



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JULY 25, 2016

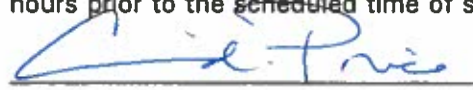
**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

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AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
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- A. **CALL TO ORDER: 6:30 P.M.** *(or later, at the conclusion of the Capital Improvements Advisory Committee meeting)*
- B. **INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. **CITIZEN'S COMMENTS**
The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.
- D. **DIRECTOR'S REPORT**
- a. Presentation and discussion regarding development activity over the past year (application statistics, major project approvals, and regulation amendments), with particular focus on activity during the past three months.
- E. **REGULAR ITEMS**
1. *Minutes of July 11, 2016*
Consider approval of the minutes of the July 11, 2016, Planning and Zoning Commission Regular Session.
2. *RC16-0010 – Hillside of Flower Mound*
Consider a request for a Record Plat to create a residential subdivision. The property is generally located south of Cross Timbers Road and west of Shiloh Road.

F. 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: July 21, 2016, at 12:45pm, 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.
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THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH DAY OF JULY, 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
Mike McCall	Commissioner, Place 3
Emily Strittmatter	Commissioner, Place 5
Al Linley	Commissioner, Place 8
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Vacant	Commissioner, Place 1
Brian Smiley	Commissioner, Place 6

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

And the following members of Town staff present:

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

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

There were none.

- D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the June 27, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner McCall moved to approve the June 27, 2016, minutes as presented.
Vice Chair Solis seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Linley, Solis, McCall, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Smiley

The motion passed with a vote of 6-0.

2. 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. *(This item was tabled at the June 27, 2016, Planning and Zoning Commission meeting.)*

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bobby Dollak, G & A Consultants

Commission Deliberation

Vice Chair Solis moved to approve SP16-0006 – LG River Walk Apartments.
Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, McCall, Solis, Linley, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Smiley

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for rezoning (Z16-0003 – Ivy Estates, Lot 2, Block A) from Single-Family District-30 (SF-30) uses to Single-Family District-10 (SF-10) uses. The property is generally located south of Rembert Drive and north of Lismore Drive.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Mike Korn, Middleton & Associates

Spoke In Favor – None

Spoke In Opposition / Expressed Concerns –

Scott Moisan, 821 Crestfield Drive, Flower Mound
Judd Olson, 2700 Lismore Drive, Flower Mound
Christopher Cleveland, 2607 Spinks Road, Flower Mound

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of Z16-0003 – Ivy Estates, Lot 2, Block A. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Linley, Solis, McCall, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Smiley

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 6:59 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: July 25, 2016

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Record Plat (RC16-0010 – Hillside of Flower Mound) to create a residential subdivision. The property is generally located south of Cross Timbers Road and west of Shiloh Road.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 27 buildable, single-family residential lots with a minimum lot size of 30,000 square feet. The site contains approximately 43.19 acres of land. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems. The lots are in conformance with the underlying development standards within Planned Development District-143 (PD-143) for a cluster development.

The plat depicts necessary setbacks, buffers, easements and approximately 21.78 acres of open space to be owned and maintained by the Homeowner's Association (50.43%). The proposed development will have primary access points from Cross Timbers Road, Oakview Drive and Ridgecrest Drive. The proposed record plat is consistent with the development plan (DP15-0012) approved by the Town Council on October 19, 2015.

III. ATTACHMENTS

A. Background Information

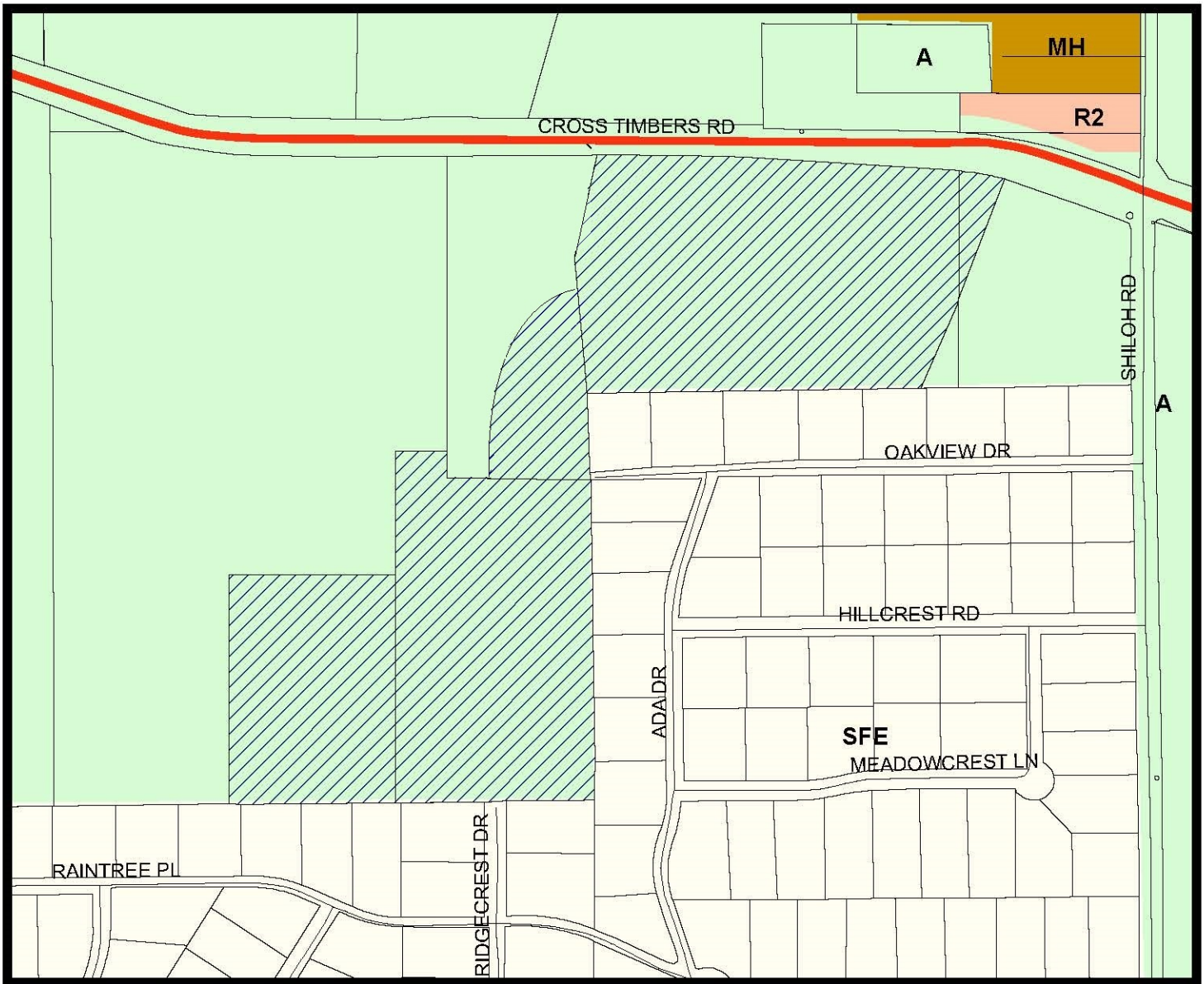
1. Vicinity Map
2. Letter of Intent

B. Application Details

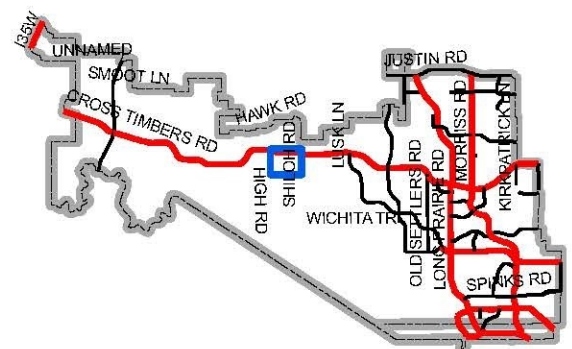
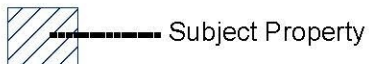
1. Record Plat Package

Vicinity Map

Reference Project : RC16-0010



LEGEND



Map Location



Rembert Enterprises, Inc.

3625 Bonanza Lane Flower Mound, TX 75022

May 17, 2016

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

RE: Hillside Flower Mound (Community)
Flower Mound, Texas

Dear Mr. Powell,

Please accept this as our formal Letter of Intent to describe the requested Record Plat.

The Hillside community will be a high-quality, beautiful open-space community, consisting of a 43.25 acre tract of land near the Intersection of Shiloh Road , along Cross Timbers Road (also known as FM 1171, a public roadway). The proposed community is approved as PD-143 with a conceptual site plan.

The Hillside community will consist of 27 lots, with six (6) X-lots. We are proposing a single-phase development.

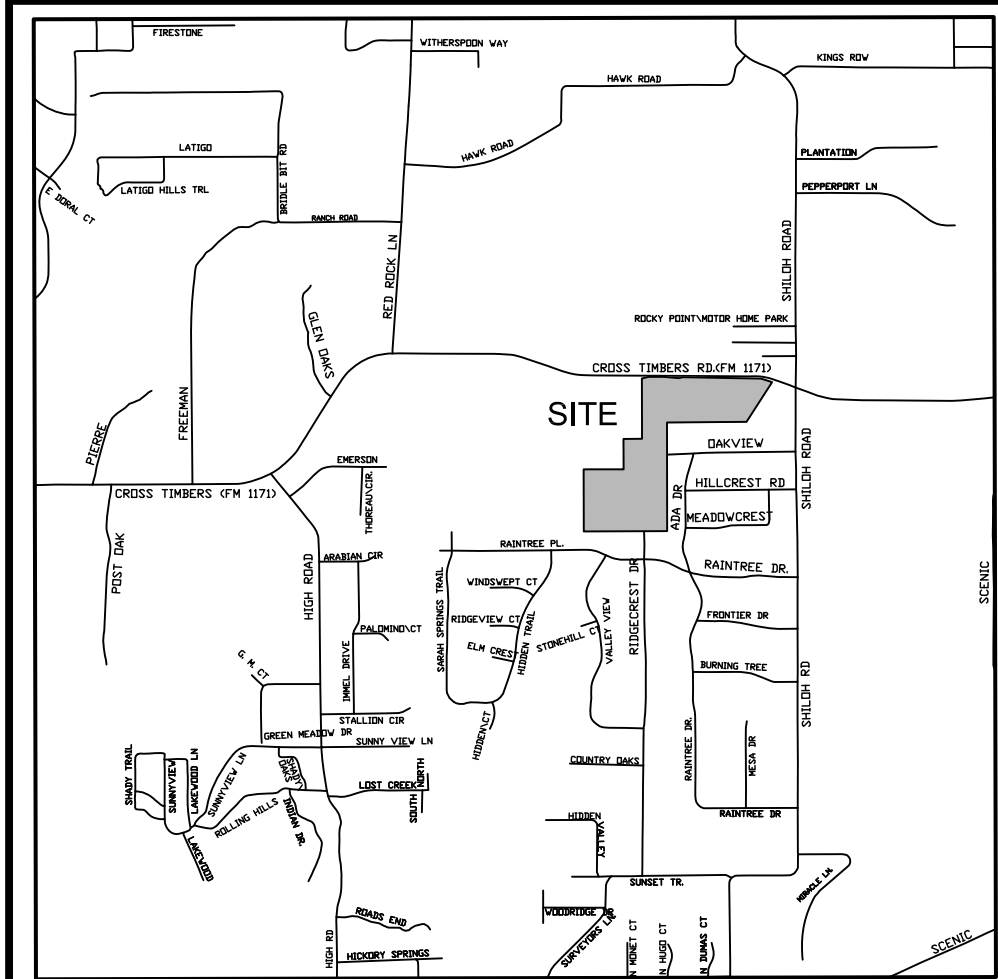
We have been approved an exception to Sec. 98-147, Topographical Slope Protection of the Town's ordinance.

We respectfully continue our request of an exception to the upland habitat mitigation requirement.

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

Sincerely,

Reginald Rembert



VICINITY MAP : NOT TO SCALE

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	47.74'	400.00'	6°50'16"	N03°47'39"E 42.71'
C2	55.55'	400.00'	7°57'24"	S01°14'05"W 55.50'
C3	93.32'	1000.00'	9°20'09"	N01°55'47"E 93.29'
C4	286.53'	280.00'	58°37'52"	S59°56'17"E 274.19'
C5	104.09'	1000.00'	9°57'51"	S87°45'52"E 104.05'
C6	104.09'	1000.00'	9°57'51"	N87°45'52"W 104.05'
C7	194.19'	375.00'	48°27'32"	S69°01'27"W 190.18'
C8	160.71'	280.00'	32°53'06"	S12°21'08"W 158.51'
C9	156.82'	375.00'	32°40'25"	S69°25'38"E 154.71'
C10	468.24'	275.00'	97°33'22"	S49°27'44"W 413.69'
C11	161.44'	500.00'	18°29'58"	N08°56'02"E 160.74'
C12	113.91'	500.00'	13°03'10"	N03°39'30"W 113.66'
C13	147.04'	500.00'	10°53'00"	N03°37'21"E 146.51'
C14	118.10'	400.00'	10°55'02"	S05°31'20"W 117.68'
C15	8.14'	25.00'	18°39'47"	N08°57'23"W 8.11'
C16	30.85'	100.00'	17°40'38"	N09°12'50"E 30.73'
C17	22.55'	100.00'	12°55'03"	S06°05'01"E 22.50'
C18	37.84'	200.00'	10°50'22"	S12°37'58"W 37.78'
C19	34.48'	100.00'	10°45'20"	N02°39'53"W 34.31'
C20	39.00'	250.00'	89°23'08"	S49°05'23"E 35.17'
C21	29.21'	25.00'	87°54'07"	N48°31'15"E 34.70'
C22	29.21'	25.00'	66°57'10"	N11°24'55"E 27.58'
C23	23.36'	25.00'	53°32'09"	S69°49'50"W 22.52'
C24	44.20'	25.00'	101°38'06"	S57°10'59"E 38.66'
C25	30.02'	25.00'	68°47'38"	N23°15'03"E 28.25'
C26	8.14'	25.00'	38°39'47"	S89°42'24"W 8.11'
C27	106.43'	149.00'	49°55'30"	N63°27'59"W 104.18'
C28	110.64'	174.00'	47°08'21"	S89°49'28"E 107.52'
C29	149.27'	149.00'	57°24'04"	N46°04'34"W 143.11'
C30	112.34'	134.00'	48°02'04"	S89°05'34"W 109.08'
C31	20.14'	41.00'	28°08'31"	S89°57'39"W 19.94'
C32	35.24'	99.00'	20°23'44"	N79°48'08"W 35.06'
C33	75.98'	109.00'	39°56'21"	S89°34'27"E 74.45'
C34	31.20'	91.00'	19°38'39"	S89°16'42"W 31.05'
C35	47.66'	99.00'	27°35'00"	N76°12'30"W 47.20'
C36	102.94'	107.70'	54°45'46"	S89°47'53"E 99.07'
C37	43.17'	91.00'	27°10'46"	S76°24'37"W 43.76'
C38	39.66'	99.00'	22°57'18"	N78°31'21"W 39.40'
C39	75.29'	107.70'	40°03'02"	S87°04'13"E 73.76'

Line Table		
Line #	Direction	Length
L1	N00°22'31"E	63.06'
L2	S89°15'12"W	35.41'
L3	N03°07'44"W	31.71'
L4	S89°15'56"E	44.00'
L5	S23°11'48"E	46.33'
L6	S42°17'27"E	37.65'
L7	S89°29'38"W	123.47'
L8	S00°30'22"E	10.00'
L9	S47°21'16"W	11.85'
L10	N63°53'43"E	37.57'
L11	S99°00'00"W	51.72'
L12	S89°56'59"E	35.79'
L13	S99°00'00"W	36.60'
L14	S99°00'00"E	78.57'
L15	N75°58'05"W	10.98'
L16	N03°08'00"W	14.09'
L17	N03°08'00"W	7.43'
L18	N06°16'11"W	7.65'
L19	S03°08'00"E	22.12'
L20	S00°01'14"W	8.80'

100-Year Ultimate Flood Plain per Shorps Branch SB-1 Flood Study as prepared by Ridinger Associates, Inc.

Wardine Investments, Ltd. Volume 5052, Page 2668 R.P.R.D.C.T. (remainder)

7X BLOCK A Open Space 11,622 Acres 506,261 Sq. Ft. Drainage Easement

Lot 6, Block 4 Hidden Valley Country Estates Cabinet G, Page 106 P.R.D.C.T.

Lot 5, Block 4 Hidden Valley Country Estates Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 4, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 3, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot 2, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

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Lot -107, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -108, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -109, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -110, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -111, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -112, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -113, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -114, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -115, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -116, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -117, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -118, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -119, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -120, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -121, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -122, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -123, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -124, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -125, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

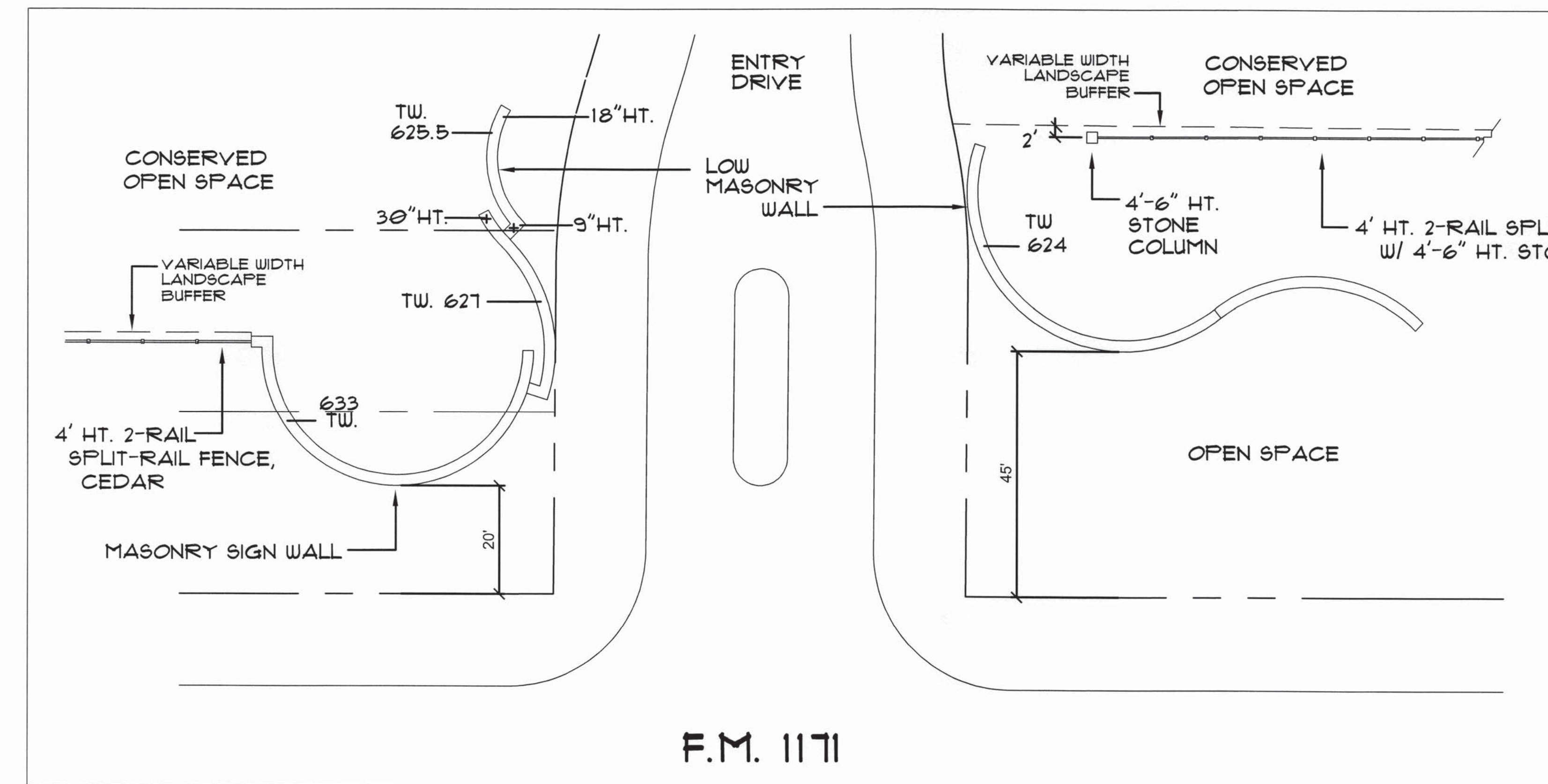
Lot -126, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -127, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -128, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

Lot -129, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.

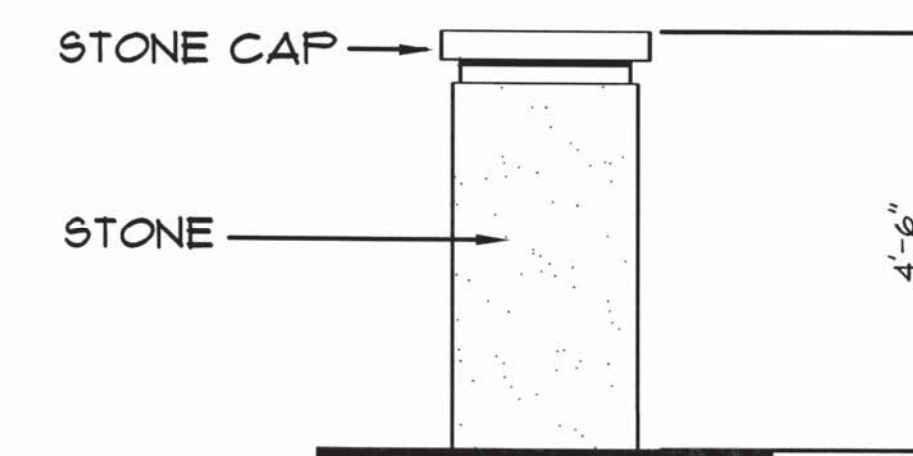
Lot -130, Block 4 Hidden Valley Country Estates, Section IV Cabinet G, Page 106 P.R.D.C.T.



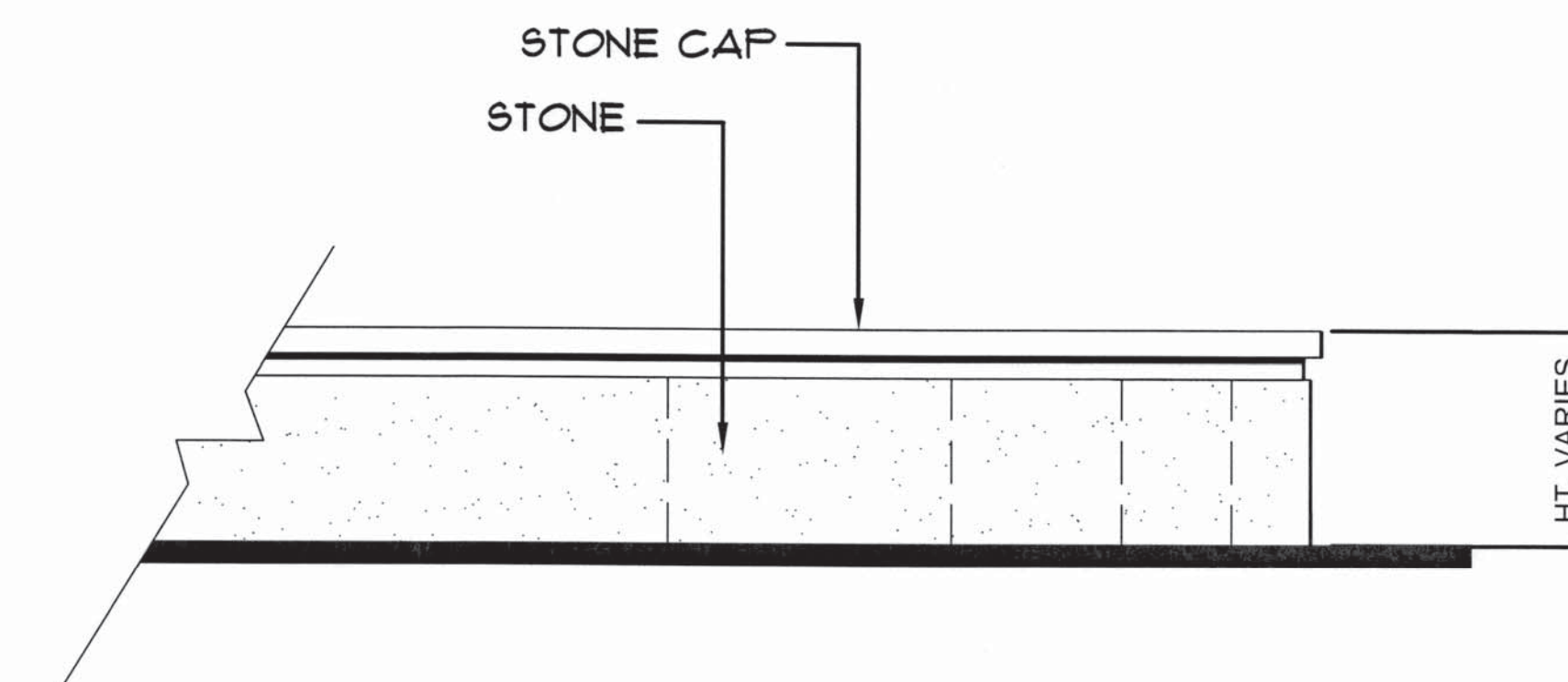
Ø1 ENLARGED PLAN: PROJECT ENTRY - MASONRY SIGN WALLS / LOW MASONRY WALLS
NTS



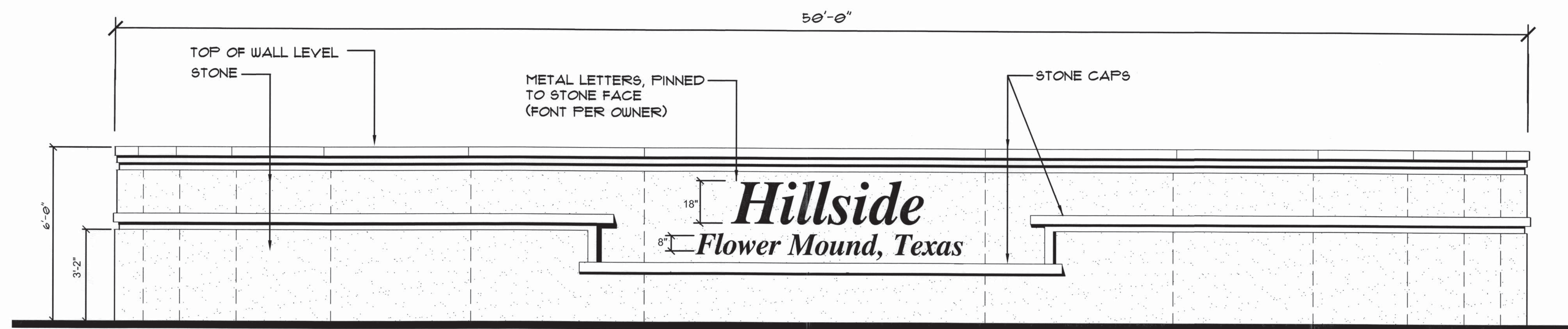
NOTE:
THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO CONVEY THE DESIGN INTENT, MATERIALS AND GENERAL LOOK OF THE LANDSCAPE ELEMENTS DEPICTED.



Ø4 ELEVATION: 2' X 2' X 4'-6" HT. MASONRY COLUMN
SCALE: 1/2" = 1'-0"

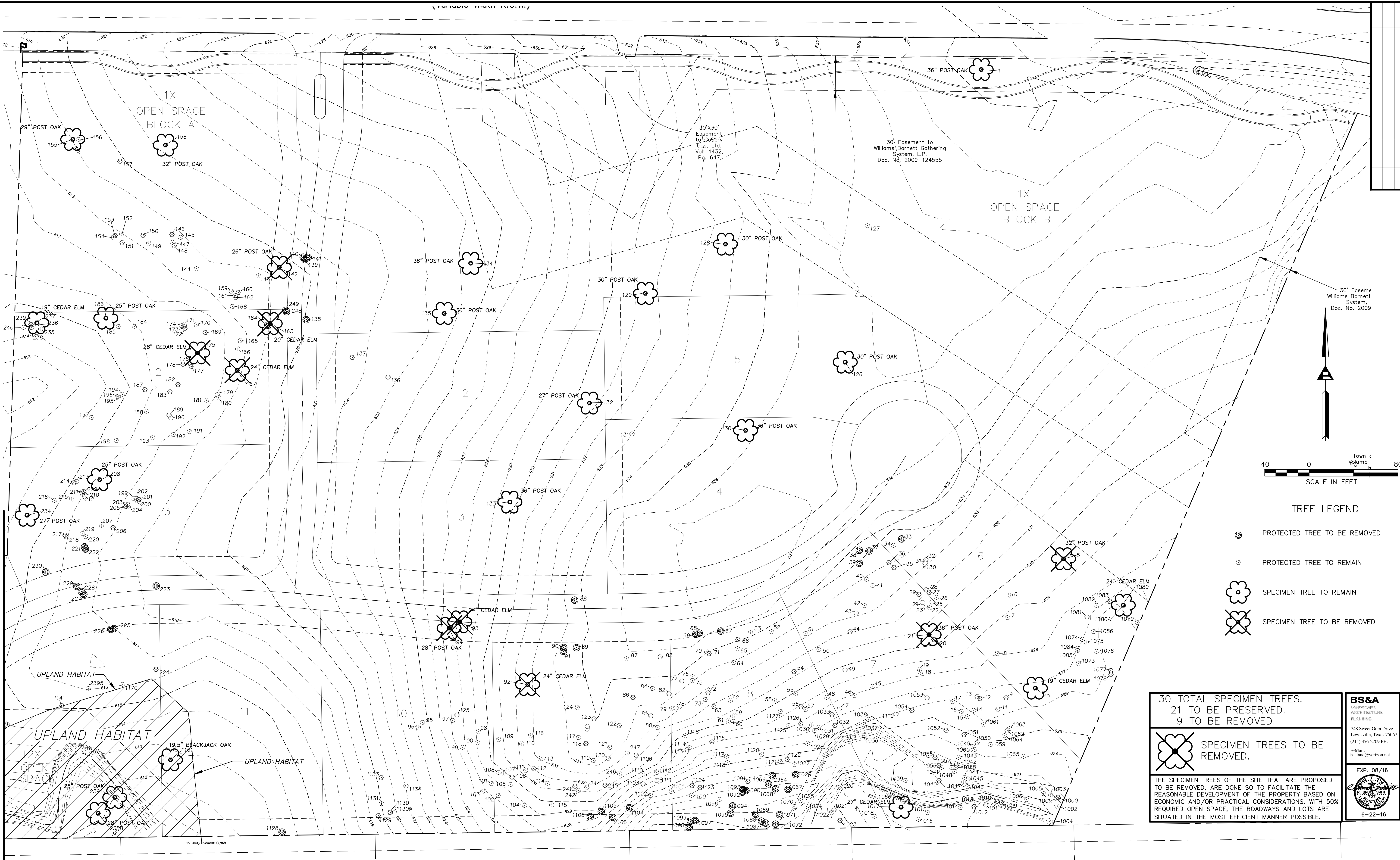


Ø3 ELEVATION: LOW MASONRY WALL - RADIUS WALL
SCALE: 1/2" = 1'-0"



Ø2 ELEVATION: 6'-2" HT. RADIUS MASONRY SIGN WALL
SCALE: 1/2" = 1'-0"

MATCHLINE TE1.02



TAG NO.	CALIPER (IN.)	COMMON NAME / BOTANICAL NAME	PROTECTED / SPECIMEN	LOCATION	STATUS	CONDITION	MITIGATION
1	36	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD	
5	32	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD	64" INCHES
10	19	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
21	36	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD	72" INCHES
92	24	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD	48" INCHES
93	24	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	RIGHT OF WAY	REMOVE	GOOD	48" INCHES
94	28	POST OAK / QUERCUS STELLATA	SPECIMEN	RIGHT OF WAY	REMOVE	GOOD	56" INCHES
126	30	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
128	30	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD	
129	30	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD	
130	36	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
132	27	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
133	36	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
134	36	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD	
135	36	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD	

TAG NO.	CALIPER (IN.)	COMMON NAME / BOTANICAL NAME	PROTECTED / SPECIMEN	LOCATION	STATUS	CONDITION	MITIGATION
142	26	POST OAK / QUERCUS STELLATA	SPECIMEN	RIGHT OF WAY	REMOVE	GOOD	52" INCHES
155	29	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD	
156	32	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD	
163	20	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	RIGHT OF WAY	REMOVE	GOOD	40" INCHES
167	24	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD	48" INCHES
175	28	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD	56" INCHES
186	25	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
208	25	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
234	27	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
237	19	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
1017	27	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
1080	24	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
1161	19.5	BLACKJACK OAK / QUERCUS MARILANDICA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD	
2388	28	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD	
2391	25	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD	

No.	Date	Revisions	App.

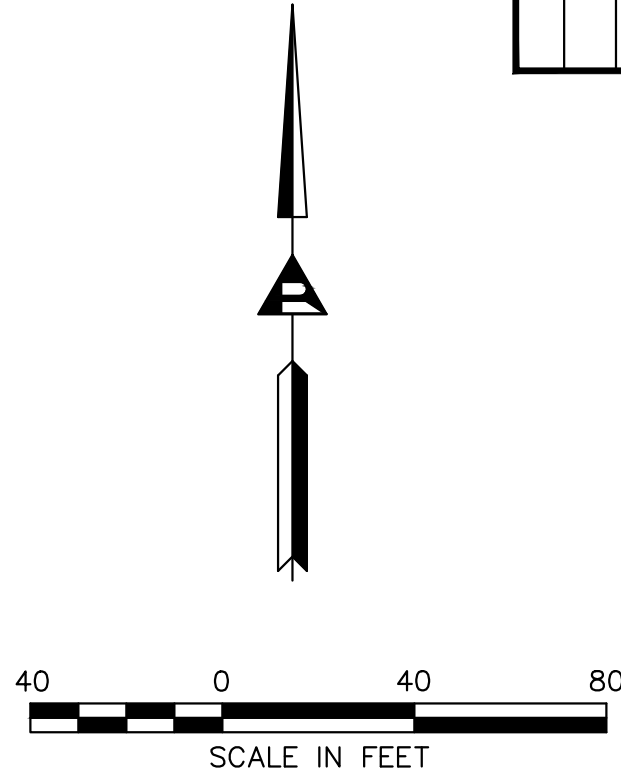
Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1999
1999
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

HILLSIDE OF FLOWER MOUND
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE EXHIBIT NORTH

Scale: 1" = 40'
Designed by: LDR
Drawn by: MAB
Checked by: TAL
Date: JUNE 22, 2016
Project No. 035-018
SHEET
TE1.01

Wardine Investments, Ltd.
Volume 5052, Page 2668
R.P.R.D.C.T.
(remainder)



- TREE LEGEND
- PROTECTED TREE TO BE REMOVED
 - PROTECTED TREE TO REMAIN
 - SPECIMEN TREE TO REMAIN
 - SPECIMEN TREE TO BE REMOVED

NOTE: NO SPECIMEN TREES LOCATED ON THIS SHEET.

30 TOTAL SPECIMEN TREES. 21 TO BE PRESERVED. 9 TO BE REMOVED.	
	SPECIMEN TREES TO BE REMOVED.
THE SPECIMEN TREES OF THE SITE THAT ARE PROPOSED TO BE REMOVED, ARE DONE SO TO FACILITATE THE REASONABLE DEVELOPMENT OF THE PROPERTY BASED ON ECONOMIC AND/OR PRACTICAL CONSIDERATIONS. WITH 50% REQUIRED OPEN SPACE, THE ROADWAYS AND LOTS ARE SITUATED IN THE MOST EFFICIENT MANNER POSSIBLE.	

BS&A LANDSCAPE ARCHITECTURE PLANNING 748 Sweet Gum Drive Lewisville, Texas 75067 (214) 356-2709 PH. E-Mail: bsand@verizon.net
EXP. 08/16

No.	Date	Revisions	App.

Ridinger Associates, Inc.
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1999
Lewisville, Texas 75067

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Lewisville, Texas 75067

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Fax No. (972) 353-8011

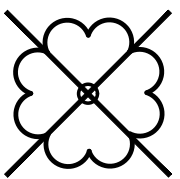
HILLSIDE OF FLOWER MOUND
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE EXHIBIT SOUTH

Scale: 1" = 40'
Designed by: LDR
Drawn by: MAB
Checked by: TAL
Date: JUNE 22, 2016
Project No. 035-018

NOTE: NO SPECIMEN TREES LOCATED ON THIS SHEET.

30 TOTAL SPECIMEN TREES.
21 TO BE PRESERVED.
9 TO BE REMOVED.



SPECIMEN TREES TO BE REMOVED.

THE SPECIMEN TREES OF THE SITE THAT ARE PROPOSED TO BE REMOVED, ARE DONE SO TO FACILITATE THE

REQUIRED OPEN SPACE, THE ROADWAYS AND LOTS ARE SITUATED IN THE MOST EFFICIENT MANNER POSSIBLE.

TREE LEGEND



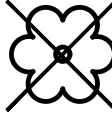
PROTECTED TREE TO BE REMOVED



PROTECTED TREE TO REMAIN



SPECIMEN TREE TO REMAIN



SPECIMEN TREE TO BE REMOVED



MATCH LINE SHEET TE1.02

REASONABLE DEVELOPMENT OF THE PROPERTY BASED ON ECONOMIC AND/OR PRACTICAL CONSIDERATIONS, WITH 50%



No.	Date	Revisions	App.

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1969
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Fax No. (972) 355-8011

HILLSIDE OF FLOWER MOUND
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE EXHIBIT SOUTH (2)

BS&A
LANDSCAPE
ARCHITECTURE
PLANNING
748 Sweet Gum Drive
Lewisville, Texas 75067
(214) 356-2709 PHL
E-Mail: bsand@verizon.net

EXP. 08/16

Scale: 1" = 40'
Designed by:
Drawn by:
Checked by:
Date: JUNE 22, 2016
Project No. 035-018

SHEET
TE1.03

