iron rod found for a distance of 233.95 feet and continuing for a total distance of 291.77 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the easterly line of Lot 5 of said Block E;

South 88 degrees 49 minutes 09 seconds East, a distance of 22.68 feet to a ½ inch iron rod found for the northeast corner of said Lot 5 and the southeast corner of Lot 4 of said Block E;

North 00 degrees 03 minutes 44 seconds East, a distance of 30.76 feet to a ½ inch iron rod found for corner in the east line of said Lot 4;

North 36 degrees 51 minutes 02 seconds East, a distance of 87.42 feet to a ½ inch iron rod found for corner in the east line of Lot 3 of said Block E;

North 00 degrees 03 minutes 44 seconds East, passing a ½ inch iron rod found for a distance of 77.71 feet and continuing for a total distance of 160.71 feet to a ½ inch iron rod found for corner in the east line of Lot 1 of said Block E and being the southwest corner of Lot 1, Cameron Woods Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 380 of the Plat Records of Denton County, Texas;

THENCE North 88 degrees 25 minutes 58 seconds East, with the south line of said Cameron Woods Addition, a distance of 120.03 feet to a ½ inch iron rod found for the southeast corner thereof;

THENCE North 00 degrees 03 minutes 44 seconds East, with the east line of said Cameron Woods Addition, a distance of 114.65 feet to a ½ inch iron rod found for the northeast corner thereof and being in a south line of said Aberdeen Drive;

THENCE North 88 degrees 47 minutes 37 seconds East, with the south line of said Aberdeen Drive, a distance of 60.01 feet to a ½ inch iron rod found for corner in the east line of said Aberdeen Drive;

THENCE North 00 degrees 03 minutes 44 seconds East, with the east line of said Aberdeen Drive, a distance of 453.13 feet to a cut "X" found in concrete for the north northwest corner of said Lunow tract and being in a south line of said Aberdeen Drive;

THENCE North 87 degrees 13 minutes 17 seconds East, with the south line of said Aberdeen Drive, a distance of 92.58 feet to the **POINT OF BEGINNING**, and containing 14.316 acres of land, more or less, and being subject to any and all easements that may affect.

Exhibit "B" Zoning Exhibit

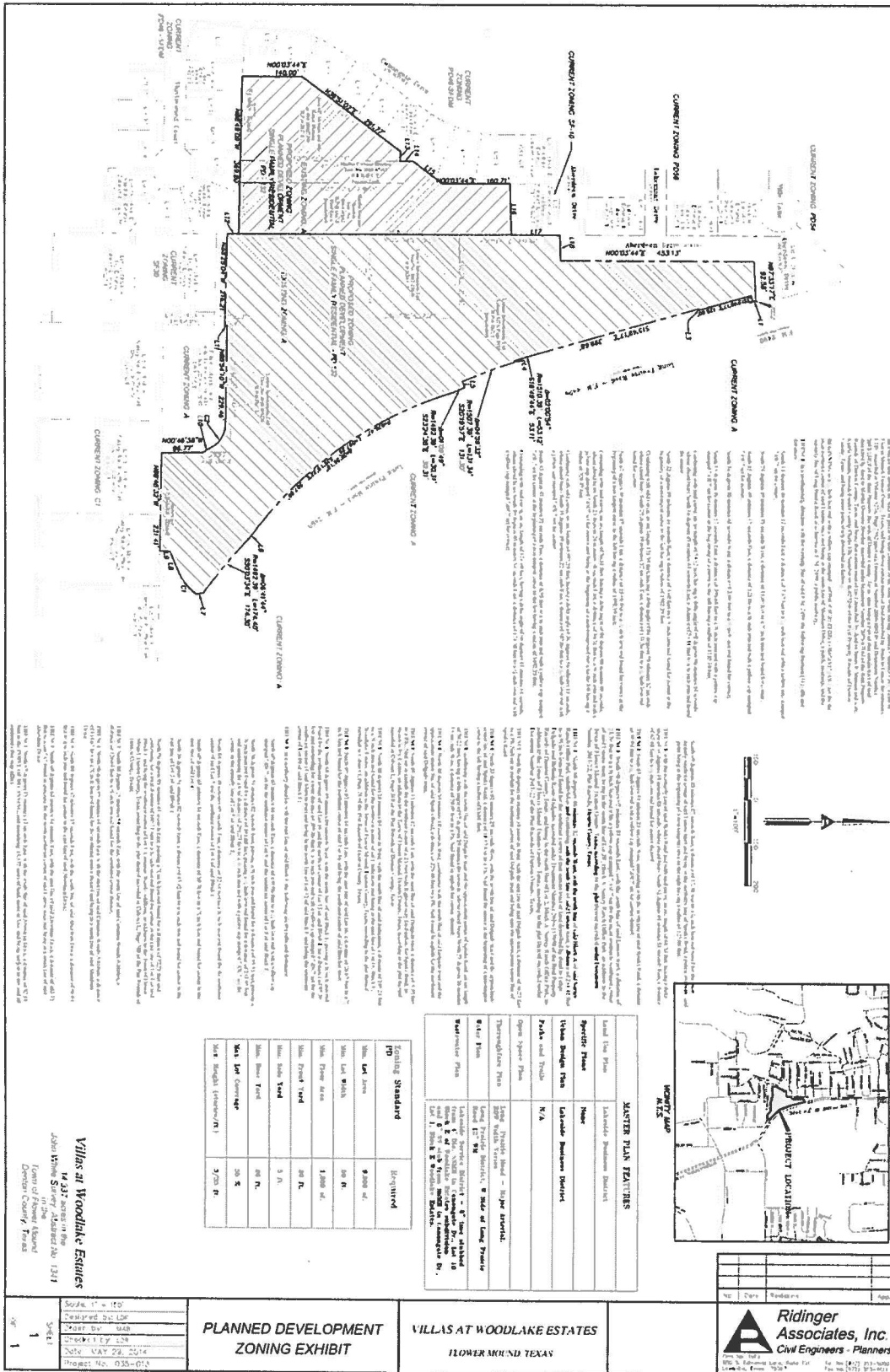
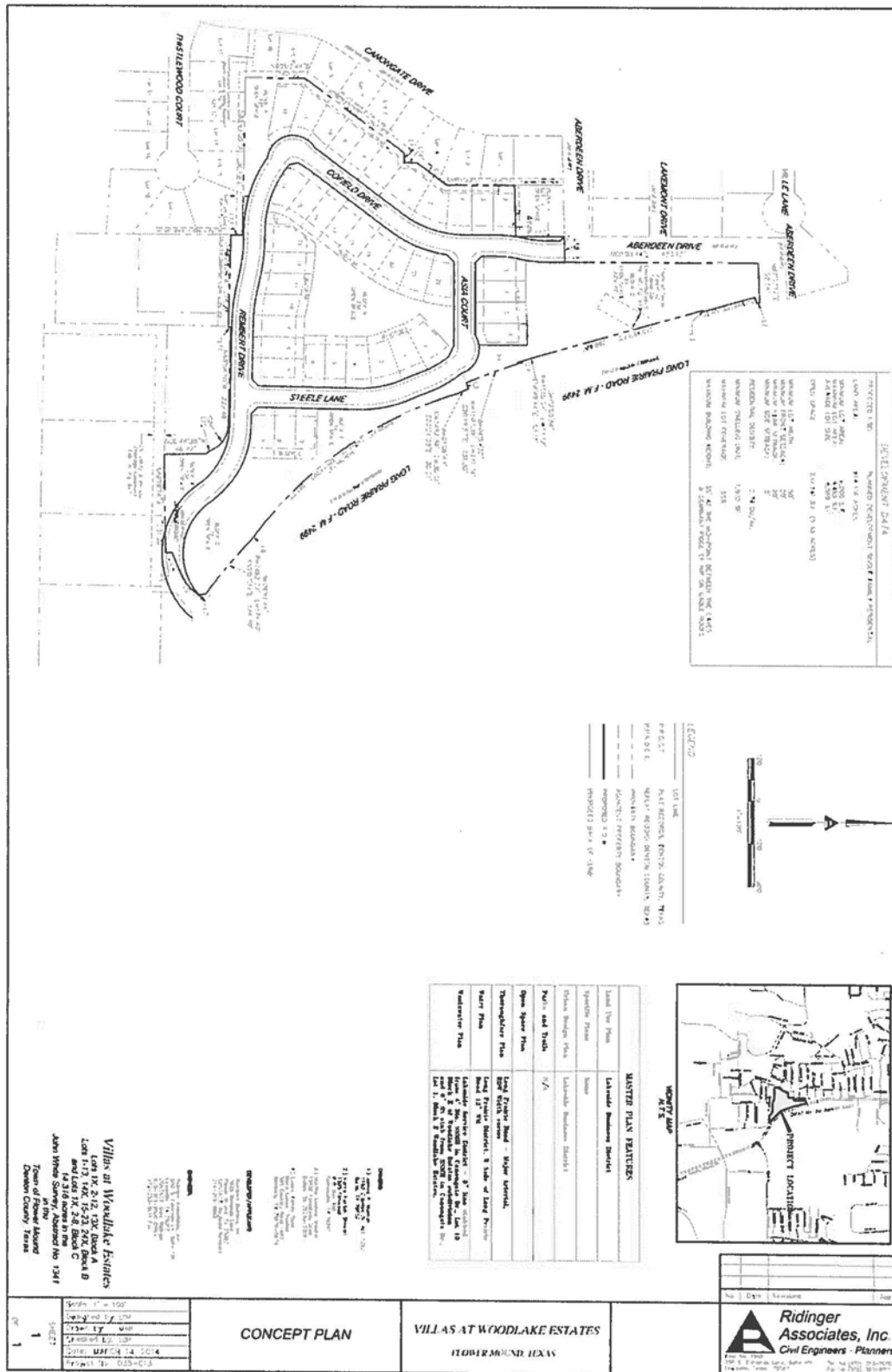


Exhibit "C" Concept Plan



Development Standards

Planned Development District No. 132 (PD-132) with
Single-Family District-5 (SF-5) uses

VILLAS AT WOODLAKE

The Development on the property depicted in the Concept Plan attached to this ordinance as Exhibit "C" shall be in accordance with the Town of Flower Mound's Master Plan and Land Development Regulations as amended, and shall be subject to the following requirements and conditions.

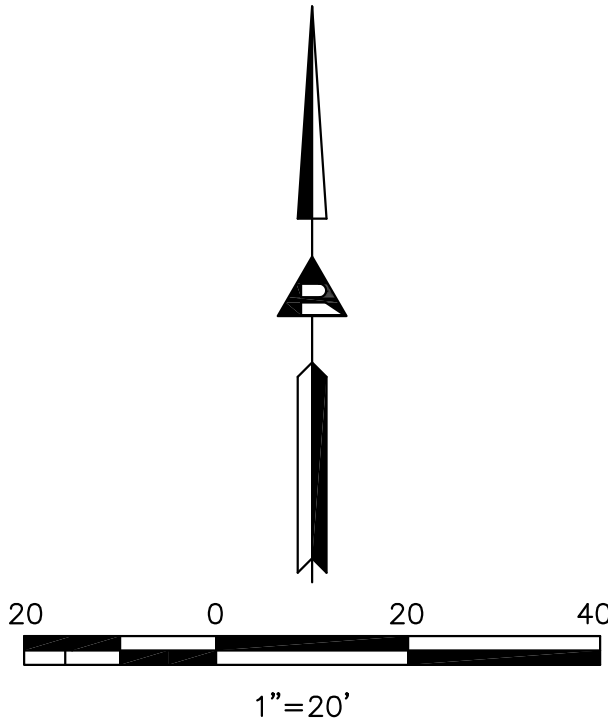
A. PD-132 with Single-Family District-5 (SF-5) uses. Development of PD-132 as designated on Exhibit "C," the Concept Plan for Villas at Woodlake, comprised of approximately 14.316 acres of land, shall be in compliance with all regulations applicable to Single-Family District-5 (SF-5) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. **Minimum side yard.** The minimum side yard for residential uses in PD-132 shall be five (5) feet, subject to Section 98-1027, except for lots adjacent to a major arterial (Long Prairie Road) shall have a minimum side yard of at least forty (40) feet from the major arterial roadway.
2. **Minimum rear yard.** The minimum rear yard for residential uses in PD-132 shall be twenty (20) feet, subject to Section 98-1028, except for lots adjacent to a major arterial (Long Prairie Road) shall have a minimum rear yard of at least forty (40) feet from the major arterial roadway.

B. Miscellaneous Standards:

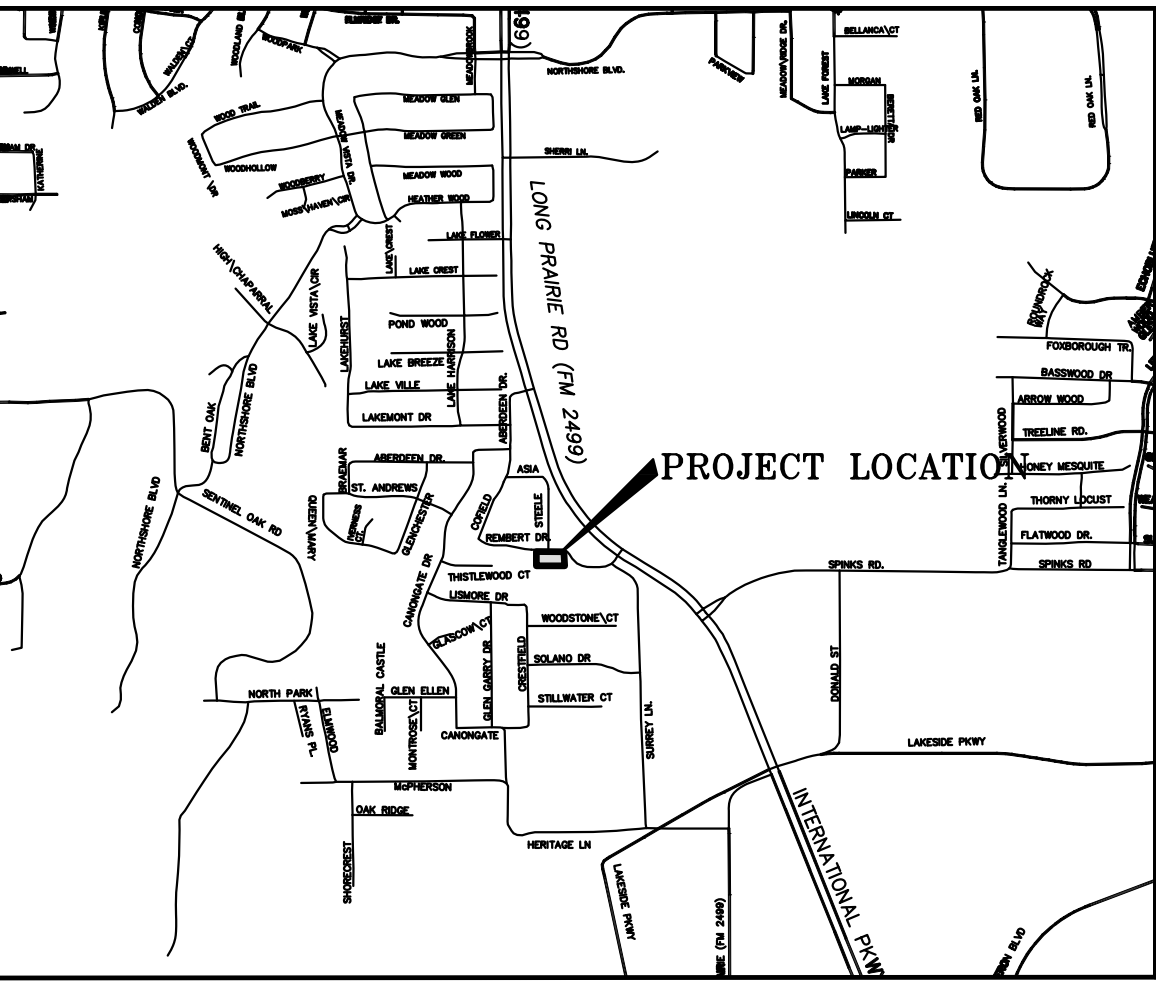
1. The maximum number of residential lots allowed in PD-132 shall be forty (40) lots.

DEVELOPMENT DATA	
PD-132 DEVELOPMENT STANDARDS SHALL APPLY TO THIS ADDITION (AMENDMENT) TO PD-132.	
SPECIFIC DEVELOPMENT DATA FOR THE 1.142 AC. ADDITION(AMENDMENT):	
PROPOSED USE:	PLANNED DEVELOPMENT (PD-132) SINGLE FAMILY RESIDENTIAL
LAND AREA:	±1.142 ACRES
MINIMUM LOT AREA:	7,559 S.F.
MAXIMUM LOT AREA:	10,258 S.F.
AVERAGE LOT SIZE:	8,289 S.F.
MINIMUM LOT WIDTH:	50'
MINIMUM FRONT SETBACK:	20'
MINIMUM REAR SETBACK:	20'
MINIMUM SIDE SETBACK:	5'



LEGEND

- LOT LINE
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- R.P.R.D.C.T. REPLAT RECORD DENTON COUNTY, TEXAS
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED R.O.W.
- PROPOSED BACK OF CURB



VICINITY MAP
N.T.S.

MASTER PLAN FEATURES	
Land Use Plan	Medium Density
Specific Plans	None
Urban Design Plan	Long Prairie
Parks and Trails	N/A
Open Space Plan	
Thoroughfare Plan	Long Prairie Road – Major Arterial, ROW Width varies
Water Plan	Long Prairie Service Area, N Side of Rembert Drive 8" WM
Wastewater Plan	Long Prairie Service Area – 8" line & 4' dia. SSMH S side of Rembert Drive Parkside at Woodlake subdivision

OWNER:

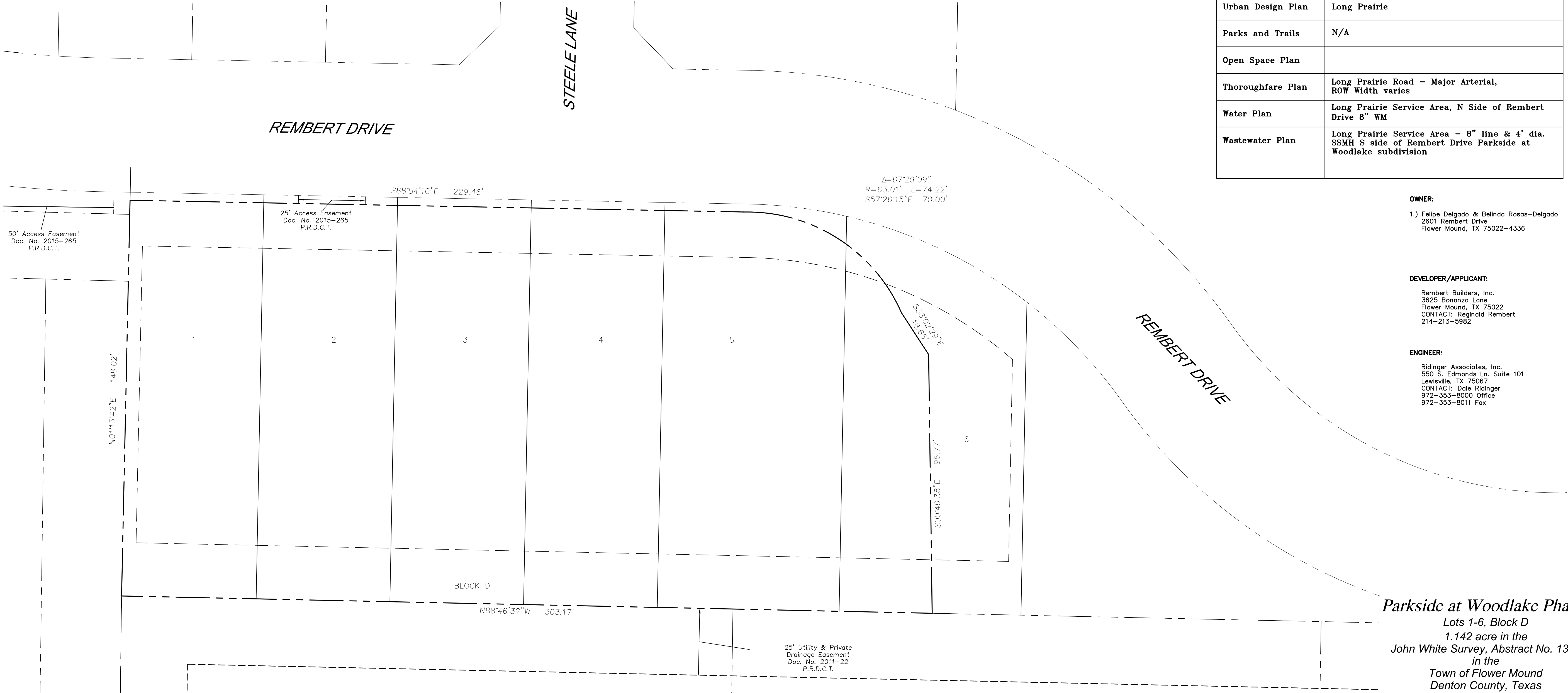
- 1.) Felipe Delgado & Belinda Rosas-Delgado
2601 Rembert Drive
Flower Mound, TX 75022-4336

DEVELOPER/APPLICANT:

Rembert Builders, Inc.
3625 Bonanza Lane
Flower Mound, TX 75022
CONTACT: Reginald Rembert
214-213-5982

ENGINEER:

Ridinger Associates, Inc.
550 S. Edmonds Ln. Suite 101
Lewisville, TX 75067
CONTACT: Dale Ridinger
972-353-8000 Office
972-353-8011 Fax



Parkside at Woodlake Phase 2
Lots 1-6, Block D
1.142 acre in the
John White Survey, Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas

No.	Date	Revisions	App.

Ridinger Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011

**PARKSIDE AT WOODLAKE
PHASE 2**
FLOWER MOUND, TEXAS

CONCEPT PLAN

Scale: 1" = 20'
Designed by: LDR
Drawn by: MAB
Checked by: LDR
Date: MARCH 9, 2016
Project No. 035-021

BEING all that certain lot, tract or parcel of land situated in the J. White Survey, Abstract Number 1341, Town of Flower Mound, Denton County, Texas, and being that certain tract of land described by deed to Felipe Delgado and Belinda Rosas-Delgado, recorded under Document Number 2010-117950 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southwest corner of said Delgado tract, being the north west corner of Lot 4, Block A, Surrey Ranch Office Park, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2011-22 of the Plat Records of Denton County, Texas, and being in the east line of Lot 1, Block A, Ivy Estates, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 318 of the Plat Records of Denton County, Texas;

THENCE North 01 degrees 13 minutes 42 seconds East, with the east line of said Ivy Estates, a distance of 148.02 feet to a ½ inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner in the south line of Lot 13X, Block A, Parkside at Woodlake, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2015-265 of the Plat Records of Denton County, Texas;

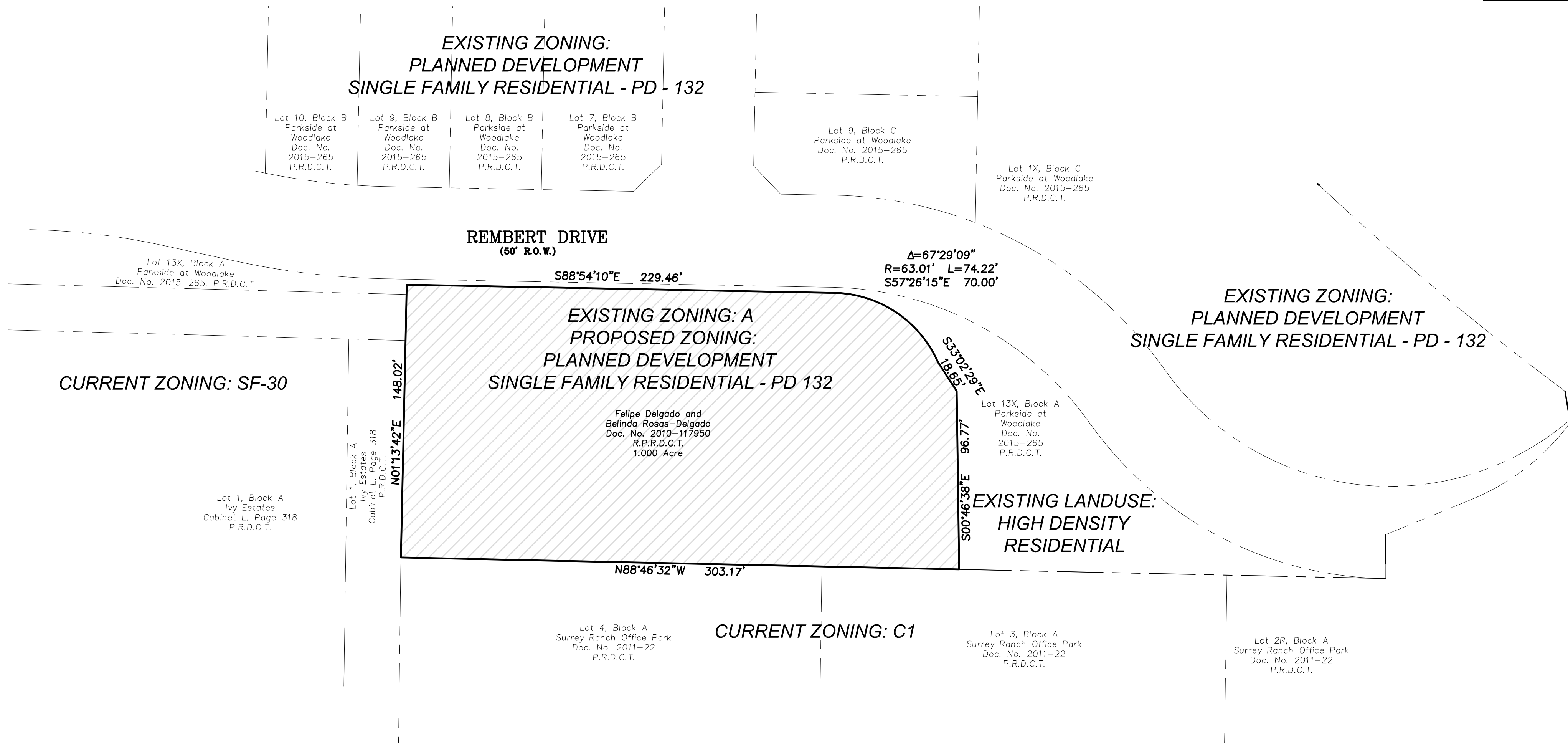
THENCE South 88 degrees 54 minutes 10 seconds East, with the south line of said Lot 13X, a distance of 229.46 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a non-tangent curve to the right having a radius of 63.01 feet, with a delta angle of 67 degrees 29 minutes 09 seconds, whose chord bears South 57 degrees 26 minutes 15 seconds East, a distance of 70.00 feet;

THENCE continuing with the southwesterly line of said Lot 13X and with said curve, an arc length of 74.22 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

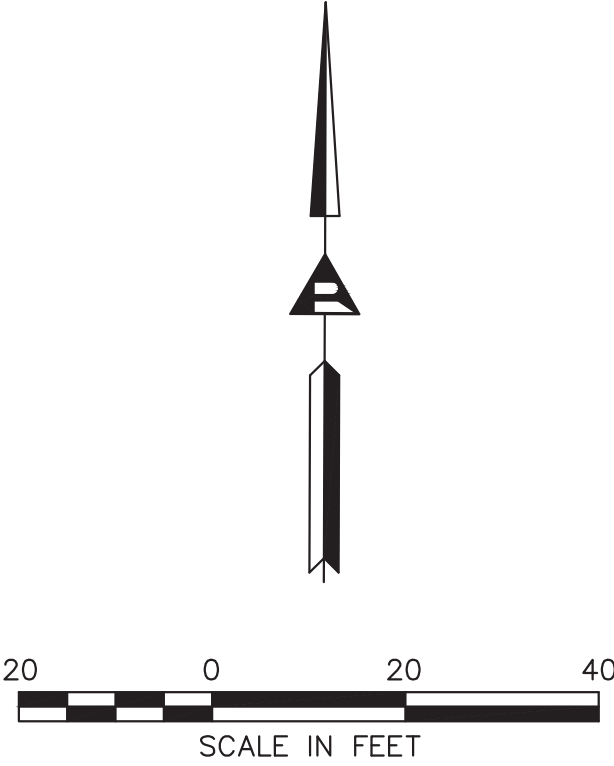
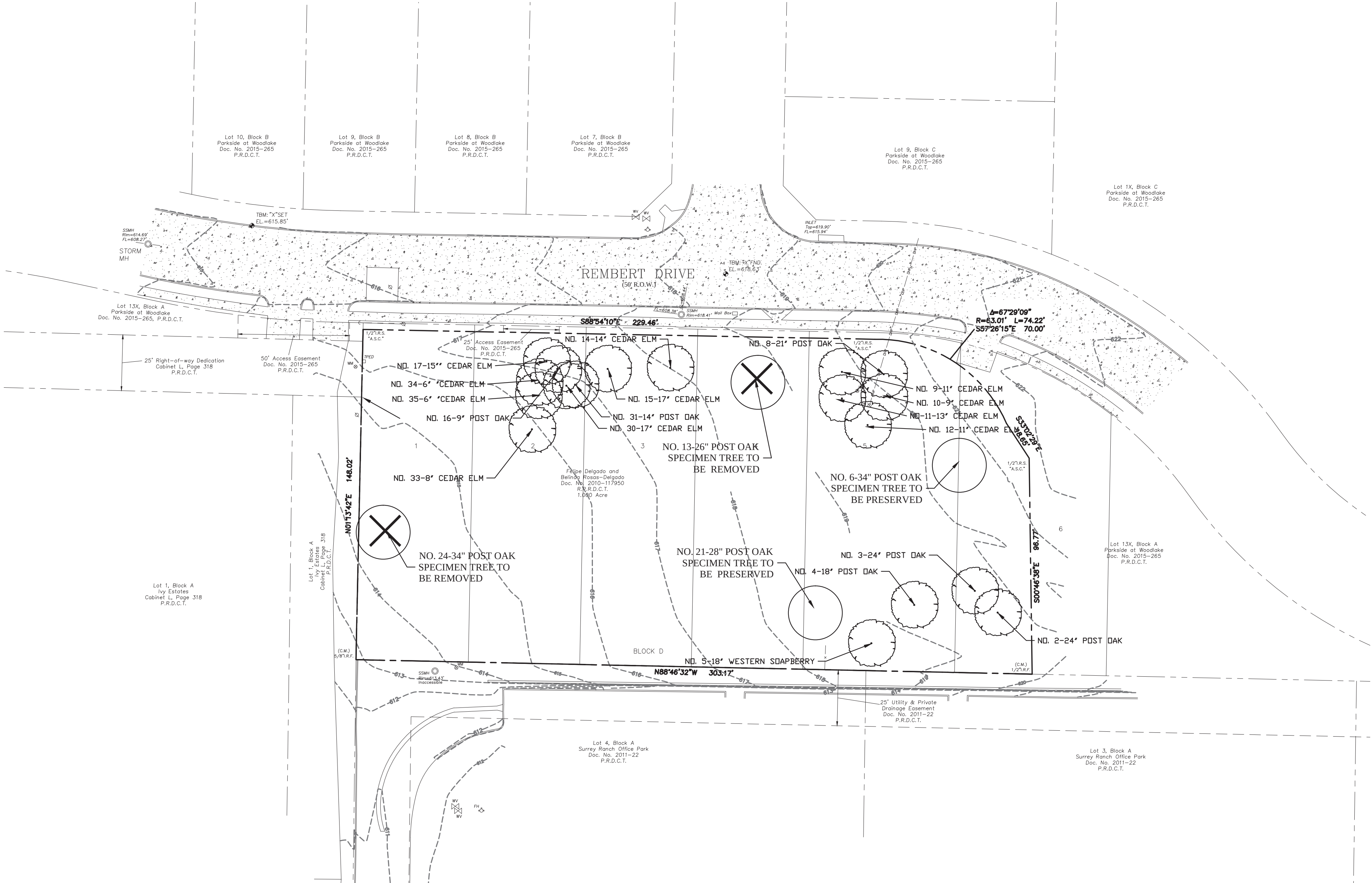
THENCE South 33 degrees 02 minutes 29 seconds East, with the southwesterly line of said Lot 13X, a distance of 18.65 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner in the west line of said Lot 13X;

THENCE South 00 degrees 46 minutes 38 seconds East, with the west line of said Lot 13X, a distance of 96.77 feet to a ½ inch iron rod found for the most southeasterly southeast corner of said Lot 13X, and being in the north line of Lot 3, Block A of said Surrey Ranch Office Park;

THENCE North 88 degrees 46 minutes 32 seconds West, with the north line of said Surrey Ranch Office Park, a distance of 303.17 feet to the **POINT OF BEGINNING**, and containing 1.000 acre of land, more or less, and being subject to any and all easements that may affect.

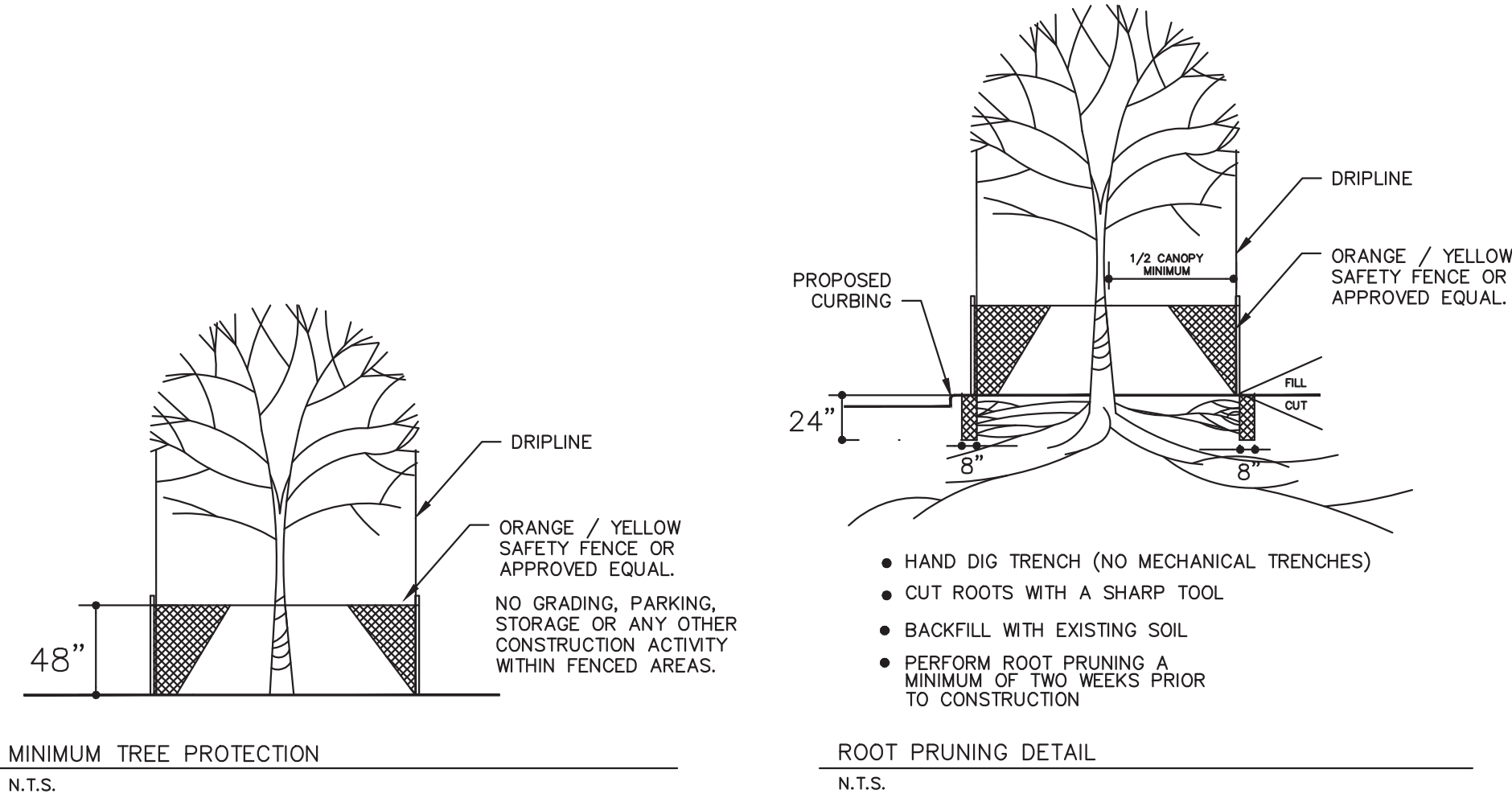


Parkside at Woodlake Phase 2
1.00 acre in the
John White Survey, Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas



TREE NO.	DBH	COMMON NAME	BOTANICAL NAME	DESIGNATION	REMARKS
NO. 2	24"	Post Oak	Quercus stellata	Not Protected? Trunk Damaged	Damage at Trunk
NO. 3	24"	Post Oak	Quercus stellata	Protected	
NO. 4	18"	Post Oak	Quercus stellata	Protected	Encased in Concrete
NO. 5	18"	Western Soapberry	Sapindus drummondii	Protected	
NO. 6	34"	Post Oak	Quercus stellata	Protected	Specimen Tree-Preserve
NO. 8	21"	Post Oak	Quercus stellata	Protected	
NO. 9	11"	Cedar Elm	Ulmus crassifolia	Protected	
NO. 10	9"	Cedar Elm	Ulmus crassifolia	Protected	
NO. 11	13"	Cedar Elm	Ulmus crassifolia	Protected	
NO. 12	11"	Cedar Elm	Ulmus crassifolia	Protected	
NO. 13	26"	Post Oak	Quercus stellata	Protected	Specimen Tree-REMOVE
NO. 14	14"	Cedar Elm	Ulmus crassifolia	Protected	
NO. 15	17"	Cedar Elm	Ulmus crassifolia	Protected	
NO. 16	9"	Post Oak	Quercus stellata	Protected	
NO. 17	15"	Cedar Elm	Ulmus crassifolia	Protected	
NO. 21	28"	Post Oak	Quercus stellata	Protected	Specimen Tree-Preserve
NO. 24	34"	Post Oak	Quercus stellata	Protected	Specimen Tree-REMOVE
NO. 30	17"	Cedar Elm	Ulmus crassifolia	Protected	
NO. 31	14"	Post Oak	Quercus stellata	Protected	
NO. 33	8"	Cedar Elm	Ulmus crassifolia	Protected	
NO. 34	6"	Cedar Elm	Ulmus crassifolia	Protected	
NO. 35	8"	Cedar Elm	Ulmus crassifolia	Protected	

- TREE PRESERVATION NOTES**
- CONTRACTOR AND DEVELOPER SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:
- PRIOR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
 - THE DEVELOPER SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4) FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
 - DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE DEVELOPER SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE DEVELOPER SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED UNLESS THERE IS A SPECIFIC APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WALLS. MAJOR CHANGES OF GRADE (SIX (6) INCHES OR GREATER) WILL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOTS. IN ADDITION, THE DEVELOPER SHOULD ADHERE TO THE FOLLOWING GUIDELINES TO PROTECT THE TREES TO BE PRESERVED:
 - WITH MAJOR GRADE CHANGES, A REINFORCED RETAINING WALL OR TREE WELL OF A DESIGN APPROVED BY THE CITY SHOULD BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES AROUND A TREE OR GROUP OF TREES.
 - AT NO TIME SHOULD A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED CLOSER THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIPER, WHICHEVER IS GREATER, TO THE TRUNK OF THE TREE.
 - ROOT PRUNING MAY BE NECESSARY WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED.
 - IF A PATIO, SIDEWALK, DRIVE, PARKING LOT, OR OTHER PAVED SURFACE MUST BE PLACED WITHIN THE DRIP LINE OF AN EXISTING TREE, MATERIAL SUCH AS A POROUS PAVEMENT OR OTHER APPROVED CONSTRUCTION METHOD THAT WILL ALLOW THE PASSAGE OF WATER AND OXYGEN MAY BE REQUIRED.



TREE MITIGATION

DEVELOPER WILL PAY ALL REQUIRED MITIGATION FEES AS REQUIRED BE THE TOWN OF FLOWER MOUND

TEXAS 60 CALIPER INCHES 60X2/3=40 MITIGATION TREES

40 MITIGATION TREES X \$375= \$15,000 PAYABLE TO THE TOWN OF FLOWER MOUND FOR TREE MITIGATION.

- LEGEND**
- SPECIMEN TREE TO BE REMOVED
 - SPECIMEN TREE TO BE PRESERVED

ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

P. O. Box 12519
Dallas, Texas 75225
T. 214-394-3641

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCDD
DATE: SEPTEMBER 4, 2015

TREE SURVEY

Parkside at Woodlake Phase 2

1.00 acres in the
John White Survey, Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas

Scale: 1" = 20'-0"

Designed by: JBS
Drawn by: JBS
Checked by: SCDD
Date: DECEMBER 04, 2015
Project No. 035-021

SHEET
TS-1
OF
1

**PARKSIDE AT WOODLAKE
PHASE 2**

TREE SURVEY

FLOWER MOUND, TEXAS

**Ridinger
Associates, Inc.**
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

No.	Date	Revisions	App.
No.112-29-15		Revisions	

EXHIBIT "B"
DEVELOPMENT STANDARDS

Planned Development District No. 132 (PD-132) with
Single-Family District-5 (SF-5) uses

PARKSIDE AT WOODLAKE

The Development on the property depicted in the Concept Plan attached to Ordinance No. 42-14 as Exhibit "C" and to this ordinance as Exhibit "C-1" shall be in accordance with the Town of Flower Mound's Master Plan and Land Development Regulations as amended, and shall be subject to the following requirements and conditions.

A. PD-132 with Single-Family District-5 (SF-5) uses. Development of PD-132 as designated on Exhibit "C," the Concept Plan for Villas at Woodlake (Parkside at Woodlake, Phase 1), comprised of approximately 14.316 acres of land, and as designated on Exhibit "C-1," the Concept Plan for Parkside at Woodlake, Phase 2, comprised of approximately 1 acre of land, shall be in compliance with all regulations applicable to Single-Family District-5 (SF-5) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in Ordinance No. 42-14 and this Ordinance.

1. **Minimum side yard.** The minimum side yard for residential uses in PD-132 shall be five (5) feet, subject to Section 98-1027, except for lots adjacent to a major arterial (Long Prairie Road) shall have a minimum side yard of at least forty (40) feet from the major arterial roadway.
2. **Minimum rear yard.** The minimum rear yard for residential uses in PD-132 shall be twenty (20) feet, subject to Section 98-1028, except for lots adjacent to a major arterial (Long Prairie Road) shall have a minimum rear yard of at least forty (40) feet from the major arterial roadway.

B. Miscellaneous Standards:

1. The maximum number of residential lots allowed in PD-132 shall be forty six (46) lots.

C. Exceptions:

1. An exception to Section 90-272 has been granted with this ordinance to allow the lot depth to exceed 2½ times the lot width. Maximum lot depth shall not exceed 155 feet.