



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JUNE 13, 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 May 23, 2016*

Consider approval of the minutes of the May 23, 2016, Planning and Zoning Commission Regular Session.

2. *RC16-0005 – Longhorn Addition*

Consider a request for a Record Plat to create a residential subdivision, with an exception to allow residential access from a rural collector pursuant to Section 82-134 of the Code of Ordinances. The property is generally located east of Scenic Drive and south of Kensington Court.

3. *RP16-0011 – The Estates at Tour 18, Section One* *Public Hearing*

Public Hearing to consider a request for a Replat to subdivide one lot into two lots. The property is generally located north of Cross Timbers Road and west of Tour 18 Drive.

4. *RP16-0016 – Red Hawk Addition* *Public Hearing*
Public Hearing to consider a request for a Replat to create a residential subdivision. The property is generally located west of Simmons Road and south of Wichita Trail.
5. *RP16-0015 – Home Depot-Silveron Addition* *Public Hearing*
Public Hearing to consider a request for a Replat to create a non-residential subdivision. The property is generally located south of Lakeside Parkway and east of Long Prairie Road.
6. *RP16-0002 – LG River Walk Addition* *Public Hearing*
Public Hearing to consider a request for a Replat to create a residential subdivision. The property is generally located south of 1st Avenue and east of River Walk Drive.
7. *SP16-0006 – LG River Walk Apartments*
Consider a request for a Site Plan to develop an apartment complex. The property is generally located south of 1st Avenue and east of River Walk Drive.
8. *RC16-0008 – Lakeside Addition*
Consider a request for a Record Plat to create a non-residential subdivision. The property is located at the southeast corner of Lakeside Parkway and Long Prairie Road.
9. *SP16-0011 – 7-11 at Lakeside*
Consider a request for a Site Plan to develop a convenience store with gasoline sales. The property is located at the southeast corner of Lakeside Parkway and 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: June 9, 2016, at 12:20pm, 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 23RD DAY OF MAY, 2016, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

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

Claudio Forest	Chair
Perfecto Solis	Vice Chair
Sandeep Sharma	Commissioner, Place 2
Emily Strittmatter	Commissioner, Place 5
Al Linley	Commissioner, Place 8
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Mike McCall	Commissioner, Place 3
Brian Smiley	Commissioner, Place 6
Vacant	Commissioner, Place 1

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
Matt Woods	Director of Environmental Services
James Hoefert	Environmental Review Analyst
Cindi Price	Executive Assistant

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

David Johnson, 3617 San Paula, Flower Mound
- D. ELECTION OF VICE CHAIR**

Commissioner Strittmatter nominated Perfecto Solis for Vice Chair. Commissioner Sharma seconded the nomination.

Close Nominations

VOTE ON THE NOMINATION

AYES: Solis, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The nomination passed with a vote of 3-0.

E. REGULAR ITEMS

1. Consider approval of the minutes of the May 9, 2016, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Sharma moved to approve the May 9, 2016, minutes as presented. Vice Chair Solis seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

Vice Chair Solis announced that he was recusing himself from the discussion of Item 2 and left the Council Chambers.

2. Consider a request for a Site Plan (SP15-0021 - Lakeside Tower) to develop a condominium tower. The property is generally located south of Edgemere Road and west of Lakeside Parkway. *(This item was tabled at the May 9, 2016, Planning and Zoning Commission meeting.).*

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Jimmy Archie, Realty Capital Management

Commission Deliberation

Commissioner Strittmatter moved to approve SP15-0021 – Lakeside Tower.
Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley, Solis

The motion passed with a vote of 4-0.

Vice Chair Solis returned to the Council Chambers.

3. Public Hearing to consider a request for a Replat (RP16-0012 – Estates of Tour 18, Section Two) to create two residential lots. The property is generally located north of Doral Court and east of Lighthouse Drive.

Staff Presentation

Poornima Srinarasi, Senior Planner

Response of an Informational Nature

Michael Rendon, Representative of the Estates of Tour 18 HOA

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0012 – Estates of Tour 18, Section Two.
Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

4. Consider a request for a Record Plat (RC16-0004 – Lakeside DFW-Greystar Phase III) to create a mixed use subdivision. The property is generally located on the east side of Lakeside Parkway, south of Henry Parkway.
5. Consider a request for a Site Plan (SP16-0003 - Lakeside DFW-Greystar Phase III) to develop a mixed use development. The property is generally located on the east side of Lakeside Parkway, south of Henry Parkway.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Lance Hanna, Greystar Real Estate Partners

Commission Deliberation (RC16-0004)

Vice Chair Solis moved to approve RC16-0004 – Lakeside DFW-Greystar Phase III. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (RC16-0004)

AYES: Ruthrauff, Solis, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

Commission Deliberation (SP16-0003)

Vice Chair Solis moved to approve SP16-0003 - Lakeside DFW-Greystar Phase III. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (SP16-0003)

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

6. Consider a request for a Site Plan (SP16-0015 - River Walk Retail) to develop two non-residential buildings. The property is generally located south of Central Park Avenue and east of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Vice Chair Solis moved to approve SP16-0015 – River Walk Retail. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Solis, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

7. Public Hearing to consider a request for rezoning (ZPD16-0004 – The Pines of Flower Mound) to amend Planned Development District No. 82 (PD-82) with Retail District-2 (R-2) uses, by amending the Development Standard(s) to amend the Comprehensive Sign Package. The property is generally located south of Flower Mound Road and west of Gerault Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bill Hanks, Rosebriar Flower Mound

In Favor –

David Johnson, 3617 San Paula, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of ZPD16-0004 – The Pines of Flower Mound. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

8. Consider a request for a Record Plat (RC16-0006 – Prairie Commons) to create a non-residential subdivision. The property is generally located north of Sagebrush Drive and west of Yucca Drive.

9. Consider a request for a Site Plan (SP16-0005 - Prairie Commons) to develop a retail and office center. The property is generally located west of Yucca Drive and north of Sagebrush Drive.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Monica Concien, G & A Consultants

Commission Deliberation (RC16-0006)

Vice Chair Solis moved to approve RC16-0006 – Prairie Commons. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (RC16-0006)

AYES: Ruthrauff, Solis, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

Commission Deliberation (SP16-0005)

Vice Chair Solis moved to approve SP16-0005 – Prairie Commons. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (SP16-0005)

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

[Chair Forest called for a 10-minute break.]

10. Consider a request for a Site Plan (SP16-0013 - Crossfire) to develop an indoor shooting range. The property is generally located north of Long Prairie Road and east of Gerault Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting
David Vaught, Crossfire

Commission Deliberation

Vice Chair Solis moved to approve SP16-0013 - Crossfire. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Solis, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

11. Public Hearing to consider approval of an ordinance amending Chapter 94, "Trees", of the Land Development Regulations (LDR16-0002 – Tree Ordinance Amendments) of the Code of Ordinances by amending Section 94-22, entitled "Protected tree lists," Section 94-23, entitled "Tree survey; development projects," Section 94-32, entitled "Trees located in buildable area," Section 94-39, entitled "Mitigation requirements for authorized tree removal," Section 94-40, entitled "Incentives for preservation of protected, specimen, and historic trees," Section 94-51, entitled "Enumeration," Section 94-65, entitled "Residential lots," Section 94-66, entitled "Approved tree planting lists," Section 94-81, entitled "Exceptions," and deleting Section 94-67, entitled "Landscape credit for large trees." *(The Environmental Conservation Commission recommended approval by a vote of 6-0 at its May 3, 2016, meeting.)*

Staff Presentation

Jimmy Hoefert, Environmental Review Analyst
Matt Woods, Director of Environmental Services

Spoke In Favor:

Paul Stone, 709 Lake Bluff Drive, Flower Mound

Spoke In Opposition:

David Lehde, Dallas Builders Association, Plano
Reginald Rembert, 3625 Bonanza, Flower Mound

Expressed Concerns:

David Johnson, 3617 San Paula, Flower Mound
Kendra Stephenson, 2321 Roadrunner, Flower Mound
Ron Stewart, Environs Group, Lewisville

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of LDR16-0002 – Tree Ordinance Amendments as presented, with the caveat that there be a presentation and better understanding of the cost impacts associated with acceptance of these tree amendments when presented to the Town Council. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

F. ADJOURNMENT: 9:41 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: June 13, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Record Plat (RC16-0005 – Longhorn Addition) to create a residential subdivision, with an exception to allow residential access from a rural collector pursuant to Section 82-134 of the Code of Ordinances. The property is generally located east of Scenic Drive and south of Kensington Court.

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exception, has been found to be in conformance with all applicable Town regulations.

Due to the exception request, this application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to create three residential lots for future development. The site is undeveloped and contains approximately 19.06 acres. The plat creates two, two-acre lots and a larger lot with 15.06 acres. The property is located within the Cross Timbers Conservation Development District and currently zoned for Agricultural uses. The newly created lots comply with the land use and zoning district regulations. The plat depicts necessary setbacks and easements.

A. Exception to Access Management Policy and Criteria

The applicant is requesting an exception in order to allow one access to serve all three proposed lots through a mutual access easement from Scenic Drive. Per Section 82-134 of the Town's Code of Ordinances: "Driveway cuts or entrances to a residential lot with four or fewer dwelling units or less than one acre are not permitted on arterial or collector streets. All ingress and egress to such residential lots are required to be from an alley or local street."

A note on the plat clarifies that no other driveways shall be allowed on Scenic Drive. If the 15.06 acre lot is subdivided in the future, the mutual access easement shall be required to meet the Town's street design standards including the required right-of-way dedication.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

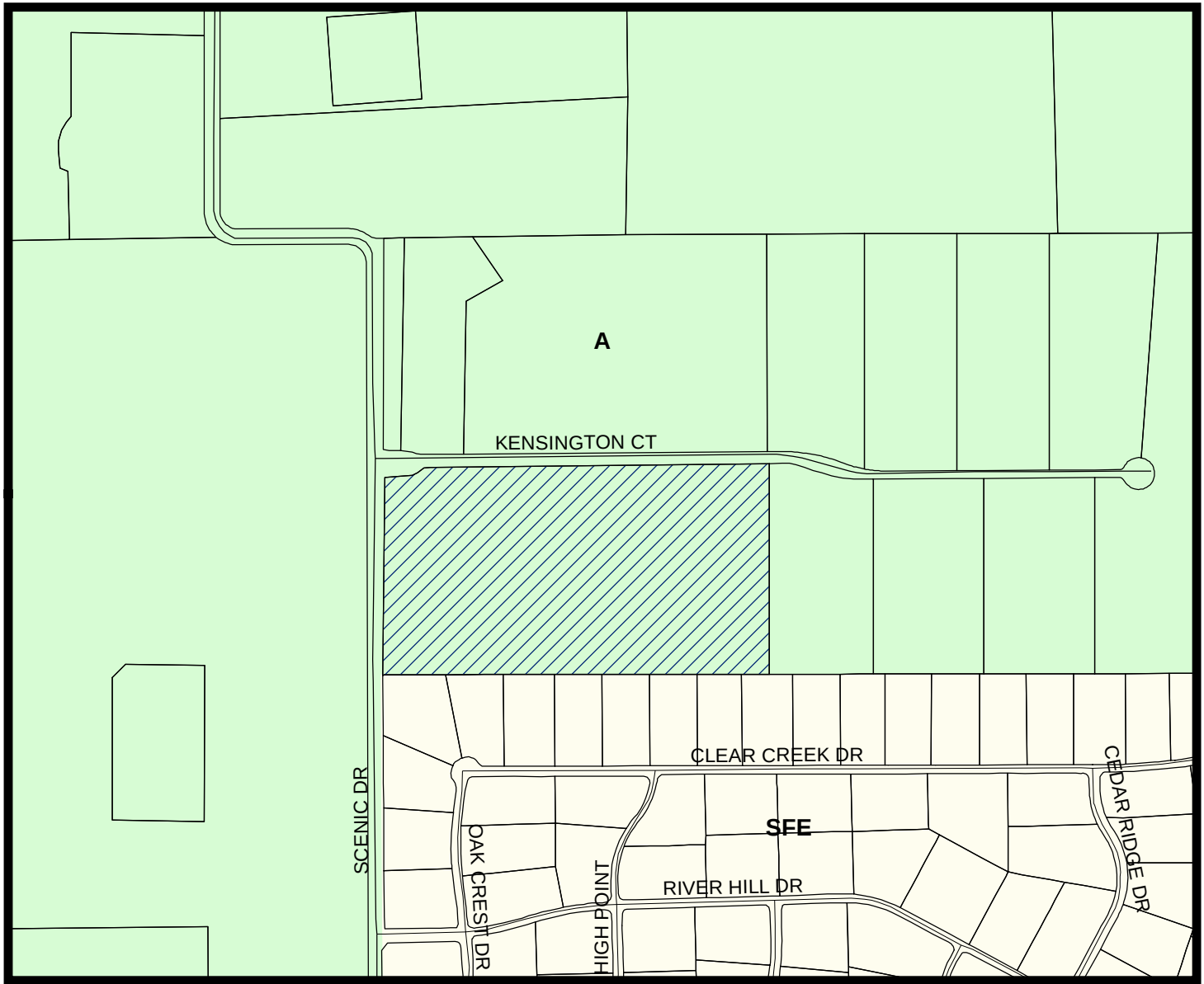
B. Application Details

1. Record Plat Package



Vicinity Map

Reference Project: RC16-0005

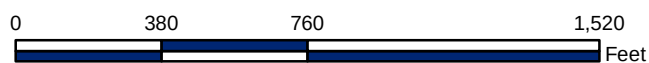
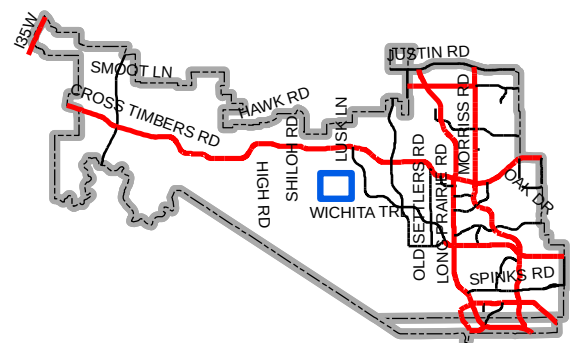


LEGEND

Agriculture Single Family Estate

..... Subject Property

200 ft Notification Buffer around Property



Map Location



EAGLE SURVEYING, LLC

210 S. ELM STREET, SUITE 104, DENTON, TX 76201 | (940) 222-3009 | JOHN@EAGLESURVEYING.COM

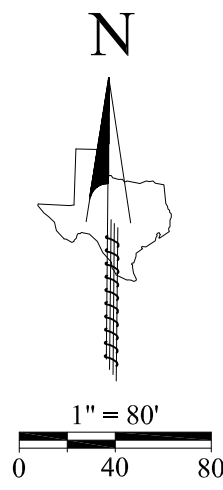
March 16, 2016

To all parties directly involved with the premises:

I, Jon Wilson, Officer of Freedom Center DFW, intend to Plat my property into three lots, being two residential lots and one agricultural lot. It is currently an unplatted tract of land as recorded in Clerk's Instrument No. 2015-89629 of the Real Property Records of Denton County, Texas. I intend to abide by all rules and regulations within the Town of Flower Mound's Planning & Development requirements. Please note, Scenic Drive is a rural collector street and an exception is being made to allow the subdivision access to the property and the only access will be from the mutual access easement created from this plat. All questions and comments regarding this project, please consult with John Cox – Project Manager of Eagle Surveying, LLC.

Sincerely,

Jon Wilson
Officer of Freedom Center DFW
(972) 313-7133



RECORD PLAT
LONGHORN ADDITION

A RECORD PLAT OF LOTS 1-3, BLOCK A,
LONGHORN ADDITION, BEING 19.06 ACRES OF
LAND LOCATED IN THE E. WAKEFIELD SURVEY,
ABSTRACT NO. 1434, AN ADDITION IN THE TOWN
OF FLOWER MOUND, DENTON COUNTY, TEXAS



210 S. ELM STREET, SUITE 104
DENTON, TX 76205

(940)382-3446

TX FIRM REGISTRATION # 10194177

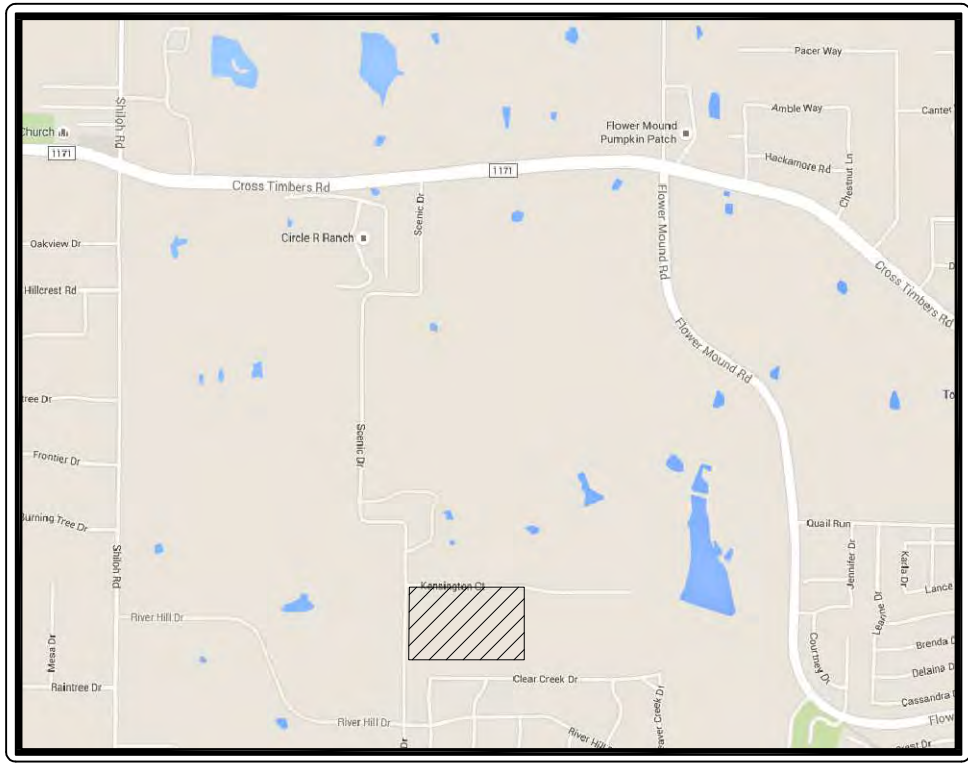
JOB NUMBER: 16-05

DRAWN BY: JDC

DATE: 5-31-2016

R.P.L.S.

ERNEST WOORSTER



LOCATION MAP
(NOT TO SCALE)

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, FREEDOM CENTER DFW, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE E. WAKEFIELD SURVEY, ABSTRACT NUMBER 1434, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2015-89629 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF A TRACT OF LAND DESCRIBED BY DEED TO MARK RUSSELL AND BRIDGET RUSSELL AND RECORDED AS INSTRUMENT NUMBER 99-0004138 REAL PROPERTY RECORDS, DENTON COUNTY BEING PART OF THE E. WAKEFIELD SURVEY, ABSTRACT NUMBER 1434, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

COMMENCING AT INTERSECTION OF THE EAST RIGHT OF WAY OF SCENIC DRIVE AND THE SOUTH RIGHT OF WAY OF KENSINGTON COURT, BEING THE MOST WESTERLY SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO KENSINGTON PARK HOMEOWNERS ASSOCIATION AND RECORDED AS DEED NUMBER 99-0004163, MARKED BY A 1/2" IRON ROD STAMPED ARTHUR SURVEYING COMPANY AND THE POINT OF BEGINNING;

THENCE N 45°12'45" E ALONG SAID RIGHT OF WAY 42.71' TO A FOUND X CUT IN THE CONCRETE;

THENCE N 89°51'02" E ALONG SAID RIGHT OF WAY 65.22' TO A POINT FROM WHICH A 1/2" IRON ROD BEARS S48°59'29"E 0.36';

THENCE N 43°05'06" E ALONG SAID RIGHT OF WAY 33.38' TO A 1/2" IRON ROD FOUND;

THENCE N 89°24'37" E ALONG SAID RIGHT OF WAY 1103.98' TO THE NORTHWEST CORNER OF LOT 10, BLOCK A, OF KENSINGTON PARK ESTATES, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY TEXAS, RECORDED IN CABINET M, PAGE 183 OF THE PLAT RECORDS OF DENTON COUNTY, AND MARKED BY A 1/2" IRON ROD FOUND;

THENCE S 00°20'03" E ALONG THE WEST LINE OF SAID LOT 10 682.11' TO THE SOUTHWEST CORNER THEREOF AND MARKED BY A 1/2" IRON ROD FOUND MARKED ARTHUR SURVEYING COMPANY, SAID POINT ALSO BEING ON THE NORTH LINE OF RIVER OAKS ESTATES PLAT AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, AND RECORDED IN CABINET M, PAGE 185, OF THE PLAT RECORDS OF DENTON COUNTY;

THENCE S 89°41'15" W ALONG THE NORTH LINE OF SAID PLAT 1232.83' TO THE EAST RIGHT OF WAY OF SCENIC DRIVE AND MARKED BY A 1/2" IRON ROD STAMPED #4276;

THENCE N 00°36'17" E ALONG SAID RIGHT OF WAY 622.86' TO THE POINT OF BEGINNING AND THERE TERMINATING.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FREEDOM CENTER DFW, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATED HEREIN AS LONGHORN ADDITION, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF FLOWER MOUND FOR MUNICIPAL PURPOSES. THE UTILITY AND FIRE LANE EASEMENTS (STREET, ALLEYS, AND COMMON AREAS) SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. NO BUILDINGS, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE UTILITY EASEMENTS AS SHOWN, SAID UTILITY EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME.

ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OF EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS-EGRESS TO AND FROM AND UPON THE SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITH OUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSES OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

FREEDOM CENTER DFW _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED FREEDOM CENTER DFW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____, COUNTY

MY COMMISSION EXPIRES ON _____

APPROVED

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

CLAUDIO FOREST, CHAIRMAN OF PLANNING
AND ZONING COMMISSION

DOUG POWELL, EXECUTIVE DIRECTOR OF
OF DEVELOPMENT SERVICES

_____, 2016

SIGNED AND SEALED

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

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

ERNEST WOORSTER R.P.L.S. # 6509 _____ DATE _____

STATE OF TEXAS:
COUNTY OF DENTON:

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

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

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

GENERAL NOTES

1. ALL PROPERTY CORNERS SET BY THE SURVEYOR ARE 1/2" IRON RODS WITH GREEN CAPS STAMPED "EAGLE SURVEYING"

2. FLOOD STATEMENT: THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED APRIL 18, 2011 AND IS LOCATED IN COMMUNITY NUMBER 480777 AS SHOWN ON MAP NUMBER 48121C0540G. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE, NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

3. THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM A PREVIOUSLY UNPLATTED TRACT OF LAND.

4. THE SUBJECT PROPERTY IS ZONED "AGRICULTURAL DISTRICT" PER THE TOWN OF FLOWER MOUND ONLINE ZONING MAP.

5. THE BEARINGS SHOWN ON THIS SURVEY WERE DERIVED FROM WESTERN DATA SYSTEMS RTK NETWORK AND ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) AND ARE BASED ON THE AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

6. LOTS ON THIS SUBDIVISION WILL BE RESTRICTED TO USE THE MUTUAL ACCESS EASEMENT FROM SCENIC DRIVE AND NO OTHER DRIVEWAYS ALONG SCENIC DRIVE WILL BE ALLOWED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°12'45" E	42.71'
L2	N 89°51'02" E	65.22'
L3	N 43°05'06" E	33.38'
L4	N 90°00'00" E	20.52'
L5	S 00°00'00" E	15.97'
L6	N 00°00'00" W	47.76'
L7	N 89°24'37" E	20.00'
L8	S 00°00'00" E	47.96'
L9	S 00°00'00" E	43.58'
L10	N 89°41'15" W	20.00'
L11	N 00°00'00" W	43.69'
L12	S 00°00'00" E	15.97'
L13	N 90°00'00" W	21.07'
L14	N 00°36'17" E	51.94'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.15'	16.00'	90°00'00"	N 45°00'00" E	22.83'
C2	56.55'	36.00'	90°00'00"	S 45°00'00" W	50.91'
C3	31.42'	20.00'	90°00'00"	S 45°00'00" W	28.28'
C4	31.42'	20.00'	90°00'00"	N 45°00'00" W	28.28'

SURVEYOR:
EAGLE SURVEYING, LLC,
210 S. ELM STREET, STE. 104
DENTON, TEXAS 76201
PHONE: (940) 222-3009

OWNER:
FREEDOM CENTER DFW
2000 FORUM PARKWAY
BEDFORD, TX 76024
PHONE: (972) 313-7133

LOT ANALYSIS

LOT	SQUARE FEET	ACREAGE
1	87,091	2.00
2	656,335	15.07
3	87,088	2.00

LEGEND

- ⊙ WATER METER
- IRRIGATION CONTROL VALVE
- ✚ WATER VALVE
- ⬆ FIRE HYDRANT
- S.U.&D. STREET, UTILITY & DRAINAGE
- D.A.U. DRAINAGE & UTILITY
- CM CONTROLLING MONUMENT
- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- CAP/IRF CAPPED IRON ROD FOUND
- CAP/RS CAPPED IRON ROD SET
- () PLAT OR DEED CALL
- METAL PIPE FENCE
- WIRE FENCE
- SURVEY ABSTRACT
- CONCRETE



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: June 13, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Public Hearing to consider a request for a Replat (RP16-0011 - The Estates at Tour 18, Section One, Lots 11R1 & 11R2, Block 2) to subdivide one lot into two lots. The property is generally located north of Cross Timbers Road and west of Tour 18 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 is to subdivide Lot 11, Block 2, an open space lot, into two open space lots (unbuildable lots); a 2.53-acre lot and a 0.696-acre lot. Currently, both proposed lots are owned by the Tour 18 developer. Upon the approval of this replat, Lot 11R2X (0.692-acre lot) will be owned and maintained by the Tour 18 Homeowner's Association (HOA), while Lot 11R1X will continue to be owned and maintained by the Tour 18 developer. The property is zoned Agricultural District (A).

The plat depicts necessary easements and landscape buffer. For maintenance purposes, Lot 11R1X will have access from Tour 18 Drive through a 24-foot mutual access easement that crosses the open space lot to be maintained by the Tour 18 HOA.

III. CORRESPONDENCE

Since this property is zoned single-family residential, 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 that also live within the same subdivision. 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

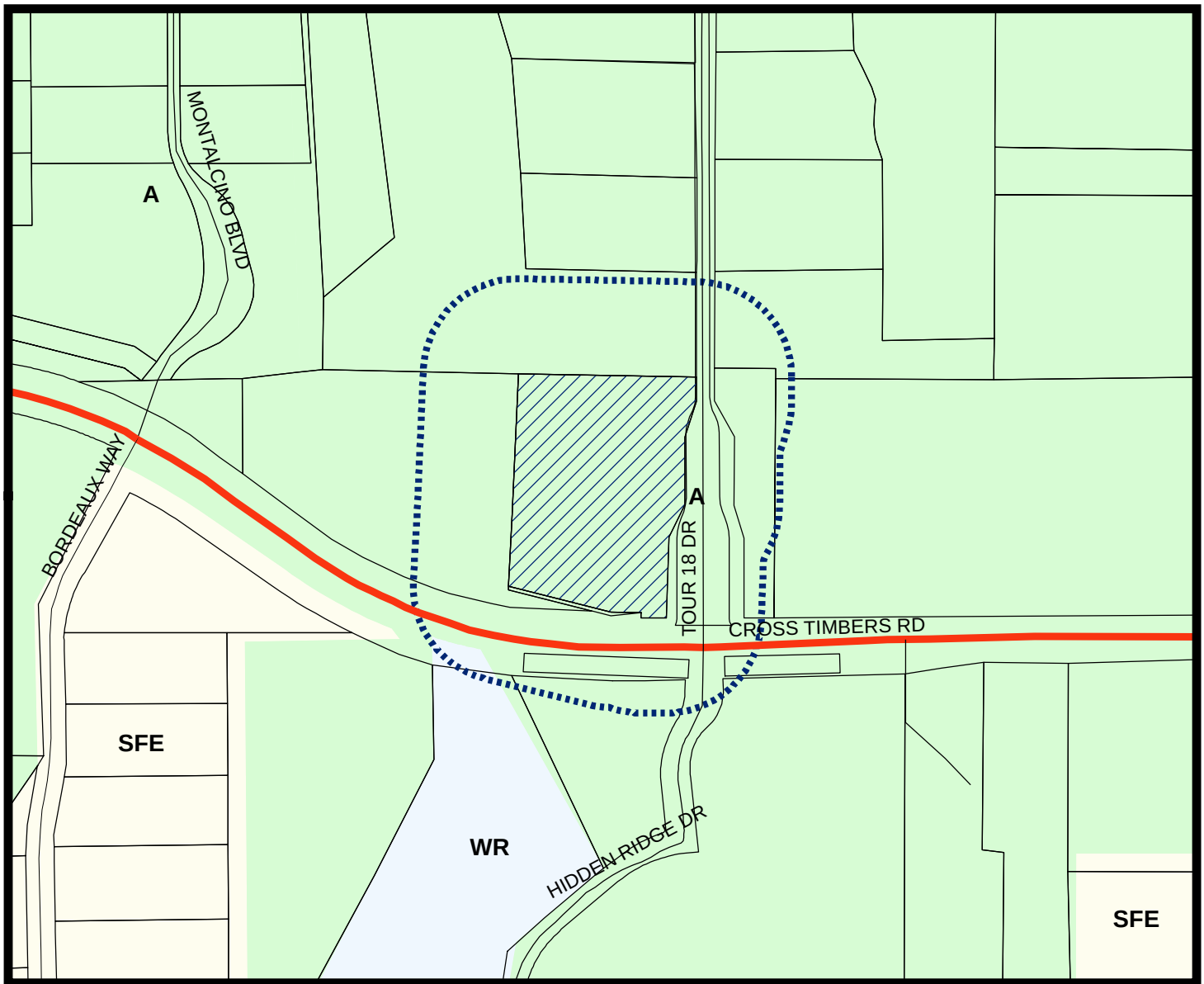
B. Application Details

1. Replat Package



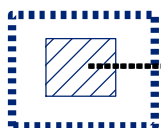
Vicinity Map

Reference Project: RP16-0011



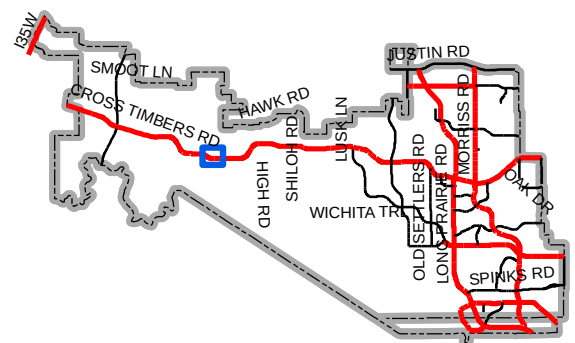
LEGEND

- Agriculture
- Single Family Estate
- Water Recreation

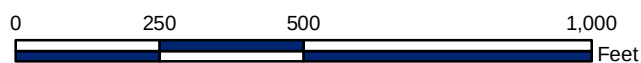


Subject Property

200 ft Notification Buffer around Property



Map Location





P.O. Box 54 ~ Lewisville, Texas 75067
Office: (972) 221-9439 ~ Fax: (972) 221-4675

June 7, 2016

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028

RE: Replat – 11R1X and 11R2X, Block 2, The Estates at Tour 18, Section One

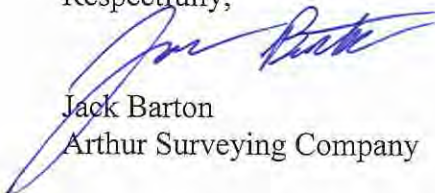
Mr. Powell:

Please accept this letter, on behalf of our clients, as an explanation of the replat application attached hereto. We are submitting for approval of a replat of Lot 11, Block 2, of The Estates at Tour 18, Section One, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, as recorded in Cabinet K, Page 252, P.R.D.C.T.. The purpose of this replat is to divide Lot 11 into two lots. Both lots are to remain unbuildable lots as originally platted. One Lot (11R2X) is to be conveyed to and maintained by Tour 18 HOA. 11R2X is to be landscaped and improved as an entryway to the subdivision. There are no plans at this time to improve Lot 11R1X

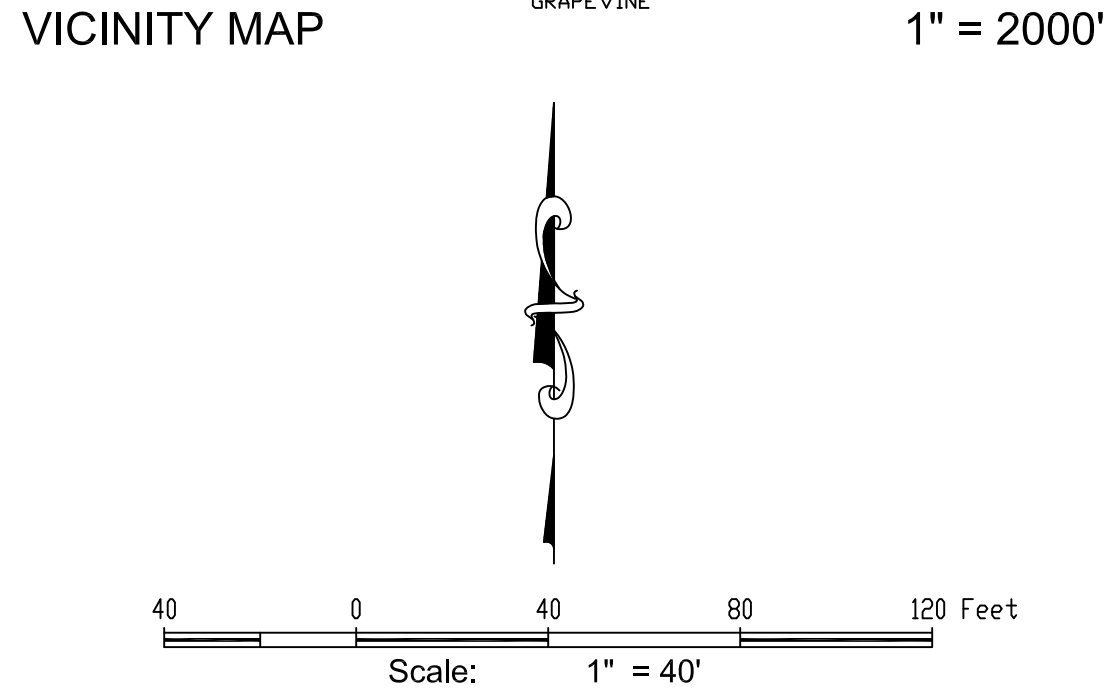
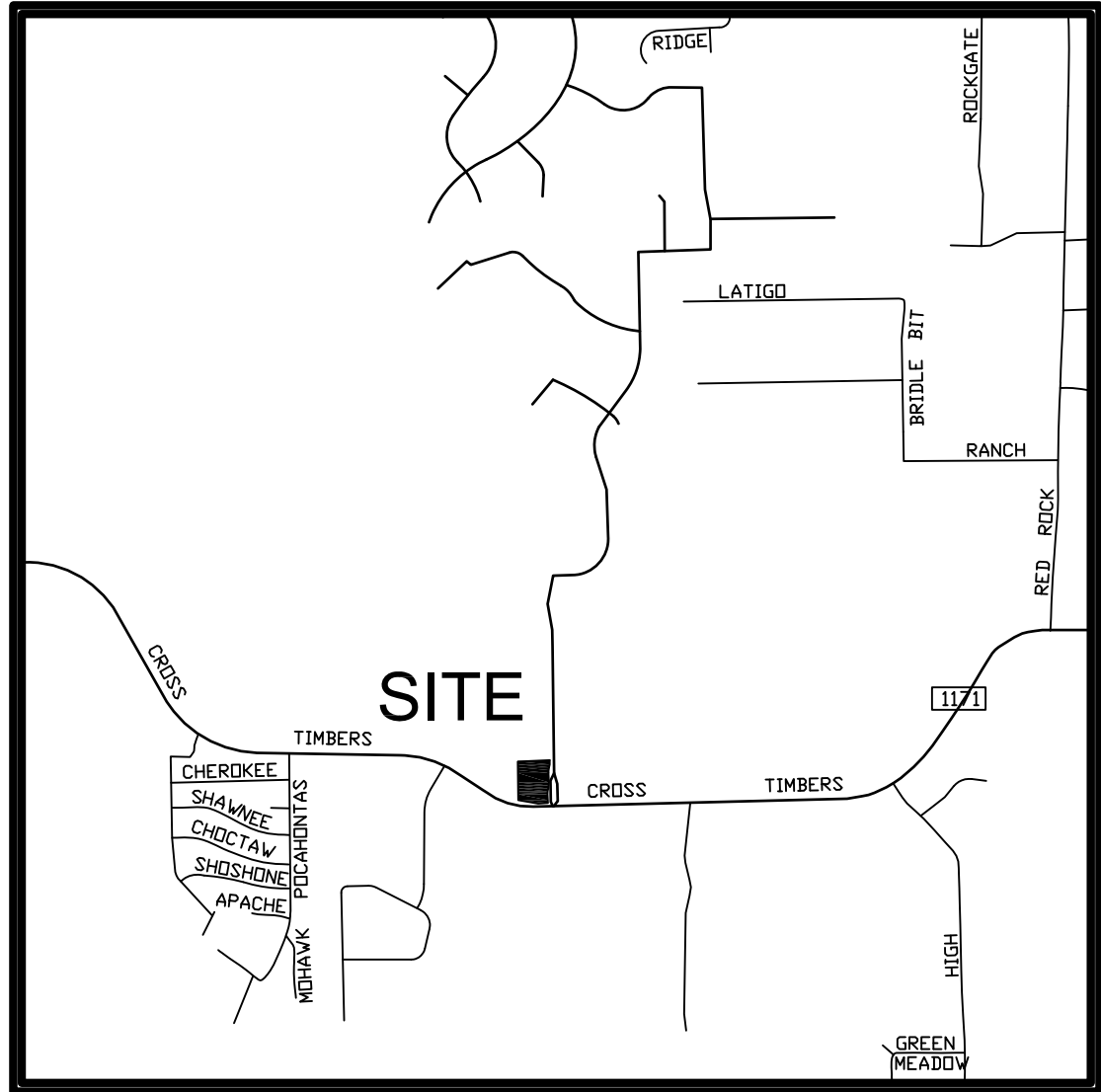
The subject property is currently zoned "A". Total acreage for the current site is 3.226 acres.

If you have any other questions or concerns regarding this application please feel free to contact me.

Respectfully,



Jack Barton
Arthur Surveying Company



APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director of
Development Services

_____, 2016.
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

NOTES

- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480777 0520 G, present effective date of map April 18, 2011, herein property is situated within Zone X (unshaded).
- All iron rods found are ½ inch unless otherwise noted. All iron rods set are ½ inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown hereon are based on record plat of The Estates at Tour 18, Section One, as recorded in Cabinet K, Page 252, P.R.D.C.T.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- The purpose of this replat is to divide Lot 11, Block 2 into two separate lots. Lot 11R2X is to be an unbuildable lot, to be owned and maintained by the HOA. The 50' Landscape Buffer shown hereon is to be maintained by the HOA. Lot 11R1X is to remain an unbuildable lot (as originally platted), to be maintained by its owner.

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.01	N89°08'44"W
L2	24.00	N00°51'16"E
L3	51.17	S89°08'44"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. BRG.	CHORD
C1	31.42	20.00	90°00'00"	20.00	S45°51'16"E	28.28
C2	32.25	20.00	92°23'26"	20.85	S42°57'01"W	28.87
C4	60.23	200.00	17°15'13"	30.34	S09°28'53"W	60.00
C5	60.23	200.00	17°15'13"	30.34	S09°28'53"W	60.00
C6	63.51	200.00	18°11'42"	32.03	S09°57'07"W	63.25
C7	63.51	200.00	18°11'42"	32.03	S09°57'07"W	63.25

State of Texas §
County of Denton §

THIS is to certify that I, Douglas L. Arthur, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 6/7/2016

Douglas L. Arthur, R.P.L.S.
No. 4357

OWNER
Tour 18, Inc.
18 Augusta Pines Drive
Spring, Texas, 77389

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9439 ~ Fax (972) 221-4875
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75057 ~ TFRN No: 10083800
Established 1998
www.arthursurveying.com

DRAWN BY: J.H.B. DATE: 10/16/2015 SCALE: 1"=40' CHECKED BY: D.L.A. ASC NO.: 1510145

State of Texas §
County of Denton §
Owner's Certificate and Dedication

WHEREAS Tour 18, Inc. is the owner of a 3.226 acre tract of tract of land situated in the N.E. Thompson Survey, Abstract Number 1270, Town of Flower Mound, Denton County, Texas, being all of Lot 11, in Block 2, of The Estates at Tour 18, Section One, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, as recorded in Cabinet K, Page 252, of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the northwest corner of the herein described tract, same being the northeast corner of a tract of land described by deed to CTMG T Montalcino, LLC, as recorded under Instrument Number 2013-23531, of the Deed Records of Denton County, Texas, also being in the south line of Lot 10, in said Block 2;

THENCE South 89 degrees 08 minutes 22 seconds East, with the south line of said Lot 10, a distance of 336.23 feet to an "X" cut set in concrete for corner, same being the southeast corner of said Lot 10, also being in the west line of Lot 12, in Block 1, of said Estates at Tour 18, Section 1 (being commonly known as Tour 18 Drive);

THENCE South 00 degrees 51 minutes 16 seconds West, with the west line of said Tour 18 Drive, a distance of 15.41 feet to an "X" cut set in concrete for corner, said point being the beginning of a tangent curve to the right, having a radius of 200.00 feet, and whose chord bears South 09 degrees 28 minutes 53 seconds West, a distance of 60.00 feet;

THENCE along said curve to the right, with the west line of said Tour 18 Drive, through a central angle of 17 degrees 15 minutes 13 seconds for an arc distance of 60.23 feet to an "X" cut set in concrete for corner, said point being the beginning of a reverse curve, having a radius of 200.00 feet, and whose chord bears South 09 degrees 28 minutes 53 seconds West, a distance of 60.00 feet;

THENCE along said reverse curve, with the west line of said Tour 18 Drive, through a central angle of 17 degrees 15 minutes 13 seconds for an arc distance of 60.23 feet to an "X" cut set in concrete for corner;

THENCE South 00 degrees 51 minutes 16 seconds West, with the west line of said Tour 18 Drive, a distance of 100.00 feet to an "X" cut set in concrete for corner, said point being the beginning of a tangent curve to the right, having a radius of 200.00 feet, and whose chord bears South 09 degrees 57 minutes 07 seconds West, a distance of 63.25 feet;

THENCE along said curve to the right, with the west line of said Tour 18 Drive, through a central angle of 18 degrees 11 minutes 42 seconds for an arc distance of 63.51 feet to an "X" cut set in concrete for corner, said point being the beginning of a reverse curve, having a radius of 200.00 feet, and whose chord bears South 09 degrees 57 minutes 07 seconds West, a distance of 63.25 feet;

THENCE along said reverse curve, with the west line of said Tour 18 Drive, through a central angle of 18 degrees 11 minutes 42 seconds for an arc distance of 63.51 feet to an "X" cut set in concrete for corner;

THENCE South 00 degrees 51 minutes 16 seconds West, with the west line of said Tour 18 Drive, a distance of 91.23 feet to an "X" cut set in concrete for corner, said point being in the north line of a 15 foot Equestrian Right of Way, dedicated by said Estates at Tour 18, Section One plat;

THENCE South 89 degrees 25 minutes 07 seconds West, with the north line of said Equestrian Right of Way, a distance of 102.60 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;

THENCE North 76 degrees 55 minutes 24 seconds West, with the north line of said Equestrian Right of Way, a distance of 212.79 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;

THENCE North 02 degrees 35 minutes 01 seconds East, with the east line of said Equestrian Right of Way, a distance of 407.93 feet to the **POINT OF BEGINNING** and containing 3.226 acres of land, more or less, and being subject to any and all easements that may affect.

And, therefore, know all men by these presents:
THAT TOUR 18, Inc., acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as THE ESTATES AT TOUR 18, SECTION ONE, LOTS 11R1 and 11R2, BLOCK 2 an addition to the Town of Flower, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

BY:
Denis Wilkerson, President
Tour 18, Inc. (f.k.a. Tour 18 II, LTD.)

State of Texas §
County of Denton §
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Denis Wilkerson*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for
the State of Texas

REPLAT
THE ESTATES AT TOUR 18
SECTION ONE
A Record Plat of Lots 11R1 and 11R2, Block 2
Being 3.226 Acres of land located in the
N.E. Thompson Survey, Abstract Number 1270
Being a replat of Lot 11, Block 2,
The Estates at Tour 18, Section One,
as recorded in Cabinet K, Page 252 P.R.D.C.T.
an addition to the Town of Flower Mound,
Denton County, Texas
— 2016 —

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: June 13, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0016 - Red Hawk Addition) to create a residential subdivision. The property is generally located west of Simmons Road and south of Wichita Trail.**

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 is to create four residential lots with a minimum lot size of one acre. The subject property is 4.16 acres and currently undeveloped. The proposed single-family residential lots are in conformance with the development standards of Planned Development District No. 144 (PD-144).

Access to three lots will be provided from Simmons Road and one lot will have access from Wichita Trail. The plat depicts necessary setbacks and easements.

On March 21, 2016, the Town Council approved rezoning the subject site (ZPD15-0014) from Agricultural District (A) uses to PD-144 with Single-Family Estate (SF-E) uses, with certain modifications, exceptions and waivers to the Code of Ordinances.

III. CORRESPONDENCE

Since this property is zoned single-family residential, 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 that also live within the same subdivision. At the time this report was written, staff had received one correspondence in opposition to this project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-144

B. Application Details

1. Replat Package

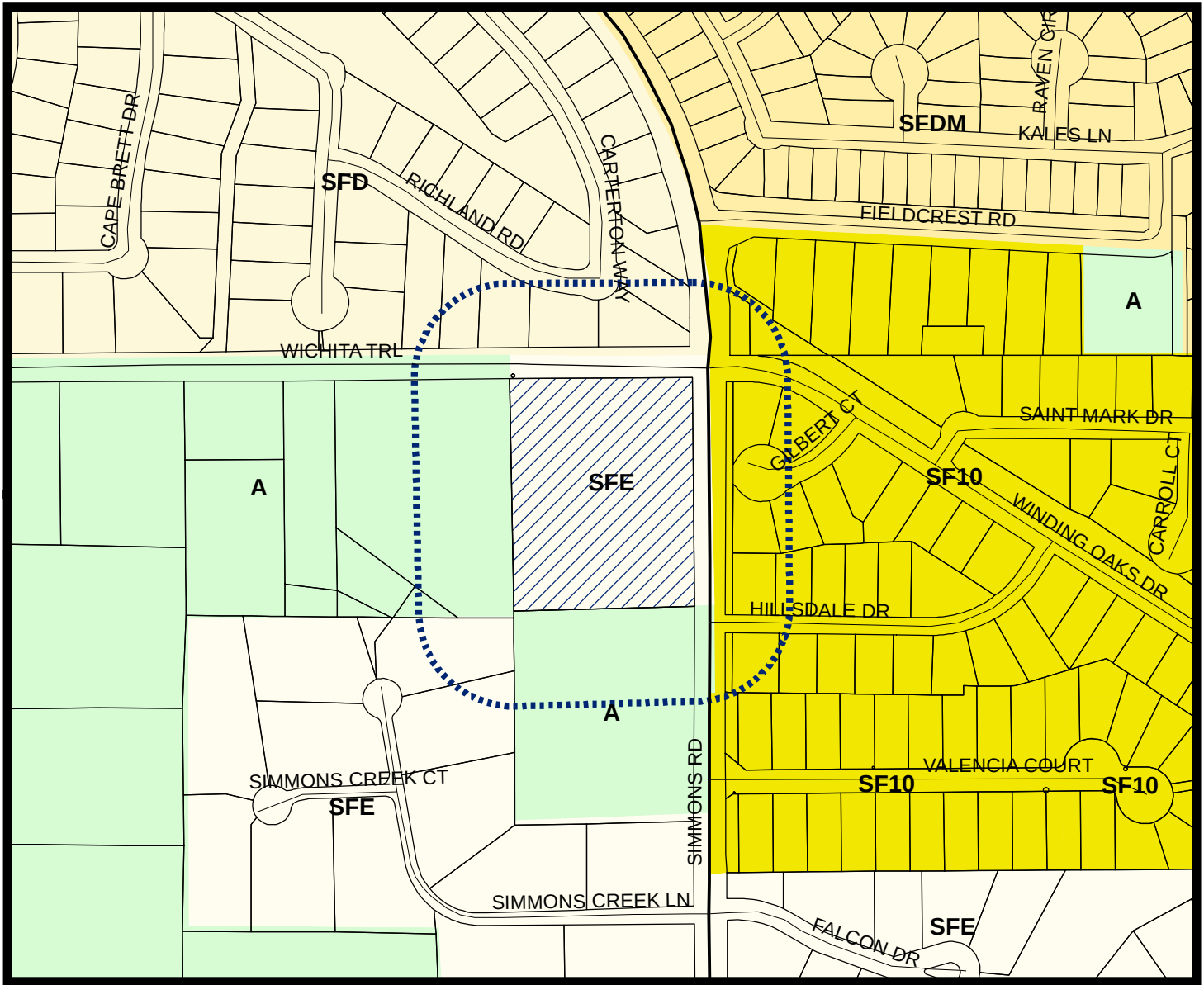
C. Correspondence

1. Correspondence in Opposition



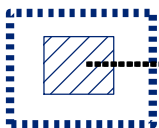
Vicinity Map

Reference Project: RP16-0016



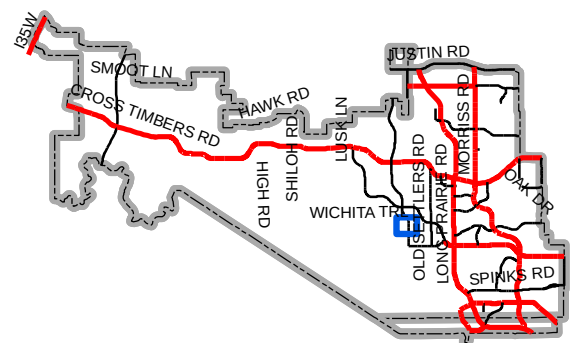
LEGEND

- Agriculture
- Single Family Estate
- Single Family Density Medium
- Single Family 10
- Single Family Density

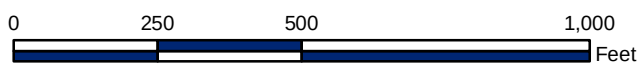


Subject Property

200 ft Notification Buffer around Property



Map Location





April 22, 2016

Ms. Gina Constanza-Grant
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Red Hawk Application for a Plat

Dear Ms. Constanza-Grant:

Homeyer Engineering, Inc., on behalf of Vaquero Development, is submitting this planned development request for Red Hawk 4.16 acres, located on the southwest corner of Wichita Trail and Simmons Road. We are proposing to plat the subject property into four (4) residential lots. The existing zoning for this development is PD-144 with SF-E.

If you have any questions regarding the plans, please feel free to give me a call at 972-906-9985 or you can reach me by email at mhasikin@hei.us.com.

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440

A handwritten signature in blue ink, appearing to read 'Matt Haskin', is written over a horizontal line.

Matt Haskin, P.E.
Project Manager

xc: Project File

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 16-16**

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 4.16 ACRES OF LAND FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 144 (PD-144) WITH SINGLE-FAMILY ESTATE (SF-E) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as 4.16 acres of land situated in the B. Waters Survey, Abstract Number 1378, and a remainder of Tract 5, Northlake Estates, have filed an application to change the zoning from Agricultural District (A) to Planned Development District No. 144 (PD-144) with Single-Family Estate (SF-E) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on February 22, 2016, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on March 21, 2016, with respect to the proposed planned development district as described herein; and,

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

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

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

SECTION 1

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

4.16 acres of land situated in the B. Waters Survey, Abstract Number 1378, and a remainder of Tract 5, Northlake Estates, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 144 (PD-144) with Single-Family Estate (SF-E) uses.

SECTION 2

The development standards and concept plan of the proposed Planned Development District No. 144 (PD-144), attached hereto as Exhibits "B," and "C," each incorporated herein for all purposes, are hereby approved as the development standards and concept plan for this Planned Development District No. 144 (PD-144).

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. 144 (PD-144), 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," and "C," 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

ORDINANCE NO. 16-16

Page 3

Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7

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

SECTION 8

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

SECTION 9

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

SECTION 10

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

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF
FLOWER MOUND, TEXAS, BY A VOTE OF 4 TO 1, ON THIS THE 21ST DAY OF
MARCH, 2016.

APPROVED:

Thomas E. Hayden
Thomas E. Hayden, MAYOR

ORDINANCE NO. 16-16

Page 4

ATTEST:


Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:


Bryn Meredith, TOWN ATTORNEY

Exhibit "A" Legal Description

FIELD NOTES to all that certain lot, tract or parcel of land situated in the B Waters Survey, Abstract Number 1378, Denton County, Texas and being the remainder of Tract 5 of Northlake Estates, an addition to the Town of Flower Mound, according to the plat thereof recorded in Cabinet B, Page 154, Plat Records, Denton County, Texas, the subject tract being more particularly described as follows,

COMMENCING from a 1/2" iron rod found in the south line of Wichita Trail being the northwest corner of a 1.422 acre tract of land described in a deed to Jeffrey J. Jutte and Melanie C. Jutte, as recorded in County Clerk File Number 2006-75879, Real Property Records, Denton County, Texas and being the northeast corner of a tract of land described in a deed to Clyde B. Carter III, as recorded in County Clerk File Number 2005-15810 of said Real Property Records

THENCE North 89 degrees 32 minutes 19 seconds East with the south line of said Wichita Trail, the north line of said 1.422 acre tract and the north line of Tracts 3 and 4 of Northlake Estates, an addition to the Town of Flower Mound, according to the plat thereof recorded in Cabinet B, Page 154, Plat Records, Denton County, Texas, at a distance of 109.18 feet passing a 1/2" iron rod found for the northeast corner of said 1.422 acre tract and the northwest corner of said Tract 3, continuing along said course and the north line of said Tract 4, at a distance of 375.90 feet for a total distance of 485.08 feet to a point, said point being the POINT OF BEGINNING.

THENCE North 89 degrees 32 minutes 19 seconds East a distance of 204.83' along the south line of Wichita Trail to a capped iron rod found stamped "Half" on the north line of said Tract 5 and being the beginning of a curve to the right having a radius of 164.00 feet and a chord bearing and distance of South 82 degrees 16 minutes 02 seconds East, 45.14 feet,

THENCE southeasterly, departing the North line of said Tract 5, with the arc of said curve and the south line of Wichita Trail, an arc distance of 45.29 feet to a capped iron rod found stamped "Half" at the beginning of a curve to the left having a radius of 221.00 feet and a chord bearing and distance of South 82 degrees 12 minutes 55 seconds East, 61.62 feet;

THENCE southeasterly with the arc of said curve and the south line of Wichita Trail, an arc distance of 61.82 feet to a capped iron rod found stamped "Half" for a corner on the north line of the herein described tract,

THENCE North 89 degrees 43 minutes 13 seconds East with the south line of Wichita Trail, a distance of 45.00 feet to a capped iron rod set for the most northerly northeast corner of the herein described tract;

THENCE South 44 degrees 57 minutes 55 seconds East with a southwest line of Wichita Trail, a distance of 34.92 feet to a capped iron rod set in the east line of said Tract 5 and the west line of Simmons Road for the most easterly northeast corner of the herein described tract

THENCE South 00 degrees 00 minutes 22 seconds West with the west line of Simmons Road and the east line of said Tract 5, a distance of 439.64 feet to a capped iron rod set for the southeast corner thereof, the southeast corner of the herein described tract and the northeast corner of Lot 1 of Rockbrook Montessori Academy, an addition to the Town of Flower Mound, according to the plat thereof recorded in Document Number 2011-66 of said Plat Records

THENCE South 88 degrees 22 minutes 36 seconds West with the north line thereof and the south line of said Tract 5, a distance of 378.39 feet to a 1/2" iron rod found for the southwest corner thereof, the northwest corner of said Lot 1, in the east line of said Tract 4 and being a corner on the south line of the herein described tract;

THENCE North 00 degrees 14 minutes 07 seconds West with the east line of Tract 4, a distance of 487.62 feet to the PLACE OF BEGINNING and being 4.16 acres of land more or less.

ORDINANCE NO. 16-16

Page 6

Exhibit "B"

DEVELOPMENT STANDARDS
Planned Development District No. 144 (PD-144)
Single-Family Estate (SF-E)

RED HAWK

The Development depicted in 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. Single-Family Estate (SF-E) uses. Development of PD-144 designated on Exhibit "C," the Concept Plan for Red Hawk, comprising approximately 4.16 acres, shall be in compliance with all regulations applicable to Single-Family Estate (SF-E) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. Permitted Uses: The following uses may be permitted in areas designated on the Concept Plan.

- a. Dwelling, single-family detached
- b. Garage Sale, subject to section 98-982
- c. Swimming pool, private subject to section 98-996
- d. Home occupation, subject to section 98-984
- e. Accessory use, general, subject to section 98-972

2. Specific Uses: No uses requiring a specific use permit shall be permitted within PD-144.

3. Temporary Uses: No temporary uses shall be permitted within PD-144.

B. Minimum and Maximum Dimensions

1. Minimum lot width: The minimum lot width for all residential uses in PD -144 shall be hundred (100') at the 40-foot front building line, subject to Section 98-1024.

2. Minimum side yard: The minimum side yard for all residential uses in PD -144 shall be ten feet (10'), subject to section 98-1027.

C. Exceptions

The following exceptions shall be granted with the approval of Planned Development District-144 (PD-144).

- 1. An exception to the requirements of Section 90-423, Underground Utilities, of the Code of Ordinances to allow approximately 152 linear feet of overhead utility lines**

ORDINANCE NO. 16-16

Page 7

that are located within the subject property and along Wichita Trail and Simmons Road to remain overhead.

2. An exception to allow driveway access to residential lots from arterial and/or collector streets.
3. An exception to the Town's access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances, as it may be amended, specifically to allow the construction of driveway for Lot 2 along Simmons Road at a distance not less than 150 feet from the curb line of the Wichita Trail right turn lane.
4. An exception to Section 90-272, to allow the lot depth to exceed 2 1/2 times the lot width.

EXHIBIT "C" - CONCEPT PLAN

CONCEPT PLAN

RED HAWK
4.16 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

DRAWN: SDBS

DATE: 04/11/2014
PAGE 6: 14-134

SHEET NO:
D.P.

HOMER
ENGINEERING, INC.
TEMP. FIRM REGISTRATION NO. F-440
O. BOX 88327 • LEXINGTON, KY 40508
423-608-0909 PHONE • 423-608-0907 FAX
WWW.HELLIS.COM



1. The first of these is the fact that the *Journal* is a very valuable source of information for the study of the history of the United States. It contains a great deal of material which is not found elsewhere, and it is written in a style which is both interesting and instructive.

2. The second of these is the fact that the *Journal* is a very valuable source of information for the study of the history of the United States. It contains a great deal of material which is not found elsewhere, and it is written in a style which is both interesting and instructive.

3. The third of these is the fact that the *Journal* is a very valuable source of information for the study of the history of the United States. It contains a great deal of material which is not found elsewhere, and it is written in a style which is both interesting and instructive.

4. The fourth of these is the fact that the *Journal* is a very valuable source of information for the study of the history of the United States. It contains a great deal of material which is not found elsewhere, and it is written in a style which is both interesting and instructive.

5. The fifth of these is the fact that the *Journal* is a very valuable source of information for the study of the history of the United States. It contains a great deal of material which is not found elsewhere, and it is written in a style which is both interesting and instructive.

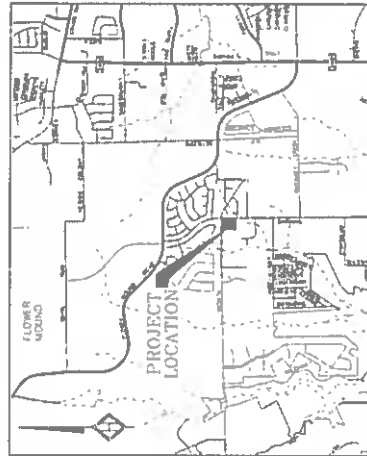
6. The sixth of these is the fact that the *Journal* is a very valuable source of information for the study of the history of the United States. It contains a great deal of material which is not found elsewhere, and it is written in a style which is both interesting and instructive.

7. The seventh of these is the fact that the *Journal* is a very valuable source of information for the study of the history of the United States. It contains a great deal of material which is not found elsewhere, and it is written in a style which is both interesting and instructive.

8. The eighth of these is the fact that the *Journal* is a very valuable source of information for the study of the history of the United States. It contains a great deal of material which is not found elsewhere, and it is written in a style which is both interesting and instructive.

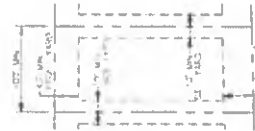
9. The ninth of these is the fact that the *Journal* is a very valuable source of information for the study of the history of the United States. It contains a great deal of material which is not found elsewhere, and it is written in a style which is both interesting and instructive.

10. The tenth of these is the fact that the *Journal* is a very valuable source of information for the study of the history of the United States. It contains a great deal of material which is not found elsewhere, and it is written in a style which is both interesting and instructive.



VICINITY MAP

SCALE 1' = 2000'



TRACK DELTA

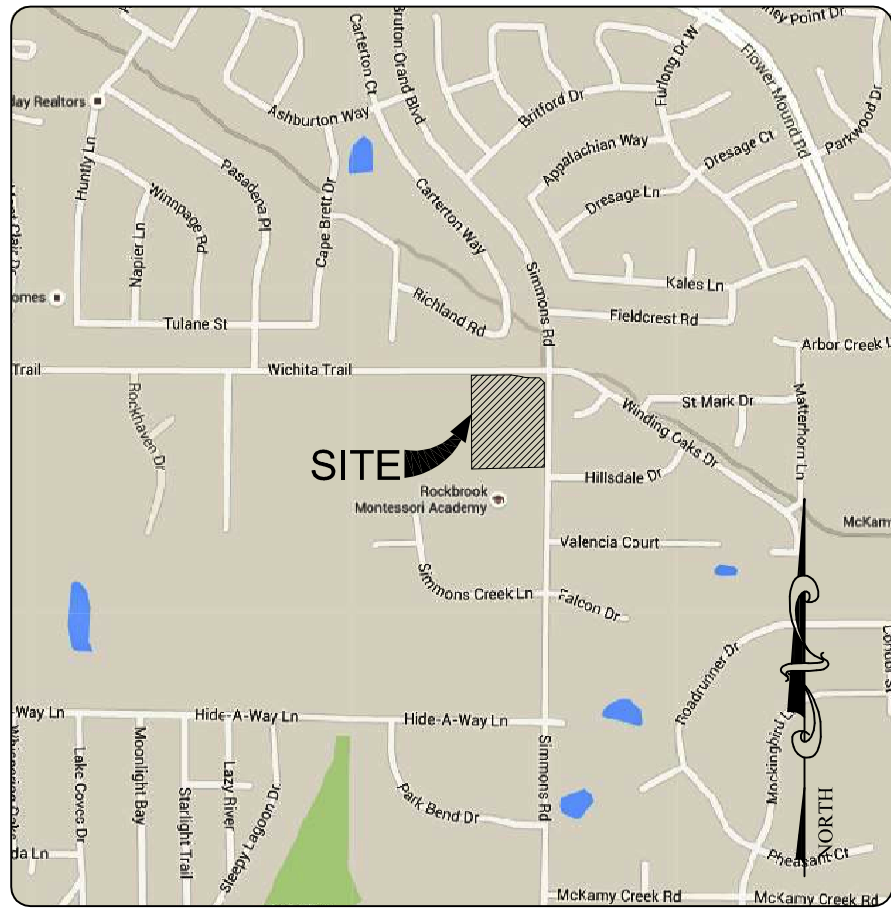
PRODUCED USING S1000A25	PD 144 MTH 5 C LYS	41,260 SF
STANDARD LOT 57E	STANDARD LOT 57E	100'
STANDARD FRONT YARD	STANDARD FRONT YARD	40'
STANDARD SIDE YARD	STANDARD SIDE YARD	10'
STANDARD REAR YARD	STANDARD REAR YARD	30'
STANDARD FLOOR AREA	STANDARD FLOOR AREA	2,400 SF
STANDARD HEIGHT	STANDARD HEIGHT	25'
STANDARD LOT COVER	STANDARD LOT COVER	25%

NOTE: ONLY ONE DRIVEWAY PER LOT IS ALLOWED.

NOTE: ONLY ONE CORRECTION PER
ENTRY IS ALLOWED.

CURVE DATA				
CURVE	PIVOT	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	104.49	48.39	45.47	88.1022 E
C2	104.49	47.49	44.49	88.1022 E

MASTIFF PLAN FEATURES	
LAND USE PLAN	CROSS-TURBIDITY PROTECTION AREA
SPONTIC PLANT	THIS DEVELOPMENT IS NOT LOCATED WITHIN SPONTIC AREA PLANT
GRAIN DESERT PLAN	LONG SQUARE DISTRICT
PARKS AND TRAILS	EXISTING TRAIL ON EAST SIDE OF SUMMIT ROAD
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
PHOTODUPLICATION PLAN	SUMMIT ROAD - GRAIN WAGON ARTERIAL, ADJACENT WITH 70 FOOT OF ROW
WATER PLAN	SUMMIT ROAD - 12 INCH WATER LINE 4551' SO. OF ROAD
	WICHITA TRAIL - 12 INCH WATER LINE SOUTH SIDE OF ROAD
WATER MAIN PLAN	SUMMIT ROAD - 24 INCH SANITARY SEWER NORTH OF WICHITA DRIVE
ECONOMIC IMPACT	



VICINITY MAP
1" = 1,000'

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF FLOWER MOUND, COMMUNITY NUMBER 480777 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 540 G OF SAID MAP.
- THE SUBJECT PROPERTY IS ZONED PD-144 WITH SF-E USES.
- THE PURPOSE OF THE REPLAT IS TO CREATE 4 RESIDENTIAL LOTS.
- ALL DRAINAGE EASEMENTS AND DETENTION PONDS ARE PRIVATE AND TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS.
- HOMEOWNERS ARE REQUIRED TO PROVIDE AN INDIVIDUAL LOT GRADING PLAN WHICH MATCHES THE INTENT OF THE OVERALL GRADING PLAN AND INCLUDES DRIVEWAY AND SIDEWALK LOCATIONS.
- ALL TREES SHALL REMAIN. ANY REMOVAL BY THE PROPERTY OWNER SHALL REQUIRE SUBMITTAL TO THE TOWN OF FLOWER MOUND FOR APPROVAL PER ORDINANCE 63-08.
- EACH HOMEBUILDER WILL BE REQUIRED TO PLACE SIDEWALK ALONG THE FRONTAGE OF SIMMONS ROAD.

DRAINAGE EASEMENT NOTES:

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

CULVERT TABLE			
LOT	DRIVEWAY CULVERT	Q100	CULVERT SLOPE
1	18 INCH RCP	2.1 CFS	0.5% MINIMUM

ZONING STANDARDS TABLE

PD 144 WITH SF-E USES	
MINIMUM LOT SIZE:	43,560 SF
MINIMUM LOT WIDTH:	100'
MINIMUM FRONT YARD:	40'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	30'
MINIMUM FLOOR AREA:	2,400 SF
MAXIMUM HEIGHT:	35'
MAXIMUM LOT COVERAGE:	25%
ONLY ONE DRIVEWAY PER LOT	

LEGEND

R.O.W. = RIGHT OF WAY B.L. = BUILDING LINE POB = POINT OF BEGINNING CM = CONTROLLING MONUMENT IRF = IRON ROD FOUND CAP/IRF = CAPPED IRON ROD FOUND CAP/IRS = CAPPED IRON ROD SET P.R.D.C.T. = PLAT RECORD DENTON COUNTY TEXAS D.R.D.C.T. = DEED RECORD DENTON COUNTY TEXAS DOC. NO. = DOCUMENT NUMBER INST. NO. = INSTRUMENT NUMBER P.U.E. = PUBLIC UTILITY EASEMENT W.E. = WATER EASEMENT P.D.E. = PRIVATE DRAINAGE EASEMENT TOFM MON = TO TOWN OF FLOWER MOUND MONUMENT RCP = REINFORCED CONCRETE PIPE	◆ = FIRE HYDRANT ⊞ = BURIED VERIZON BOX H = WATER VALVE ● = POWER POLE — = OVERHEAD UTILITY — = GUY WIRE ⊙ = SANITARY SEWER MANHOLE B.L. = BUILDING LINE — = BARBED WIRE FENCE — = WOOD FENCE — = CONCRETE — = ROAD CENTERLINE — = SURVEY LINE
---	--

DRIVEWAY ACCESS TABLE

LOT-1	ON WICHITA TRAIL, MINIMUM 250-FEET FROM SIMMONS ROAD
LOT-2	ON SIMMONS ROAD, MINIMUM 150-FEET FROM WICHITA TRAIL
LOT-3	ON SIMMONS ROAD, MINIMUM 250-FEET FROM WICHITA TRAIL
LOT-4	ON SIMMONS ROAD, MINIMUM 250-FEET FROM WICHITA TRAIL
ONLY ONE DRIVEWAY PER LOT.	

BENCHMARKS:

TOWN OF FLOWER MOUND BM #16: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE SOUTHWEST CORNER OF A CONCRETE CURB INLET IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF HILLSDALE DRIVE & SIMMONS ROAD.

N:7,056,844.175
E:2,401,201.088
ELEV=620.65

TOWN OF FLOWER MOUND BM #2: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE STREET AT THE INTERSECTION OF CORAL SPRINGS DRIVE & CREEK VIEW DRIVE.

N:7,057,026.401
E:2,393,708.187
ELEV=594.29

APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

CLAUDIO FOREST, CHAIRMAN
PLANNING AND ZONING COMMISSION

DATE
_____, 2016

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

DOUG POWELL, EXECUTIVE DIRECTOR
OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS Elms & Grant, DBA, Vaquero Development, is the sole owner of a tract of land situated in the B. Water Survey, Abstract Number 1378, Denton County, Texas, and being a part of Tract 5 of Northlake Estates, an addition to the Town of Flower Mound, according to the plat thereof recorded in Cabinet B, Page 154, Plat Records, Denton County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the East line of Tract 4 in said Addition for the Southwest corner of the herein described tract, the Southwest corner of said Tract 5 and the Northwest corner of Lot 1 of Rockbrook Montessori Academy Campus, an addition to the Town of Flower Mound, according to the plat thereof recorded in Document Number 2011-66 of said Plat Records, from which a 1/2" iron rod found for the Southeast corner of said Tract 4 bears South 01 degrees 21 minutes 25 seconds West, a distance of 14.74 feet;

THENCE North 00 degrees 13 minutes 07 seconds West with the East line thereof and the West line of said Tract 5, a distance of 487.63 feet to a point in the South right-of-way line of Wichita Trail for the Northwest corner of the herein described tract, from which a 1/2" pipe found bears South 00 degrees 13 minutes 07 seconds East, a distance of 2.02 feet and a 1/2" iron rod found for the Northwest corner of a tract of land described in a deed to Jeffrey J. Jutte and Melanie C. Jutte, as recorded in County Clerk File Number 2006-75879, Real Property Records, Denton County, Texas bears South 89 degrees 32 minutes 19 seconds West, a distance of 485.22 feet;

THENCE North 89 degrees 32 minutes 19 seconds East with the South line of said Trail, a distance of 204.69 feet to a capped iron rod found stamped "HALFF" at the beginning of a curve to the right having a radius of 164.00 feet and a chord bearing and distance of South 82 degrees 16 minutes 02 seconds East, 45.14 feet;

THENCE Southeasterly with the arc of said curve and the South line of said Trail, an arc distance of 45.29 feet to a capped iron rod found stamped "HALFF" at the beginning of a curve to the left having a radius of 221.00 feet and a chord bearing and distance of South 82 degrees 12 minutes 55 seconds East, 61.62 feet;

THENCE Southeasterly with the arc of said curve and the South line of said Trail, an arc distance of 61.82 feet to a capped iron rod found stamped "HALFF" for a corner on the North line of the herein described tract;

THENCE North 89 degrees 43 minutes 13 seconds East with the North line of said Trail, a distance of 45.00 feet to a capped iron rod set for the most Northerly Northeast corner of the herein described tract;

THENCE South 44 degrees 57 minutes 55 seconds East with a Northeast line of said Trail, a distance of 34.92 feet to a capped iron rod set in the West line of Simmons Road for the most Easterly Northeast corner of the herein described tract;

THENCE South 00 degrees 00 minutes 22 seconds West with the West line of said Road, a distance of 439.64 feet to a capped iron rod set in the South line of said Tract 5 for the Southeast corner of the herein described tract and the Northeast corner of said Lot 1;

THENCE South 88 degrees 22 minutes 36 seconds West with the North line thereof and the South line of said Tract 5, a distance of 378.39 feet to the PLACE OF BEGINNING and enclosing 4.16 acres of land more or less.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Vaquero Development and Deacon Investment Company, do hereby adopt this Replat designating the herein above described property as Red Hawk Addition, an Addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, and Lots 1-4, Block A, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

BY: Vaquero Development and Deacon Investment Company

Authorized Signature or Owner

Printed Name and Title

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for

State of Texas

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

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

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

STATE OF TEXAS
COUNTY OF DENTON

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

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

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

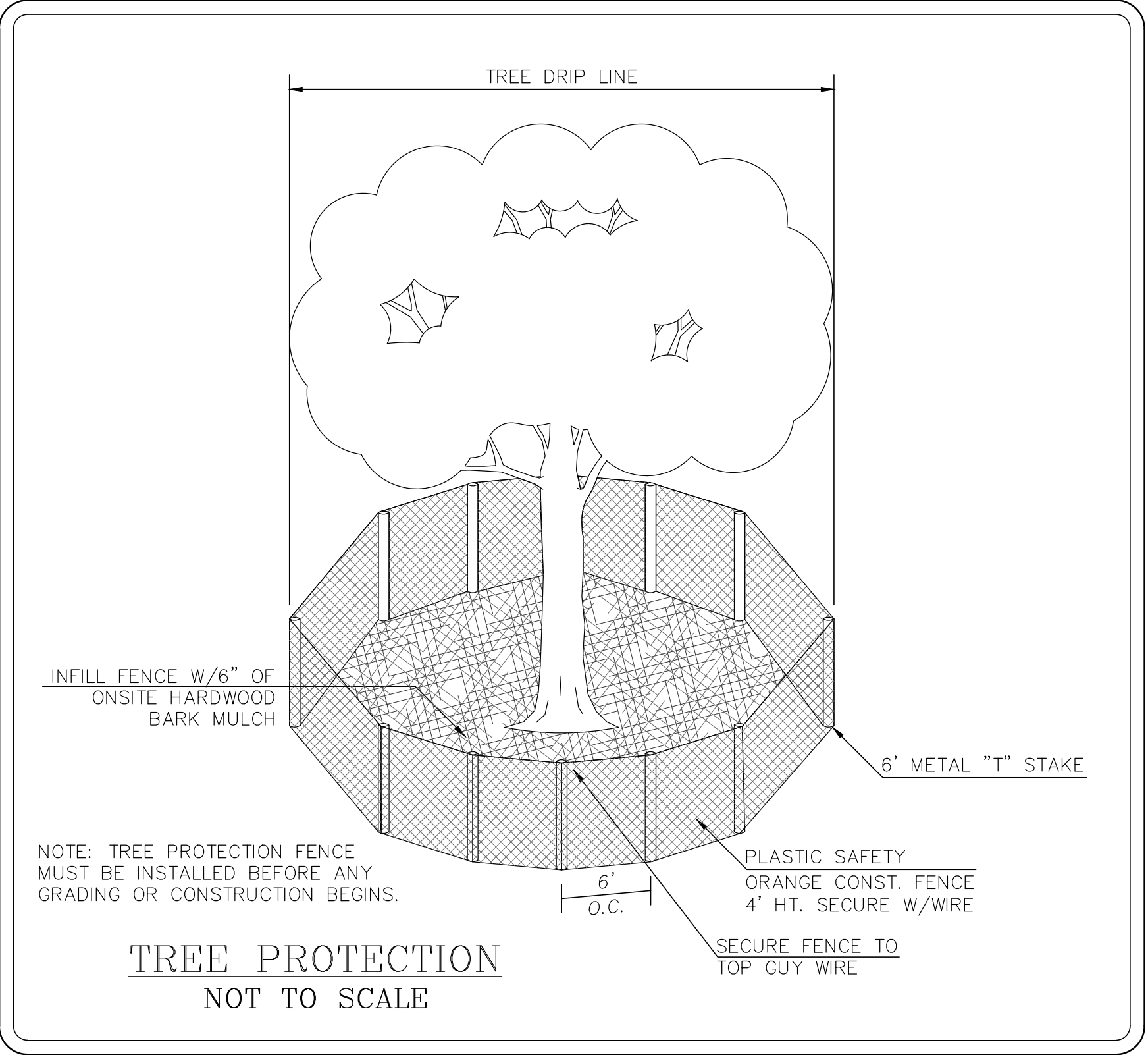
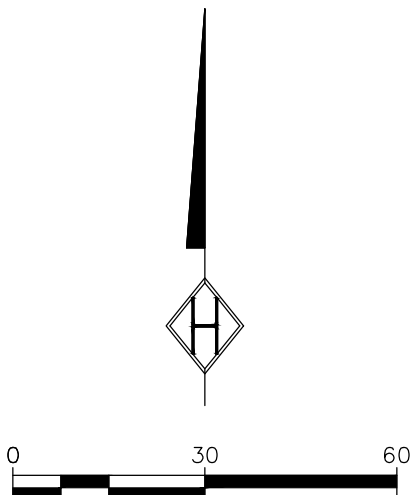
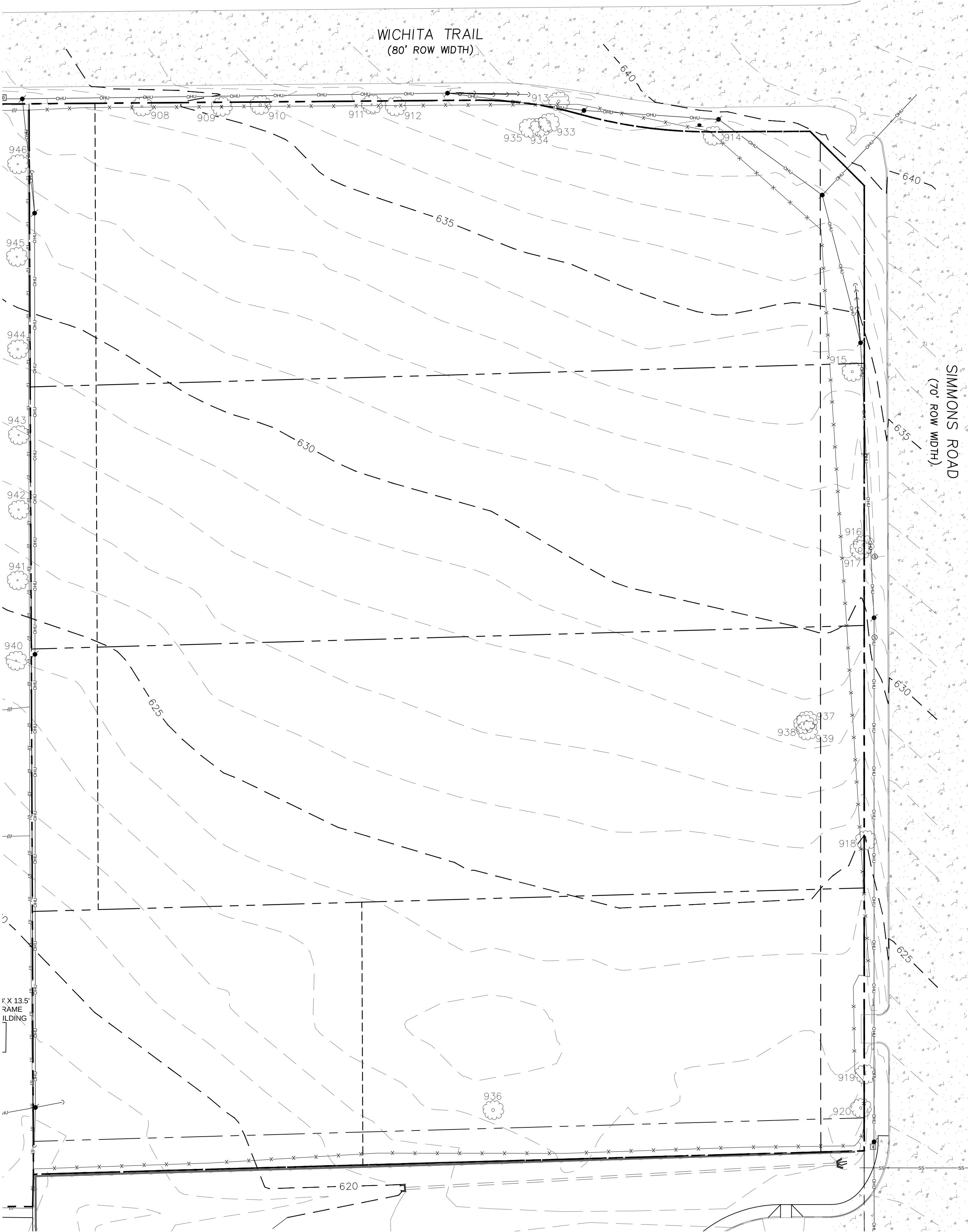
A RECORD PLAT OF LOTS 1-4, BLOCK A
RED HAWK ADDITION
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING A REPLAT OF TRACT 5,
NORTHLAKE ESTATES ADDITION,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN CAB. B, PG. 154
OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 140822-PP
DRAWN BY: TK
DATE: 5-10-2016
R.P.L.S.
PAUL JUSTIN WHITLOCK

TOWN OF FLOWER MOUND CASE NO. RP16-0016

\\nas01\projects\14-124\reports\external\submit\14-124-016 tree survey.dwg Tuesday, May 10, 2016 2:03:31 PM



- NOTES:
- 1. ALL TREES SHALL REMAIN. ANY REMOVAL BY THE PROPERTY OWNER SHALL REQUIRE SUBMITTAL TO THE TOWN OF FLOWER MOUND FOR APPROVAL PER ORDINANCE 63-08.
 - 2. WHEN WORKING WITHIN THE TREE VICINITY, TREE PROTECTION SHALL BE PROVIDED FOR ANY PROTECTED TREE DURING THE COURSE OF CONSTRUCTION.
 - 3. THE TREE PRESERVATION AND ENFORCEMENT OFFICER MAY REQUIRE ADDITIONAL MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED. FOR ADDITIONAL ASSISTANCE PLEASE CONTACT THE TOWN OF FLOWER MOUND AT 972.874.6340.

TREE INVENTORY							
TREE NUMBER	TREE DIAMETER (IN)	TREE SPECIES	PROTECTED SPECIES	COMMENTS	TO BE MITIGATED	CANOPY SPREAD	LOCATION COORDINATES
908	10"	POISON SUMAC	NO	POOR (Toxic)	PRESERVE		N: 7057381.3080 E: 2400787.7920
909	10"	NETLEAF HACKBERRY	NO	FAIR	PRESERVE		N: 7057381.2260 E: 2400824.0990
910	14"	NETLEAF HACKBERRY	NO	FAIR	PRESERVE		N: 7057381.9660 E: 2400841.6720
911	6"	NETLEAF HACKBERRY	NO	FAIR	PRESERVE		N: 7057382.2300 E: 2400892.3630
912	10"	NETLEAF HACKBERRY	NO	FAIR	PRESERVE		N: 7057381.3370 E: 2400903.2260
913	14"	NETLEAF HACKBERRY	NO	FAIR	PRESERVE		N: 7057383.6460 E: 2400977.6310
914	8"	CEDAR ELM	YES	GOOD	PRESERVE		N: 7057367.9600 E: 2401047.9290
915	12"	CEDAR ELM	YES	GOOD	PRESERVE		N: 7057260.4600 E: 2401111.2480
916	16"	CEDAR ELM	YES	GOOD	PRESERVE		N: 7057181.5870 E: 2401116.3480
917	22"	EASTERN RED CEDAR	YES	GOOD	PRESERVE		N: 7057179.4620 E: 2401114.8520
918	9"	CEDAR ELM	YES	GOOD	PRESERVE		N: 7057047.1200 E: 2401117.3990
919	10"	CEDAR ELM	YES	GOOD	PRESERVE		N: 7056940.5040 E: 2401117.0540
933	10"	CEDAR ELM	YES	GOOD	PRESERVE		N: 7057373.8480 E: 2400973.0140
934	6"	CEDAR ELM	YES	GOOD	PRESERVE		N: 7057372.0080 E: 2400969.4340
935	6"	CEDAR ELM	YES	GOOD	PRESERVE		N: 7057371.5430 E: 2400964.2680
936	16"	NETLEAF HACKBERRY	NO	FAIR	PRESERVE		N: 7056924.1730 E: 2400947.7260
937	6"	TEXAS WALNUT	YES	GOOD (YOUNG)	PRESERVE		N: 7057101.4940 E: 2401090.4990
938	6"	TEXAS WALNUT	YES	GOOD (YOUNG)	PRESERVE		N: 7057099.8920 E: 2401089.2290
939	8"	CEDAR ELM	YES	GOOD	PRESERVE		N: 7057097.1040 E: 2401090.5860

PRELIMINARY PLANS

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

STEVEN R. HOMER, PE # 86942

DATE: 05/10/16

HOMERENGINEERING, INC.

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

RED HAWK
4.16 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

DRAWN: MAS

DATE: 01/27/2016

HEI #: 14-134

SHEET NO:
C12

From: Jim Engstrom [mailto:]
Sent: Wednesday, June 01, 2016 11:07 AM
To: Poornima Srinarasi
Subject: replat(RP16-0016)- Red Hawk Addition

To Whom it may concern;

I am writing to let my concerns be known. I live directly across Simmons Rd. from the Proposed Addition. I have live at 3712 Gilbert Ct. for the last 12 years. In those 12 years I have experienced the widening of Simmons Rd. to 4 lanes, The widening of Wichita Trail for Bike traffic, and also the Building of the Gas Complex directly across the street. The total disturbance of my family's everyday life has lasted a total of over 5 years. Now, again I am informed that I will have to endure more construction directly across the street for another couple years. When I bought my property, I did so, in part, because of the beautiful Horse Pasture across from my side door. I also took into account the FLOWER MOUND MASTER PLAN. I believe this plan is the best township plan around, but only when it is enforced. It has not helped my personal situation much. My question to Zoning Commission is: How much development is enough. At some point we must stick to the plan and stop developing just for the sake of the almighty dollar.

I am not naïve enough to think that anyone on the commission has the gumption to stand up for what is right. But, I wanted to voice my opinion and stand up for my family and our Home.

Sincerely,

James Engstrom
3712 Gilbert Ct.
Flower Mound, Tx. 75022
Dir. Pool Sales



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: June 13, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0015 - Home Depot-Silveron Addition) to create a non-residential subdivision. 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 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 is to subdivide Lot 1 of the Home Depot-Silveron Addition into four lots. There are three existing buildings and upon approval of this replat, each of those buildings will be located on a separate lot and may be owned separately. The replat also creates one vacant non-residential lot for future development. The new lots measure 1.56 acres for Lot 1R, 1.32 acres for Lot 3, 1.01 acres for Lot 4, and 2.48 acres for Lot 5. The original plat (RC01-02) was approved by the Planning and Zoning Commission on March 25, 2002.

The subject property includes approximately 6.37 acres of land that is currently developed with three existing office buildings. The property is zoned Planned Development District No. 31 (PD-31) with Campus Commercial uses and located within the Lakeside Business District area plan. Access to the development will continue to be from Lakeside Parkway and through a mutual access easement from the Home Depot lot.

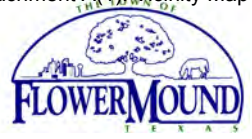
III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

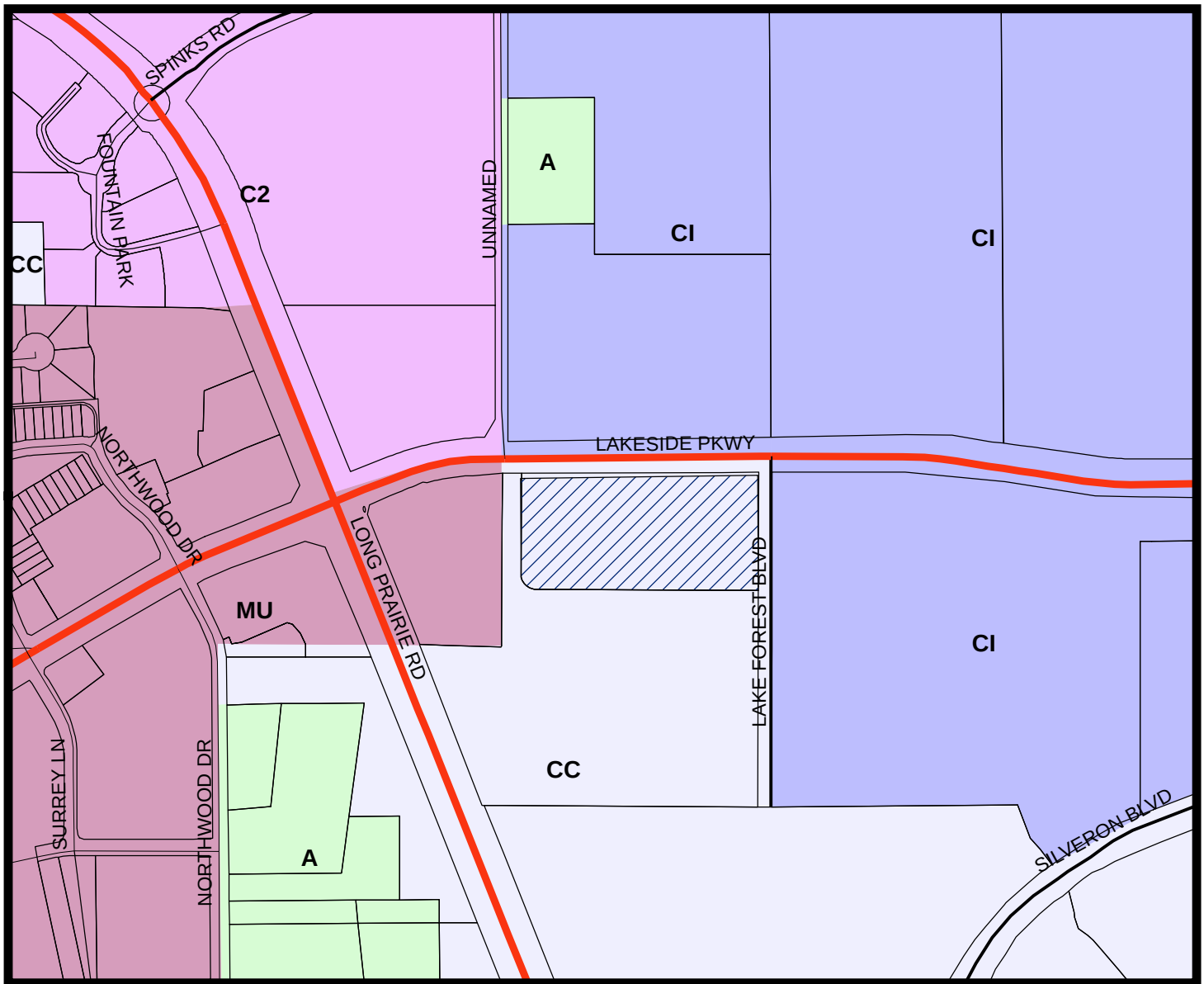
B. Application Details

1. Replat Package



Vicinity Map

Reference Project: RP16-0015

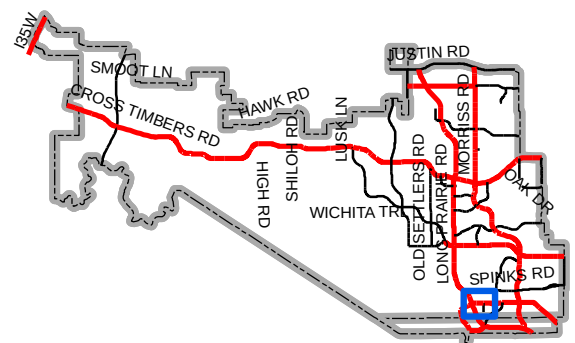
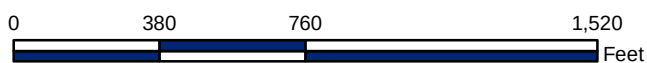


LEGEND

- Agriculture
- Mixed Use
- Commercial 2
- Campus Industrial
- Campus Commercial



Subject Property



Map Location



April 28, 2016

Ms. Gina Constanza-Grant
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

Dear Ms. Constanza-Grant,

The existing zoning for the proposed lot located in the Home Depot Silveron Addition is designated for Campus Commercial uses with Planned Development District 31 (PD-31). We are proposing to replat the subject property into four (4) lots. There are commercial buildings existing on three of the four lots. The existing buildings have a total of 22,383 square feet in addition to parking and landscaping. There is no updated landscaping planned for the site at this time. It is understood that an updated landscaping plan will be required when Lot 1R is developed.

If you have any questions regarding the plans, please feel free to give me a call at 972-906-9985 or you can reach me by email at cbissett@hei.us.com.

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440

A handwritten signature in blue ink, appearing to read 'CAB', is written over a faint, larger blue signature.

Clint A. Bissett, P.E.
Project Manager

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, **PNL PROPERTIES NO. 1, LTD.**, is the sole owner of all that tract of land located in the Town of Flower Mound, Denton County, Texas, a part of the Joseph Knight Survey, Abstract Number 692, and being all of Lot 1, Block A of Home Depot - Silveron Addition as recorded in Cabinet U, Page 452, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" capped iron rod found for the South Right-of-Way line of Lakeside Parkway (120' R.O.W.), and being the Northern point of the common west line of Lot 2 and Lot 1, Block A of Home Depot - Silveron Addition as recorded in Cabinet U, Page 452 of the Plat Records of Denton County, Texas;

THENCE North 89 degrees 12 minutes 23 seconds East with the South Right-of-Way line of said Parkway a distance of 748.58 feet to an "X" cut found in concrete for corner, said point also being the West Right-of-Way line of Lake Forest Boulevard (45' R.O.W.);

THENCE South 00 degrees 27 minutes 16 seconds East with the West Right-of-Way of said Boulevard a distance of 374.01 feet to an "X" cut found in concrete for corner, said point also being the Northeast corner of said Lot 2;

THENCE South 89 degrees 40 minutes 00 seconds West with the Northern line of said Lot 2 a distance of 699.78 feet to a 1/2" capped iron rod found at the beginning of a curve;

THENCE in a Northwesterly direction along the arc of a curve a distance of 78.45 feet, center of which lies to the East, radius of 50.00 feet, chord of which bears North 45 degrees 21 minutes 39 seconds West a distance of 70.65 feet to a 1/2" capped iron rod found;

THENCE North 00 degrees 15 minutes 30 seconds West along the common West line of Lot 2 a distance of 318.06 feet to the PLACE OF BEGINNING and there terminating, enclosing 6.37 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **PNL PROPERTIES NO.1, LTD.**, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS REPLAT **HOME DEPOT - SILVERON ADDITION**, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED.

ALL STREETS, ALLEYS AND RIGHT-OF-WAYS, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF FLOWER MOUND FOR MUNICIPAL PURPOSES. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY AND FIRE LANE EASEMENTS (STREETS, ALLEYS, AND COMMON AREA) 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 OF GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE UTILITY EASEMENTS AS SHOWN. SAID UTILITY EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SOME.

ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSES OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

OWNER: PNL PROPERTIES NO.1, LTD.

BY: _____
BRAD SULLIVAN _____ DATE _____

STATE OF TEXAS
COUNTY OF _____

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

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

NOTARY PUBLIC, _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

LOT ANALYSIS

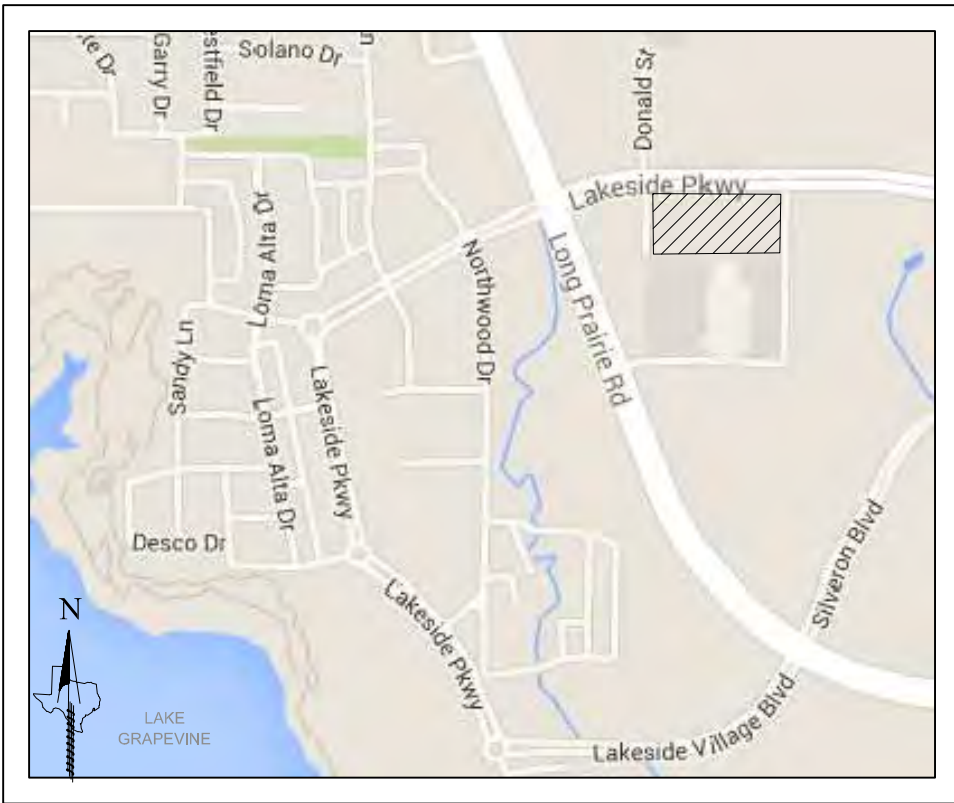
LOT	SQUARE FEET	ACREAGE
1	67,959	1.56
2	57,398	1.32
3	44,045	1.01
4	108,008	2.48

REPLAT
OF
HOME DEPOT -
SILVERON ADDITION
LOTS 1R & 3-5
BLOCK A

PG. 1 OF 1

REPLAT OF LOT 1, BLOCK A,
HOME DEPOT - SILVERON ADDITION,
CABINET U, PAGE 452,
PLAT RECORDS, DENTON COUNTY, TEXAS &
BEING 6.37 ACRES OF LAND LOCATED IN THE
JOSEPH KNIGHT SURVEY, ABSTRACT NO. 692,
AN ADDITION IN THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

VICINITY MAP
NOT TO SCALE



AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, **PNL PROPERTIES NO. 1, LTD.**, IS THE OWNER OF THAT CERTAIN PARCEL OF LAND SITUATED IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED ON THIS PLAT;

NOW, THEREFORE, IN CONSIDERATION OF THE SUM OF ONE AND 00/100 (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY FULLY ACKNOWLEDGED AND CONFESSED, OWNER DOES HEREBY WAIVE, RELEASE, REMISE, QUITCLAIM AND SURRENDER TO THE DALLAS-FORT WORTH REGIONAL AIRPORT BOARD, THE CITIES OF DALLAS, TEXAS AND FORT WORTH, TEXAS, THE TOWN OF FLOWER MOUND, TEXAS, MUNICIPAL CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, HEREINAFTER COLLECTIVELY CALLED "CITIES," FOR THE USE AND BENEFIT OF THE PUBLIC AND ITS AGENCIES, ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND THAT OWNER MAY NOW HAVE OR MAY HEREAFTER HAVE IN THE FUTURE BY REASON OF THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT" BEING DEFINED FOR THE PURPOSES OF THIS INSTRUMENT AS ANY CONTRIVANCE NOW KNOWN OR HEREAFTER INVENTED, USED, OR DESIGNED FOR NAVIGATION OF OR FLIGHT IN THE AIR, BY WHOMSOEVER OWNED AND OPERATED, IN THE AIR SPACE OVER OWNER'S PROPERTY ABOVE A LEVEL MEASURED 150 FEET FROM THE AVERAGE GROUND LEVEL OF SAID PROPERTY AS SAME PRESENTLY EXISTS, TO AN INFINITE HEIGHT ABOVE SAID 150 FEET FROM THE AVERAGE GROUND LEVEL, OR THE CAUSING IN ALL AIR SPACE ABOVE THE SURFACE OF OWNER'S PROPERTY SUCH NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON THE DALLAS-FORT WORTH REGIONAL AIRPORT; AND OWNER DOES HEREBY FULLY WAIVE, REMISE AND RELEASE ANY RIGHT OR CAUSE OF ACTION WHICH IT MAY NOW HAVE OR WHICH IT MAY IN THE FUTURE HAVE AGAINST CITIES, THEIR SUCCESSORS AND ASSIGNS, WHETHER SUCH CLAIM BE FOR INJURY TO PERSON OR DAMAGES TO OR TAKING OF PROPERTY, DUE TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED OR MAY HAVE BEEN CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AND/OR MAINTENANCE OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR THE OPERATION AND/OR MAINTENANCE OF AIRCRAFT OR AIRCRAFT ENGINES AT OR ON SAID DALLAS-FORT WORTH REGIONAL AIRPORT. THIS INSTRUMENT DOES NOT RELEASE THE OWNERS OR OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

IT IS AGREED THAT THIS RELEASE SHALL BE BINDING UPON OWNER'S HEIRS AND ASSIGNS, AND SUCCESSORS IN INTEREST TO SAID PROPERTY DESCRIBED ON THE PLAT, AND IT IS FURTHER AGREED THAT THIS INSTRUMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE RECORDED IN THE PLAT RECORDS OF DENTON COUNTY, TEXAS.

EXECUTED AT _____, TEXAS, THIS _____ DAY OF _____, 2016.

OWNER: PNL PROPERTIES NO.1, LTD.

BY: _____
BRAD SULLIVAN _____ DATE _____

STATE OF TEXAS
COUNTY OF _____

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

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

NOTARY PUBLIC, _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

CLAUDIO FOREST, CHAIRMAN OF PLANNING
AND ZONING COMMISSION

DOUG POWELL, EXECUTIVE DIRECTOR OF
OF DEVELOPMENT SERVICES

_____, 2016

SIGNED AND SEALED

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

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

ERNEST WOORSTER R.P.L.S. # 6509

DATE

STATE OF TEXAS:
COUNTY OF DENTON:

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

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

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

LEGEND

(A) = BLOCK
IRF = IRON ROD FOUND
W.L.E. = WATER LINE EASEMENT
CIRF = CAPPED IRON ROD FOUND
D.E. = DRAINAGE EASEMENT
CITY BENCHMARK # 59
U.E. = UTILITY EASEMENT
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS
R.D.C.T. = DEED RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY, TX

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
www.eaglesurveying.com

ENGINEER

HOMeyer ENGINEERING
P.O. BOX 294527
LEWISVILLE, TX 75029
972.906.9985

OWNER

PNL PROPERTIES NO. 1, LTD.
BRAD SULLIVAN
5708 PINE VALLEY
FLOWER MOUND, TX 75022
214.384.8658

JOB #: 16-56 RP

DATE: 5/24/2016

DRAWN BY: JDC



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: June 13, 2016

FROM: Poornima Srinarasi, Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0002 - LG River Walk Addition) to create a residential subdivision. The property is generally located south of 1st Avenue and east 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.

The project has a companion site plan application (SP16-0006) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this replat is to dedicate certain easements to accommodate the construction of the third phase of apartment buildings within the River Walk at Central Park. The proposed improvements to the site include construction of seven apartment buildings containing 225 dwelling units. The subject property is 5.61 acres.

The proposed lot is bounded by streets on all four sides and the buildings can be accessed from all four streets. The plat also depicts required setbacks and easements. A portion of this lot is located within the floodplain and a note on the plat clarifies that building permits for buildings located within this floodplain shall not be issued until a Letter of Map Revision (LOMR) has been approved by FEMA to alter the floodplain.

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. The proposed replat is in conformance with the approved concept plan and development standards for The River Walk.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

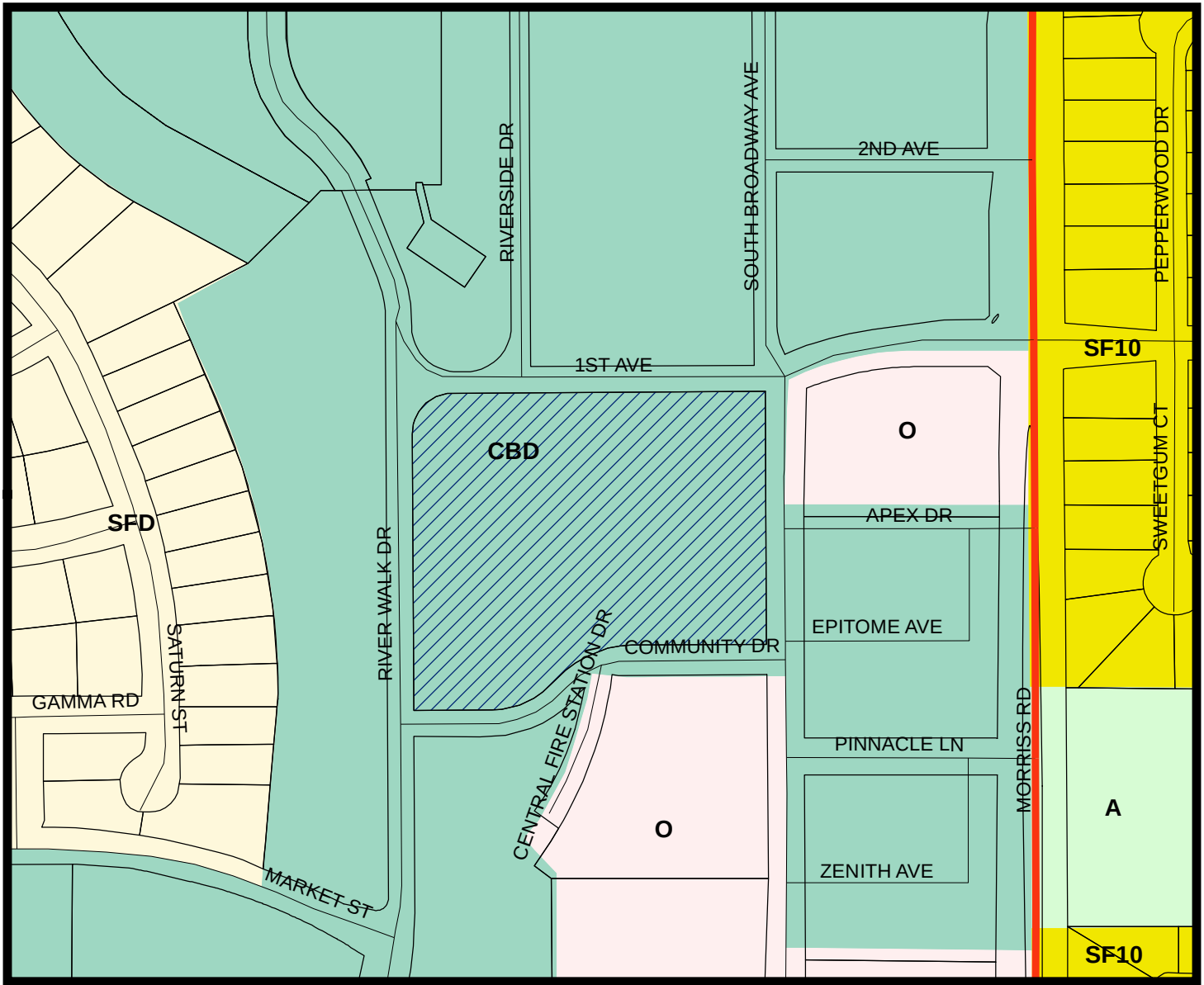
B. Application Details

1. Replat Package



Vicinity Map

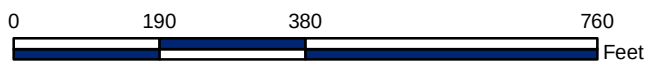
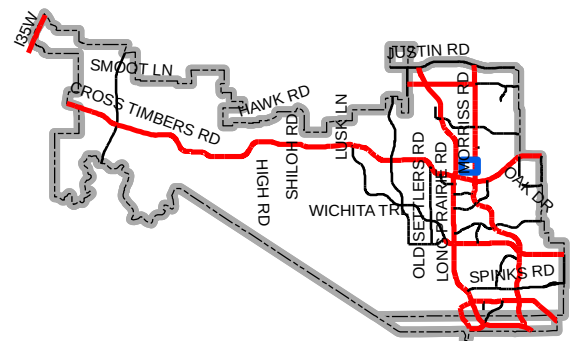
Reference Project: RP16-0002 & SP16-0006



LEGEND

- Central Business District
- Single Family Density
- Agriculture
- Office
- Single Family 10

..... Subject Property



Map Location



March 2, 2016

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

**RE: LG River Walk Apartments – Re-plat and Site Plan Applications
G&A Job Number 15260**

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Re-Plat and Site Plan Application for the LG River Walk Apartments. The property is lot 1, block G, within the River Walk and is approximately 5.6 acres. Lot 1, Block G is east of River Walk Drive between Community and 3rd Avenues.

The proposed improvements will consist of 7 buildings containing a mixture of one, two and three bedroom units. Two of the proposed buildings will appear to be more in line with townhomes but will be the three bedroom for rent units. The buildings, placed along the street frontages, will vary in height from two to four stories per the River Walk zoning. Two story buildings will be along River Walk Drive to keep per the request of the Forums Residential Subdivision during the initial zoning and the building heights will increase as you move into the development. Also, per the current zoning, there is a planned retail area within building 1, at the northwestern portion of the property. Building architecture will complement the existing apartments to the north.

There are a total of 225 units proposed with this phase of the River Walk. Taking into account all of the previous residential properties within River Walk, the current total of proposed or existing units will be 1,166, leaving 84 units for the proposed residential within the panhandle.

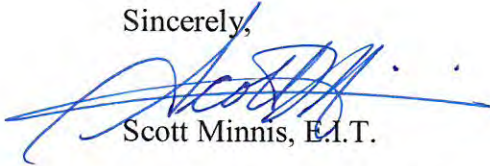
The proposed design for the River Walk LG Apartments will comply with the design principals and conceptual elevations as stated in the River Walk Ordinance.

The buildings are placed up near the streets to define the street edge and to help create the public realm. All surface parking that is not garaged is behind the buildings in the block interior. There is parallel parking along each of the four streets that will calm traffic and protect the pedestrian space. Street trees will be planted to further define the block edges. The retail in Building 1 is strategically placed at the corner of Riverwalk Drive and 1st Avenue to create a visual terminus to River Walk Park. Building 1 is also the most articulated building due to its prominent position in the site.

The buildings are designed to be compatible with the conceptual elevations. They vary in height from 2- story to 4-story and are highly detailed. The designs vary by building type in order to appear less like a project and more like a community developed over time. The variations in the masonry complement this approach. The façade designs have clearly defined bases and tops and use a combination of approved materials to create variety and interest. Elements such as canopies and steel balcony construction provide an additional layer of detail.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Minnis', with a long horizontal flourish extending to the right.

Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Jason McLane, Leon Capital Group



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: June 13, 2016

FROM: Poornima Srinarasi, Planner

ITEM: Consider a request for a Site Plan (SP16-0006 - LG River Walk Apartments) to develop an apartment complex. The property is generally located south of 1st Avenue and east 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.

The project has a companion replat application (RP16-0002) for consideration on the same agenda.

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 the third phase of apartment buildings within The River Walk at Central Park. The site plan depicts seven buildings on Lot 1, Block G, totaling approximately 5.61 acres and containing 225 dwelling units. The site plan provides a breakdown of dwelling units by building type (Type 1 thru 7) and unit type (number of bedrooms and square footage of units).

The current language in the development standards limits the percentage of dwelling units with less than 700 square feet to 15% per single multi-family building. Proposed dwelling units within all seven buildings are 700 square feet and above in size. There are 171 single bedroom units, 44 two bedroom units and 10 three or more bedroom units with the size of each unit ranging from 700 square feet to 1,900 square feet.

The parking for the apartment buildings is located in the interior of the development with perimeter on-street parking along River Walk Drive, South Broadway Avenue, 1st Avenue and Community Drive. The required parking is 271 for this development. The site plan depicts 224 on-site parking spaces (146 interior surface parking spaces and 78 garage parking spaces) and 80 on-street parking spaces for a total of 304 parking spaces. The River Walk development

standards allow on-street parking to be counted toward meeting the required parking. Although the proposed parking meets The River Walk standards, staff has some concern about the shortage of on-site parking spaces, since the on-street parking may be utilized by the general public. Staff has encouraged the applicant to provide more on-site parking spaces. As required by The River Walk development standards, a parking study has been provided by the applicant. (Attachment A(3)).

The concept building heights plan requires the buildings closer to River Walk Drive to be one or two stories in height and buildings further away from River Walk Drive to be a maximum of four stories. The proposed buildings are two to four stories in height and comply with the concept plan. The elevations, building materials, and colors comply with The River Walk development standards.

Park land dedication and park development fees for the developments within River Walk were addressed as part of a development agreement (DA) with the original zoning application (Z 15-07). Based on the DA, the developer owes the Town park development fees of \$1,388 per living unit in the amount of \$312,300.00 payable before a building permit is issued. These fees shall be retained by the Town. The developer also owes the Town a park dedication fee of \$3,549.45 per living unit in the amount of \$798,626.25 payable before a building permit is issued. A portion of these fees shall be deposited into The River Walk Escrow Account in accordance with the DA.

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

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study

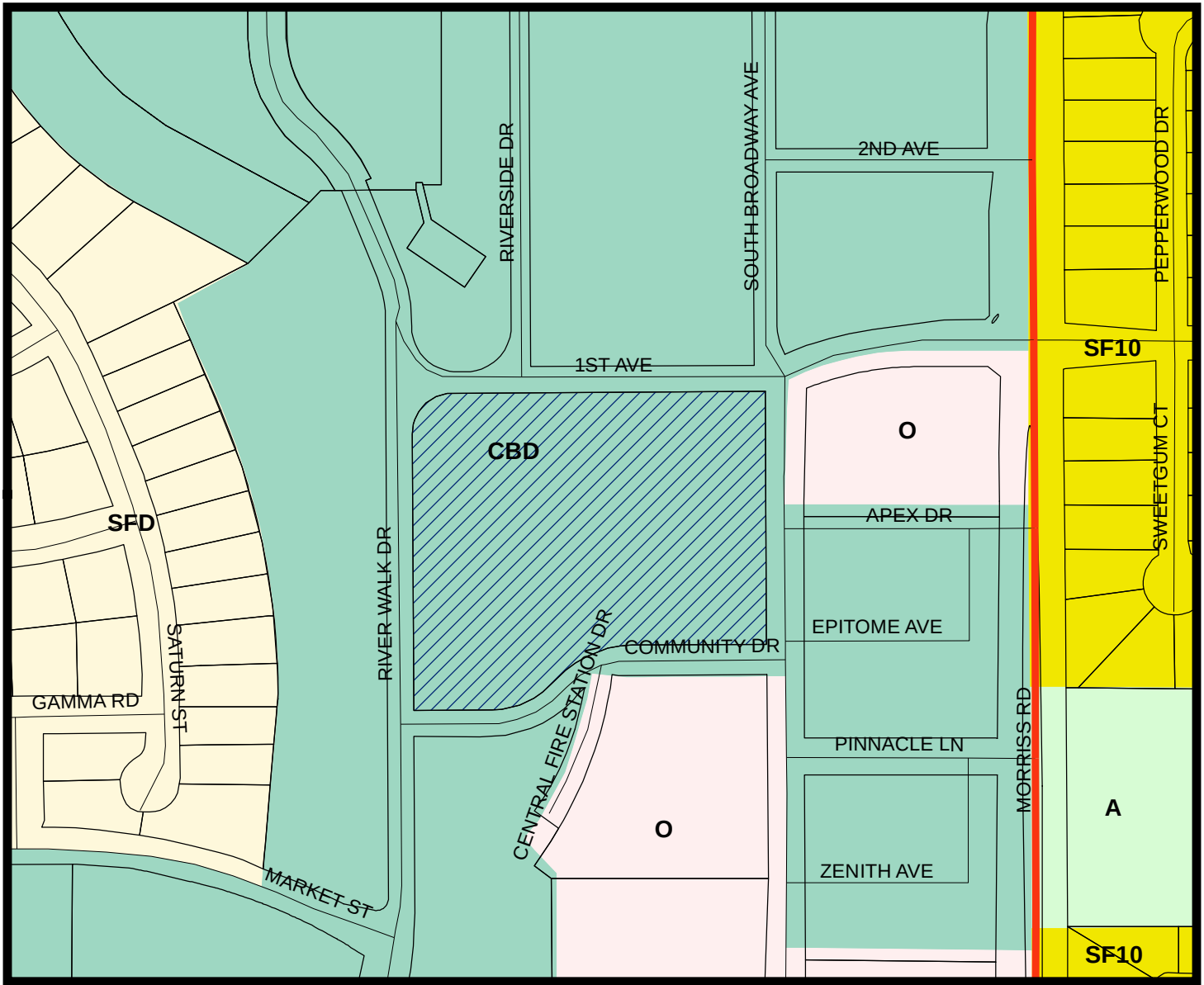
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: RP16-0002 & SP16-0006



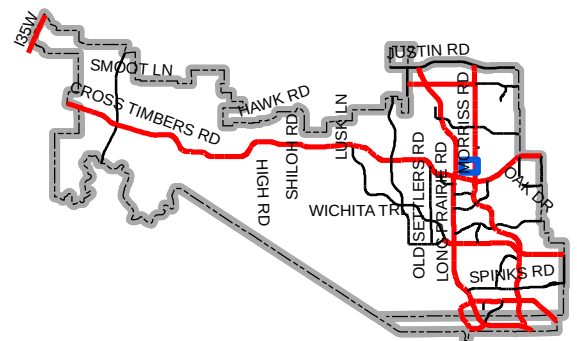
LEGEND

- Central Business District
- Agriculture
- Office
- Single Family 10
- Single Family Density

Subject Property



0 190 380 760 Feet



Map Location



March 2, 2016

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

**RE: LG River Walk Apartments – Re-plat and Site Plan Applications
G&A Job Number 15260**

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Re-Plat and Site Plan Application for the LG River Walk Apartments. The property is lot 1, block G, within the River Walk and is approximately 5.6 acres. Lot 1, Block G is east of River Walk Drive between Community and 3rd Avenues.

The proposed improvements will consist of 7 buildings containing a mixture of one, two and three bedroom units. Two of the proposed buildings will appear to be more in line with townhomes but will be the three bedroom for rent units. The buildings, placed along the street frontages, will vary in height from two to four stories per the River Walk zoning. Two story buildings will be along River Walk Drive to keep per the request of the Forums Residential Subdivision during the initial zoning and the building heights will increase as you move into the development. Also, per the current zoning, there is a planned retail area within building 1, at the northwestern portion of the property. Building architecture will complement the existing apartments to the north.

There are a total of 225 units proposed with this phase of the River Walk. Taking into account all of the previous residential properties within River Walk, the current total of proposed or existing units will be 1,166, leaving 84 units for the proposed residential within the panhandle.

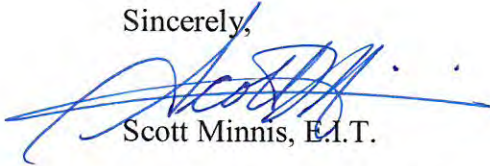
The proposed design for the River Walk LG Apartments will comply with the design principals and conceptual elevations as stated in the River Walk Ordinance.

The buildings are placed up near the streets to define the street edge and to help create the public realm. All surface parking that is not garaged is behind the buildings in the block interior. There is parallel parking along each of the four streets that will calm traffic and protect the pedestrian space. Street trees will be planted to further define the block edges. The retail in Building 1 is strategically placed at the corner of Riverwalk Drive and 1st Avenue to create a visual terminus to River Walk Park. Building 1 is also the most articulated building due to its prominent position in the site.

The buildings are designed to be compatible with the conceptual elevations. They vary in height from 2- story to 4-story and are highly detailed. The designs vary by building type in order to appear less like a project and more like a community developed over time. The variations in the masonry complement this approach. The façade designs have clearly defined bases and tops and use a combination of approved materials to create variety and interest. Elements such as canopies and steel balcony construction provide an additional layer of detail.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Minnis', with a long horizontal flourish extending to the right.

Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Jason McLane, Leon Capital Group



February 25, 2016

TECHNICAL MEMORANDUM

TO: Mr. Jason McLane – Leon Capital Group

FROM: Robert J. Dollak, Jr. P.E. – G&A Consultants, LLC.

RE: Parking Analysis – LG River Walk Apartments – G&A Job Number 15260

PROJECT DESCRIPTION:

The LG River Walk Apartments is a proposed multi-family development within The River Walk at Central Park development in the Town of Flower Mound. The proposed development, located between Community Drive and 1st Avenue between Riverside Drive and South Broadway Boulevard, will consist of 7 buildings housing a variety of single and multi-bedroom apartments. There are currently proposed 171 single bedroom apartments, 44 two bedroom apartments and 10 three bedroom apartments. The project is proposing 302 parking spaces spread in and around the development.

PARKING REQUIREMENTS:

The River Walk at Central Park's parking requirements are unique to Flower Mound. According to the River Walk ordinance, parking for multi-family projects is calculated as follows:

- 1 parking space per single bedroom apartment
- 1.8 parking spaces per two bedroom apartment
- 2.0 parking spaces per three bedroom apartment

Based on these requirements the following minimum parking should be provided:

- 171 Single bedroom apartments = 171 spaces required
- 44 Two bedroom apartments = 80 spaces required
- 10 Three bedroom apartments = 20 spaces required

Total Minimum Required = 271 spaces

CONCLUSIONS:

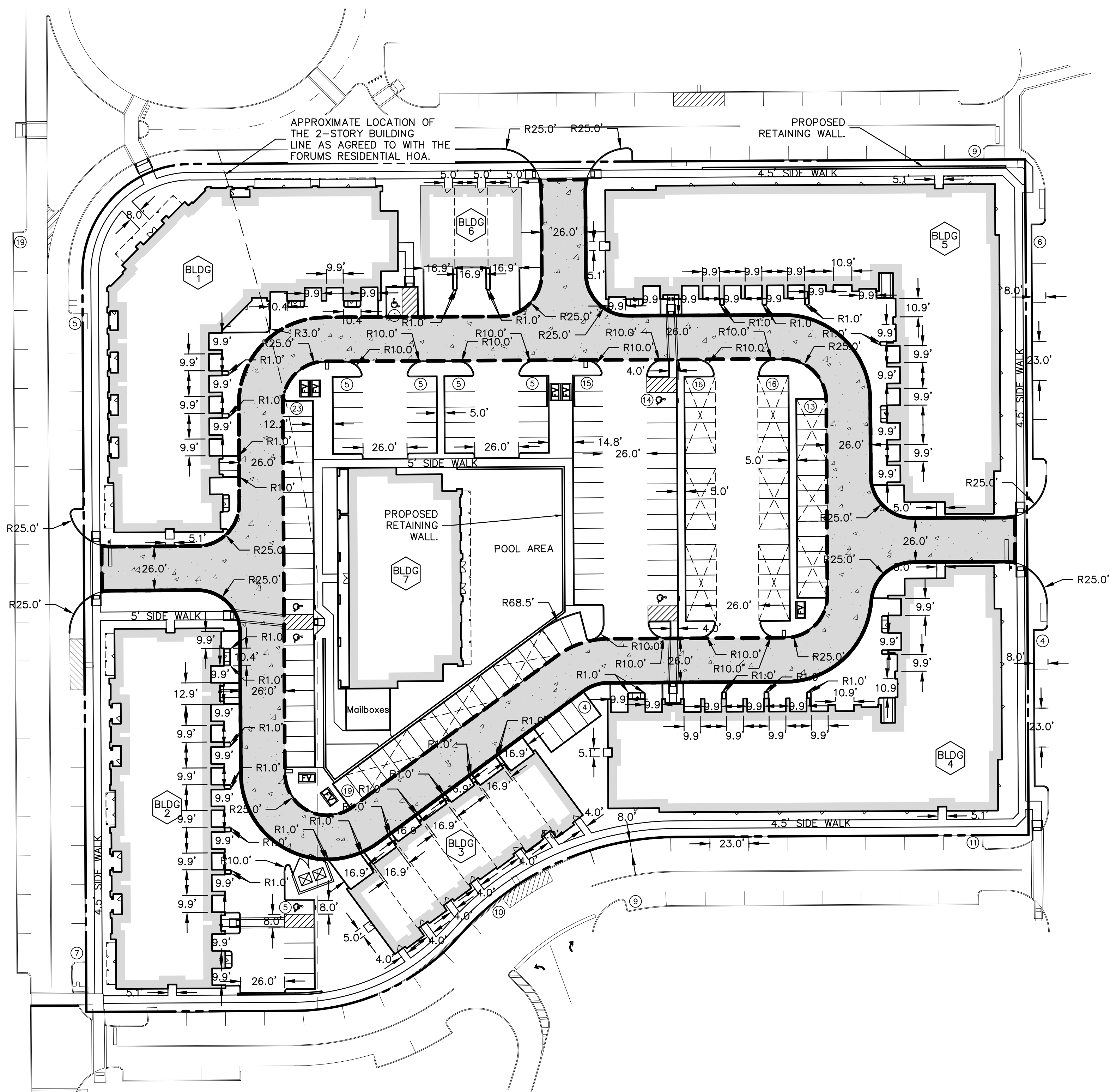
The proposed parking spaces consist of general parking spots, garages and adjacent public on street parking. For the purposes of this study, only those spots on the adjacent streets have been counted, these streets include Riverside Drive, 1st Avenue, Community Drive and South Broadway Boulevard. The breakdown of proposed parking is:

- Onsite parking = 144 parking spaces
- Garages = 78 spaces
- On Street Parking = 80 Spaces

Total Proposed Parking = 302 Parking Spaces

The proposed parking (302 spaces) is greater than the required parking (271 spaces) by 31 spaces, or approximately 10%. The additional parking will certainly be utilized by visitors and guests of the LG River Walk Apartment residents and a small number will be used daily by LG River Walk Apartment staff members.



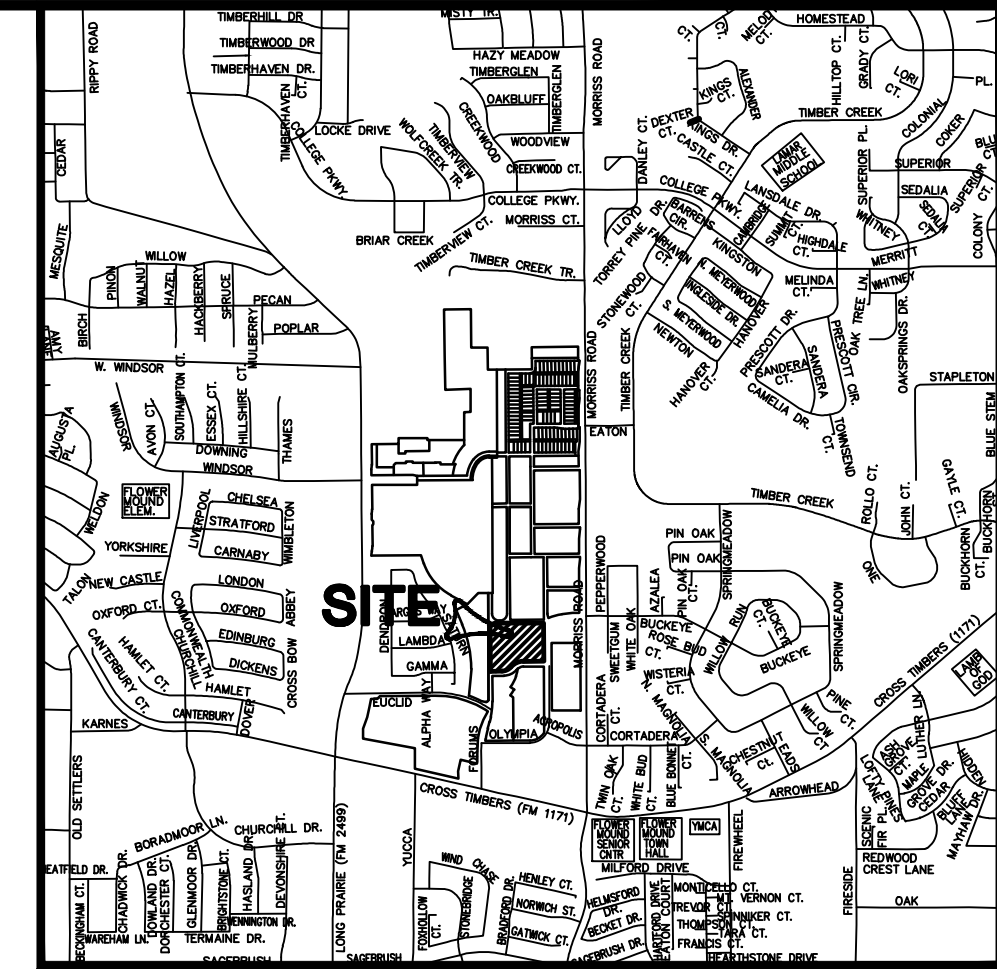
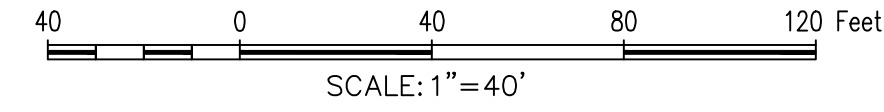


BM: TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEYE DRIVE, EAST OF MORRIS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN ELEV. 599.65 (CALLED 600.29)

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

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

TBM - "x" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF THE MEDIAN NOSE ON EATON DRIVE; EAST OF MORRIS ROAD ELEV. 576.15



Vicinity Map 1"=2000'

SITE DATA TABLE LG RIVER WALK		
Physical Address	VARIABLE – TBD	
Gross Site Area	5,618 A; 244,720 SF	
Net Site Area	5,618 A; 244,720 SF	
Sub-District	Sub-District "B"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
ALL BUILDINGS (1st Floors)	94,785 SF; ±38.7%	
Impervious Coverage	±90%	
Pervious Area	±10%	
Parking Summary – TRWCP or Town □	Required	Provided
Surface Parking		
Single Bedroom/Efficiency Units – One spot per unit		
Two Bedroom Units – 1.8 spots per unit		
Three or More Bedroom Units – 2 spots per unit		
LG River Walk – Proposed		
Single Bedroom/Eff. Units (171)	171	76
Two Bedroom Units (44)	80	50
Three or More Bedroom Units (10)	20	20
Garages	N/A	78
Existing On Street Parking	N/A	65
Proposed On Street Parking	N/A	15
Total Parking	271	304
Accessible Parking	7	8*
Building Data (Building #1)		
Height Zone	One-Two and Four Story	
Height (story/feet)	2 Story/40' & 4 Story/60'	
Peak Height	53' 11"	
Mean Height	48' 2"	
Total Square Footage	43,020 SF	
Building Data (Building #2)		
Height Zone	Two Story	
Height (story/feet)	2 Stories; 40' 0"	
Peak Height	36' 7"	
Mean Height	33' 3 1/2"	
Total Square Footage	28,236 SF	
* Two of the proposed garages are designated as accessible parking spaces		

Building Data (Building #3)	
Height Zone	Three Story
Height (story/feet)	3 Stories; 50' 0"
Peak Height	46' 5"
Mean Height	40' 11"
Total Square Footage	19,092 SF
Building Data (Building #4)	
Height Zone	Four Story
Height (story/feet)	4 Stories; 60' 0"
Peak Height	55' 1"
Mean Height	51' 0"
Total Square Footage	78,436 SF
Building Data (Building #5)	
Height Zone	Four Story
Height (story/feet)	4 Stories; 60' 0"
Peak Height	55' 1"
Mean Height	51' 0"
Total Square Footage	91,700 SF
Building Data (Building #6)	
Height Zone	Three Story
Height (story/feet)	3 Stories; 50' 0"
Peak Height	50' 11"
Mean Height	43' 2"
Total Square Footage	8,187 SF
Building Data (Building #7)	
Height Zone	Two Story
Height (story/feet)	2 Stories; 40' 0"
Peak Height	00' 0"
Mean Height	00' 0"
Total Square Footage	26,472 SF
Indicates Covered Parking Locations (refer to Arch. Plans for additional information)	

NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 1.5 FEET UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
- REFER TO SHEET XX FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
- THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL PARKING SPACES ARE 9.0' WIDE AND 17.5' LONG UNLESS OTHERWISE NOTED.
- ALL INTERNAL CROSSWALKS ARE TO BE 4.0' WIDE; ALL CROSSWALKS ADJACENT TO A STREET ARE TO BE 4.5' WIDE, UNLESS OTHERWISE NOTED. THE WIDTH IS MEASURED FROM THE INSIDE OF STRIPE TO INSIDE OF STRIPE.

Unit Type	Square Footage	Number	Percentage	Total S.F.
A1	700	45	20%	31,500
A2	732	14	6%	10,248
A3	800	89	40%	71,200
A4	801	4	2%	3,204
A5	926	19	8%	17,594
B1	1,008	12	5%	12,096
B2	1,216	10	4%	12,160
B3	1,303	22	10%	28,666
TH	1,900	10	4%	19,000
Average Unit Size				
Totals	914.1	225		205,668
Total Percentage of One bedrooms			76%	
Total Percentage of Two bedrooms			20%	
Total Percentage of Three bedrooms			4%	

Building 1										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
4	6	0	4	5		0	6	2	0	27	1	24,928	24,928
Building 2										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
7	8	0	0	2		0	0	4	0	21	1	17,820	17,820
Building 3										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
0	0	0	0	0		0	0	0	7	7	1	13,300	13,300
Building 4										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
9	0	40	0	6		6	0	8	0	69	1	60,328	60,328
Building 5										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
15	0	48	0	6		6	0	8	0	83	1	70,928	70,928
Building 6										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
0	0	0	0	0		0	0	0	3	3	1	5,700	5,700
Building 7										Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
A1	A2	A3	A4	A5		B1	B2	B3	TH				
10	0	1	0	0		0	4	0	0	15	1	12,664	12,664

OWNER/DEVELOPER
LEON CAPITAL GROUP
2301 CEDAR SPRINGS, SUITE 200
DALLAS, TEXAS 75201
Ph. 214-866-7949
Contact: MR. JASON MCLANE



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

111 Hillside Drive • Lewisville, TX 75057 • P: 972-488,9712 • F: 972-488,9715
144 Old 10th Street • Irving, TX 75039 • P: 972-462,2401 • F: 972-462,2401
TSPS Firm No. 1798 TSPS Firm No. 10047700

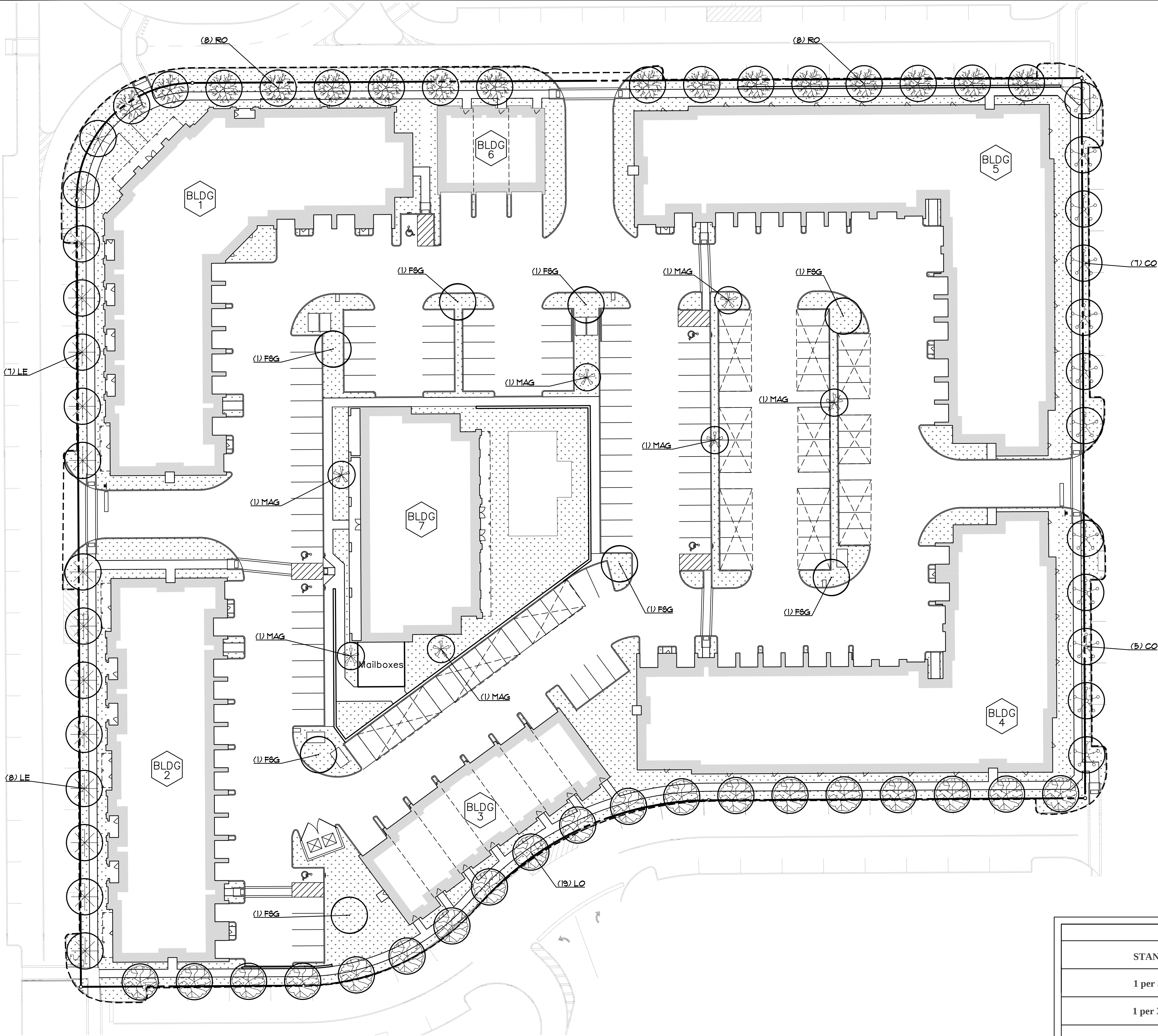
LG RIVER WALK APARTMENTS
Lot 1, Block G
THE RIVER WALK AT CENTRAL PARK 08/2014
in the
5.618 Acres
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
J.T. STEWART SURVEY, ABSTRACT NO. 1161

**SITE PLAN AND
DIMENSIONAL CONTROL
PLAN**

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

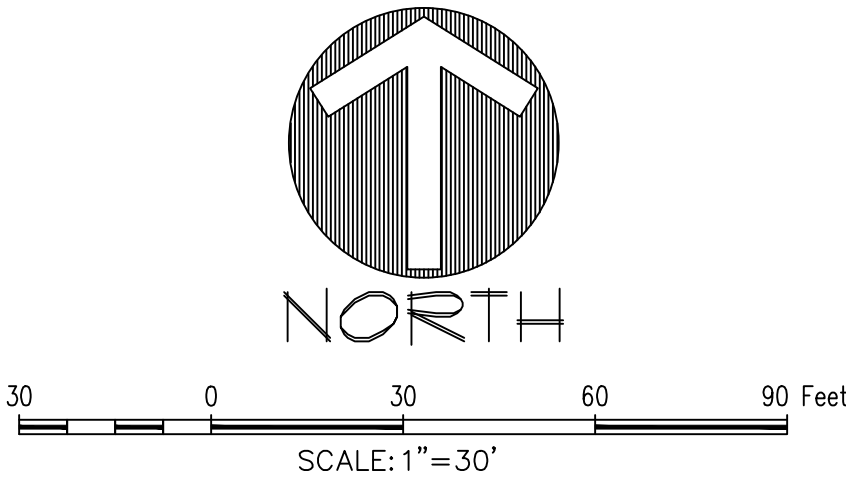
PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 5/13/2016

Drawn By: SM
Date: 02/08/2016
Scale: 1"=40'
Revisions:
03/02/2016
03/28/2016



PLANT LEGEND

- (LE) LACEBARK ELM
Ulmus parvifolia
- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (CO) CHINGQUAPIN OAK
Quercus muhlenbergii
- (F&G) FESTIVAL SWEETGUM
Liquidambar styraciflua 'Festival'
- (MAG) LITTLE GEM MAGNOLIA
Magnolia grandiflora 'Little Gem'
- BERMUDA SOD

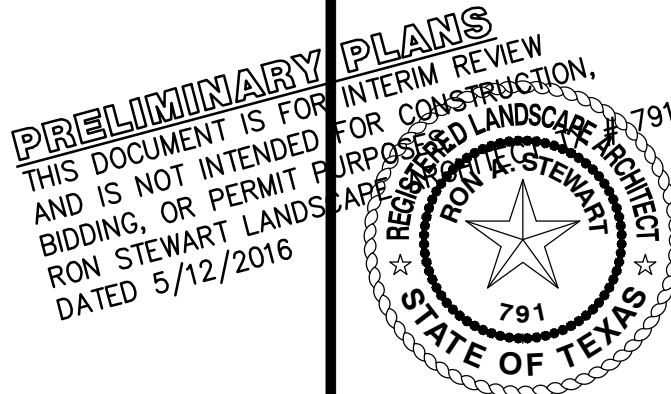


PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
15	LACEBARK ELM	<i>Ulmus parvifolia</i>	6"	10'-12'	Per Plan	Single Trunk
19	LIVE OAK	<i>Quercus virginiana</i>	6"	10'-12'	Per Plan	Single Trunk
16	RED OAK	<i>Quercus shumardii</i>	6"	10'-12'	Per Plan	Single Trunk
12	CHINGQUAPIN OAK	<i>Quercus muhlenbergii</i>	6"	10'-12'	Per Plan	Single Trunk
8	FESTIVAL SWEETGUM	<i>Liquidambar styraciflua 'Festival'</i>	3"	10'-12'	Per Plan	Single Trunk
7	LITTLE GEM MAGNOLIA	<i>Magnolia grandiflora 'Little Gem'</i>	6-8 gal.	7'-8'	Per Plan	Full

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
LG River Walk Apartments

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	RIVER WALK DRIVE	15 Trees (6" cal.)	15 Trees (min. 6" cal.)
1 per 30 l.f.	1st AVENUE	16 Trees (6" cal.)	16 Trees (min. 6" cal.)
1 per 30 l.f.	OLYMPIA DRIVE	12 Trees (6" cal.)	12 Trees (min. 6" cal.)
1 per 30 l.f.	COMMUNITY DRIVE	19 Trees (6" cal.)	19 Trees (min. 6" cal.)
NEW PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	Total Parking 142 Spaces Interior Lot Parking 203 Spaces	142/10 = 14.2 15 Trees (3" cal.)	(15) New Trees (3" cal.)
**All parking spaces to be located within 50ft. of shade tree.			



Drawn By: MC
Date: 02/08/2016
Scale: 1"=30'
Revisions:
03/02/2016
03/28/2016

OWNER/DEVELOPER
LEON CAPITAL GROUP
2301 CEDAR SPRINGS, SUITE 200
DALLAS, TEXAS 75201
Ph. 214-866-7949
Contact: MR. JASON MCCLANE

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0226 • F: 972.538.9715

LG RIVER WALK APARTMENTS
Lot 1, Block G
THE RIVER WALK AT CENTRAL PARK 08/2014
5618 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
J.T. STEWART SURVEY, ABSTRACT NO. 1461

LANDSCAPE PLAN

15260

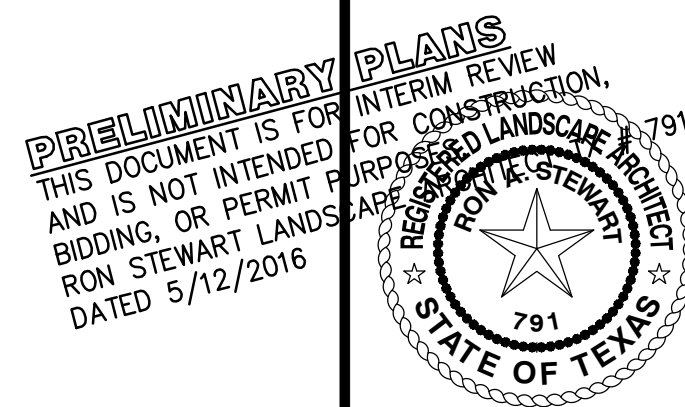
L1.0

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, L.L.C.
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P: 972.317.0276 • F: 972.438.9715



LG RIVER WALK APARTMENTS
Lot 1, Block G
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5618 Acres
in the
TOWN OF FLOWER MOUND
J.T. STEWART SURVEY, ABSTRACT NO. 1161
DENTON COUNTY, TEXAS

HARDSCAPE PLAN



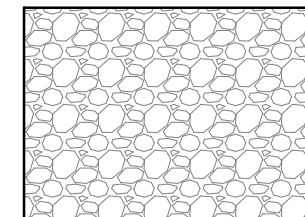
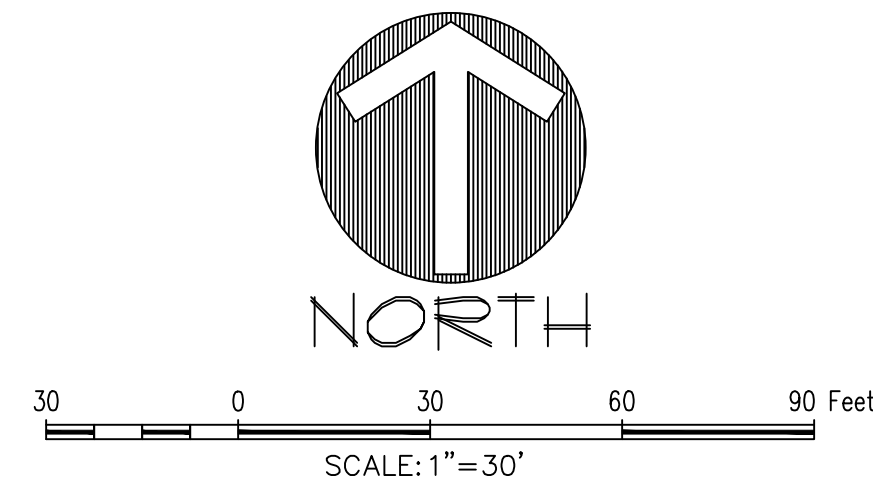
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services

OWNER/DEVELOPER
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DALLAS, TEXAS 75201
Ph: 214-865-7949
Contact: MR. JASON MCCLANE

Drawn By: MC
Date: 02/08/2016
Scale: 1"=30'
Revisions:
03/02/2016
03/28/2016

15260

L2.0



CU- STRUCTURAL SOIL;
REF. L3.0, DETAIL #1

STRUCTURAL SOIL L3.0
D-6

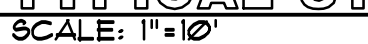
STRUCTURAL SOIL L3.0
D-6

STRUCTURAL SOIL L3.0
D-6

RETAINING WALL TO BE
CLAD IN COMPLEMENTARY
MATERIAL TO BUILDINGS



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



1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All hydramulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris > 1" in diameter.
13. All landscape to be 100% irrigated. All drip lines within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

OWNER/DEVELOPER
LEON CAPITAL GROUP
2301 CEDAR SPRINGS, SUITE 200
DALLAS, TEXAS 75201
Ph. 214-865-7949
Contact: MR. JASON MCLANE

Drawn By: RLS
Date: 02/08/2016
Scale:
Revisions:
03/02/2016
03/28/2016

MATERIAL LEGEND - BLDGS 1 & 2

	ACME BRICK - OLD WORLD
	4" SMOOTH FACED BURNISHED BLOCK - COLOR TO MATCH EXISTING RIVERWALK STONE
	CAST STONE - BUFF COLOR
	PAINT - DRY DOCK (SW7502)
	PAINT - PERFECT GREIGE (SW6073)
	STEEL - IRON ORE (SW7069)



MATERIAL ELEVATION LEGEND

- 1 BRICK VENEER SYSTEM
- 2 STONE FINISH SYSTEM
- 3 STUCCO FINISH SYSTEM
- 4 FIBER CEMENT PANEL SYSTEM
- 5 BALCONY SYSTEM
- 6 TUBE STEEL RAILING SYSTEM
- 7 VINYL WINDOW SYSTEM
- 8 EXT. DOOR SYSTEM
- 9 STOREFRONT SYSTEM
- 10 GARAGE DOOR
- 11 CANOPY SYSTEM W/ METAL ROOF
- 12 COMPOSITE SHINGLE ROOF SYSTEM
- 13 FLAT ROOF SYSTEM
- 14 PARAPET WALL METAL FLASHING CAP
- 15 SCUPPER AND DOWNSPOUT SYSTEM
- 16 GUTTER AND DOWNSPOUT SYSTEM
- 17 BRICK ROWLOCK
- 18 BRICK SOLDIER
- 19 CAST STONE
- 20 SIGNAGE
- 21 STEEL COLUMN
- 22 FASCIA BOARD
- 23 STUCCO FOAM TRIM
- 24 OPEN ROOF TRELLIS
- 25 WOOD SCREEN GATE
- 26 SLAT SCREEN
- 27 STEEL LINTEL

NOTES:

1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. REFER TO SHEET A8 FOR MATERIAL CALCULATIONS.



HENSLEY LAMKIN RACHEL, INC.

DALLAS HOUSTON SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

Revisions

03.02.16 - City Comments

04.26.16 - City Comments

ROBERT W. LAMKIN, AIA

TX LICENSE NO. 12495

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION

NOT FOR GOVERNMENTAL REVIEW

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Project Title:

THE
RIVERWALK
FLOWER MOUND
TEXAS



Issue Set: 02.08.16

Project ID
15305

Drawing No.

A1
BUILDING 1
ELEVATIONS

MATERIAL LEGEND - BLDGS 1 & 2

- ACME BRICK - OLD WORLD
- 4" SMOOTH FACED BURNISHED BLOCK - COLOR TO MATCH EXISTING RIVERWALK STONE
- CAST STONE - BUFF COLOR
- PAINT - DRY DOCK (SW7502)
- PAINT - PERFECT GREIGE (SW6073)
- STEEL - IRON ORE (SW7069)

MATERIAL ELEVATION LEGEND

- 1 BRICK VENEER SYSTEM
- 2 STONE FINISH SYSTEM
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- 13 FLAT ROOF SYSTEM
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- 15 SCUPPER AND DOWNSPOUT SYSTEM
- 16 GUTTER AND DOWNSPOUT SYSTEM
- 17 BRICK ROWLOCK
- 18 BRICK SOLDIER
- 19 CAST STONE
- 20 SIGNAGE
- 21 STEEL COLUMN
- 22 FASCIA BOARD
- 23 STUCCO FOAM TRIM
- 24 OPEN ROOF TRELLIS
- 25 WOOD SCREEN GATE
- 26 SLAT SCREEN
- 27 STEEL LINTEL

NOTES:

- 1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- 2. REFER TO SHEET A8 FOR MATERIAL CALCULATIONS.



NOTES:

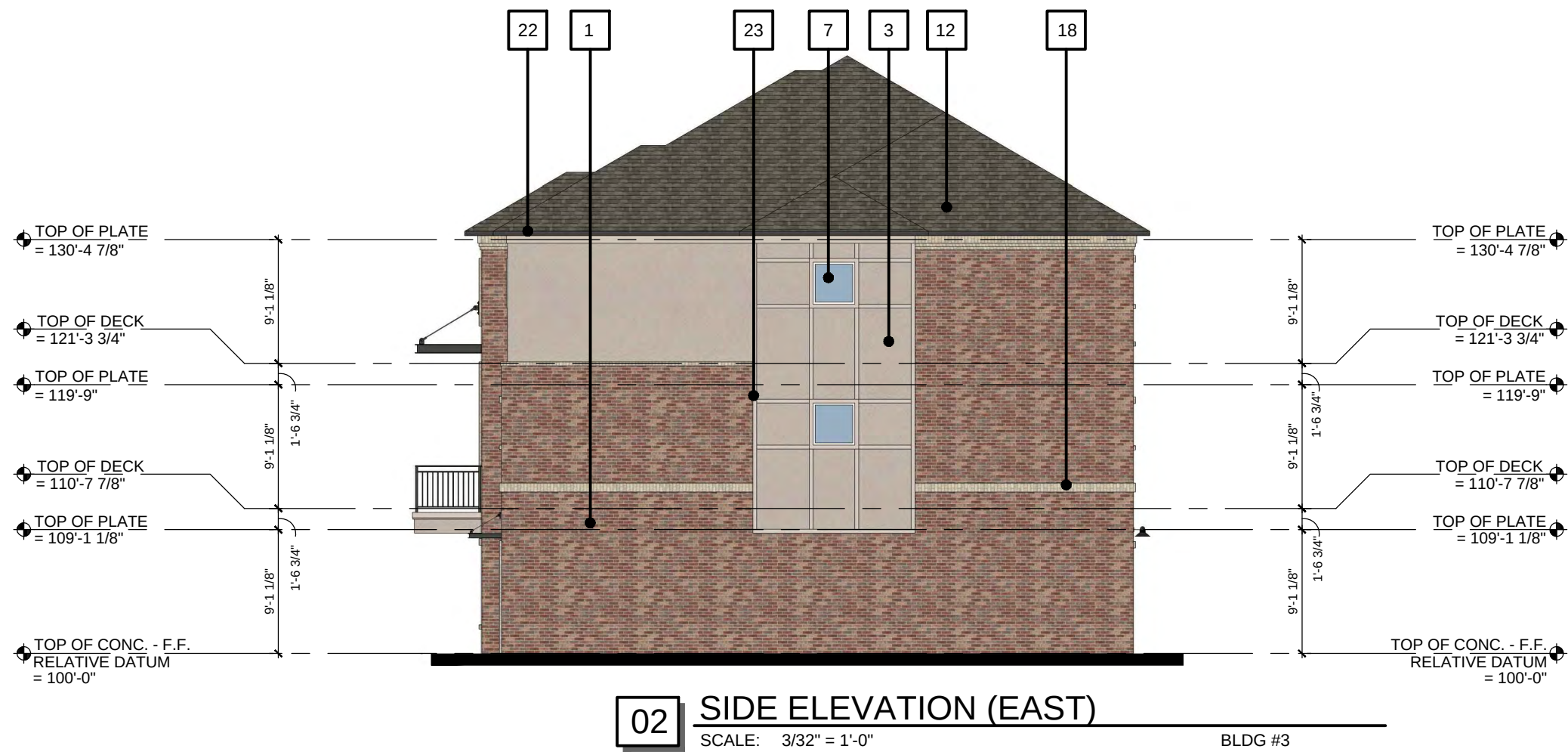
1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. REFER TO SHEET A8 FOR MATERIAL CALCULATIONS.

MATERIAL LEGEND - BLDGS 3 & 6

- ACME BRICK - SHENANDOAH
- ACME BRICK - CASTLE MIST
- PAINT - WORLDLY GRAY (SW7043)
- PAINT - INTELLECTUAL GRAY (SW7045)
- STEEL - IRON ORE (SW7069)

MATERIAL ELEVATION
LEGEND

- 1 BRICK VENEER SYSTEM
- 2 STONE FINISH SYSTEM
- 3 STUCCO FINISH SYSTEM
- 4 FIBER CEMENT PANEL SYSTEM
- 5 BALCONY SYSTEM
- 6 TUBE STEEL RAILING SYSTEM
- 7 VINYL WINDOW SYSTEM
- 8 EXT. DOOR SYSTEM
- 9 STOREFRONT SYSTEM
- 10 GARAGE DOOR
- 11 CANOPY SYSTEM W/ METAL ROOF
- 12 COMPOSITE SHINGLE ROOF SYSTEM
- 13 FLAT ROOF SYSTEM
- 14 PARAPET WALL METAL FLASHING CAP
- 15 SCUPPER AND DOWNSPOUT SYSTEM
- 16 GUTTER AND DOWNSPOUT SYSTEM
- 17 BRICK ROWLOCK
- 18 BRICK SOLDIER
- 19 CAST STONE
- 20 SIGNAGE
- 21 STEEL COLUMN
- 22 FASCIA BOARD
- 23 STUCCO FOAM TRIM
- 24 OPEN ROOF TRELLIS
- 25 WOOD SCREEN GATE
- 26 SLAT SCREEN
- 27 STEEL LINTEL





HENSLEY LAMKIN RACHEL, INC.

DALLAS HOUSTON SEATTLE
WWW.HLRINC.NET
PH: 972.726.9400

Revisions
03.02.16 - City Comments
04.26.16 - City Comments

MATERIAL ELEVATION LEGEND

1	BRICK VENEER SYSTEM	7	VINYL WINDOW SYSTEM	13	FLAT ROOF SYSTEM	19	CAST STONE	25	WOOD SCREEN GATE
2	STONE FINISH SYSTEM	8	EXT. DOOR SYSTEM	14	PARAPET WALL METAL FLASHING CAP	20	SIGNAGE	26	SLAT SCREEN
3	STUCCO FINISH SYSTEM	9	STOREFRONT SYSTEM	15	SCUPPER AND DOWNSPOUT SYSTEM	21	STEEL COLUMN	27	STEEL LINTEL
4	FIBER CEMENT PANEL SYSTEM	10	GARAGE DOOR	16	GUTTER AND DOWNSPOUT SYSTEM	22	FASCIA BOARD		
5	BALCONY SYSTEM	11	CANOPY SYSTEM W/ METAL ROOF	17	BRICK ROWLOCK	23	STUCCO FOAM TRIM		
6	TUBE STEEL RAILING SYSTEM	12	COMPOSITE SHINGLE ROOF SYSTEM	18	BRICK SOLDIER	24	OPEN ROOF TRELLIS		

NOTES:

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- REFER TO SHEET A8 FOR MATERIAL CALCULATIONS.

MATERIAL LEGEND - BLDGS 4 & 5

	ACME BRICK - VILLAGE
	ACME BRICK - HENSLEY GRAY
	PAINT - ACCESSIBLE BEIGE (SW7036)
	PAINT - TONY TAUPE (SW7038)
	STEEL - IRON ORE (SW7069)



02 SOUTH BROADWAY AVENUE ELEVATION (EAST)
SCALE: 3/32" = 1'-0" BLDG #4



01 COMMUNITY DRIVE ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" BLDG #4

ROBERT W. LAMKIN, AIA
TX LICENSE NO. 12495
PRELIMINARY DRAWING
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Project Title:

THE
RIVERWALK
FLOWER MOUND
TEXAS



Issue Set: 02.08.16

Project ID
15305

Drawing No.

A4.1
BUILDING 4
ELEVATIONS



HENSLEY LAMKIN RACHEL, INC.
DALLAS HOUSTON SEATTLE
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PH: 972.726.9400

Revisions
03.02.16 - City Comments
04.26.16 - City Comments

MATERIAL ELEVATION LEGEND

- 1

BRICK VENEER SYSTEM
- 2

STONE FINISH SYSTEM
- 3

STUCCO FINISH SYSTEM
- 4

FIBER CEMENT PANEL SYSTEM
- 5

BALCONY SYSTEM
- 6

TUBE STEEL RAILING SYSTEM
- 7

VINYL WINDOW SYSTEM
- 8

EXT. DOOR SYSTEM
- 9

STOREFRONT SYSTEM
- 10

GARAGE DOOR
- 11

CANOPY SYSTEM W/ METAL ROOF
- 12

COMPOSITE SHINGLE ROOF SYSTEM
- 13

FLAT ROOF SYSTEM
- 14

PARAPET WALL METAL FLASHING CAP
- 15

SCUPPER AND DOWNSPOUT SYSTEM
- 16

GUTTER AND DOWNSPOUT SYSTEM
- 17

BRICK ROWLOCK
- 18

BRICK SOLDIER
- 19

CAST STONE
- 20

SIGNAGE
- 21

STEEL COLUMN
- 22

FASCIA BOARD
- 23

STUCCO FOAM TRIM
- 24

OPEN ROOF TRELLIS
- 25

WOOD SCREEN GATE
- 26

SLAT SCREEN
- 27

STEEL LINTEL

NOTES:

1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. REFER TO SHEET A8 FOR MATERIAL CALCULATIONS.

MATERIAL LEGEND - BLDGS 4 & 5

- ACME BRICK - VILLAGE
- ACME BRICK - HENSLEY GRAY
- PAINT - ACCESSIBLE BEIGE (SW7036)
- PAINT - TONY TAUPE (SW7038)
- STEEL - IRON ORE (SW7069)

02 SIDE / INTERIOR LOT ELEVATION (WEST)
SCALE: 3/32" = 1'-0" BLDG #4



01 SIDE / INTERIOR LOT ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" BLDG #4

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Project Title:

THE
RIVERWALK
FLOWER MOUND
TEXAS



Issue Set: 02.08.16

Project ID
15305

Drawing No.
A4.2
BUILDING 4
ELEVATIONS

MATERIAL ELEVATION LEGEND

- 1

BRICK VENEER SYSTEM
- 2

STONE FINISH SYSTEM
- 3

STUCCO FINISH SYSTEM
- 4

FIBER CEMENT PANEL SYSTEM
- 5

BALCONY SYSTEM
- 6

TUBE STEEL RAILING SYSTEM
- 7

VINYL WINDOW SYSTEM
- 8

EXT. DOOR SYSTEM
- 9

STOREFRONT SYSTEM
- 10

GARAGE DOOR
- 11

CANOPY SYSTEM W/ METAL ROOF
- 12

COMPOSITE SHINGLE ROOF SYSTEM
- 13

FLAT ROOF SYSTEM
- 14

PARAPET WALL METAL FLASHING CAP
- 15

SCUPPER AND DOWNSPOUT SYSTEM
- 16

GUTTER AND DOWNSPOUT SYSTEM
- 17

BRICK ROWLOCK
- 18

BRICK SOLDIER
- 19

CAST STONE
- 20

SIGNAGE
- 21

STEEL COLUMN
- 22

FASCIA BOARD
- 23

STUCCO FOAM TRIM
- 24

OPEN ROOF TRELLIS
- 25

WOOD SCREEN GATE
- 26

SLAT SCREEN
- 27

STEEL LINTEL

NOTES:

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MATERIAL LEGEND - BLDGS 4 & 5

- ACME BRICK - VILLAGE
- ACME BRICK - HENSLEY GRAY
- PAINT - ACCESSIBLE BEIGE (SW7036)
- PAINT - TONY TAUPE (SW7038)
- STEEL - IRON ORE (SW7069)

02 SOUTH BROADWAY AVENUE ELEVATION (EAST)
SCALE: 3/32" = 1'-0" BLDG #5

01 1ST AVENUE ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" BLDG #5

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Project Title:

THE RIVERWALK
FLOWER MOUND
TEXAS

LEON CAPITAL GROUP

Issue Set: 02.08.16

Project ID 15305

Drawing No.

A5.1
BUILDING 5
ELEVATIONS



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Revisions
03.02.16 - City Comments
04.26.16 - City Comments

MATERIAL ELEVATION LEGEND

- 1

BRICK VENEER SYSTEM
- 2

STONE FINISH SYSTEM
- 3

STUCCO FINISH SYSTEM
- 4

FIBER CEMENT PANEL SYSTEM
- 5

BALCONY SYSTEM
- 6

TUBE STEEL RAILING SYSTEM
- 7

VINYL WINDOW SYSTEM
- 8

EXT. DOOR SYSTEM
- 9

STOREFRONT SYSTEM
- 10

GARAGE DOOR
- 11

CANOPY SYSTEM W/ METAL ROOF
- 12

COMPOSITE SHINGLE ROOF SYSTEM
- 13

FLAT ROOF SYSTEM
- 14

PARAPET WALL METAL FLASHING CAP
- 15

SCUPPER AND DOWNSPOUT SYSTEM
- 16

GUTTER AND DOWNSPOUT SYSTEM
- 17

BRICK ROWLOCK
- 18

BRICK SOLDIER
- 19

CAST STONE
- 20

SIGNAGE
- 21

STEEL COLUMN
- 22

FASCIA BOARD
- 23

STUCCO FOAM TRIM
- 24

OPEN ROOF TRELLIS
- 25

WOOD SCREEN GATE
- 26

SLAT SCREEN
- 27

STEEL LINTEL

NOTES:

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MATERIAL LEGEND - BLDGS 4 & 5

- ACME BRICK - VILLAGE
- ACME BRICK - HENSLEY GRAY
- PAINT - ACCESSIBLE BEIGE (SW7036)
- PAINT - TONY TAUPE (SW7038)
- STEEL - IRON ORE (SW7069)

02 SIDE / INTERIOR LOT ELEVATION (WEST)
SCALE: 3/32" = 1'-0" BLDG #5

01 SIDE / INTERIOR LOT ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" BLDG #5

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Project Title:
THE RIVERWALK
FLOWER MOUND TEXAS



Issue Set: 02.08.16

Project ID
15305
Drawing No.

A5.2
BUILDING 5 ELEVATIONS

MATERIAL LEGEND - BLDGS 3 & 6

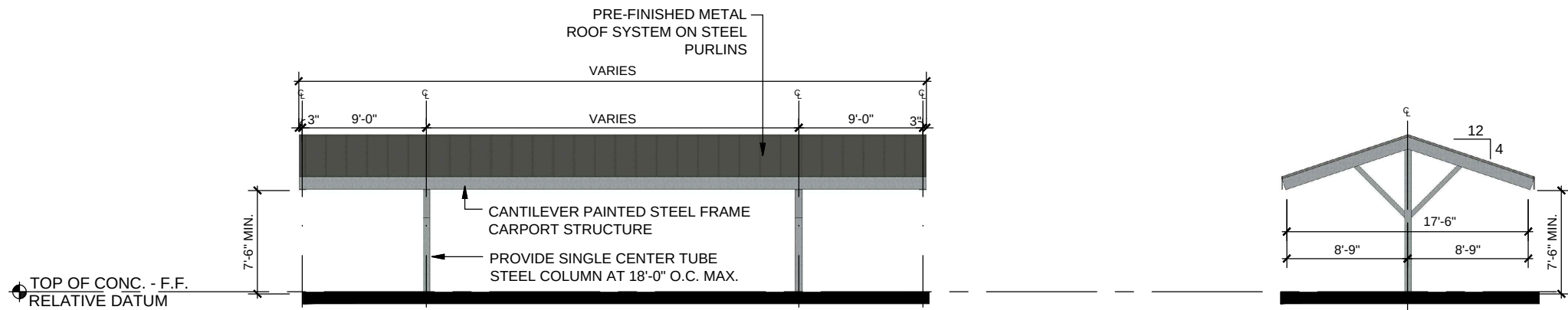
- ACME BRICK - SHENANDOAH
- ACME BRICK - CASTLE MIST
- PAINT - WORLDLY GRAY (SW7043)
- PAINT - INTELLECTUAL GRAY (SW7045)
- STEEL - IRON ORE (SW7069)

MATERIAL ELEVATION
LEGEND

- 1 BRICK VENEER SYSTEM
- 2 STONE FINISH SYSTEM
- 3 STUCCO FINISH SYSTEM
- 4 FIBER CEMENT PANEL SYSTEM
- 5 BALCONY SYSTEM
- 6 TUBE STEEL RAILING SYSTEM
- 7 VINYL WINDOW SYSTEM
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- 25 WOOD SCREEN GATE
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NOTES:

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05 TYPICAL CARPORT ELEVATIONS

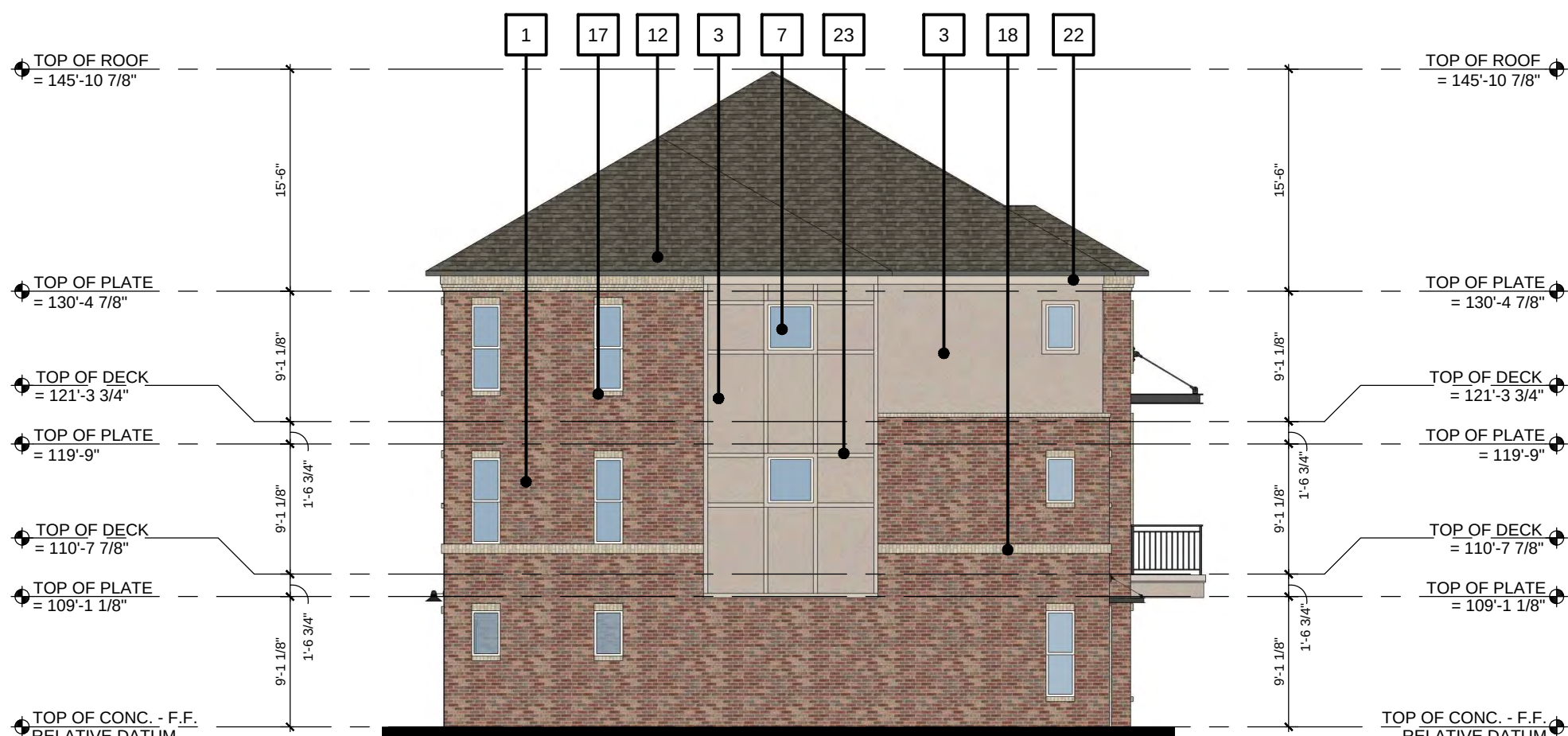
SCALE: 3/32" = 1'-0"



04 INTERIOR LOT ELEVATION (SOUTH)

SCALE: 3/32" = 1'-0"

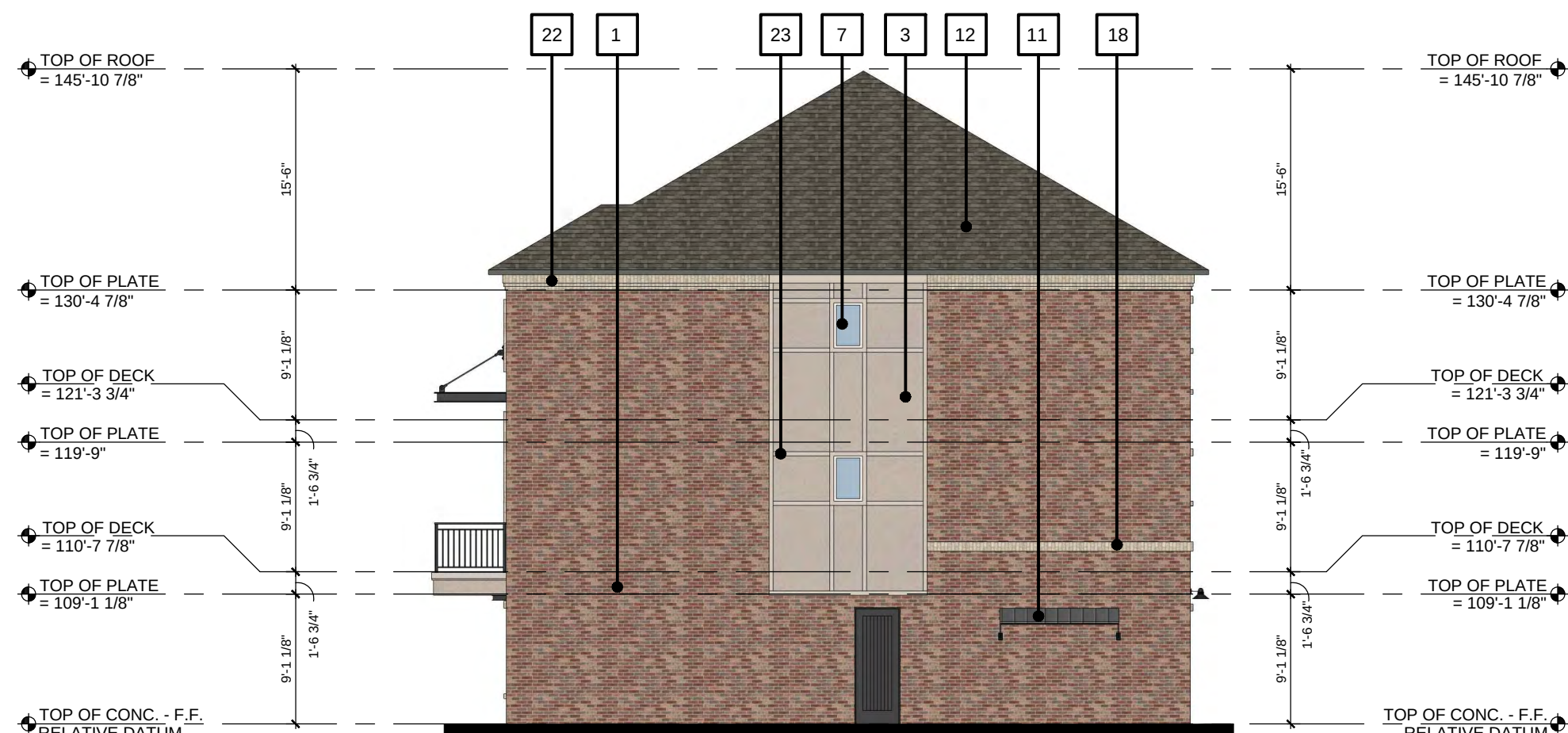
BLDG #6



03 SIDE ELEVATION (EAST)

SCALE: 3/32" = 1'-0"

BLDG #6



02 SIDE ELEVATION (WEST)

SCALE: 3/32" = 1'-0"

BLDG #6



01 1ST AVENUE ELEVATION (NORTH)

SCALE: 3/32" = 1'-0"

BLDG #6

MATERIAL LEGEND - BLDG 7

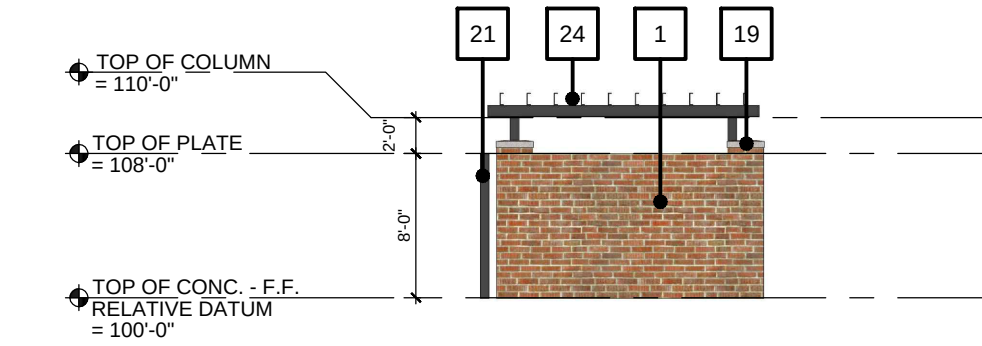
	ACME BRICK - CHILTON CREEK
	CAST STONE - BUFF COLOR
	PAINT - DOVETAIL (SW7018)
	PAINT - POPULAR GRAY (SW6071)
	PAINT - PERFECT GREIGE (SW6073)
	STEEL - IRON ORE (SW7069)

MATERIAL ELEVATION
LEGEND

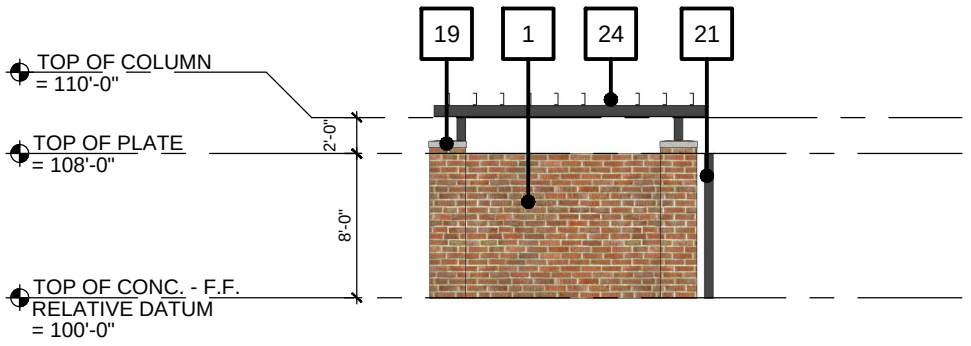
- 1 BRICK VENEER SYSTEM
- 2 STONE FINISH SYSTEM
- 3 STUCCO FINISH SYSTEM
- 4 FIBER CEMENT PANEL SYSTEM
- 5 BALCONY SYSTEM
- 6 TUBE STEEL RAILING SYSTEM
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- 24 OPEN ROOF TRELLIS
- 25 WOOD SCREEN GATE
- 26 SLAT SCREEN
- 27 STEEL LINTEL

NOTES:

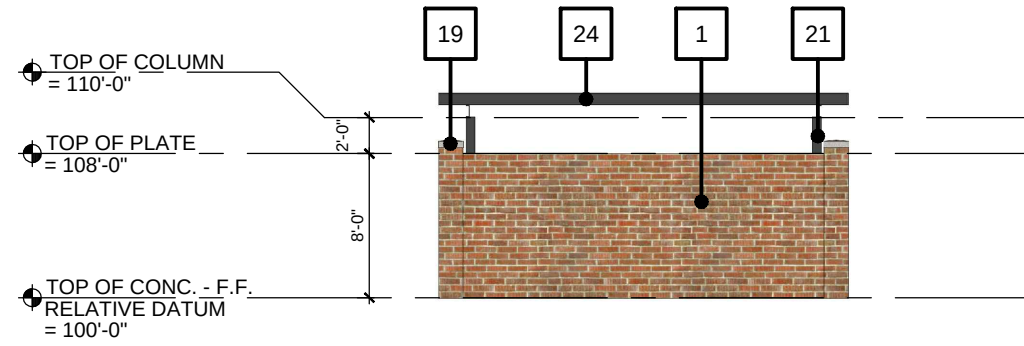
1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
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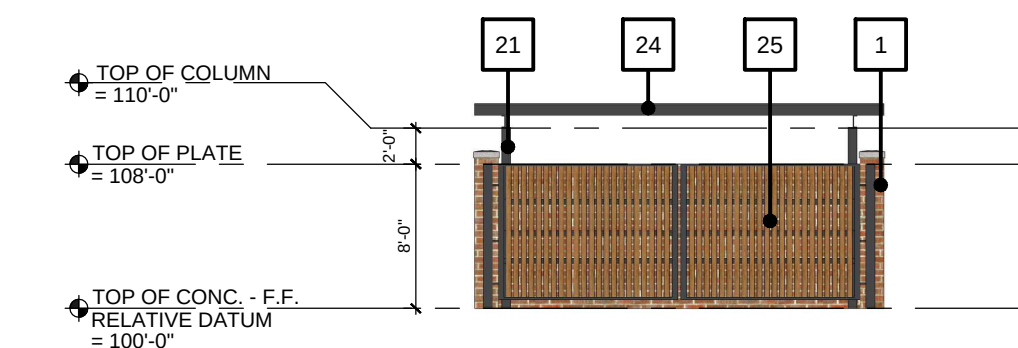
08 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 3/32" = 1'-0" TRASH ENCLOSURE



07 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 3/32" = 1'-0" TRASH ENCLOSURE



06 TRASH ENCLOSURE BACK ELEVATION
SCALE: 3/32" = 1'-0" TRASH ENCLOSURE



05 TRASH ENCLOSURE GATE ELEVATION
SCALE: 3/32" = 1'-0" TRASH ENCLOSURE



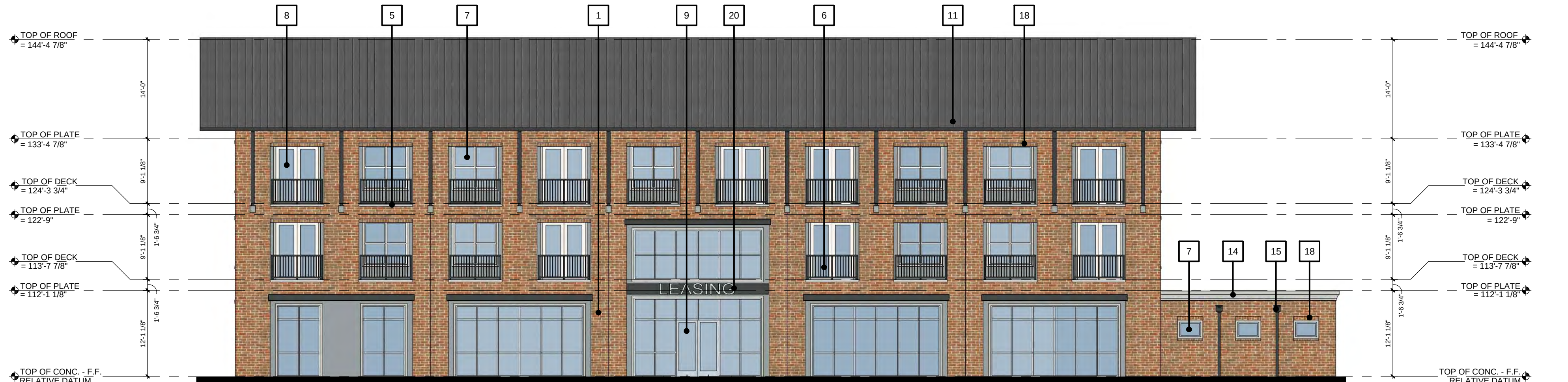
04 INTERIOR LOT POOL ELEVATION (EAST)
SCALE: 3/32" = 1'-0" BLDG #7



03 INTERIOR LOT SIDE ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" BLDG #7



02 INTERIOR LOT SIDE ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" BLDG #7



01 INTERIOR LOT ENTRY ELEVATION (WEST)
SCALE: 3/32" = 1'-0" BLDG #7



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 8

DATE: June 13, 2016

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Record Plat (RC16-0008 – Lakeside Addition) to create a non-residential subdivision. The property is located at the southeast corner of Lakeside Parkway and 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.

The project has a companion site plan application (SP16-0011) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this application is to create three non-residential lots for future development. The site is undeveloped and contains approximately 4.13 acres. The subject property is located within the MU-TMR (2) Subzone of the Lakeside DFW Mixed Use zoning district and is designated for retail and commercial uses.

Access to the lots is provided from Long Prairie Road and through mutual access easements. The plat depicts necessary easements for utilities, pedestrian access and drainage.

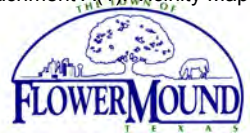
III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

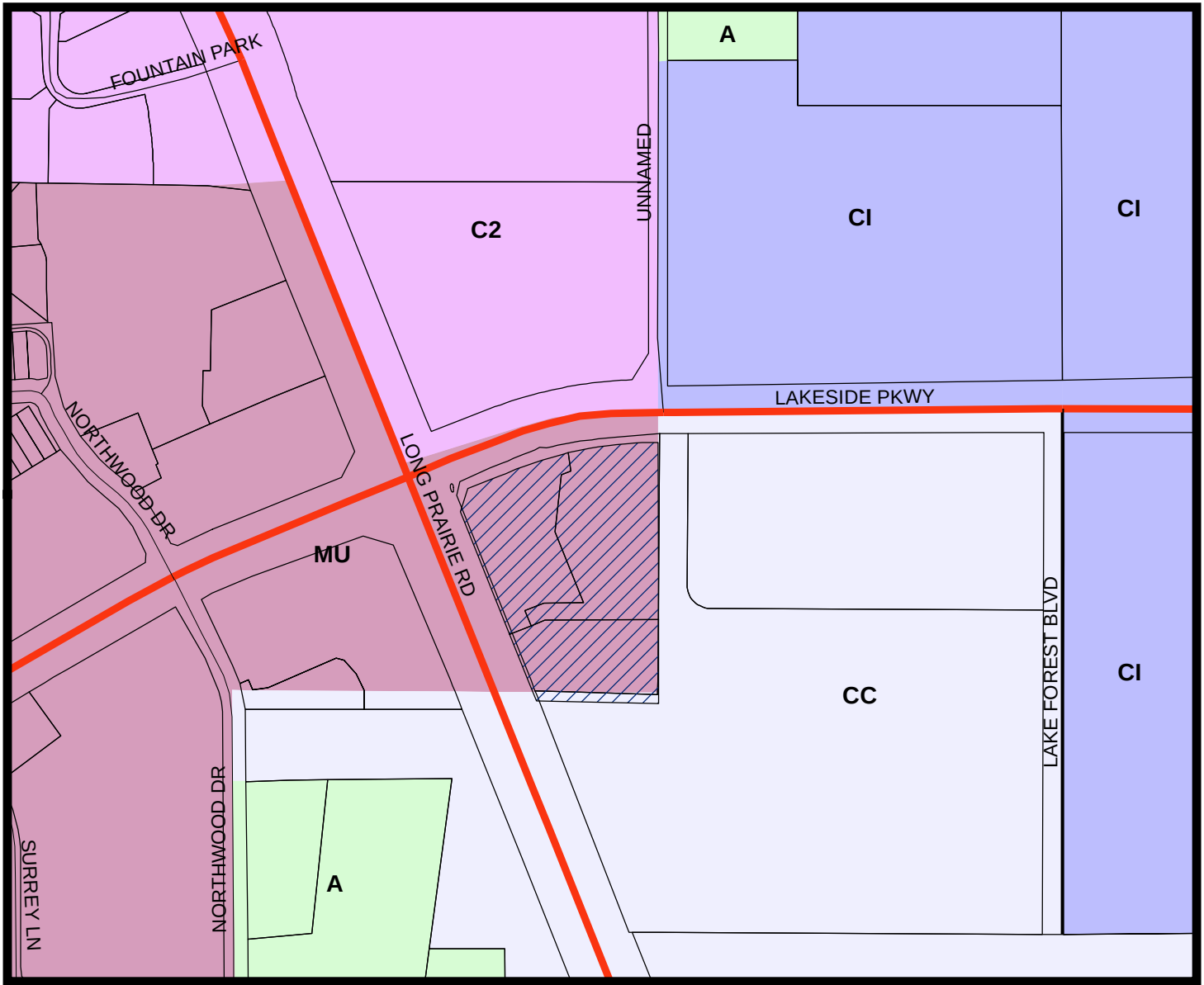
B. Application Details

1. Record Plat Package

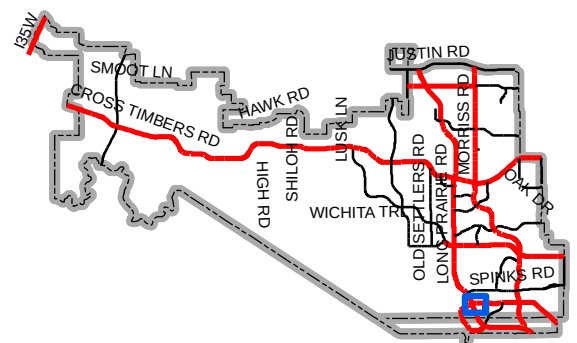
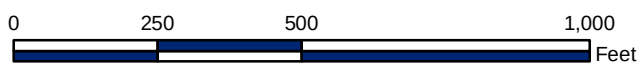
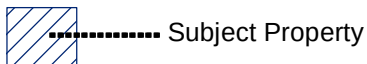


Vicinity Map

Reference Project: RC16-0008 and SP16-0011



LEGEND



Map Location



*LAKESIDE CENTER
LETTER OF INTENT*

Zoning:

The subject property is located generally on the SEC of Lakeside Parkway & F.M. Highway 2499. The property is part of the Lakeside DFW PD (Planned Development). This specific property is Zoned –PD-MU-TMR (2) – Ordinance No. 63-12 and is located across F.M. 2499 from the major entrance to the project.

Acreage:

The overall acreage of the subject property located within the MU-TMR (2) Subzone is 4.131+/- acres. The 7-Eleven planned is located on 1.123+/- acres located on the far South end of the property.

Proposed Lots & Common Areas:

The Record Plat proposed subdivides the property into a total of three (3) Lots for development. The Lots are as follows: 7-Eleven (1.1+/- acres) – Lot 3, Office Building Lot (1.7+/- acres) – Lot 2, and Restaurant Lot (1.3+/- acres) – Lot 1. We are also providing an 8-foot Trail along the entire F.M. Highway 2499 frontage.

Conceptual Site Plan:

At this time we are not aware of a Conceptual Site Plan that has been approved for the property.

Phasing of Development:

The 1st Phase of the Development will be the 7-Eleven which is looking for all Entitlements/Permits to grant approval so that construction can begin as soon as possible. The 2nd Phase of the Development will be the proposed 2-story Office Building that the Jimmy Archie, Lakeside DFW Developer, is looking for approval of shortly. The 3rd Phase of the Development is for a Restaurant that is planned for the future by Jimmy Archie, the Developer of Lakeside DFW.

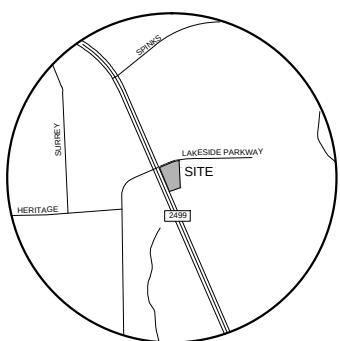
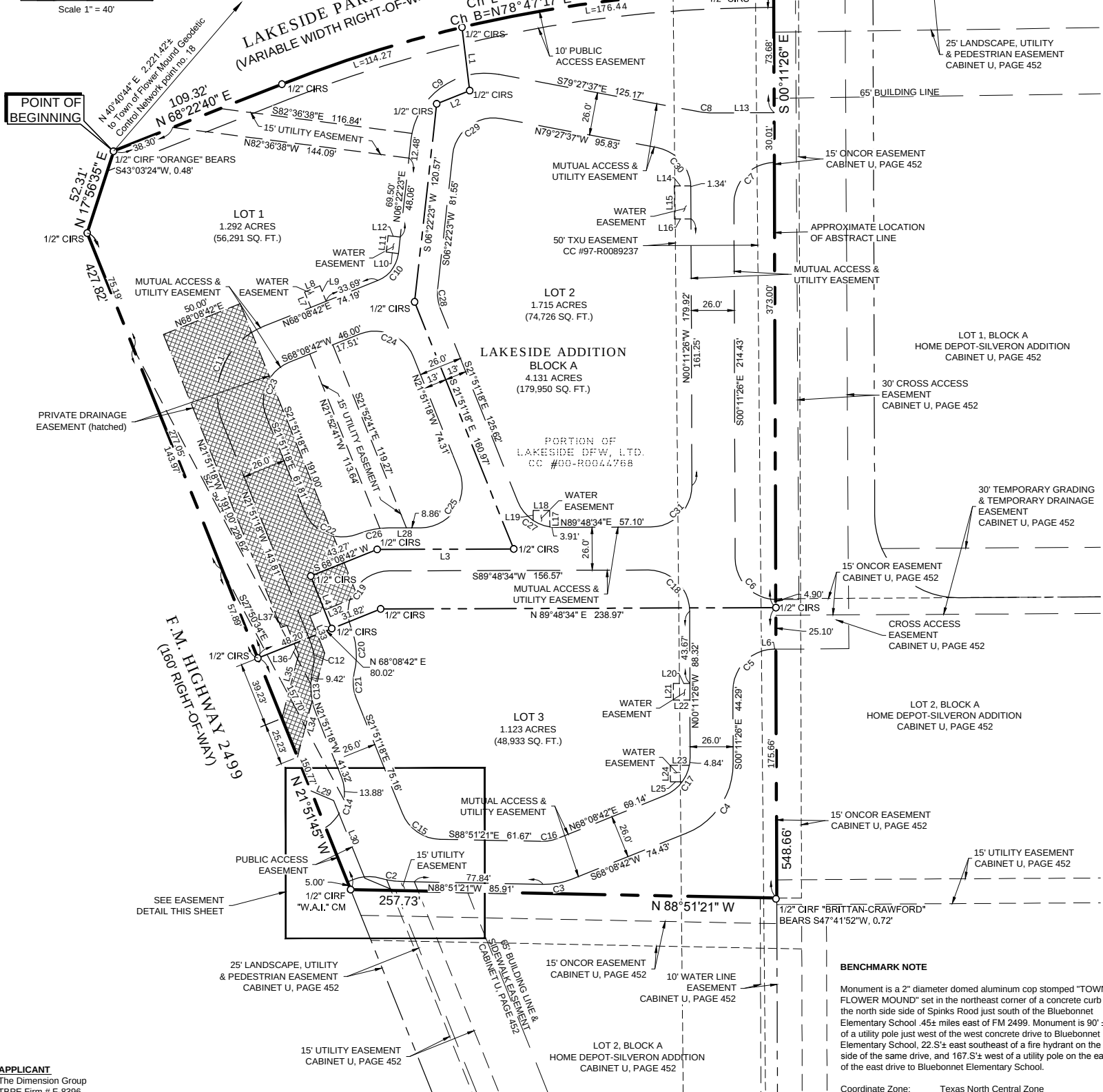
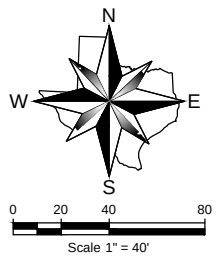
Lakeside DFW Ordinance Interpretation:

Based on a Meeting with Town Planning Department Staff on Tuesday, February 23, 2016 and an interpretation of the Ordinance received via e-mail on February 24, 2016, Planning Staff are interpreting the Lakeside DFW Ordinance as follows: The MU-TMR (2) Subzone is exempt from the Section 7 building standards beginning on Page 84 of the ordinance as stated, but the development standards will follow the chart in Table 3.2 beginning on Page 25 of the ordinance. Anything else not addressed within the Lakeside DFW ordinance will default to the C-2 zoning category.

Attachment B(1): Record Plat Package

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S06°55'11"E	38.59'
L2	N68°08'42"E	21.45'
L3	S89°48'34"W	82.56'
L4	S21°51'18"E	34.19'
L5	S68°08'15"W	3.89'
L6	S89°40'26"W	1.17'
L7	N21°52'41"W	10.00'
L8	N67°55'53"E	10.00'
L9	S21°52'41"E	10.00'
L10	N83°26'10"W	7.33'
L11	N06°22'23"E	10.00'
L12	S83°26'10"E	7.33'
L13	N89°48'34"E	38.86'
L14	N89°48'34"E	9.90'
L15	N00°11'26"W	20.00'
L16	S89°48'34"W	10.00'
L17	S00°11'26"E	10.00'
L18	N89°37'07"E	10.00'
L19	N00°11'26"W	6.06'

LINE TABLE		
LINE #	BEARING	DISTANCE
L20	N90°00'00"E	10.00'
L21	N00°11'26"W	10.00'
L22	S90°00'00"W	10.00'
L23	N89°48'34"E	11.53'
L24	N00°22'53"W	10.00'
L25	S89°48'34"W	7.11'
L26	S21°51'45"E	5.98'
L27	N21°51'45"W	6.87'
L28	N89°48'34"E	19.31'
L29	S66°51'45"E	14.85'
L30	S21°51'45"E	50.67'
L31	S67°24'36"E	19.26'
L32	S68°08'42"W	26.48'
L33	S21°51'18"E	24.11'
L34	S14°37'12"W	65.10'
L35	N14°37'12"E	39.88'
L36	N21°51'18"W	19.17'
L37	N68°08'42"E	0.98'



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0680G, dated April 18, 2011, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

LEGEND

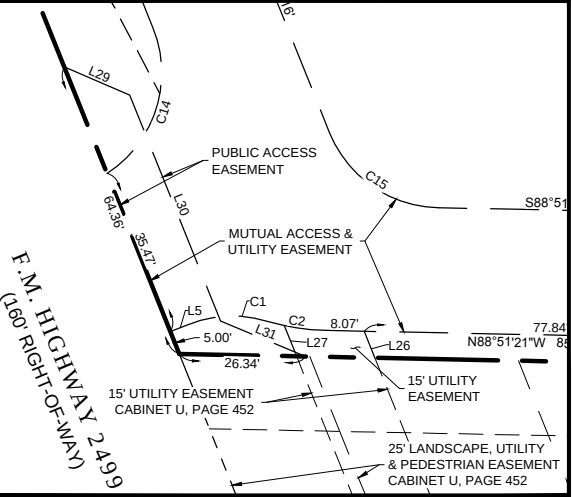
CIRS	1/2" CAPPED IRON ROD SET W/ PLASTIC CAP STAMPED "W.A.I."
CIRF	CAPPED IRON ROD FOUND STAMP NOTED
CM	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET

PURPOSE STATEMENT

The purpose of this Plat is to establish three (3) separate lots from a portion of the parent tract for development.

PROPERTY ZONING

Property is zoned PD-MU-TMR (2).



RECORD PLAT

LAKE SIDE ADDITION LOTS 1-3, BLOCK A

being a 4.131 acre tract out of the J. N. Tannehill Survey, Abstract No. 1252 and part of a tract of land described in Special Warranty Deed to Lakeside DFW, Ltd.
County Clerk's Instrument No. 00-R0044768, Official Public Records, Denton County, Texas
Town of Flower Mound, Denton County, Texas

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	38°42'01"	25.00'	16.89'	16.57'	S87°29'15"W
C2	15°41'37"	45.00'	12.33'	12.29'	S81°00'33"E
C3	22°59'57"	45.00'	18.06'	17.94'	N79°38'40"E
C4	68°20'08"	45.00'	53.67'	50.55'	N33°58'38"E
C5	89°51'52"	25.00'	39.21'	35.31'	S44°44'30"W
C6	88°50'52"	25.00'	38.77'	35.00'	S44°36'52"E
C7	88°50'52"	25.00'	38.77'	35.00'	S44°13'59"W
C8	10°43'50"	25.00'	4.68'	4.68'	S84°49'31"E
C9	94°10'00"	45.00'	73.96'	65.91'	S53°27'23"W
C10	61°46'18"	20.00'	21.56'	20.53'	N37°15'32"E
C11	90°00'00"	45.00'	70.69'	63.64'	S23°08'42"W
C12	35°29'00"	25.00'	15.48'	15.24'	N04°06'49"W
C13	35°29'00"	45.00'	27.87'	27.43'	S04°06'49"E
C14	78°53'28"	25.00'	34.42'	31.77'	N17°35'26"E
C15	67°00'03"	25.00'	29.23'	27.60'	S55°21'20"E
C16	22°59'57"	25.00'	10.04'	9.97'	N79°38'40"E
C17	68°20'08"	25.00'	29.82'	28.08'	N33°58'38"E
C18	90°00'00"	25.00'	39.27'	35.36'	N45°11'26"W
C19	111°39'52"	25.00'	48.72'	41.37'	S33°58'38"W
C20	35°29'00"	45.00'	27.87'	27.43'	N04°06'49"W
C21	35°29'00"	25.00'	15.48'	15.24'	S04°06'49"E
C22	90°00'00"	25.00'	39.27'	35.36'	S66°51'18"E
C23	90°00'00"	25.00'	39.27'	35.36'	S23°08'42"W
C24	90°00'00"	25.00'	39.27'	35.36'	N66°51'18"W
C25	111°39'52"	25.00'	48.72'	41.37'	N33°58'38"E
C26	21°39'52"	51.00'	19.28'	19.17'	S78°58'38"W
C27	68°20'08"	25.00'	29.82'	28.08'	S56°01'22"E
C28	28°13'42"	25.00'	12.32'	12.19'	S07°44'28"E
C29	94°10'00"	25.00'	41.09'	36.62'	S53°27'23"W
C30	79°16'10"	25.00'	34.59'	31.89'	N39°49'31"W
C31	90°00'00"	25.00'	39.27'	35.36'	N44°48'34"E

OWNER
Lakeside DFW Land, Ltd.
901 Lake Carolyn Parkway
Suite 150
Irving, Texas 75039
Contact: Jimmie Archie
tel: (469) 533-4131

DEVELOPER
7-Eleven
1202 Richardson Drive
Suite 401
Richardson, Texas 76080
Contact: Doug Sanders
tel: (214) 676-9057

SURVEYOR
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive,
Suite 325
Dallas, Texas 75230
972.490.7090 phone
972.490.7099 fax
l.lueker@winkelmann.com

APPLICANT
The Dimension Group
TBPE Firm # F-8396
10755 Sandhill Road
Dallas, Texas 75238
Contact: Sherelle R. Diggs
tel:(214) 343-9400

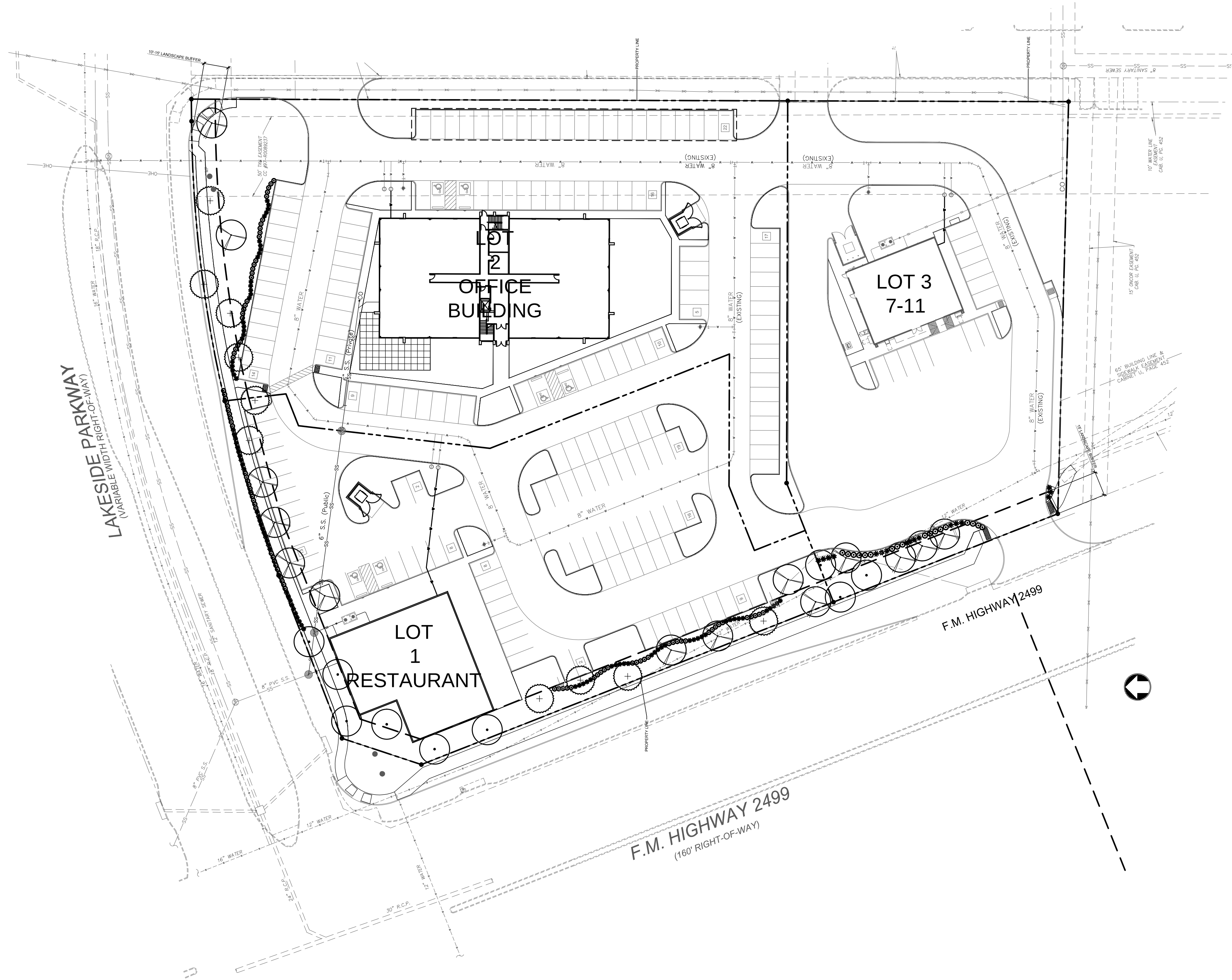
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
(972) 442-7090
(972) 442-7099 FAX
Texas State Engineer Registration No. 99
CSP#19821 E. 2016, Winkelmann & Associates, Inc.

J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

RECORD PLAT LAKE SIDE ADDITION LOTS 1-3, BLOCK A

Date : 02.16.16
Scale : 1" = 40'
File : 63501-RPLT
Project No. : 63501

SHEET 1



PLANT LEGEND					
SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
TREES					
	Quercus shumardii	Shumard Red Oak	14	3"	12'-14' Ht.
	Quercus virginiana	Live Oak	10	3"	12'-14' Ht.
	Ulmus parvifolia	Lacebark Elm	9	3"	12'-14' Ht.
	Ilex cornuta 'Burfordii' 'nana'	Dw. Burford Holly	104	5 gal.	36" min. ht, 18" min. spread, Plant 36" O.C.
	Loripetulum chinensis 'Plum Delight'	Plum Delight	99	5 gal.	36" min. ht, 18" min. spread, Plant 36" O.C.

STREET BUFFER LANDSCAPING			
		Required Buffer Width	Provided
	F.M. 2499	15'	15'
	Lakeside Parkway	10'-15'	10'-15'
STREET BUFFER TREES			
Standard		Required	Provided
1 per 30 L.F.		F.M. 2499 = 480'-2" 480'-2" / 30 = 16 trees	15 trees
1 per 30 L.F.		Lakeside = 426'-2" 426'-2" / 30 = 14.2 trees	18 trees

OPEN SPACE DATA		
Total Site Area (S.F.)	Required Open Space	Open Space Provided
179,937.97 S.F.	8,997 S.F. (5%)	42,528 S.F. (24%)

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP

No.	DATE	REVISION / DESCRIPTION	BY	No.	DATE	REVISION / DESCRIPTION	BY
1	05-13-16	CITY SUBMITTAL	NT				
2							
3							
4							



Meeks Design Group, Inc.
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f (972) 690-7878

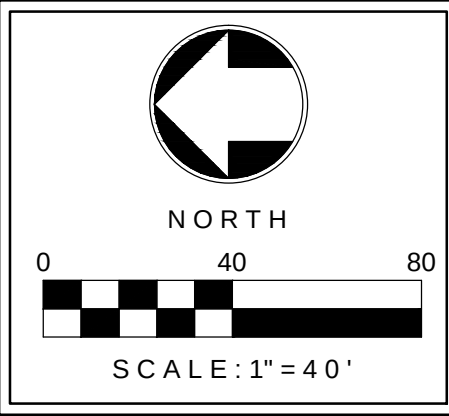
PROJECT INFO.
OFFICE BUILDING
F.M. HIGHWAY 2499
FLOWER MOUND, TEXAS

DRAWING INFO.
PERIMETER
LANDSCAPE PLAN



SHEET NUMBER
L1

LANDSCAPE ARCHITECT
MEEKS DESIGN GROUP, INC
1755 N. COLLINS BLVD #300
RICHARDSON, TEXAS 75080
CONTACT: HERB MEEKS
TEL:(972) 690-7474
ENGINEER / APPLICANT
THE DIMENSION GROUP
FIRM REGISTRATION # F-8396
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
CONTACT: SHERRELLE DIGGS
TEL:(214) 343-9400





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 9

DATE: June 13, 2016

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Site Plan (SP16-0011 – 7-11 at Lakeside) to develop a convenience store with gasoline sales. The property is located at the southeast corner of Lakeside Parkway and 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.

The project has a companion record plat application (RC16-0008) for consideration on the same agenda.

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 3,099-square-foot convenience store with gasoline sales. The site contains approximately 1.123 acres and is undeveloped. The proposed project is located within the MU-TMR (2) Subzone of the Lakeside DFW Mixed Use zoning district and the proposed use is allowed by right within this Subzone. The site is designated for retail and commercial uses, and is the first phase within this Subzone which is proposed to include two additional lots in the next phases (See companion record plat application (RC16-0008)).

Primary access to the lot will be from Long Prairie Road with secondary access provided by mutual access easements to the north and east. The site plan depicts 14 parking spaces to be located on this lot. A total of 147 parking spaces are required within the MU-TMR (2) Subzone, the remainder to be provided in future phases. The site also contains a fuel island canopy with five pumps.

Landscaping and open space provided on the site plan are in compliance with applicable regulations. The materials used on the facade for the subject building comply with the Lakeside DFW development standards and will be similar to the existing buildings on the west side of Long Prairie Road. The proposed roof is in

compliance with the Mixed Use Architectural Standards in the Town's Urban Design Plan which state:

Roofs and Parapets

There is no required type of roof for particular building types, however, roofs shall be appropriate to the architectural style of the building. Roof mounted equipment shall be screened from public rights-of-way.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

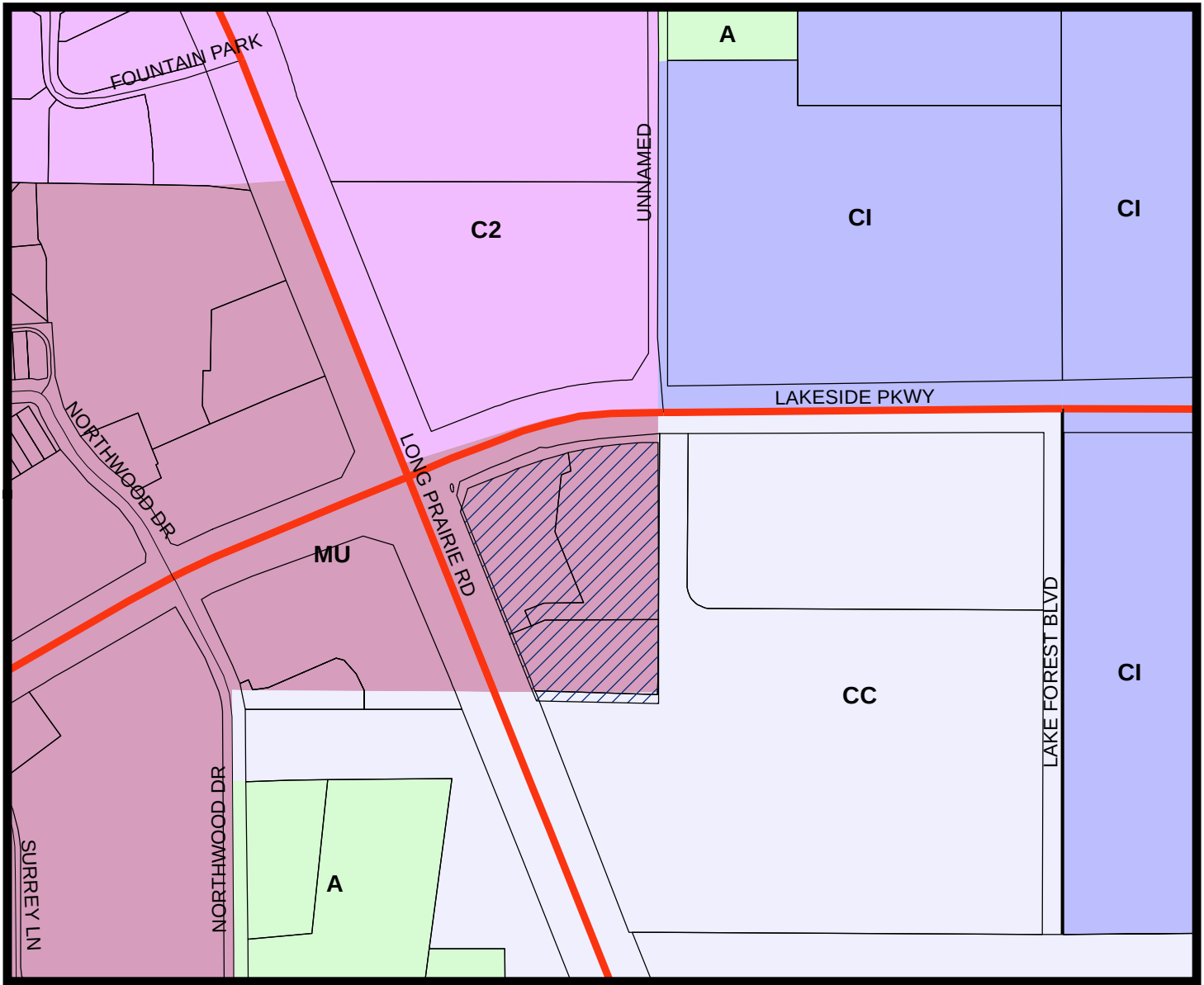
B. Application Details

1. Site Plan Package

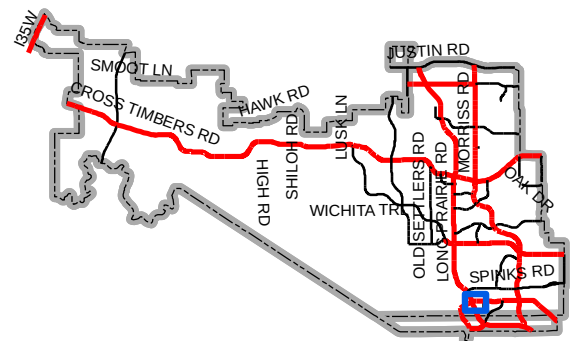
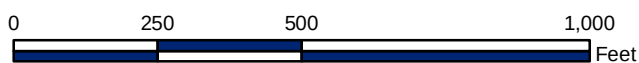
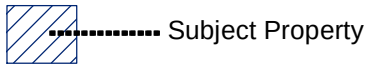


Vicinity Map

Reference Project: RC16-0008 and SP16-0011



LEGEND



Map Location



*LAKESIDE CENTER
LETTER OF INTENT*

Zoning:

The subject property is located generally on the SEC of Lakeside Parkway & F.M. Highway 2499. The property is part of the Lakeside DFW PD (Planned Development). This specific property is Zoned –PD-MU-TMR (2) – Ordinance No. 63-12 and is located across F.M. 2499 from the major entrance to the project.

Acreage:

The 7-Eleven convenience store with fuel pumps proposed is located on 1.1+/- acres located on the South end of the subject property.

Proposed Building:

The proposed building contains 2,958 square feet of floor area. The Architectural design and style of the building provides a high-end look that is compatible with the Lakeside DFW Mixed Use development to the West across F.M. 2499.

Phasing of Development:

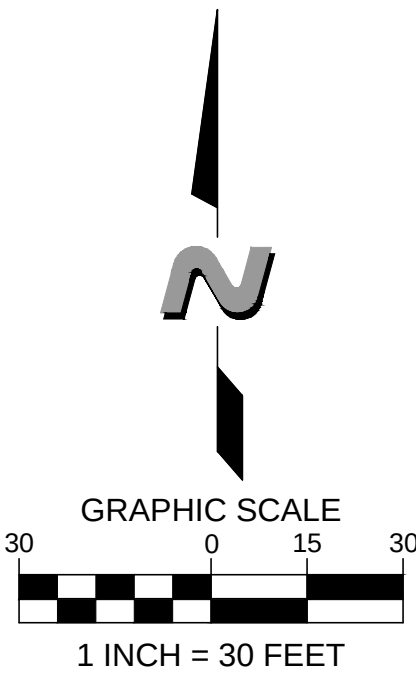
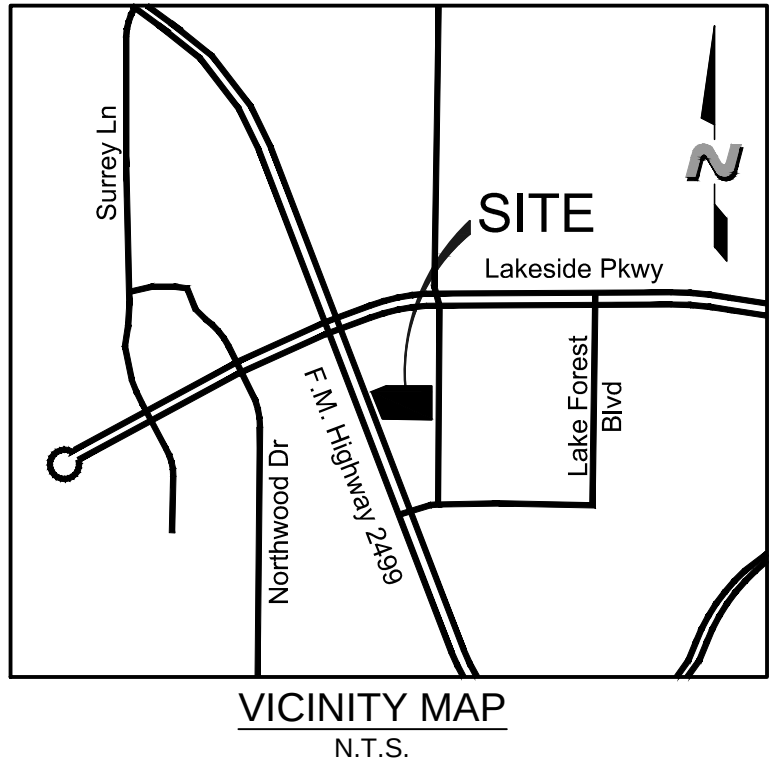
The Site Plan under review for approval with the subject Application will show the site layout for the 7-Eleven to be constructed as the 1st Phase of the Development. We are requesting approval of all required Plans and Permits to grant all Entitlements so that construction can begin as soon as possible.

Lakeside DFW Ordinance Interpretation:

Based on a Meeting with Town Planning Department Staff on Tuesday, February 23, 2016 and an interpretation of the Ordinance received via e-mail on February 24, 2016, Planning Staff are interpreting the Lakeside DFW Ordinance as follows: The MU-TMR (2) Subzone is exempt from the Section 7 building standards beginning on Page 84 of the ordinance as stated, but the development standards will follow the chart in Table 3.2 beginning on Page 25 of the ordinance. Anything else not addressed within the Lakeside DFW ordinance will default to the C-2 zoning category.

Attachment B(1): Site Plan Package

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP. ANY REPRODUCTION OR COPIING OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP IS A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

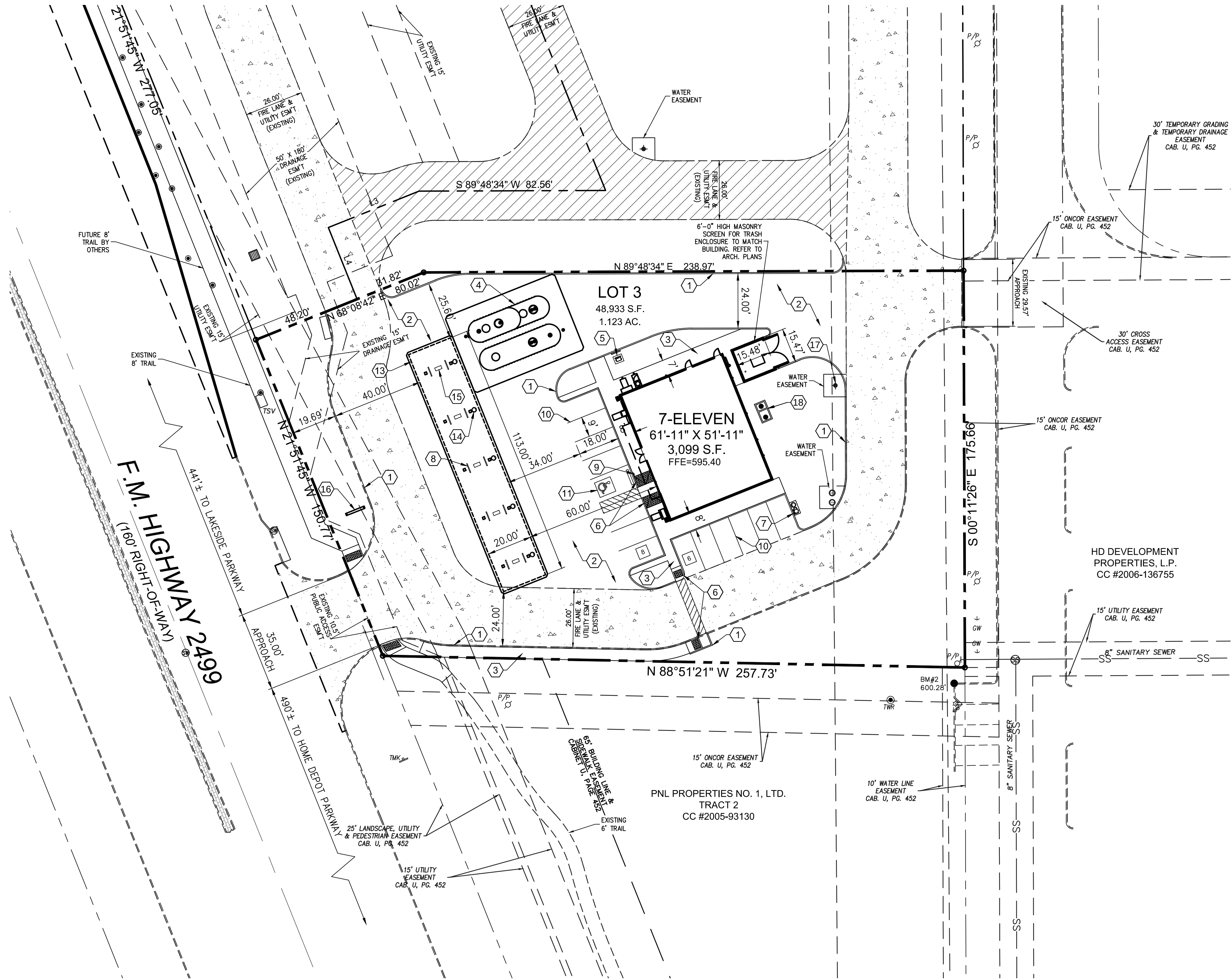


CAUTION NOTICE TO CONTRACTORS



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF ALL UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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



SITE PLAN KEYNOTES:

- CONSTRUCT 6" CURB & GUTTER
- CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
- INSTALL 6" CONCRETE SIDEWALK
- UNDERGROUND GASOLINE STORAGE TANKS
- INSTALL TANK VENTS
- INSTALL TRUNCATED BARRIER-FREE RAMP
- INSTALL AIR & WATER MACHINE
- INSTALL (10) U-SHAPED BOLLARDS, REF. FUEL PLANS
- INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
- WHITE PAVEMENT SOLID PARKING STRIPES
- HANDICAP PARKING LOGO
- STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
- NEW GASOLINE CANOPY
- (5) NEW TRASH CANS AT ISLANDS
- (5) NEW MULTI-PRODUCT DISPENSERS
- NEW MONUMENT I.D. SIGN
- NEW FIRE HYDRANT
- NEW 750 GALLON GREASE INTERCEPTOR

SITE DATA TABLE	
Physical Address	To be determined
Gross Site Area	1.123 Acres (48,933 s.f.)
Net Site Area	1.123 Acres (48,933 s.f.)
Zoning	PD (Planned Development)
Current use	MU-TMR (2) Vacant
Lot Coverage Data	
Building Coverage	0.06% / 2,958 s.f.
Impervious Area	74% / 36,444 s.f.
Pervious Area	26% / 12,489 s.f.
Parking Summary	
Surface Parking	Required Provided
Retail	12 14
Total Parking	12 14
Building Data	
Building	1 story
Peak Height	26'-9"
Mean Height	19'-11"
Total Square Footage	3,099 s.f.

SITE PLAN GENERAL NOTES:

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

LEGEND

- EXISTING FIRE LANE PAVEMENT
- FUTURE FIRE LANE PAVEMENT (BY OTHERS)

A 1.123 ACRE TRACT OF LAND
IN THE J.N. TANNEHILL SURVEY
ABSTRACT NO. 1252 & THE JOSEPH
KNIGHT SURVEY ABST. NO. 692
IN THE CITY OF FLOWER MOUND,
DENTON COUNTY, TEXAS

SCALE: 1"=30'

SURVEYOR WINKLEMAN & ASSOC., INC. 6750 HILLCREST PLAZA DRIVE SUITE 525 DALLAS, TEXAS 75230 CONTACT: LENNIE LUEKER, RPLS TEL: (972) 221-2858	DEVELOPER 7-ELEVEN 1202 RICHARDSON DRIVE SUITE 401 RICHARDSON, TX 76080 CONTACT: DOUG SANDERS TEL: (214) 676-9057	APPLICANT/ENGINEER THE DIMENSION GROUP TBPE FIRM # F-8396 10755 SANDHILL ROAD DALLAS, TEXAS 75238 CONTACT: SHERRELLE DIGGS, P.E. TEL: (214) 343-9400
--	--	---

TOWN OF FLOWER MOUND DEVELOPMENT PERMIT NO.: DEV16-02087

BY	DATE	#	CITY COMMENTS	drawn by	CS
TDG	3/21/16	1		designed by	SD
TDG	4/05/16	2		approved by	MS
TDG	4/15/16	3			
project no. 14-366			03-14903-SITE PLAN-C3.0		
date 5/9/2016					
dwg.					

TBPE FIRM # F-8396

THE DIMENSION GROUP

ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

10755 Sandhill Road, Dallas, Texas 75238
TEL: 214-343-9400 www.dimensiongrp.com

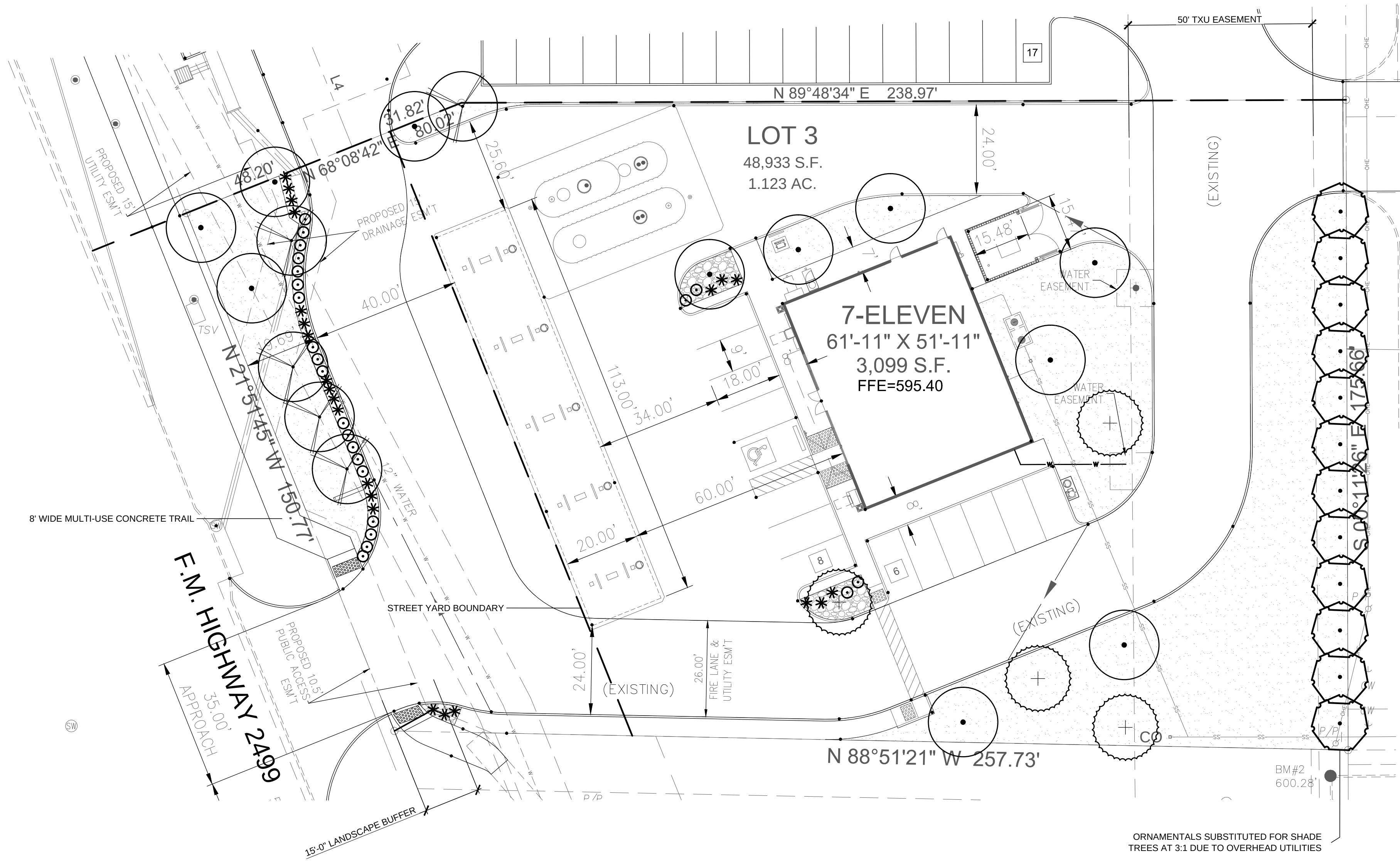
TBPE FIRM REGISTRATION #F-8396

SHERRELLE R. DIGGS
PROFESSIONAL ENGINEER
5/9/2016

SITE PLAN	7-ELEVEN STORE #37616 860 LONG PRAIRIE ROAD FLOWER MOUND, TEXAS 75028
-----------	---

SHEET

C3.0



PLANT LEGEND					
SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
TREES					
	Quercus shumardii	Shumard Red Oak	5	3"	12'-14' Ht.
	Quercus virginiana	Live Oak	4	3"	12'-14' Ht.
	Ulmus parvifolia	Lacebark Elm	11	3"	12'-14' Ht.
	Ilex vomitoria	Yaupon Holly	12	6' - 8'	Multi-trunk, 3-5 canes, min. 1" cal. Per cane
SHRUBS					
	Loripetulum chinensis 'Plum Delight'	Plum Delight	23	5 Gal.	36" min. ht, 18" min. spread, Plant 36" O.C.
	Ilex cornuta 'Burfordii' "nana"	Dw. Burford Holly	22	5 Gal.	36" min. ht, 18" min. spread, Plant 36" O.C.
GROUNDCOVER / MISCELLANEOUS					
	Cynodon spp.	Common Bermuda	11,704 S.F.		Solid Sod
	Color: TBS	Decomposed granite	335 S.F.		Size = 1" Dia., 2" Min. Depth, Install over Filter Fabric.
	--	Steel Edge	--		--

STREET YARD LANDSCAPING			
Standard	Total Street Yard	Provided	
Min. 20% of street yard	9,663 SF	4,993 SF (52% provided)	
STREET YARD TREES			
Standard	Total Street Yard	Provided	
10,000 SF OR BELOW = 1 TREE PER 1,000 SF	9,663 SF	9 TREES	
STREET BUFFER LANDSCAPING			
	Required Buffer Width	Provided	
F.M. 2499	15'	15'	
STREET BUFFER TREES			
Standard	Required	Provided	
1 per 30 L.F.	F.M. 2499 = 150'-9" 150'-9" / 30 = 5 trees	5 trees	
PARKING AREA LANDSCAPING			
Standard	No. of Parking Spaces	Required	Provided
90 S.F. per 12 spaces	14	168 S.F.	2,355 S.F.
PARKING AREA TREES			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 parking spaces	14	1 trees	2 trees
All parking spaces are located within 50 feet of a tree			
No mitigation required per tree survey			

No.	DATE	REVISION / DESCRIPTION	BY	No.	DATE	REVISION / DESCRIPTION	BY
1	02-01-16	CITY SUBMITTAL	NT				
2	02-29-16	CITY SUBMITTAL	NT				
3	03-21-16	CITY SUBMITTAL - COMMENTS	HM				
4	04-12-16	CITY SUBMITTAL - COMMENTS	NT				



Meeks Design Group, Inc.
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richardson, tx 75080
p (972) 690-7474
f (972) 690-7878

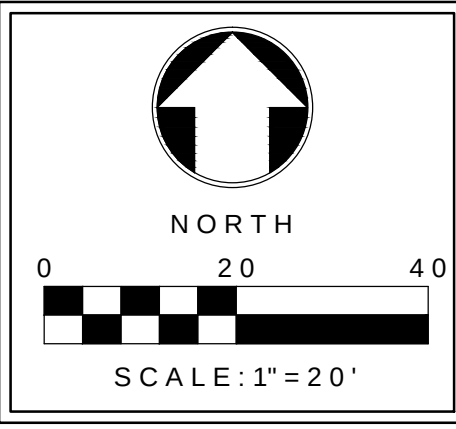
PROJECT INFO.
7-11
F.M. HIGHWAY 2499
FLOWER MOUND, TEXAS

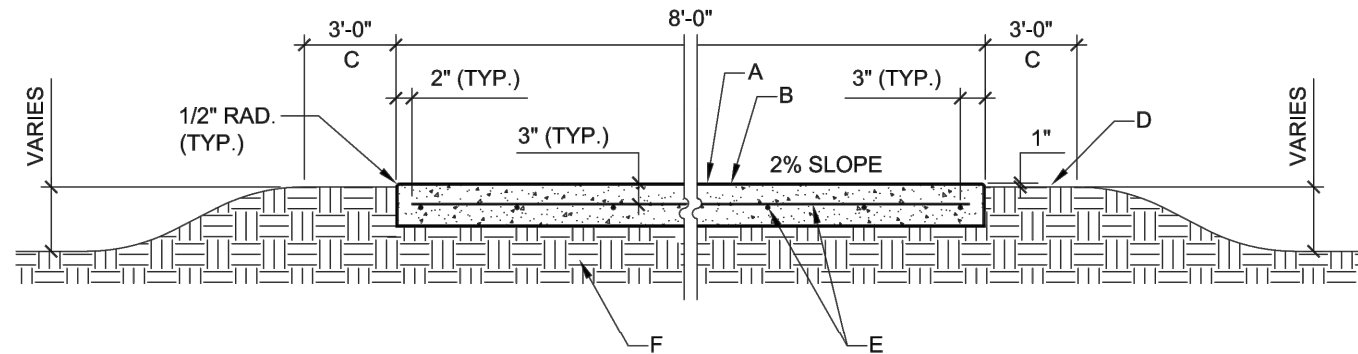
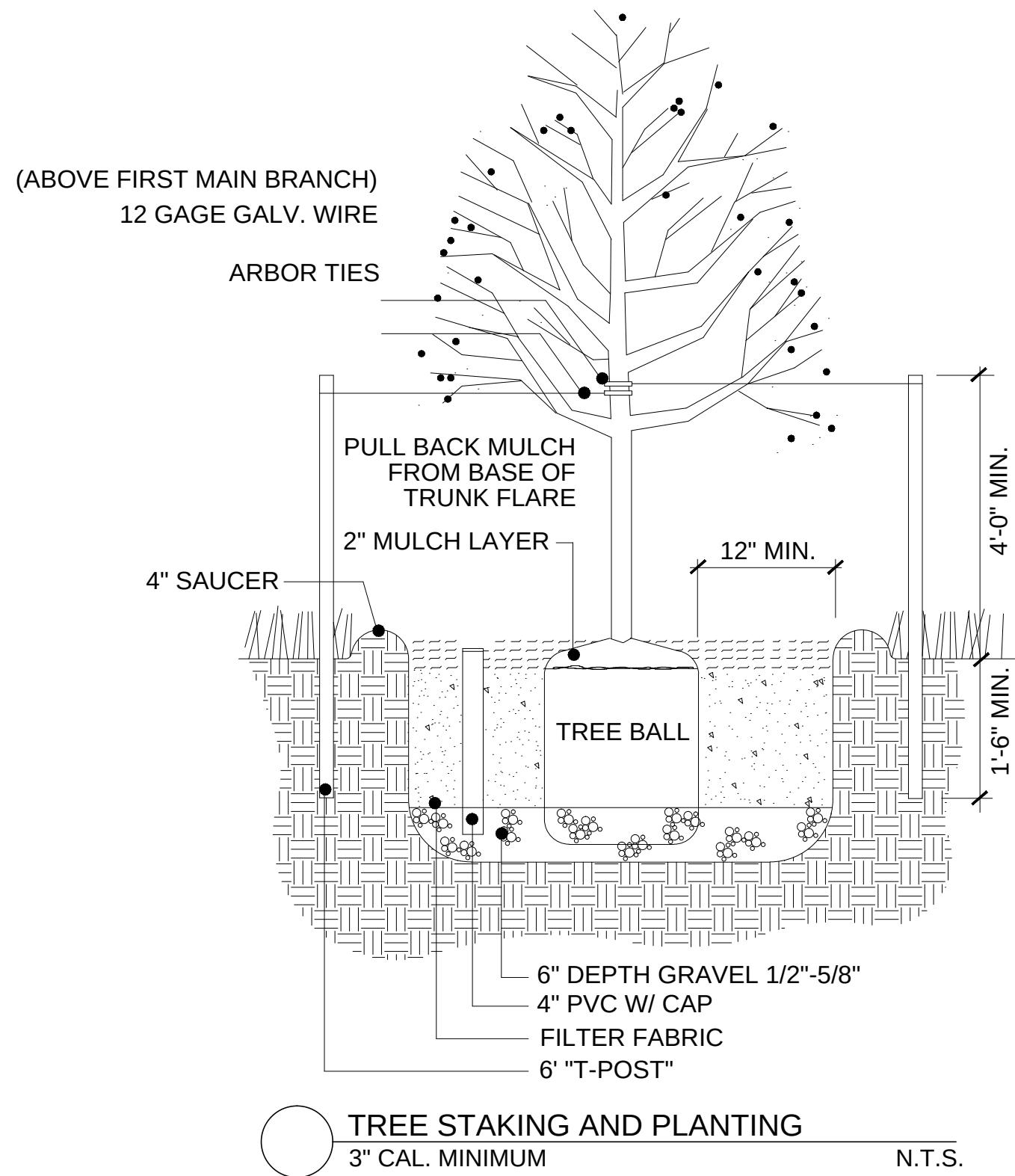
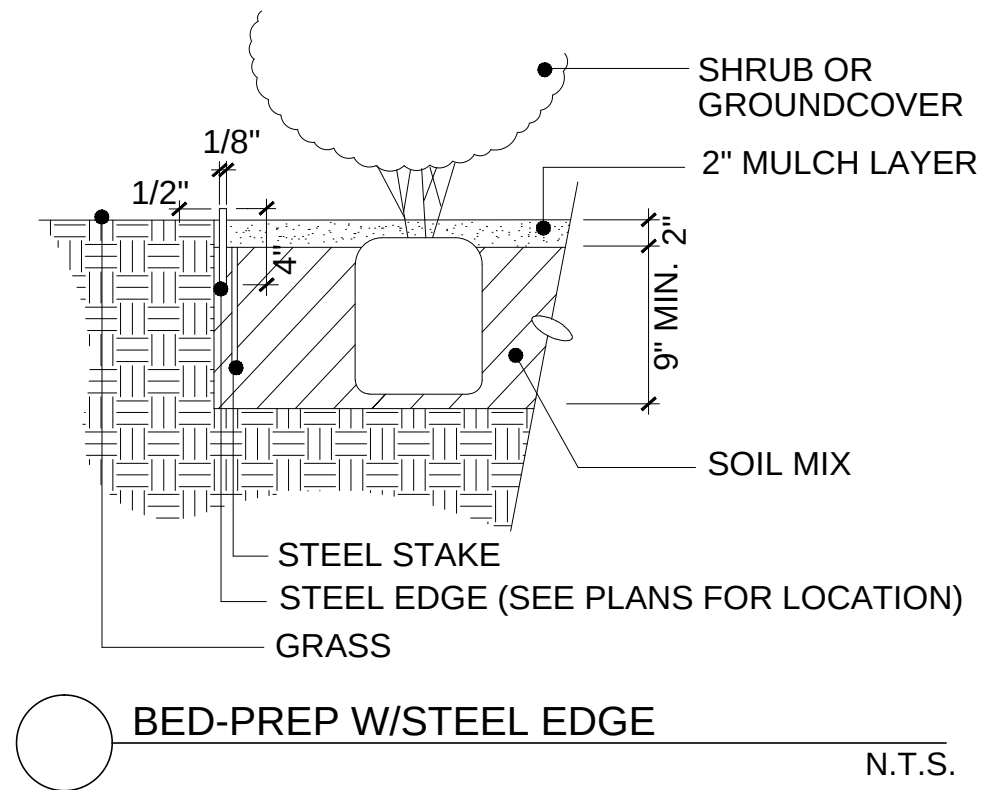
DRAWING INFO.
LANDSCAPE
PLAN



SHEET NUMBER
L2

LANDSCAPE ARCHITECT
MEEKS DESIGN GROUP, INC
1755 N. COLLINS BLVD #300
RICHARDSON, TEXAS 75080
CONTACT: HERB MEEKS
TEL: (972) 690-7474
ENGINEER / APPLICANT
THE DIMENSION GROUP
FIRM REGISTRATION # F-8396
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
CONTACT: SHERRELLE DIGGS
TEL: (214) 343-9400





CONCRETE TRAIL SECTION

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 M.C.T.C.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
3. CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF TRAIL.
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'-0" O.C. (MAX.) BOTH WAYS
- F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

1. LOCATE DOWELED EXPANSION JOINTS ON 40'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
5 PER JOINT @ 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.

GENERAL MAINTENANCE:

REQUIRED PLANTS MUST BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPATIBLE WITH THE APPROVED LANDSCAPE PLAN WITHIN (90) NINETY DAYS OF NOTIFICATION FROM THE CITY. THE BUILDING OFFICIAL MAY EXTEND TIME PERIOD UP TO AN ADDITIONAL (90) NINETY DAYS DUE TO WEATHER CONSIDERATIONS. IF THE PLANTS HAVE NOT BEEN REPLACED AFTER APPROPRIATE NOTIFICATION AND/OR EXTENSION, THE PROPERTY OWNER SHALL BE IN VIOLATION OF THIS ORDINANCE.

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS THE PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF, NONETHELESS, SOME PLANTS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THEM.

MAINTENANCE & INSTALLATION

THE OWNER AND/OR OCCUPANT SHALL BE JOINTLY AND SEVERALLY LIABLE FOR INSTALLING AND MAINTAINING ALL MASONRY WALLS, FENCES, AND LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND PHYSICALLY SOUND CONDITION AND REPLACING IT WHEN DEEMED NECESSARY BY THE DEVELOPMENT DEPARTMENT.

NOTES

CONTACT JOSHUA BROWN, PARKS SUPERVISOR AT (972)874-6428 OR JOHN HABERN, PARKS, TRAILS AND LANDSCAPE SPECIALIST AT (972)874-6343 PRIOR TO BEGINNING ANY WORK IN THE TOWN'S R.O.W.

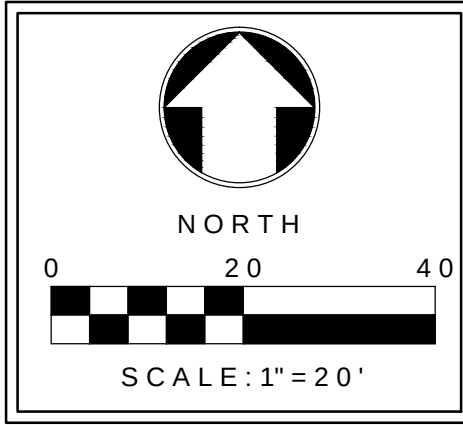
CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL TOWN IRRIGATION SYSTEMS AND PLANT MATERIAL

CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS

ANY EXISTING IRRIGATION (RAW WATER LINE / PURPLE PIPE) IN PUBLIC R.O.W. SHALL BE RESTORED TO ITS ORIGINAL CONDITION

ANY NEW IRRIGATION IN PUBLIC R.O.W. SHALL BE PURPLE PIPE AND SHALL HAVE PURPLE VALVE BOX LIDS AND PURPLE CAPS ON ALL IRRIGATION HEADS. R.O.W. IRRIGATION SHALL BE ON A SEPARATE SYSTEM FROM THE REMAINDER OF THE SITE

LANDSCAPE ARCHITECT
MEEKS DESIGN GROUP, INC
1755 N. COLLINS BLVD #300
RICHARDSON, TEXAS 75080
CONTACT: HERB MEEKS
TEL: (972) 690-7474
ENGINEER / APPLICANT
THE DIMENSION GROUP
FIRM REGISTRATION # F-8396
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
CONTACT: SHERRELLE DIGGS
TEL: (214) 343-9400



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	1	02-01-16	CITY SUBMITTAL	NT				
	2	02-29-16	CITY SUBMITTAL	NT				
	3	03-21-16	CITY SUBMITTAL - COMMENTS	HM				
	4	04-12-16	CITY SUBMITTAL - COMMENTS	NT				



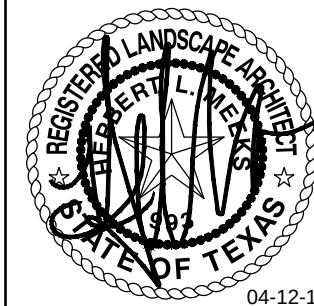
Meeks Design Group, Inc.
1755 n. collins blvd. #300
richardson, tx 75080
p (972) 690-7474
f (972) 690-7878

PROJECT INFO.

7-11
F.M. HIGHWAY 2499
FLOWER MOUND, TEXAS

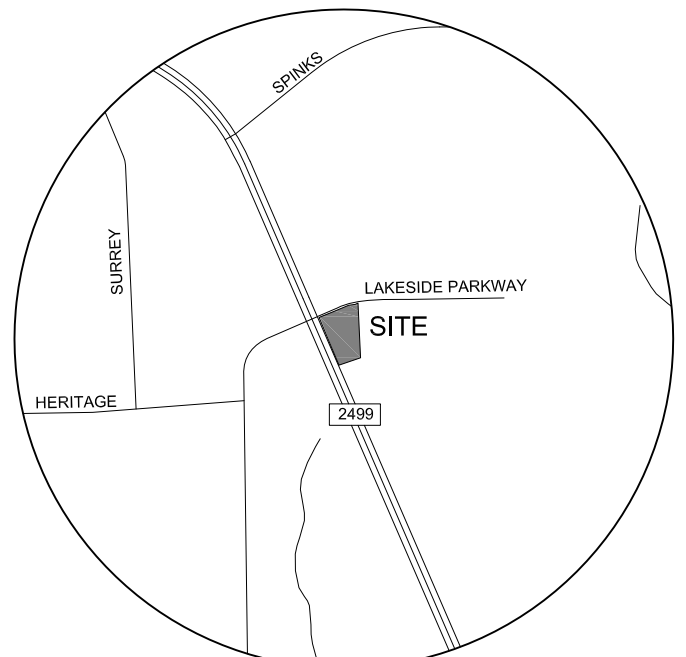
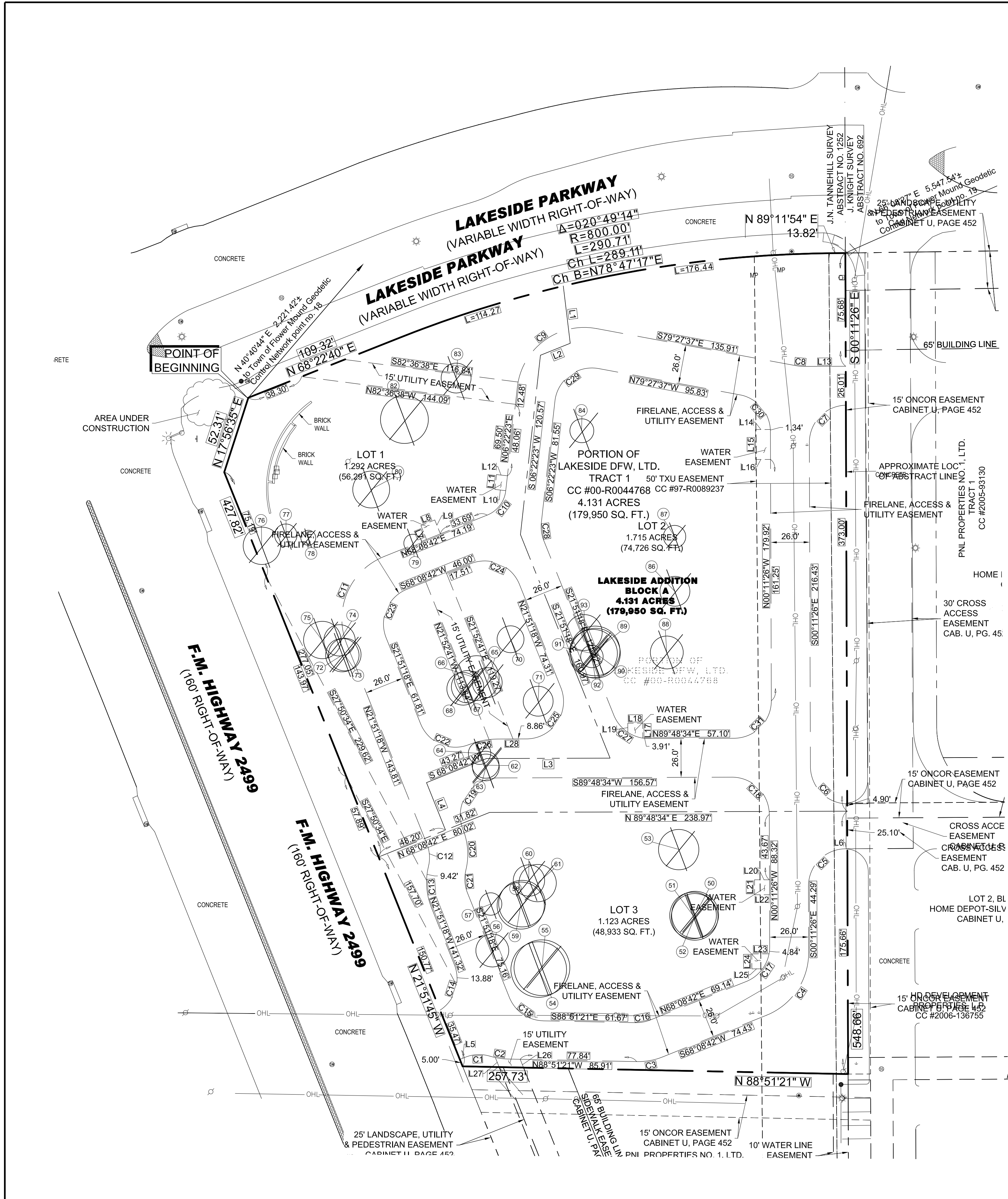
DRAWING INFO.

LANDSCAPE
DETAILS

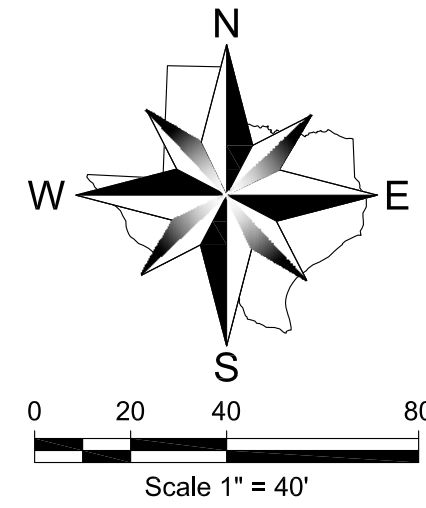


SHEET NUMBER

L3



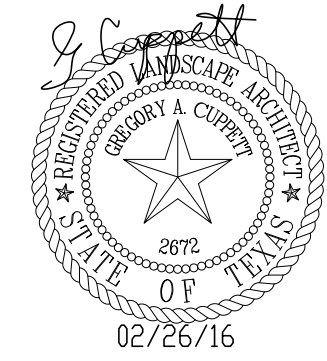
VICINITY MAP
NOT TO SCALE



Tree Survey

Tree Number	Caliper	Common Name	Botanical Name	Canopy Size	Condition	Classification	Remain/Remove	Comments
50/52	17"	Cedar Elm	Ulmus crassifolia	33'	Good	Protected	Remove	
51	9"	Cedar Elm	Ulmus crassifolia	20'	Good	Protected	Remove	
53	15"	Post Oak	Quercus stellata	27'	Fair	Protected	Remove	Die back
54	17"	Cedar Elm	Ulmus crassifolia	28'	Good	Protected	Remove	
55	11"	Cedar Elm	Ulmus crassifolia	25'	Good	Protected	Remove	
56	10"	Cedar Elm	Ulmus crassifolia	22'	Good	Protected	Remove	
57	6"	Post Oak	Quercus stellata	15'	Good	Protected	Remove	
58/59	17"	Cedar Elm	Ulmus crassifolia	33'	Good	Protected	Remove	
60	10"	Cedar Elm	Ulmus crassifolia	21'	Good	Protected	Remove	
61	15"	Post Oak	Quercus stellata	25'	Good	Protected	Remove	
62	6"	Cedar Elm	Ulmus crassifolia	20'	Good	Protected	Remove	
63	6"	Cedar Elm	Ulmus crassifolia	20'	Good	Protected	Remove	
64	8"	Post Oak	Quercus stellata	15'	Fair	Protected	Remove	
65	10"	Post Oak	Quercus stellata	20'	Good	Protected	Remove	
66	12"	Post Oak	Quercus stellata	30'	Good	Protected	Remove	
67	11"	Post Oak	Quercus stellata	25'	Good	Protected	Remove	
68	10"	Post Oak	Quercus stellata	25'	Good	Protected	Remove	
70	8"	Cedar Elm	Ulmus crassifolia	18'	Good	Protected	Remove	
71	10"	Post Oak	Quercus stellata	20'	Good	Protected	Remove	
72/73	12"	Post Oak	Quercus stellata	24'	Good	Protected	Remove	
74	11"	Blackjack Oak	Quercus marilandica	21'	Good	Protected	Remove	
75	11"	Post Oak	Quercus stellata	25'	Good	Protected	Remove	
76	12"	Blackjack Oak	Quercus marilandica	25'	Good	Protected	Remove	
77	8"	Post Oak	Quercus stellata	15'	Good	Protected	Remove	
78	7"	Chittumwood	Bumelia lanuginosa	10'	Good	Protected	Remove	
79	8"	Chittumwood	Bumelia lanuginosa	12'	Good	Protected	Remove	
80	9"	Blackjack Oak	Quercus marilandica	28'	Good	Protected	Remove	
82	10"	Post Oak	Quercus stellata	32'	Good	Protected	Remove	
83	8"	Cedar Elm	Ulmus crassifolia	20'	Good	Protected	Remove	
84	6"	Cedar Elm	Ulmus crassifolia	16'	Good	Protected	Remove	
86	8"	Cedar Elm	Ulmus crassifolia	20'	Poor	Protected	Remove	Die back/mistletoe
87	8"	Cedar Elm	Ulmus crassifolia	15'	Good	Protected	Remove	
88	10"	Cedar Elm	Ulmus crassifolia	22'	Good	Protected	Remove	
89/90/91	22"	Cedar Elm	Ulmus crassifolia	38'	Good	Specimen	Remove	
92	7"	Cedar Elm	Ulmus crassifolia	15'	Good	Protected	Remove	
93	8"	Post Oak	Quercus stellata	24'	Good	Protected	Remove	

THERE IS NO MITIGATION REQUIRED FOR THE REMOVAL OF ANY PROTECTED OR SPECIMEN TREE.



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REVISION

DATE

No.

APPROV

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6700 JUILLEST Pkwy, Suite 325, Dallas, TX 75230

Phone: 972-462-7999, Fax: 972-462-7998, Email: info@winkelmann.com

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J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252

JOSEPH KNIGHT SURVEY, ABSTRACT NO. 692

CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS

TREE SURVEY

4.131 ACRES

Date : 09.28.15

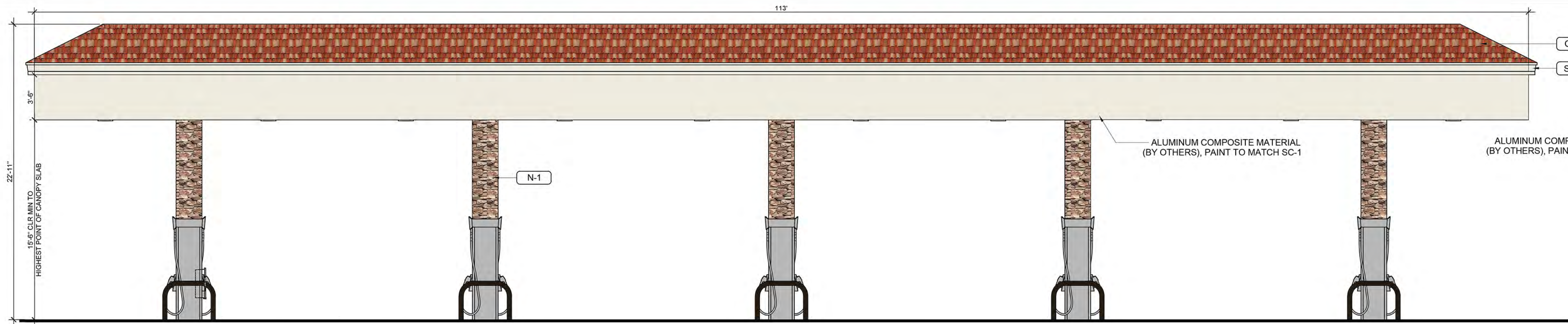
Scale : 1" = 40'

File : 63501-L-exist tree

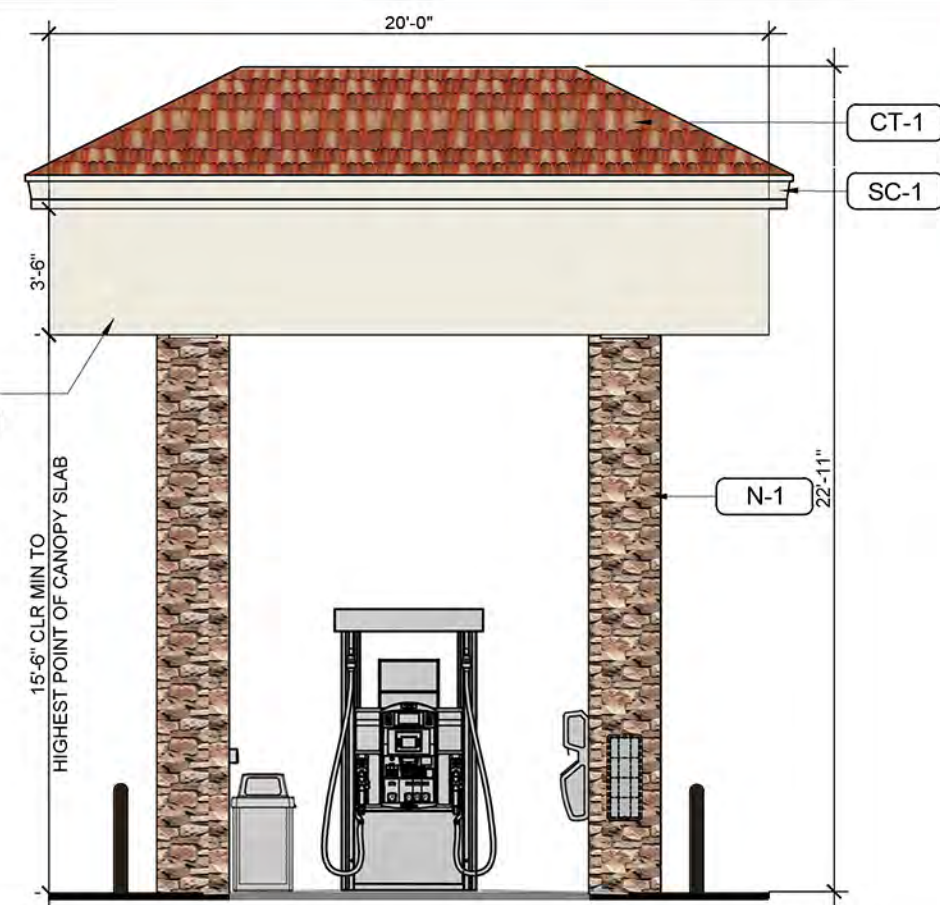
Project No. : 63501.00

SHEET

1 of 1

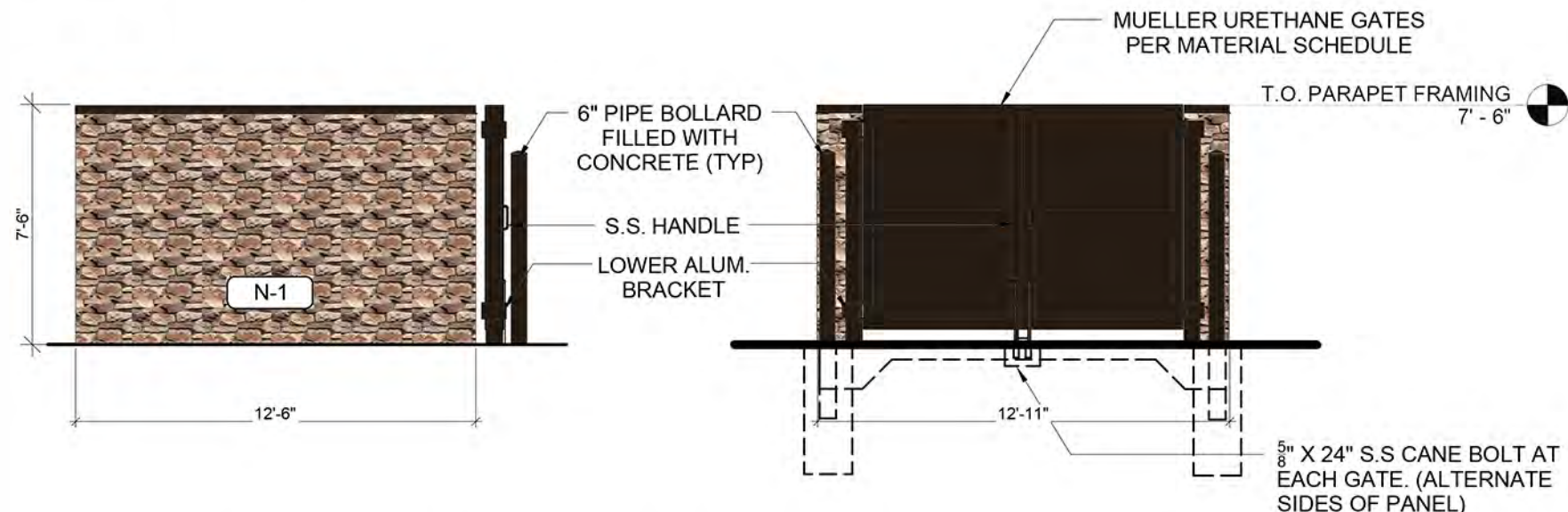


6 FUEL CANOPY ELEVATION - SIDE VIEW
3/16" = 1'-0"

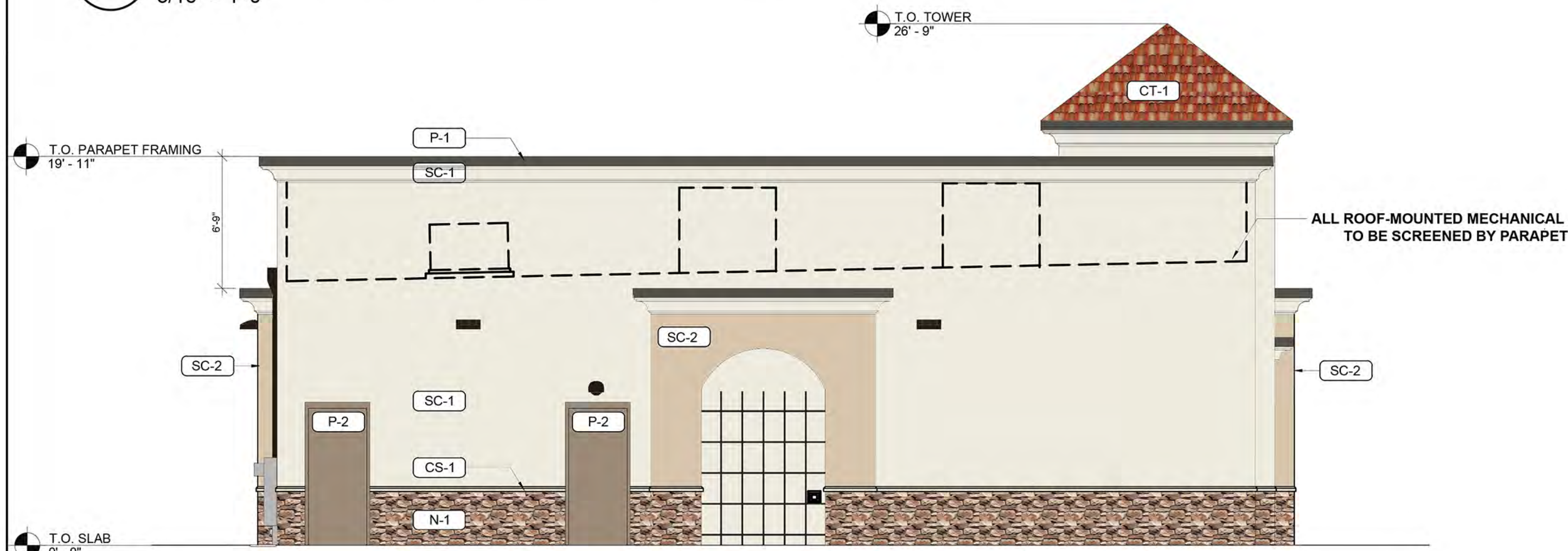


7 FUEL CANOPY ELEVATION - END VIEW
3/16" = 1'-0"

NOTE:
MATERIALS AND COLORS
ARE THE SAME OR SIMILARLY
CONSISTENT WITH THE LDFW
BUILDINGS ON THE WEST
SIDE OF LONG PRAIRIE ROAD.

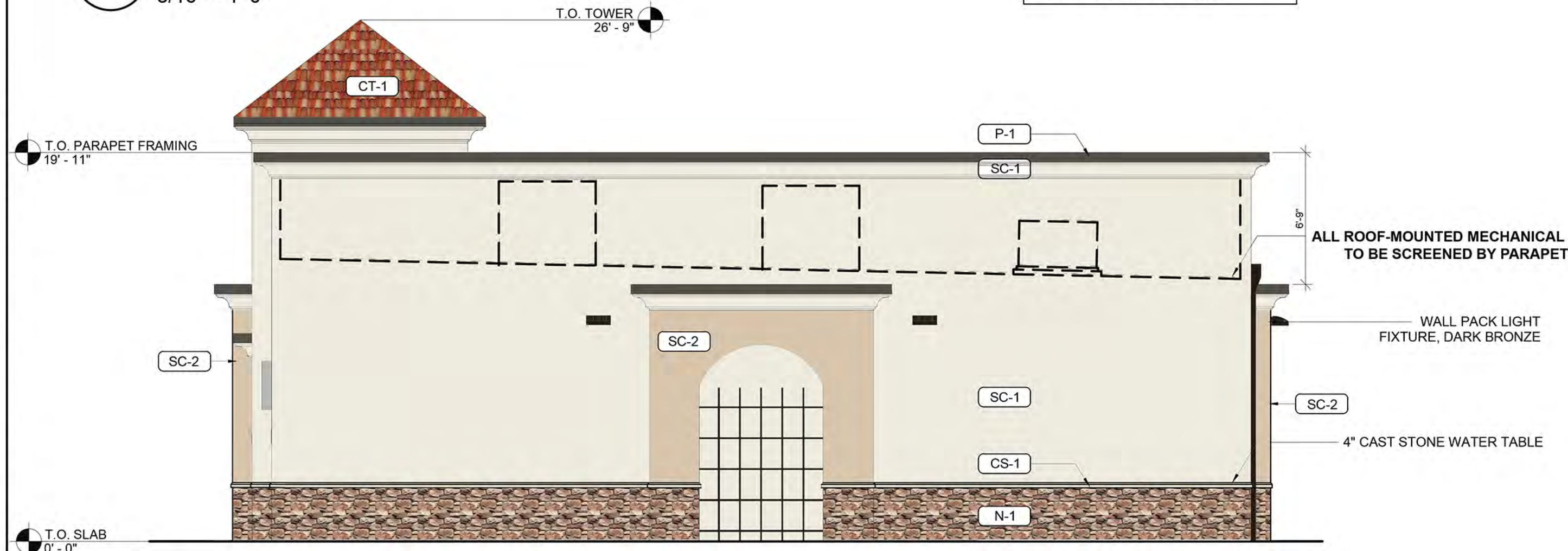


5 DUMPSTER ENCLOSURE ELEVATION
3/16" = 1'-0"



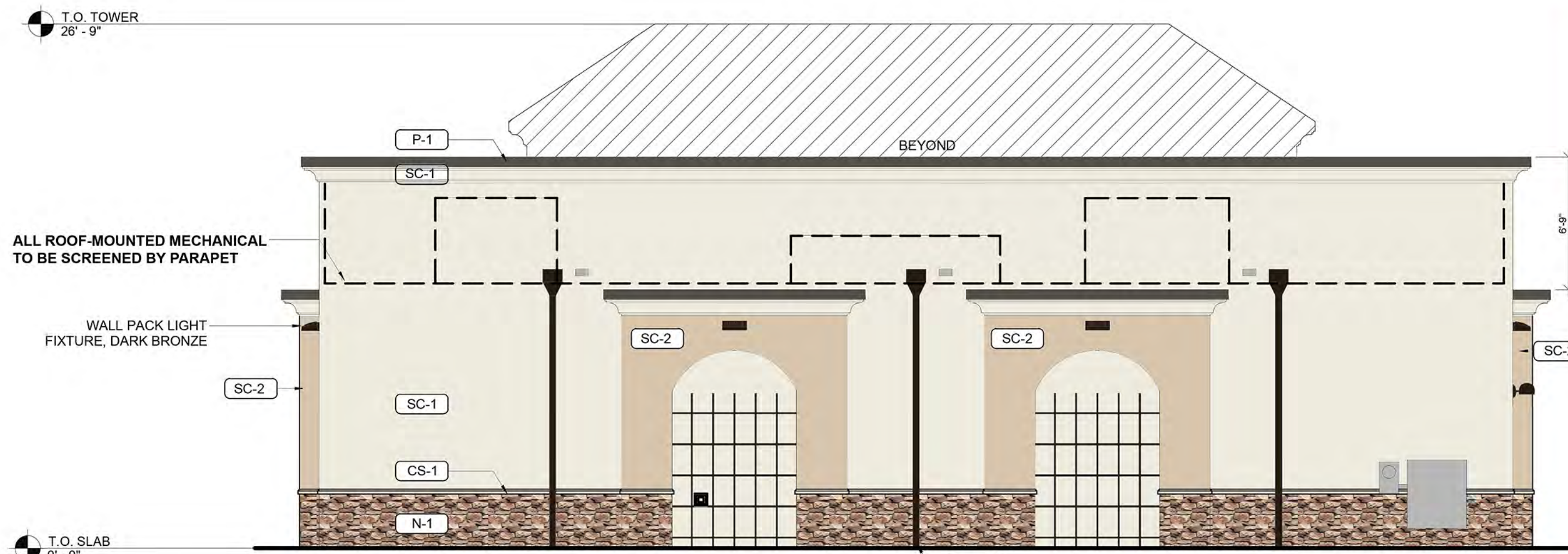
4 ELEVATION - NORTH
3/16" = 1'-0"

85% STUCCO	-	848 SF
15% STONE	-	150 SF
100% TOTAL MASONRY		



2 ELEVATION - SOUTH
3/16" = 1'-0"

85% STUCCO	-	848 SF
15% STONE	-	150 SF
100% TOTAL MASONRY		



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

86% STUCCO	-	1,105 SF
14% STONE	-	183 SF
100% TOTAL MASONRY		



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

86% STUCCO	-	1,105 SF
14% STONE	-	183 SF
100% TOTAL MASONRY		

7-ELEVEN, INC.
3200 HACKBERRY RD. IRVING, TEXAS 75063

7-ELEVEN STORE #37616
860 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 75028

ELEVATIONS PRESENTATION SHEET

ARCHITECTURE
CIVIL ENGINEERING
MEP ENGINEERING
PLANNING
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
O: 214-343-9400 | F: 214-341-9080
dimensiongrp.com

Job#: 14-366

Scale: AS NOTED

Date: 06/03/15

Drawn By: JT

Checked By: FS

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SHEET:

A1.1

6049 SIP - STUCCO