



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

SEPTEMBER 12, 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 August 22, 2016*

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

2. *RP16-0013 – Franklin Hills, Lots 12R & 13X, Block C* *Public Hearing*

Public Hearing to consider a request for a Replat to create a residential lot and an open space lot. The property is generally located west of Indian Trail and south of Rolling Hills.

3. *RP16-0022 – Thornley Addition* *Public Hearing*

Public Hearing to consider a request for a Replat to create two residential lots. The property is generally located south of Sagebrush Drive and east of Old Settlers Road.

4. *RP16-0023 – Flower Mound Plaza Addition, Lots 1BR & 1DR Public Hearing*

Public Hearing to consider a request for a Replat to create two non-residential lots. The property is generally located north of Everett Drive and east of Kirkpatrick Road.

5. *CSP16-0004 – Explorations Preparatory School Public Hearing*

Public Hearing to consider a request for a Comprehensive Sign Package for the Explorations Preparatory School. The property is generally located south of Flower Mound Road and west of Strait Lane.

6. *RP16-0001 – Stone Hill Farms Retail East II Addition Public Hearing*

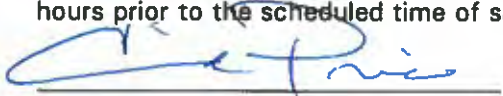
Public Hearing to consider a request for a Replat to create a non-residential subdivision. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

7. *SP16-0002 – FM 407 North*

Consider a request for a Site Plan to develop a car sales dealership. The property is generally located on the south of Justin Road and east of Stone Hill Farms Parkway.

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: Sept. 8, 2016, at 7:35pm, 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 22ND DAY OF AUGUST, 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
Brian Smiley	Commissioner, Place 6
Al Linley	Commissioner, Place 8
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Matthew Hotelling	Traffic Engineer
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:33 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 August 8, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Sharma moved to approve the August 8, 2016, minutes as presented. Commissioner Smiley seconded the motion.

VOTE ON THE MOTION

AYES: Linley, Smiley, Sharma, Strittmatter

NAYS: None

ABSTAIN: Solis, McCall

ABSENT: None

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

[Chair Forest called for a 10-minute break to allow time for commissioners to review the additional correspondence.]

Commissioner Ruthrauff recused himself from Items 2 and 3 and left Council Chambers.

- 2. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0004 – Bradford Park) to amend Section 1.0, Land Use Plan, and Section 3.0, Specific Plans, to change the land use designation from Low Density Residential and Village Retail to Medium Density Residential, High Density Residential, and Village Retail within Specific Plan Area 5 (SPA 5), and to amend certain development controls outlined within SPA 5 that apply to the subject property. The property is generally located south and west of the intersection of Waketon Road and Rippy Road.**
- 3. Public Hearing to consider a request for rezoning (ZPD16-0006 – Bradford Park) from Agricultural District (A) and Planned Development District No. 89 (PD-89) with Retail District-2 (R-2) uses to Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses with certain modifications to the Code of Ordinances. The property is generally located south and west of the intersection of Waketon Road and Rippy Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting
Jay Volk, J. Volk Consulting
Curtis Young, Sage Group, Southlake

Spoke In Favor:

Don Parks, 3433 Waketon, Flower Mound
Rick Cain, 5401 Waketon, Flower Mound
Keary Turner, 4600 Manor Way, Flower Mound
Jeff Ramsey, 5100 Clear Creek, Flower Mound
Paul Stone, 709 Lake Bluff, Flower Mound
Russ Webb, 4112 Marbella, Flower Mound
David Johnson, 3617 San Paula, Flower Mound
George Beach, 4717 Youpon, Flower Mound
Patsy Mizeur, 1821 Castle Court, Flower Mound

Spoke In Opposition:

Cindy Spilberg, 5204 Bayberry, Flower Mound
Tom Konicke, 5117 Bayberry, Flower Mound
Pat Spradlin, 5321 Wildwood, Flower Mound
Brenda Berndt, 5530 Wildwood, Flower Mound
Marsha Gavitt, 6501 Meadowcrest, Flower Mound
Susan Johnson, 5300 Singing Brook, Flower Mound
Irene Hanson, 5431 Wildwood, Flower Mound
Eric Welke, 5500 Wildwood, Flower Mound
Ann Irish, 3405 Pecan Meadows, Flower Mound
James Smith, 5000 Bayberry, Flower Mound
Kelly James, 5113 Bayberry, Flower Mound
Siobhan O'Brien, 5312 Red Bud Cove, Flower Mound
Gale David, 5317 Wildwood, Flower Mound
Jim Engel, 5110 Bayberry, Flower Mound
Lisa Malone, 5025 Bayberry, Flower Mound
John Shenko, 5001 Rippy, Flower Mound
Shyron Shenko, 5001 Rippy, Flower Mound
Patrick McUmbert, 3204 Pecan Meadows, Flower Mound
Selina McUmbert, 3204 Pecan Meadows, Flower Mound

Submitted a card to Speak In Opposition, but donated their 3 minutes to another speaker:

Katie Lowe, 3113 Springwood, Flower Mound
Tom Kline, 5104 Singing Brook, Flower Mound
Norma Kline, 5104 Singing Brook, Flower Mound
Naomi Lyons, 5121 Bayberry, Flower Mound

Submitted a card to speak In Opposition, but did not come forward when called:

Doug Lemaster, 5312 Bayberry, Flower Mound

Submitted a card In Opposition, but did not wish to speak:

Kammi Petersheim, 5112 Singing Brook, Flower Mound
Beverly Meador, 3301 Juniper, Flower Mound
Mark Malone, 5025 Bayberry, Flower Mound

Eddie Wynne, 4841 Rippy Road, Flower Mound
Judy Cortinas, 3301 Pecan Meadows, Flower Mound
Rudy Cortinas, 3301 Pecan Meadows, Flower Mound
Michelle Ward, 3200 Pecan Meadows, Flower Mound

Close Public Hearings

Commission Deliberation (MPA16-0004)

Commissioner Strittmatter moved to recommend denial of MPA16-0004 – Bradford Park. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (MPA16-0004)

AYES: Strittmatter, Sharma, McCall, Smiley

NAYS: Solis, Linley

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 4-2.

Commission Deliberation (ZPD16-0006)

Commissioner Strittmatter moved to recommend denial of ZPD16-0006 – Bradford Park. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (ZPD16-0006)

AYES: Smiley, McCall, Sharma, Strittmatter

NAYS: Linley, Solis

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 4-2.

E. ADJOURNMENT: 10:20 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: September 12, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Public Hearing to consider a request for a Replat (RP16-0013 – Franklin Hills Addition, Lots 12R & 13X, Block C) to create a residential lot and an open space lot. The property is generally located west of Indian Trail and south of Rolling Hills.

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 combine Lot 14, Lot 13, a portion of Lot 12, and an unplatted tract of land that are all under common ownership into one residential lot and one unbuildable open space lot. The subject property contains approximately 2.5 acres. The buildable lot, which contains an existing residence, will be approximately 1.92 acres. There is a 100-year floodplain that runs north-south on the western portion of the subject site. As required by the Town's Code of Ordinances, the plat depicts this floodplain located within an open space or x-lot. The plat also depicts necessary setbacks, and the access to the newly created lot continues to be from Indian Trail.

On August 15, 2016, the Town Council approved a rezoning of approximately 1.51 acres of land comprising of Lot 14, Lot 13, and a portion of Lot 12 from Single-Family District-10 (SF-10) to Single-Family Estate (SF-E) uses. The purpose of the rezoning request was to allow construction of an approximately 1,000-square-foot accessory building that is permitted under the SF-E zoning district. The applicant also owns an unplatted tract of land that is approximately one acre and is zoned Water Recreation (WR). WR zoning district allows single family dwelling and associated uses.

Due to unavailability of Town sewer service in the western part of the Town and State Law requirements to allow On-Site Sewage Facilities (OSSF) on existing lots less than two acres in size, residential lots in older subdivisions like Roanoke Hills and Franklin Hills are served by OSSF. Upon approval of the replat request,

the property cannot be subdivided in the future as it would violate the Town's OSSF requirements.

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 not received any correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

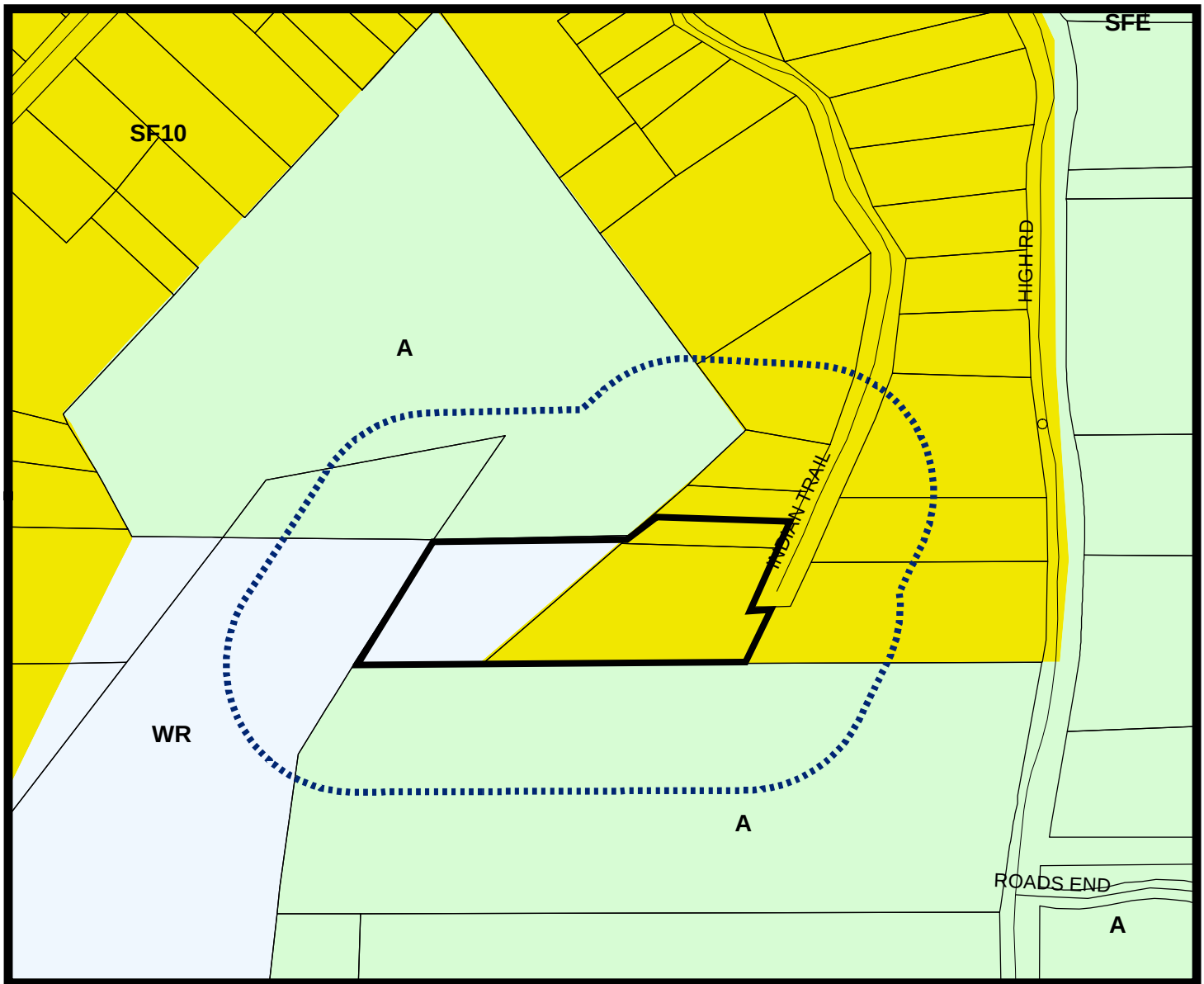
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Replat

Vicinity Map

Reference Project: RP16-0013



LEGEND



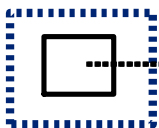
Agriculture



Single Family 10

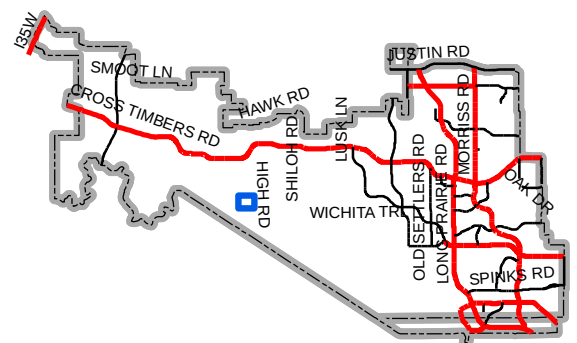


Water Recreation

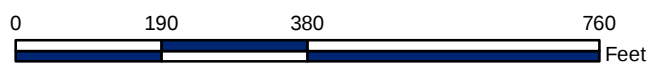


Subject Property

200 ft Notification Buffer around Property



Map Location



Roberta Langran

3205 Indian Trail, Flower Mound, Texas 75022



August 25, 2016

Poornima Srinarasi, AICP
Town of Flower Mound
2121 Cross Timbers Road

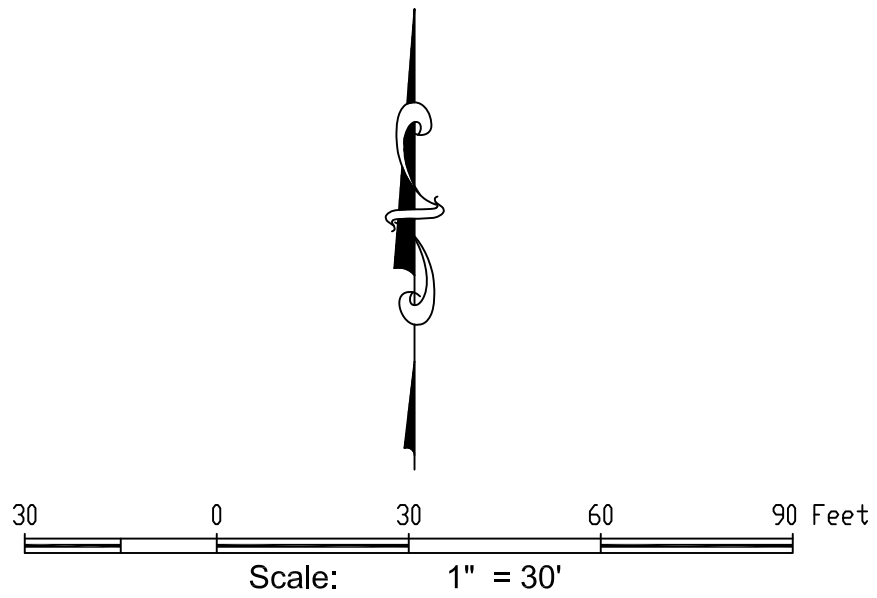
Dear Poornima,

This is to inform you I have engaged Arthur Surveying Company, Inc. to replat all lots owned by me at the location 3205 Indian Trail, combining the three residential lots into one lot zoned single family estate. This replat will also depict the lot to the west which is zoned waterfront recreation. My intent is to build an approximately one thousand square foot accessory building to be used as an art studio.

Warm regards,

Roberta Langran





United States of America
Army Corps of Engineers
Grapevine Lake

Approximate Location of
Flood Zone as Scaled from
FEMA Map

Lot 12R
Block C
1.922 Acres

State of Texas §
County of Denton §

Notary Public in and for
the State of Texas

State of Texas §
County of Denton §

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 8/29/2016

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

Theresa Scott, Town Secretary
Town of Flower Mound

OWNER
Charles and Roberta Langran
3205 Indian Trail
Flower Mound Texas, 75022

 **Arthur Surveying Co., Inc.**
Professional Land Surveyors

(972) 221-9439 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75057 ~ TFRN No: 10063806
Established 1986
www.arthursurveying.com

DRAWN BY: JHB DATE: 07/18/2016 SCALE: 1"=30' CHECKED BY: DLA ASC NO.: 1509152

Owner's Certificate and Dedication

WHEREAS Charles and Roberta Langran are the owners of a 2.585 acre tract of land situated in the J. Phillips Survey, Abstract Number 1019, Town of Flower Mound, Denton County, Texas, being a portion of Block C (including all of Lots 13 and 14, and a portion of Lot 12) of Franklin Hills, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, as recorded in Volume 2, Page 114, of the Plat Records of Denton County, Texas (P.R.D.C.T.), together with a tract of land described by deed to Charles D. Langran and Roberta L. Langran, as recorded under Instrument Number 2014-89660, of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for the most northerly northeast corner of the herein described tract in the east line of said Lot 12, same being the southeast corner of a tract of land described by deed to William R. Ferson, as recorded under Instrument Number 2006-40050, D.R.D.C.T., also being in the northwest line of Indian Trail;

THENCE South 25 degrees 41 minutes 19 seconds West, with the northwest line of said Indian Trail and partially with the east line of said Lot 12, passing the southeast corner thereof, continuing on said course for a total distance of 146.45 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the southeast corner of said Lot 13, also being in the north line of said Lot 14;

THENCE South 88 degrees 52 minutes 46 seconds East, with the north line of said Lot 14 and the south line of said Indian Trail, a distance of 37.34 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the northeast corner of said Lot 14, also being the most westerly northwest corner of Lot 15R, in Block B, of Franklin Hills Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, as recorded in Cabinet K, Page 188, P.R.D.C.T.;

THENCE South 24 degrees 00 minutes 59 seconds West, with the east line of said Lot 14 and the west line of said Lot 15R, passing at a distance of 82.85 feet a 1/2 inch iron rod found, continuing on said course for a total distance of 97.68 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner in the north line of a tract of land described by deed to John I. Kieckhefer and Thomas E. Polk, Trustees of the Katherine Kieckhefer Tobin 1988 Issue Trust, as recorded under Instrument Number 2013-132083, D.R.D.C.T., same being the common southerly corner of said Lots 14 and 15R;

THENCE North 89 degrees 16 minutes 11 seconds West, with the north line of said Kieckhefer tract and partially with the south line of said Lot 14, passing at a distance of 622.96 feet a ½ inch iron rod found, continuing on said course for a total distance of 631.69 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" found for corner, same being the southwest corner of said Langran (Inst. 2014-89660) tract, said point being in an easterly line of a United States Army Corps of Engineers tract commonly known as "Grapevine Lake";

THENCE North 35 degrees 50 minutes 34 seconds East, with an easterly line of said Grapevine Lake, a distance of 205.16 feet to a Corps of Engineers monument stamped "D325A-R4" found for corner, same being the southwest corner of a tract of land described by deed to Douglas J. McIlvane, as recorded under Instrument Number 2000-61982, D.R.D.C.T.;

THENCE South 89 degrees 38 minutes 59 seconds East, with the south line of said McIlvane tract, a distance of 315.05 feet to a ½ inch iron rod found for corner, same being the northwest corner of said Lot 13, also being the southeast corner of said McIlvane tract;

THENCE North 46 degrees 20 minutes 41 seconds East, with the east line of said Mellvane tract and the west line of said Block C, a distance of 84.71 feet to a 3/8 inch iron rod found for corner in the west line of said Block 12, same being the southwest corner of said Ferson tract;

THENCE South 87 degrees 26 minutes 41 seconds East, with the south line of said Ferson tract, a distance of 201.29 feet to the **POINT OF BEGINNING** and containing 2.585 acres of land, more or less, and being subject to any and all easements that may affect.

Now, therefore, know all men by these presents:

[illegible]

Charles Langran, Owner

Roberta Langran, Owne

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 *Charles Langran*, 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

State of Texas §
County of Benton §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Roberta Langran*, 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

NOTES

1. A 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 "AE", Zone "X" (Shaded), and Zone "X" (Unshaded).
2. 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".
3. Bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone, NAD83 (US Feet) with a combined scale factor of 1.00015063.
4. 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.
5. No concentrated drainage shall be directed at downstream lots.
6. Elevations shown are based on the Town of Flower Mound GIS network.
7. Coordinate values shown are Texas State Plane Coordinates, NAD83 (US Feet).
8. This lot cannot be subdivided in the future.
9. Lot 13X is an unbuildable Lot.

The purpose of this replat is to combine the south portion of Lot 12, Lot 13, and Lot 14, and a tract described by deed into a two Lots. Subject property is currently zoned "SF-E" and Water Recreation.

P:\1-ARTHUR\Pleeting\J205 Indian Trail\veg\1509152 - REPLAT - Revised 8-26-2016.dwg 8/29/2016 2:37:31 PM CD

FOR DENTON COUNTY USE ONLY



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: September 12, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0022 - Thornley Addition) to create two residential lots. The property is generally located south of Sagebrush Drive and east of Old Settlers 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 original plat for Rustic Ranch Estates, consisting of four lots, was approved by the Town on October 20, 1978. Later, on September 28, 1992, the Town's Planning and Zoning Commission approved the Thornley Addition replat to subdivide Lot 3 into two lots – Lots 3A and 3B. This replat was never filed at the County. The current replat application is to recreate the original replat the Town approved in 1992 as the Thornley Addition.

The subject property is zoned Single-Family Estate (SF-E) and contains approximately 2.77 acres. There is an existing residence on proposed Lot 3B and this replat creates one buildable lot, Lot 3A. Since this project is to redraw what has already been approved by the Town, the plat is not subject to the Town's current regulations. The plat for Rustic Ranch Estates, minutes of the Town Council meeting approving a replat of Lot 3 into Lots 3A and 3B of the Thornley Addition, and a survey of this replat are provided as exhibits to the recorded Affidavit from the Town (Attachment A(3)).

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 phone call and one correspondence in opposition regarding the requested replat.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Affidavit

B. Application Details

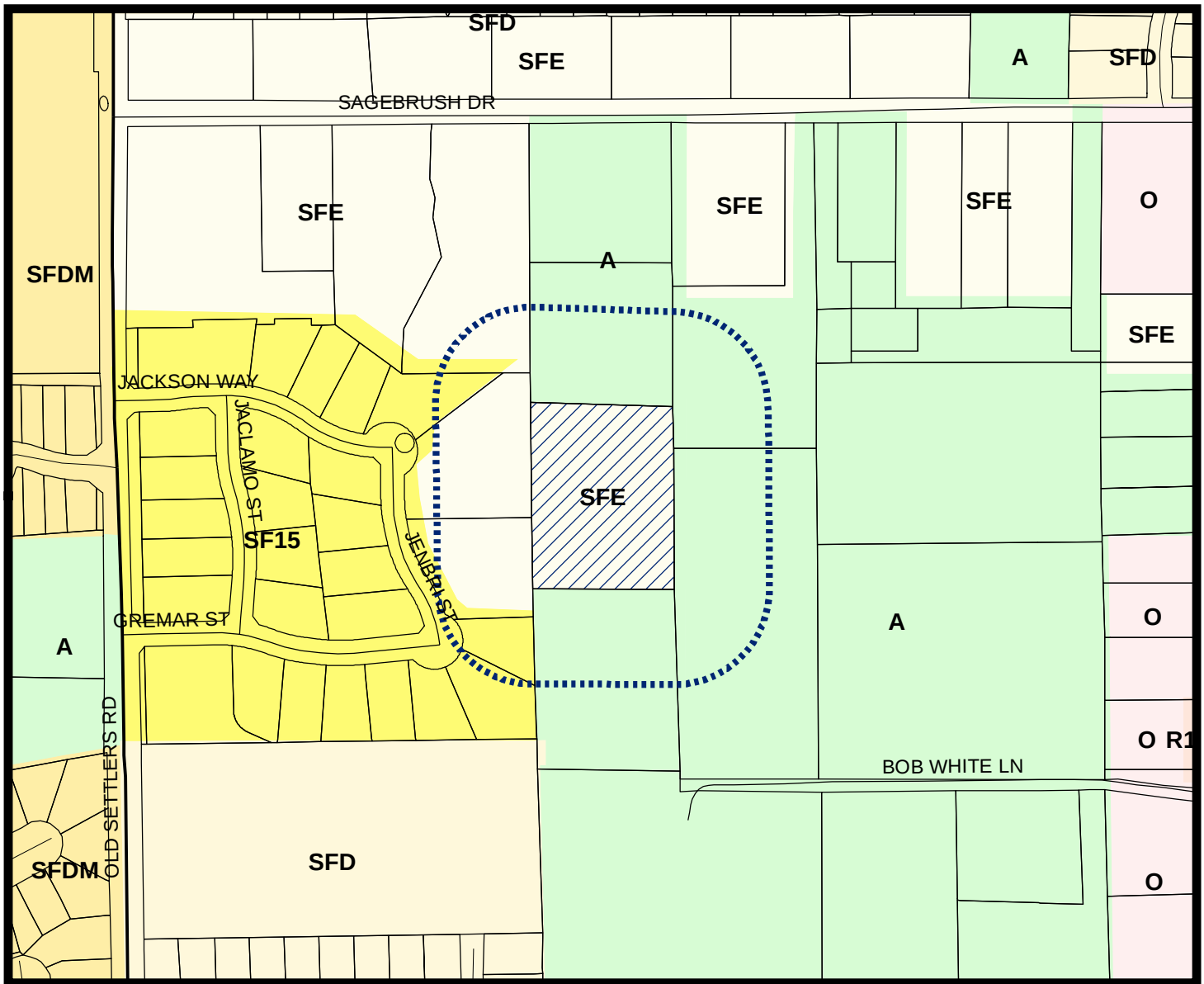
1. Replat

C. Correspondence

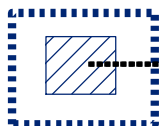
1. Correspondence in Opposition

Vicinity Map

Reference Project: RP16-0022

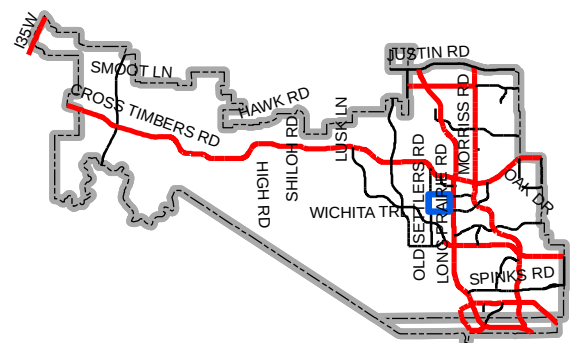


LEGEND

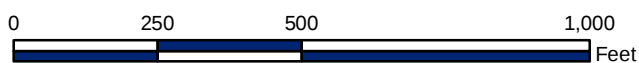


Subject Property

200 ft Notification Buffer around Property



Map Location





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

TBPE Firm No. 1798

TBPLS Firm No. 10047700

September 7, 2016

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

**RE: 2969 Sagebrush Drive
Lot 3 Replat
Rustic Ranch Estates (Thornley Addition)
Letter of Intent
G&A Job No. 92273**

Ms. Srinarasi:

Please accept this letter, on behalf of the Jane M. Thornley Living Trust, as an explanation of the proposed Replat of Lot 3 of Rustic Ranch Estates (Thornley Addition). This application includes an approximate 2.770 acre tract of land, commonly known as 2969 Sagebrush Drive, zoned Single Family Estate which is being replated into Lots 3A & 3B, Thornley Addition. The original application for the replat of Thornley Addition was approved in September of 1992 by the Town but the plat was never filed for record with the Denton County Clerk.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Paine'.

Mark Paine, R.P.L.S.

STATE OF TEXAS §
COUNTY OF DENTON §0

1. "My name is DOUGLAS S. POWELL. I am over 21 years of age, have never been convicted of a felony and am of sound mind and competent to make this affidavit. The facts stated in this affidavit are true and correct, and are within my personal knowledge. I am capable of making this affidavit and personally acquainted with the facts stated below.

3. "A plat for Rustic Ranch Estates was approved on October 20, 1978 (Attachment 1). A replat for Lot 3 of Rustic Ranch Estates was approved by the Planning and Zoning Commission of the Town of Flower Mound, Texas, on September 28, 1992. The replat was never filed of record and no known copy of the replat exists.

4. “The minutes of the Town Council meeting that occurred on October 18, 1992 evidences the subdivision of land of Lot 3 Block A of Rustic Ranch Estates into Lots 3A and 3B of Block A of the Thornley Addition, Denton County, Texas. (Attachment 2).

5. "A survey depicts Lots 3A and 3B of Block A of the Thornley Addition, Denton County, Texas (Attachment 3).

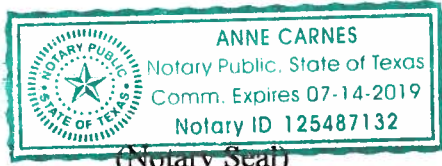
6. "A Warranty Deed dated January 2, 1996 and filed of record describes Lot 3B of Block A of the Thornley Addition, Denton County, Texas by metes and bounds. (Attachment 4).

7. "The attached records describe the activities of the Town of Flower Mound and are preserved by the Town and are maintained in the official records of the Town."

FURTHER AFFIANT SAYETH NOT.

Douglas S. Powell
DOUGLAS S. POWELL

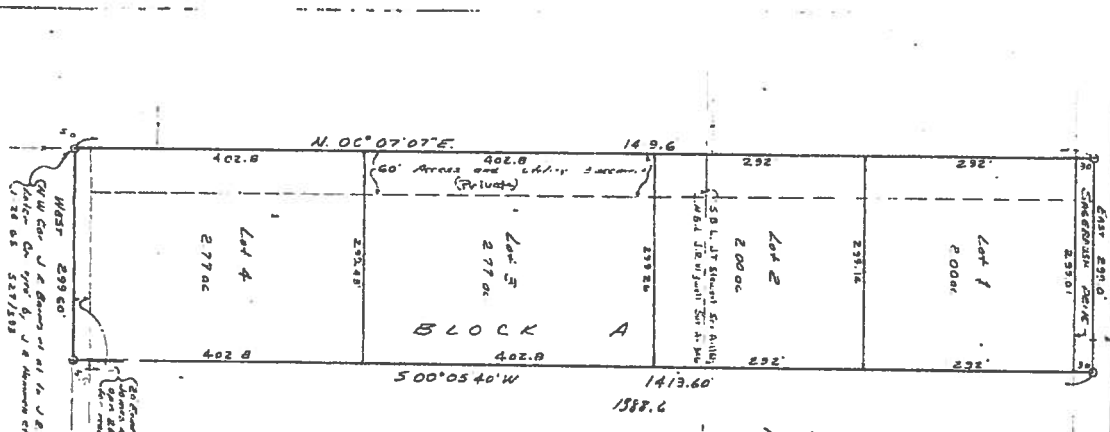
SUBSCRIBED AND SWORN TO before me, the undersigned authority, on this 8 day of March, 2016.



(Notary Seal)

Anne Carnes
Notary Public in and for
The State of Texas

ATTACHMENT 1

[illegible]

RUSTIC RANCH ESTATES
 U-T STEPHENSON SQ. ACRES 100.111 ±
 U.S. HIGHWAY 50E ACROSS HW. 1346E
 TOWN OF FLOWER MOUND
 DARTON COUNTY, TEXAS
 DUNCANS: MOOREY JACOB,
 TRAD. MURPHY
 OCT. 12, 1938



31614
FILED

[illegible]

ATTACHMENT 2

FLOWER MOUND TOWN MEETING OF OCTOBER 19, 1992, BOOK 14

221

H. PUBLIC HEARINGS

9. **Public Hearing to consider a request from Mr. W. Michael Thornley to approve a final plat of Lots 3A and 3B of Block A of the Thornley Addition to the Town of Flower Mound, being a replat of Lot 3 of Block A of the Rustic Ranch Estates Addition and located south of the 3000 block of Sagebrush Drive.**

Proponent:

Michael Thornley, 2969 Sagebrush

Mr. Thornley asked for approval to subdivide approximately 2.8 acres into approximately two 1.4 acre lots; this process began months ago with the request for Council's approval to allow the zoning change from agricultural to single family. He said at the last meeting, he presented the Council with pictures of the acreage, the entryway off of Sagebrush Drive, and letters from supportive neighbors. He said at the request of Councilmember Parkinson, they had a percolation test done in accordance with Town procedures, and Lisa Bailey, Chief Code Enforcement Officer/Sanitarian, of the Town of Flower Mound observed that the results are excellent.

Opponent: None
Questions: None
In Favor: None
In Opposition: None

Public Hearing Closed

Council Discussion

Mayor Pro Tem Swartwout made the motion to approve the proposed final plat of Lots 3A and 3B of Block A of the Thornley Addition to the Town of Flower Mound, being a replat of Lot 3 of Block A of the Rustic Ranch Estates Addition, granting an exception to the Town's minimum street design standards to allow the private road/access easement to remain in its current condition, and the motion was seconded by Councilmember Parkinson.

AYES: Coker, Peffer, Parkinson, Moore, and Swartwout
NAYS: None

Marcus High School Student Representative Introduced

Mayor Lipscomb introduced Michelle Caldwell, the Student Council representative attending this meeting.

10. **Public Hearing - Continuation (Zoning Case No. Z-14-92, continued from September 21, 1992, Regular Session and October 5, 1992, Regular Session) to consider a request from Tipton Engineering, Inc. to change the zoning of certain property from Planned Development District No. 23 ("PD-23") with Industrial-1 uses to a Planned**

LOT 2



ATTACHMENT 4

Being refiled to correct legal description.

2251
Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
© 1981 by the State Bar of Texas

WARRANTY DEED

035850

Date: January 2, 1996

079778

Grantor: William M. Thornley & Linda M. Thornley

Grantor's Mailing Address (including county):
2969 Sagebrush Drive
Flower Mound, Texas 75028
Denton County

Grantee: Jane M. Thornley

Grantee's Mailing Address (including county):
3025 Sagebrush Drive
Flower Mound, Texas 75028
Denton County

Consideration:
\$10.00 and other good and valuable consideration paid
by the grantor.

Property (including any improvements): The south half, 201.78 feet, of LOT 3, now

LOT 3 B, BLOCK "A" of RUSTIC RANCH ESTATES, an Addition
to the Town of Flower Mound, Denton County, Texas,
according to the plat thereof recorded in Cabinet "B",
Slide 18, Plat Records, Denton County, Texas.

This conveyance is made and accepted subject to one-sixteenth
interest in royalty in minerals as set out in instrument
dated August 20, 1956, recorded in Volume 424, Page 427, Deed
Records, Denton County, Texas, from William Wilkerson and
wife, Wayne Wilkerson to James Larnes and wife, Ruth Larnes.

Reservations from and Exceptions to Conveyance and Warranty:

None

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells,
and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to
have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor
and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to
Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully
claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

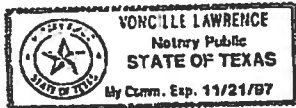
William M. Thornley
William M. Thornley

Linda M. Thornley
Linda M. Thornley

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Denton

This instrument was acknowledged before me on the 9th day of January, 1997.
by William M. Thornley and Linda M. Thornley



Yonville Lawrence
Notary Public, State of Texas
Notary's name (printed): Yonville Lawrence
Notary's commission expires: 11-21-97

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____.
by _____ of _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

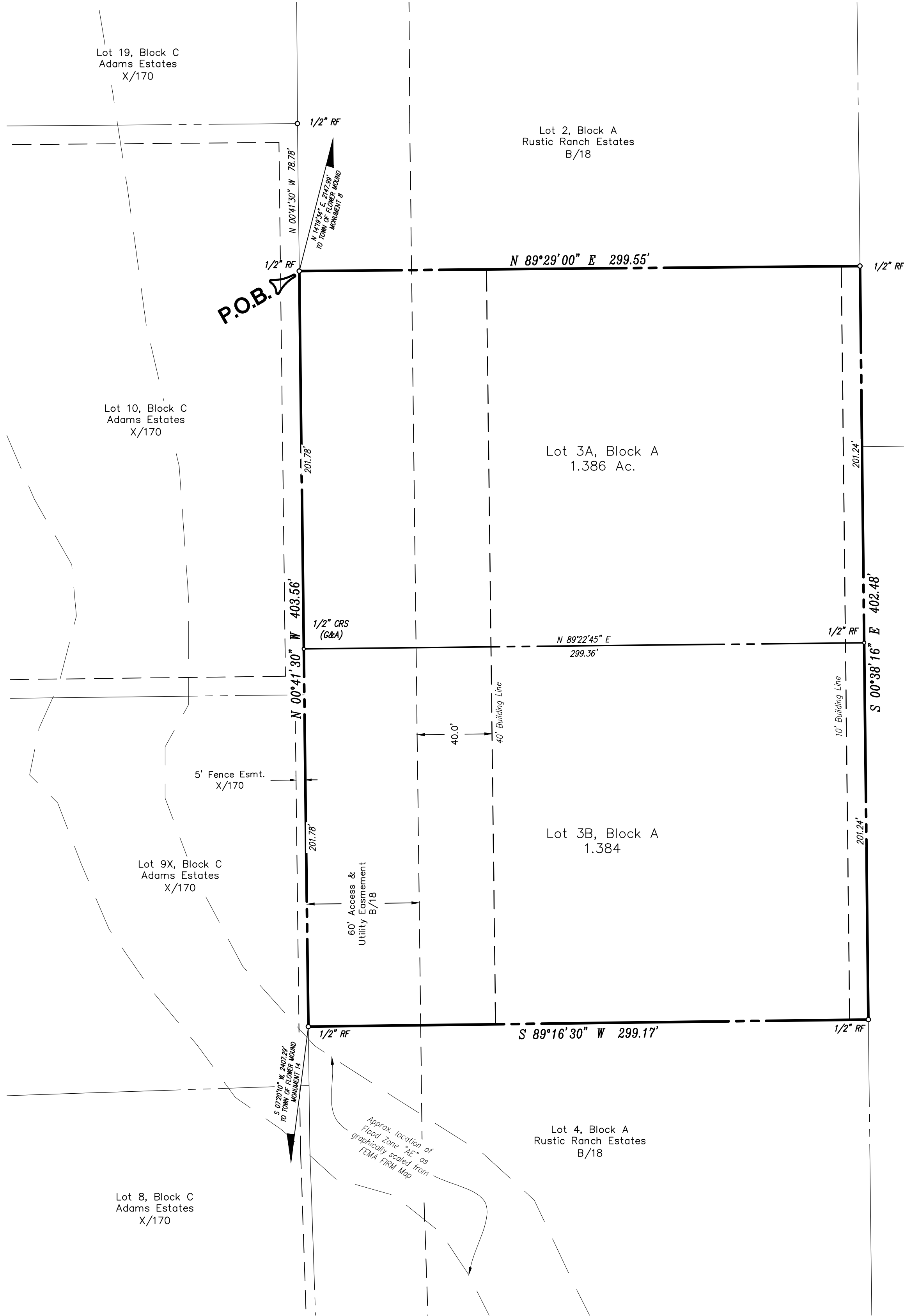
AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

Jane M. Thornley
3025 Sagebrush Drive
Flower Mound, Texas 75028

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY
CLERK
On Nov 12 1997
At 2:21pm
Doc/Num : 97-R0879778
Doc/Type : NOF
Recording:
Doc/Regt :
Receipt #: 36295
Deputy - BRANDIE

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY
CLERK
On May 28 1997
At 3:38pm
Doc/Num : 97-R0879778
Doc/Type : NOF
Recording:
Doc/Regt : 5.00
Receipt #: 17392
Deputy - BRANDIE



NOTES:

- Bearings based on the Town of Flower Mound's Geodetic System.
- Coordinates for the Northwest corner of Thornley Addition (POB) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 8 & 17 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northwest Corner (POB): N 7,061,070.46'; E 2,404,999.34'
Southwest Corner: N 7,060,666.94'; E 2,405,004.21'
Bearing and distance from the POB to Geo Point 8: N 14°19'34" E, 2147.99'
Bearing and distance from the southwest corner to Geo Point 14: S 07°20'10" W, 2407.29'
- According to Community/Panel No. 48121C0540 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood 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 structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This flood statement shall not create liability on the part of the surveyor.
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property G&A Consultants.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON: WHEREAS WE, Jane M. Thornley Revocable Living Trust, are the owners of property situated in the Town of Flower Mound described as follows:

LEGAL DESCRIPTION
2.770 ACRES

Being all that certain lot, tract or parcel of land situated in the J. R. Wizwell Survey, Abstract Number 1346, Town of Flower Mound, Denton County, Texas, and being all portion of Lot 3, Block A of the Rustic Ranch Estates, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet B, Page 18 of Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northwest corner of said Lot 3, being the southwest corner of Lot 2, Block A of said Rustic Ranch Estates, and being on the east line of Lot 10, Block C, Flower Mound Plaza, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Cabinet X, Page 170 of the Plat Records of Denton County, Texas, from which a 1/2" rebar found bears N 00°41'30" W, 78.78 feet;

THENCE N 89°29'00" E, 299.55 feet with the north line of said Lot 3 and the south line of said Lot 2 to a 1/2" capped rebar (G&A) at the northeast corner of said Lot 3, being the southeast corner of said Lot 2, and being on the west line of Lot 1, Block A, Medinis Estates, an addition to the Town of Flower Mound, Denton County recorded in Cabinet U, Page 71 of the Plat Records of Denton County, Texas;

THENCE S 00°38'16" E, with the east line of said Lot 3, and the west line of said Lot 1 passing the southwest corner of said Lot 1, being the northwest corner of that certain tract of land described by deed to Jay Neale Gentry and wife, Sharon Gentry, recorded in Volume 551, Page 657 of the Real Property Records of Denton County, Texas and continuing with the west line thereof for a total distance of 402.48 feet to a 1/2" rebar found at the southeast corner of said Lot 3, being the northeast corner of that certain Lot 4, Block A of said Rustic Ranch Estates;

THENCE S 89°16'30" W, 299.17 feet with the south line of said Lot 3, and the north line of said Lot 4 to a 1/2" rebar found at the southwest corner of said Lot 3, being the northwest corner of said Lot 4, and being on the east line of Lot 9X, Block C of said Adams Estates;

THENCE N 00°41'30" W, 403.56 feet with the west line of said Lot 3 and the east line of said Block C of Adams Estates to the POINT OF BEGINNING and containing approximately 2.770 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Jane M. Thornley Revocable Living Trust, acting herein by and through its duly authorized representatives, do hereby adopt this plat designating the herein described parcel as Thornley Addition, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and 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 are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

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

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

WITNESS MY HAND this _____ day of _____, 2016.

William Michael Thornley
Authorized Representative
Jane M. Thornley Revocable Living Trust

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

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

Notary Public State of Texas
My commission expires the _____ day of _____, _____.

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director of
Development Services

SIGNED AND SEALED:

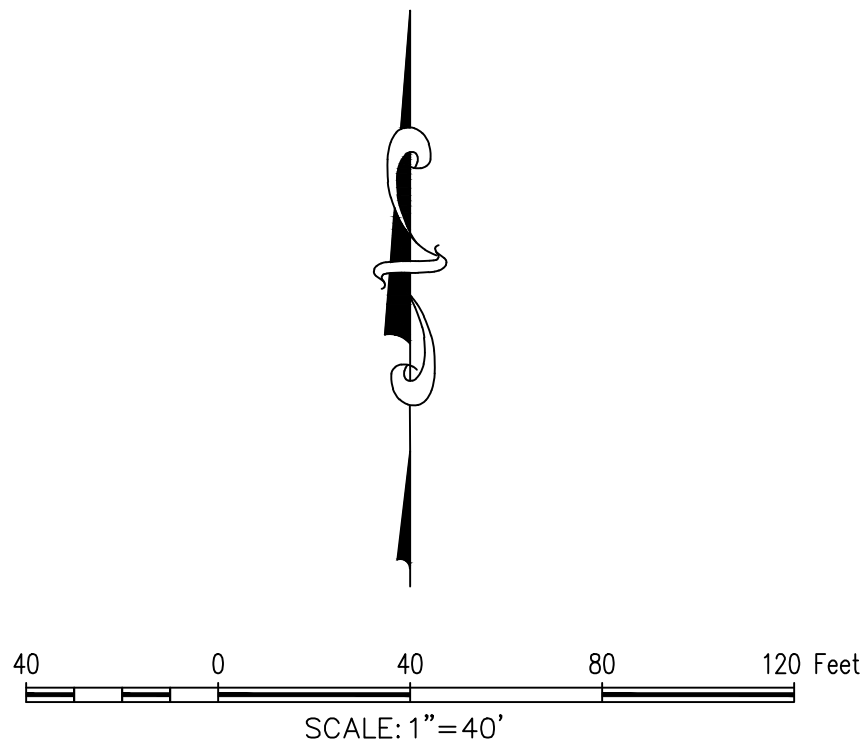
Theresa Scott Town Secretary
Town of Flower Mound

Date

FILED _____ DOC # _____ PRD.CT.



VICINITY MAP 1"=1000'



THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR REVIEW OR PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR PUBLIC RECORD.

SURVEYOR'S STATEMENT

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

Mark Paine, RPLS
Texas Registration No. 5078

RECORD PLAT

Lot 3A & 3B, Block A
Thornley Addition

2.770 Acres

Being a Replat of

Lot 3, Block A

Rustic Ranch Estates

in the

J. R. WIZWELL SURVEY, ABSTRACT NO. 1346
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

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

111 Hillside Drive Clewisville, TX 75057 CP: 972.436.9712 CF: 972.436.9715
144 Old Town Blvd. North, Ste 2 Carroll, TX 76226 CP: 940.240.1012 CF: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 7/6/2016 SCALE: 1"=40' JOB. No. **92273**

OWNER/DEVELOPER
Jane M. Thornley Revocable
Living Trust
2969 Sagebrush Dr
Flower Mound, TX 75022
Ph. 972.638.0006
Contact: William Michael Thornley

From: Morgain Hollinghurst
Sent: Thursday, September 01, 2016 11:39 PM
To: Poornima Srinarasi
Cc: Simon Hollinghurst
Subject: REPLAT (RP16-0022) - THORNLEY ADDITION

Good Afternoon

My name is Simon Hollinghurst and my wife and I own the property at 3011 Sagebrush Drive Flower Mound Texas 75022, which is the property next door to the property under consideration in REPLAT (RP16-0022) - THORNLEY ADDITION.

We know the Thornley's and sent them an e-mail enquiring about the notice the city of Flower Mound sent out on August 24th. When asked about this the Thornley's indicated that this request for creating two residential lots on their property had already been approved back in 1993 and that this is simply a formality (see an excerpt from his response below). Can you please let me know if this is actually the case or not. If this is true then I don't know if there is anything we can do to stop it, although we certainly are not in favour of having another house built on the Thornley property. When my wife and I bought our property back in 2012 we enquired with the City of Flower Mound and we were told that the minimum lot size for this area was 2 acres and therefore it wouldn't be possible for a 2nd residence to be built between our two properties. With this information it made purchasing the 3011 Sagebrush Drive property more attractive and was one of the deciding factors we used to help us make the decision.

I am presently on a work assignment in Budapest Hungary and therefore will not be able to attend the public hearing however I would like you to know that I do not support this initiative and I think that building another house on the property in question will decrease the potential future value of our home.

Thank you very much for your time.

Simon Hollinghurst

All that is happening is that the city, back in about 1993 lost one, of the many plat documents that makes everything about ownership perfectly clear about our property. The city attorney & managers are correcting this error by sending old documents to various city staff for signatures & approval I would guess. I would also guess an employee must have generated a mostly form letter not realizing this unusual process is not a normal replat process of property in Rustic Ranch Estates. No lots are being subdivided & no boundaries are being changed. It was all done two decades ago. Nothing to worry or be concerned about at all.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: September 12, 2016

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0023 – Flower Mound Plaza Addition, Lots 1BR and 1DR) to create two non-residential lots. The property is generally located north of Everett Drive and east of Kirkpatrick 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 property consists of two platted lots. Lot 1B (northernmost lot) contains 3.834 acres while Lot 1D (southernmost lot at the northeast corner of Kirkpatrick Road and Everett Drive) contains 2.769 acres. The purpose of this replat is to add one acre to Lot 1B from Lot 1D. Lot 1B is zoned Planned Development District No. 5 (PD-5) with Retail District-2 (R-2) uses while Lot 1D is zoned Planned Development District No. 5 (PD-5) with Retail District-2 (R-2) uses and Commercial District-1 (C-1) uses restricted solely to that of a Veterinarian's hospital (Inside pens only). The plat depicts necessary setbacks. Access to the replatted lots will continue to be provided by the existing ingress/egress points along both Kirkpatrick Road and Everett Drive (two each per street frontage). An additional access point is provided (by mutual access easement) to Cross Timbers Road/FM 1171.

The one acre parcel is partially improved with surface parking, while the balance of the property (Lot 1B) is developed with structures and surface parking areas to serve the Town's Police Department. The property owner has indicated further improvements will provide for additional surface parking as well as an enclosed storage building and abutting outside covered storage area.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Replat Package

Reference Project: RP16-0023



August 12, 2016

Letter of Intent

To: Planning Services Division

Property is 4100 and 4150 Kirkpatrick Road, located south of FM 1171, along the west and north side of Everett Drive.

Intent is to request a replat of Tract 1B and 1D from the Flower Mound Plaza Addition Replat.

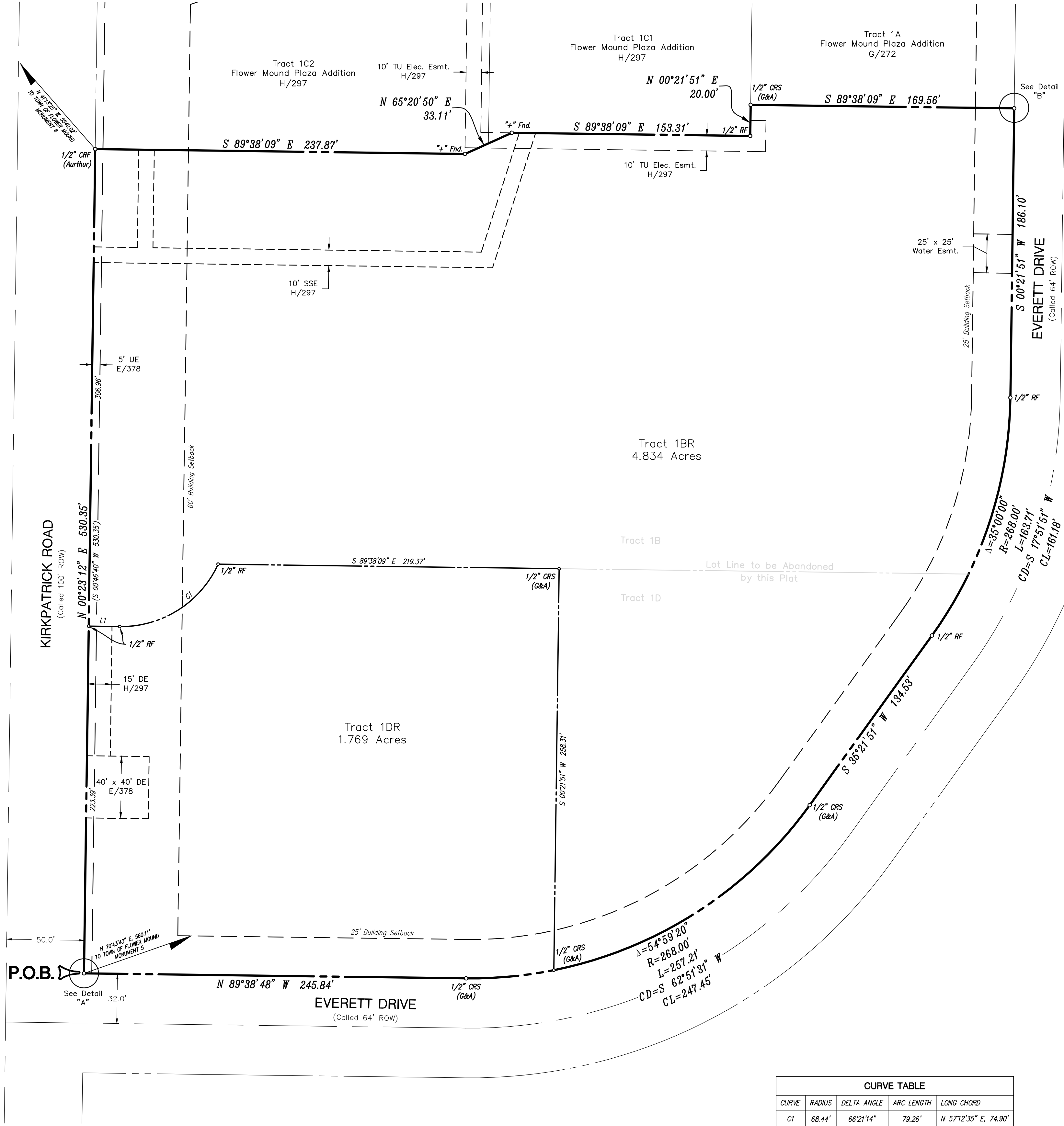
The existing zoning is Commercial C1.

Under the current replat, Tract 1B is 3.834 Acres and Tract 1D is 2.769 Acres. The proposed replat would provide for Tract 1BR to be 4.834 Acres and Tract 1DR to be 1.769 Acres.

Contact: Tiffany Bruce

File: 2_2016\16113\Drawings\Survey\16113.FP
Printed: 7/26/2016 4:58 PM by G&A Computer, Saved: 7/26/2016 1:31 PM, by G&A

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
P.O.B	= POINT OF BEGINNING
CM	= CONTROLLING MONUMENT
G&A	= G&A CONSULTANTS, INC.
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
MAE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT
PE	= PIPELINE EASEMENT
DE	= DRAINAGE EASEMENT
(XXXX)	= NAD '83 BEARINGS

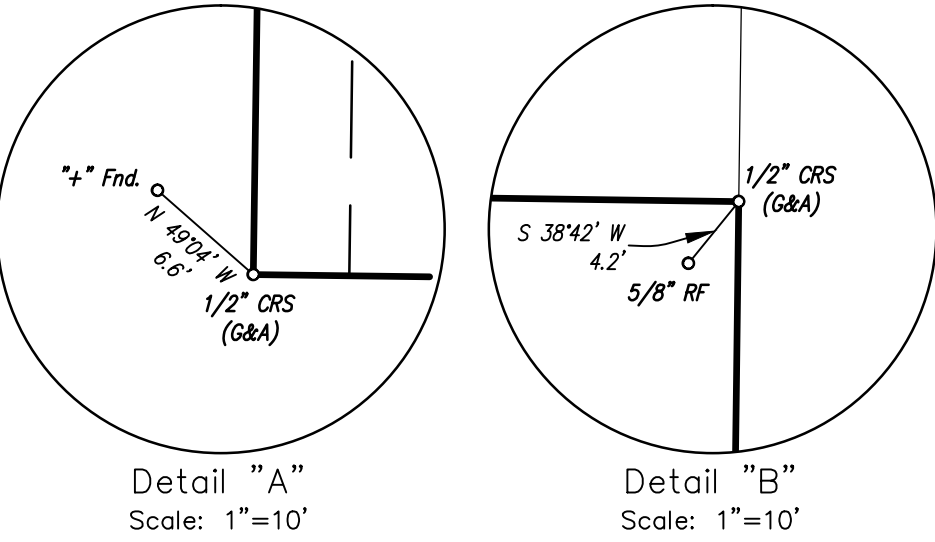


- NOTES:
- Bearings based on Plat.
 - Coordinates for Flower Mound Plaza Addition are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 4 & 6 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.
 - Southwest Corner (POB): N 7,065,520.10'; E 2,414,844.34'
Northwest Corner: N 7,066,050.39'; E 2,414,851.54'
Bearing and distance from the POB to Geo Point 4: N 41°3'25" W, 5540.02'
Bearing and distance from the Northwest Corner to Geo Point 6: N 70°43'43" W, 560.11'
This flood statement shall not create liability on the part of the surveyor.
 - No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on an accurate abstract of title may disclose.
 - Field work performed during the months of June & July 2016.

- 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 the 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.
 - All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.
 - No dumping of any type is permitted within the easement area.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
CI	68.44'	66°21'14"	79.26'	N 57°12'35" E, 74.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°36'48" E	20.00'



STATE OF TEXAS :
COUNTY OF DENTON: WHEREAS WE, the Town of Flower Mound, and the Smith Family Real Estate, LTD., are the owners of property situated in the Town of Flower Mound described as follows:

LEGAL DESCRIPTION
6.603 ACRES

Being all that certain lot, tract or parcel of land situated in the A. J. Owens Survey, Abstract Number 981, Town of Flower Mound, Denton County, Texas, and being all of Tract 1B and Tract 1D, of the Flower Mound Plaza Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet H, Page 297 of Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A) at the most southwest corner of said Tract 1D, being on the being on the north line of a right-of-way line of Everett Drive (called 64' right-of-way) as evidenced by the Flower Mound Plaza recorded in Cabinet E, Page 278 of the Plat Records of Denton County, Texas, and being on the east right-of-way line of Kirkpatrick Road (100' right-of-way) from which a "+*" found in concrete bears N 49°04' W, 6.6 feet;

THENCE N 00°23'12" E, with the west line of said Tract 1D and the east line of said Kirkpatrick Road, passing at 223.39 feet a 1/2" rebar found at the northwest corner of said Tract 1D, being the southwest corner of said Lot 1B and continuing with the west line thereof for a total distance of 530.35 feet to a 5/8" capped rebar found (Aurthur) at the northwest corner of said Tract 1B, being the southwest corner of that certain Tract 1C2 of said Flower Mound Plaza Addition, recorded in Cabinet H, Page 297 of Plat Records of Denton County, Texas

THENCE S 89°38'09" E, 237.87 feet with the north line of said Tract 1B and the south line of said Tract 1C2 to a "+*" found in concrete;

THENCE S 65°20'50" E, with the north line of said Tract 1B and the south line of said Tract 1C2 passing a "+*" Found in concrete at the southeast corner of said Tract 1C2, being the southwest corner of said Lot 1C1 of said Flower Mound Plaza Addition, recorded in Cabinet H, Page 297 of Plat Records of Denton County, Texas, and continuing with the south line thereof and the north line of said Tract 1B to a "+*" found in concrete for a total distance of 33.11 feet;

THENCE S 89°38'09" E, 153.31 feet with the north line of said Tract 1B and the south line of said Tract 1C1 to a 1/2" rebar found at the southeast corner of said Tract 1C1 and being an inner ell corner of said Tract 1B;

THENCE N 00°21'51" E, 20.00 feet with the north line of said Tract 1B and the east line of said Tract 1C1 to a 1/2" capped rebar set (G&A) at the northerly northwest corner of said Tract 1C1 and being the southwest corner of Tract 1A, of the Flower Mound Plaza Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet G, Page 272 of Plat Records of Denton County, Texas;

THENCE S 89°38'09" E, 169.56 feet with the north line of said Tract 1B and the south line of said Tract 1A to a 1/2" capped rebar set (G&A) at the southeast corner of said Tract 1A and the northeast corner of said Tract 1B, and being on the west line of said Everett Drive, from which a 5/8" rebar found for witness bears S 38°42' W, 4.2 feet;

THENCE S 00°21'51" W, 186.10 feet with the east line of said Lot 1B and the west line of said Everett Drive;

THENCE with the arc of a curve to the right, with the east line of said Lot 1B and the west line of said Everett Drive, having a central angle of 35°00'00", a radius of 268.00 feet, passing the southeast corner of said Lot 1B and the northeast corner of said Lot 1D and continuing for a total arc length of 163.71 feet, whose chord bears S 17°51'51" W, 161.18 feet to a 1/2" rebar found;

THENCE S 35°21'51" W, 134.53 feet with the southeasterly line of said Lot 1D and the northwesterly line of said Everett Drive;

THENCE with the arc of a curve to the right, with the south line of said Lot 1D and the north line of said Everett Drive, having a central angle of 54°59'20", a radius of 268.00 feet and an arc length of 257.21 feet, whose chord bears S 62°51'31" W, 247.45 feet to a 1/2" capped rebar set (G&A);

THENCE N 89°38'48" W, 245.84 feet with the south line of said Tract 1D and the north line of said Everett Drive to the POINT OF BEGINNING and containing approximately 6.603 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, the Town of Flower Mound, and the Smith Family Real Estate, LTD., acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as Flower Mound Plaza Addition, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and 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 are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

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

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

WITNESS MY HAND this _____ day of _____, 2016.

Tiffany Bruce
Authorized Representative, Tract 1B
The City of Flower Mound

Authorized Representative, Tract 1D
Smith Family Real Estates, LTD.

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

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

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

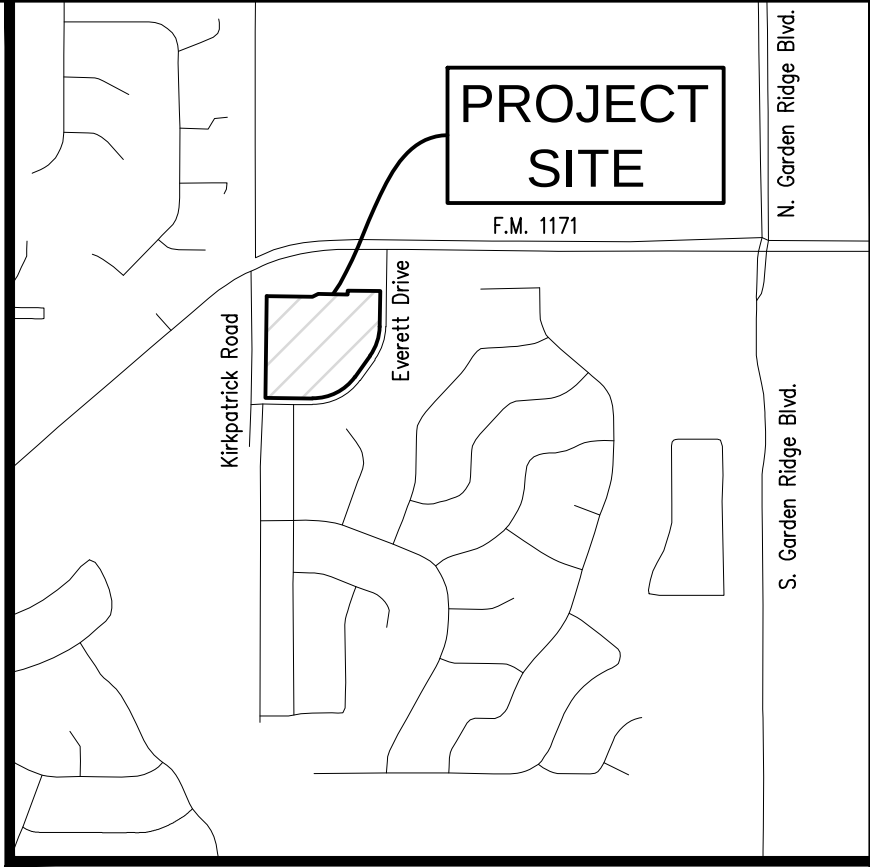
STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein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

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

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

FILED _____ DOC # _____ PRD.C.T.



VICINITY MAP 1"=1000'

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director of
Development Services

SIGNED AND SEALED:

Theresa Scott Town Secretary
Town of Flower Mound

Date

SURVEYOR'S STATEMENT

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

Mark Paine, RLS
Texas Registration No. 50978

THIS DOCUMENT IS PRELIMINARY.
IT IS INTENDED FOR REVIEW AND
PLANNING PURPOSES ONLY AND
SHALL NOT BE RECORDED OR FILED
FOR PUBLIC RECORD.

RECORD PLAT
Tracts 1BR & 1DR
Flower Mound Plaza Addition
6.603 Acres
Being a Replat of
Tracts 1B & 1D
Flower Mound Plaza Addition
in the
A. J. OWENS SURVEY, ABSTRACT NO. 981
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Rev: 7/26/2016

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

111 Hillside Drive Clewiston, TX 75057 CP: 972.436.9712 CF: 972.436.9715
144 Old Town Blvd. North, Ste 2 Carroll, TX 76226 CP: 940.240.1012 CF: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 7/19/2016 SCALE: 1"=40' JOB. No. 16113

OWNER/DEVELOPER
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
Ph. 972-874-8344
Contact: Tiffany Bruce



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: September 12, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Comprehensive Sign Package (CSP16-0004 - Explorations Preparatory School) for the Explorations Preparatory School. The property is generally located south of Flower Mound Road and west of Strait Lane.**

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 Town Council.

II. APPLICATION ANALYSIS

The purpose of the request is to obtain approval of a Comprehensive Sign Package (CSP) in order to construct a monument sign along the street frontage of Flower Mound Road for Explorations Preparatory School, a private school for Pre-K through eighth grade. The Town's sign regulation allows one ground sign per frontage on a lot. The Explorations Preparatory School shares the site with Flower Mound Presbyterian Church, which was built in 1901 and has a State of Texas historical marker in front of the church. A ground sign identifying the church use already exists on the site. The applicant has indicated in the letter of intent (see Attachment A(2)) that since the school is not affiliated with the church, a second ground sign is necessary to identify the school building.

As part of the Comprehensive Sign Package, the applicant is requesting a double faced monument sign that would be placed on the west side of the western drive to the site. The sign complies with the Town's requirements that it be located at least 15 feet from the adjacent right-of-way, at least 60 feet from an adjacent property line, and at least 120 feet from another ground sign. The proposed monument sign measures 50 square feet which is below the allowable 60 square feet. The sign contains 35 square feet (approximately 70 percent) that is dedicated for tenant identification. Therefore, the sign meets the 75 percent allowance for tenant identification. The proposed sign is architecturally compatible with the colors and materials of the building and complements the existing ground sign.

The Town's Sign Code states that the purpose of a Comprehensive Sign Package is to "allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration." Comprehensive sign packages are expected to incorporate more than just architectural details to be considered "meritorious." In June 2013, in order to better illustrate the Town's expectation for meritorious design, the Planning and Zoning Commission recommended that a visual guide be created containing examples of appropriate CSPs in Flower Mound to be used as a reference guide for staff and prospective applicants (see Attachment A(3)).

III. CORRESPONDENCE

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

IV. ATTACHMENTS

A. Background Information

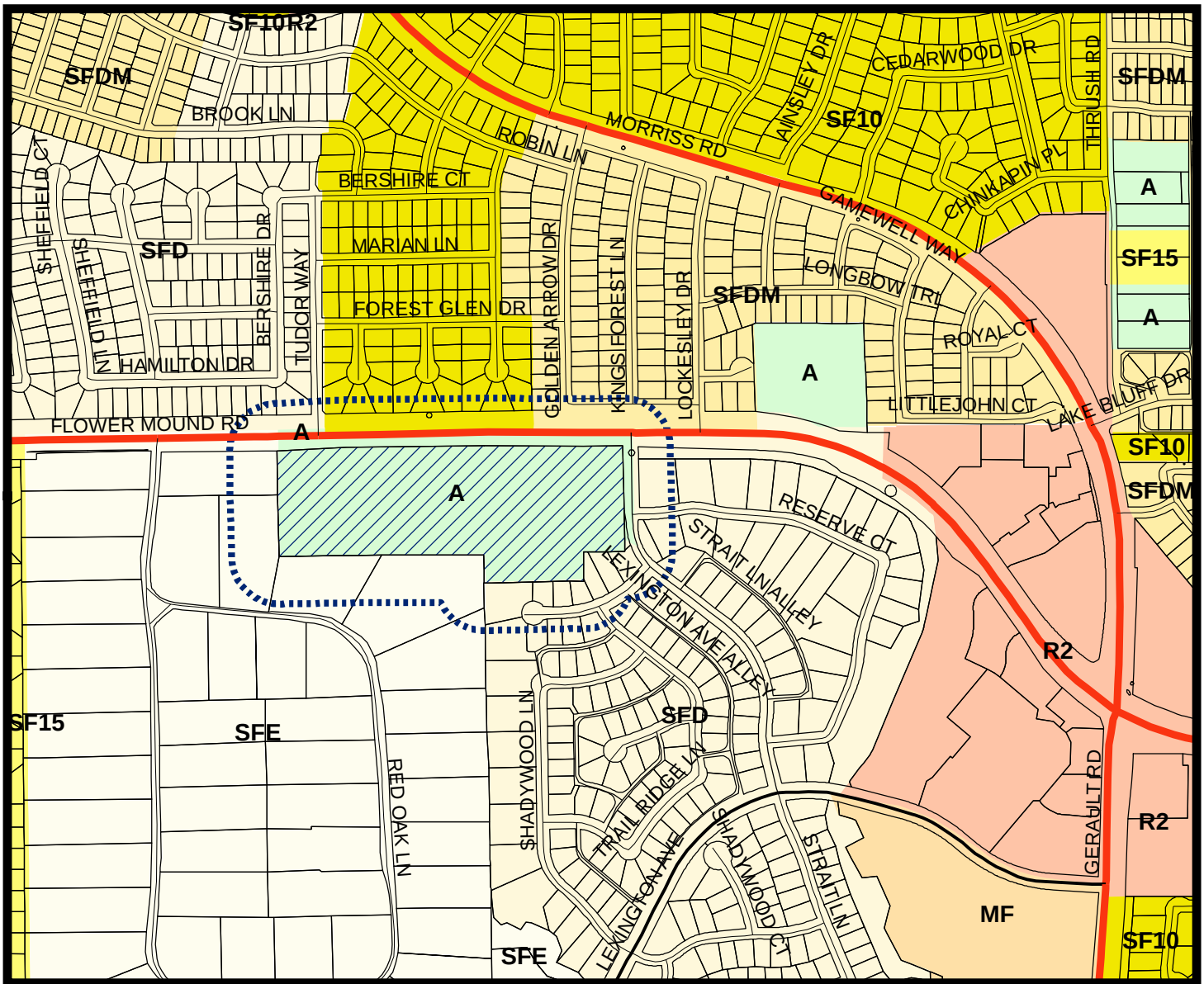
1. Vicinity Map
2. Letter of Intent
3. CSP Guide

B. Application Details

1. Comprehensive Sign Package

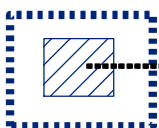
Vicinity Map

Reference Project: CSP16-0004



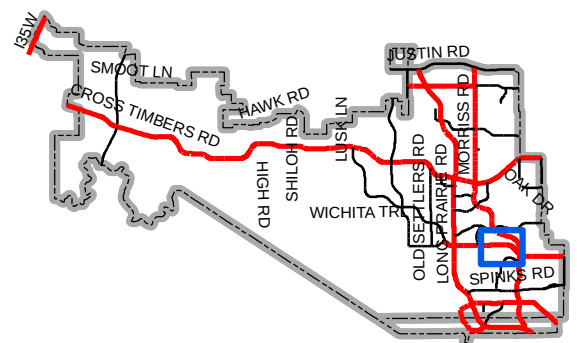
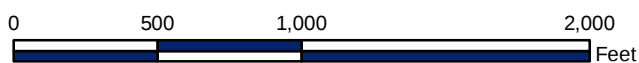
LEGEND

	Agriculture		Single Family Estate		Single Family 10		Single Family Density
	Multi-Family		Single Family 15		Single Family Density Medium		Retail 2



Subject Property

200 ft Notification Buffer around Property



Map Location



August 11, 2016

Re: Letter of Intent – Signage for Explorations Preparatory School

This letter is to formally request Explorations Preparatory School (EPS) desire to seek consideration and approval of a signage variance for its school located at 1501 Flower Mound Road in Flower Mound, TX 75028. EPS is located on the same property at Flower Mound Presbyterian Church (a historical site) and near the Flower Mound Cemetery. However, EPS is a secular school and not affiliated with the church or any other religious program. Additionally, EPS is the **only** SACS-CASI accredited, secular, private PreK-8th-grade school that focuses on math and sciences in Flower Mound.

EPS is seeking the approval of this comprehensive sign package as a way to:

- 1) Separate Church from School:** The current ordinance does not allow for different business signs sharing the same property. EPS is not affiliated with Flower Mound Presbyterian Church and therefore both entities are concerned with the perception created with sharing a sign. As such, EPS has been unable to have an approved sign indicating its existence.
- 2) Create Awareness of School Zone:** FM 3040 is a busy road. The school currently has over 135 students ranging from pre-K to 8th grade. During afternoon pick-up times, the line to pick up students requires that cars line up on the right lane of FM 3040. A sign indicating that a school is in the area would at least alert drivers that a school is nearby.
- 3) Promote A Valuable Flower Mound Asset:** As mentioned previously, EPS is the only secular, private, science/math based school in the Flower Mound, Highland Village, Grapevine, Lewisville area. With a greater emphasis on STEM curricula, smaller classroom ratios, we believe improved signage would promote the existence of the school and continue to promote the Town of Flower Mound as a proud asset.

EPS proposes to install a permanent sign on the south side of FM 3040/Flower Mound Road, located 100 feet west of the first driveway entrance and 15 feet south of the right of way. The sign proposed will be fitting in style with the Flower Mound area, as well as the property's location. It will not impact any visual safety line of sight. Additionally, we are not proposing any variances from the Town's design standards. The sign face is 10' wide, 3' 3/4" high with lettering 6 3/4" tall. It is proposed that the letters be raised or free standing from the face. The sign foundation shall consist of brick or stone fitting of the property and area, and the sign will be lit. There are two options we are seeking approval for are Option One: Raised Lettering and Option Two: Flat Sign. We are seeking approval for both options so that we can evaluate formal bids/cost estimates from sign vendors before making a final decision. The purpose of this comprehensive sign package is to seek the approval of a separate sign for our school. Our school has been actively engaged in Flower Mound community events over the past decade. We are proud of being part of the community and look forward to the approval of this package.

Andrea Slaughter
Director, Explorations Preparatory School

Visual Representation of Comprehensive Sign Package Standards

Section 86-44 of the Town of Flower Mound Code of Ordinances states the purpose of the Comprehensive Sign Package (CSP) is:

“...to allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration.”

By providing CSPs, the Town recognizes that flexibility is warranted in some circumstances to address signs of exceptional quality or merit which may not comply with the Town’s sign regulations.

At the direction of the Town Council, the Planning and Zoning Commission held a work session on June 10, 2013, for the purpose of clarifying the intent of the CSP regulations. After some discussion, the Commission agreed that: 1) the CSP ordinance is intended to be applied to larger-scale developments with unique conditions, not individual tenants or buildings; and 2) the creation of a visual guide will help to provide some clarity to the Town’s expectation for “meritorious design.”

Comprehensive sign packages are expected to incorporate more than just architectural details to be considered “meritorious.” It is recommended that the specific elements listed below be part of any proposal:

- Signs promoting uniformity within the development
- Monument signs incorporated into and complemented by the surrounding landscaping
- Signs sufficient in number / size and suitably located to provide for business identification without creating visual clutter
- Signs that function harmoniously with adjacent properties
- Signs with appropriate text size to make them legible for passing motorists
- Signs that integrate both quality materials and design consistent with the high aesthetic standards and community character of the Town

The following examples are being provided as a visual representation of signage that meets the intent of “meritorious design” in Flower Mound:

Example 1: Cross Timbers Village

“Meets the Intent”



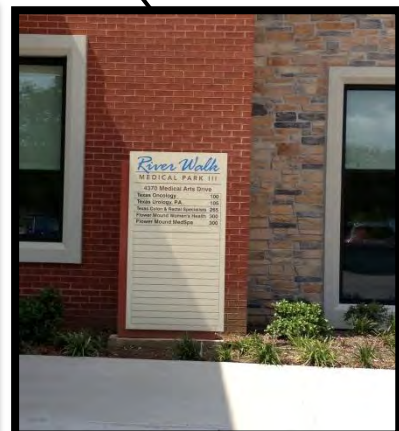
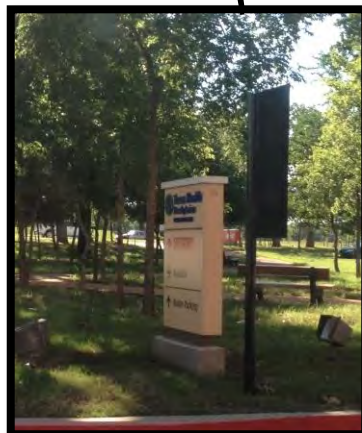
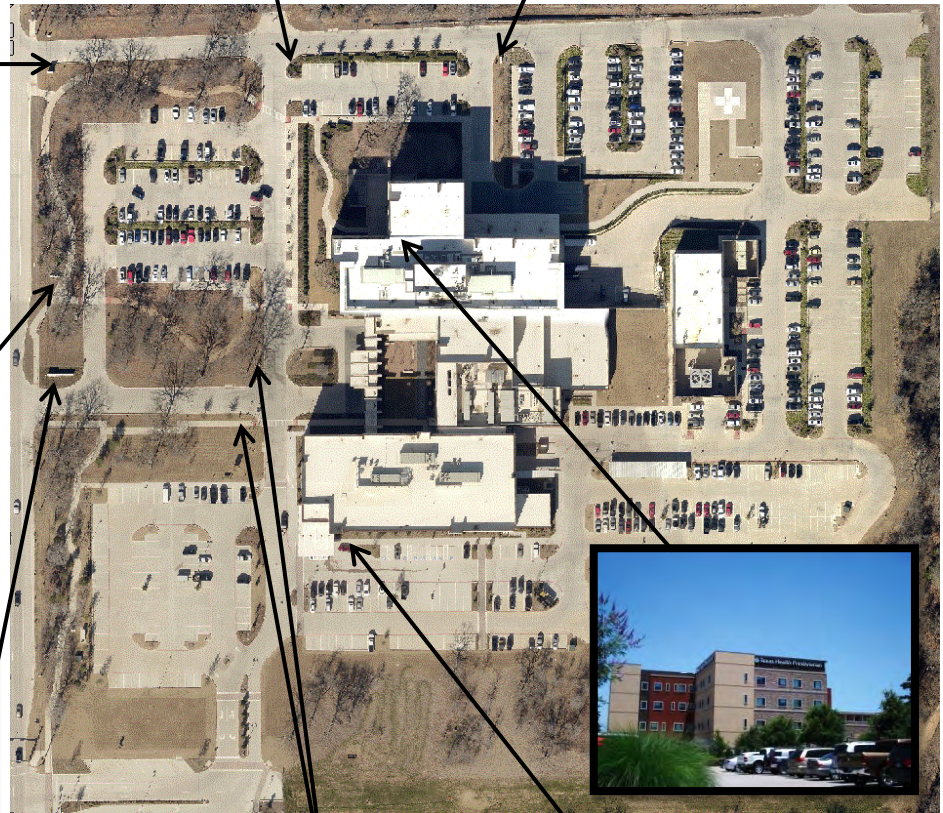
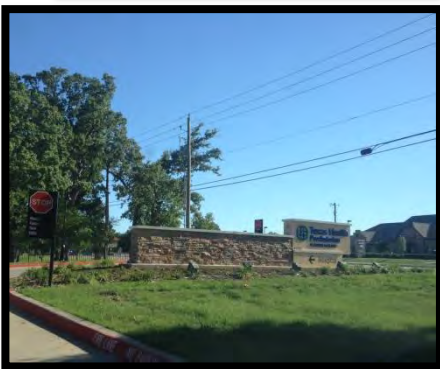
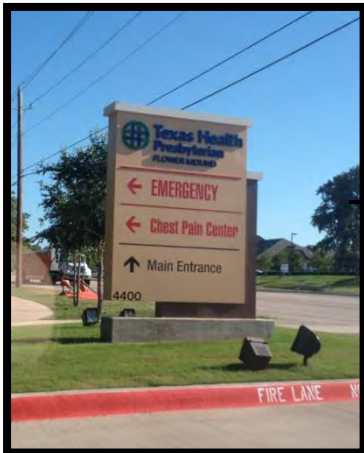
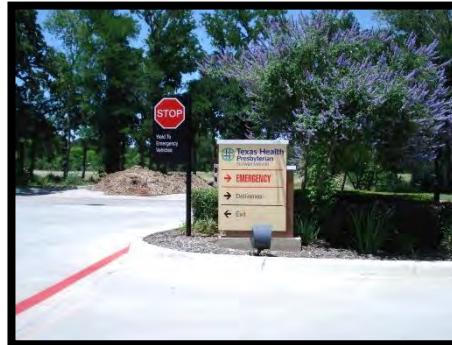
Example 2: The Pines of Flower Mound

“Meets the Intent”



Example 3: The River Walk at Central Park Medical Park

“Meets the Intent”



“Does NOT Meet the Intent”

The following examples would **not** be considered “meritorious design” due to the quality, design, number, size, location, and integration of the signs within the development as a whole.



Ex. 1: Visually cluttered by too many signs



Ex. 2: Some tenant signs too small



Ex. 3: Lack of unified theme



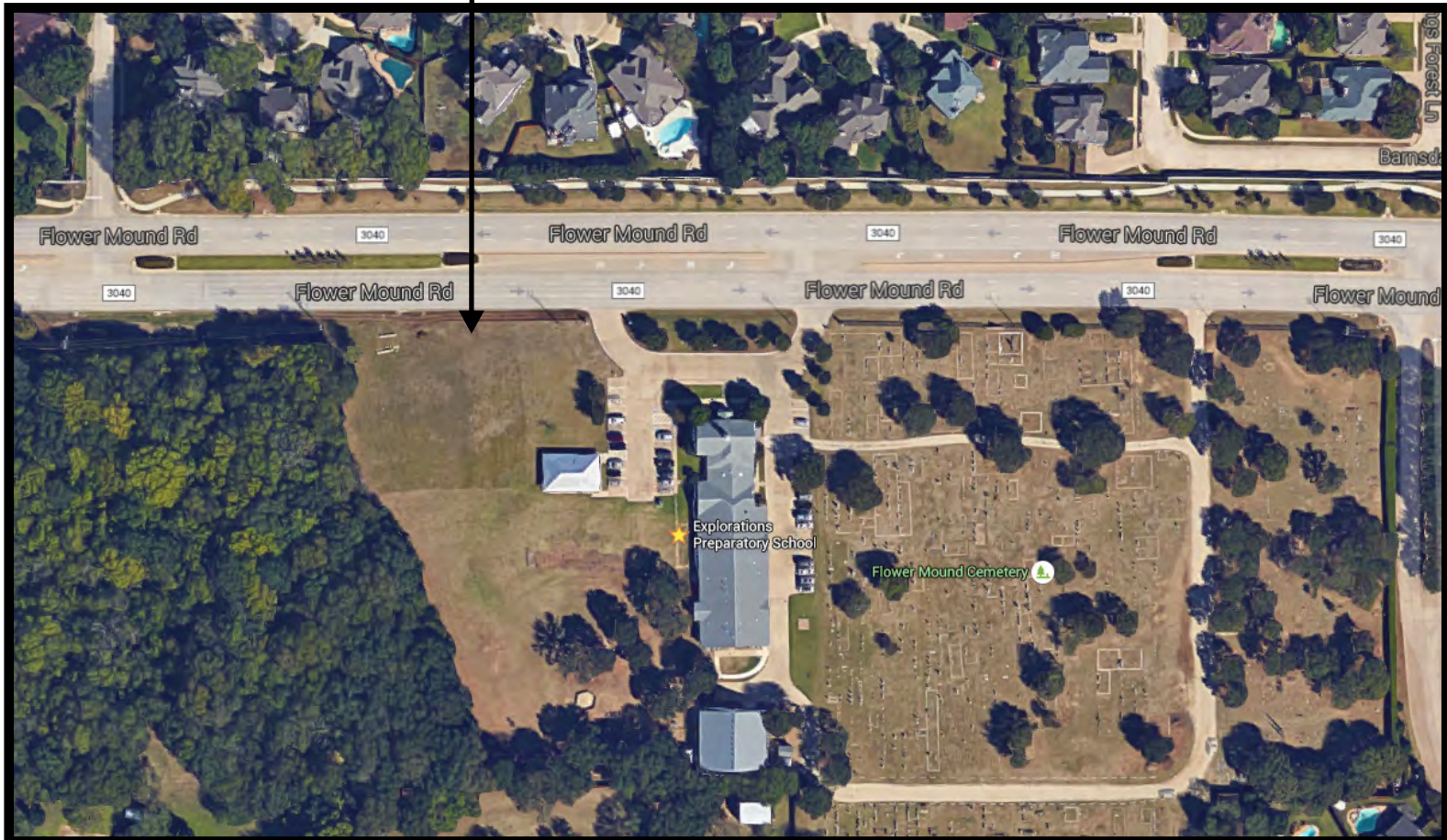
EXPLORATIONS
Preparatory School

School Signage Proposal

Option 1 (Raised letters)



Option 2 (flat sign)





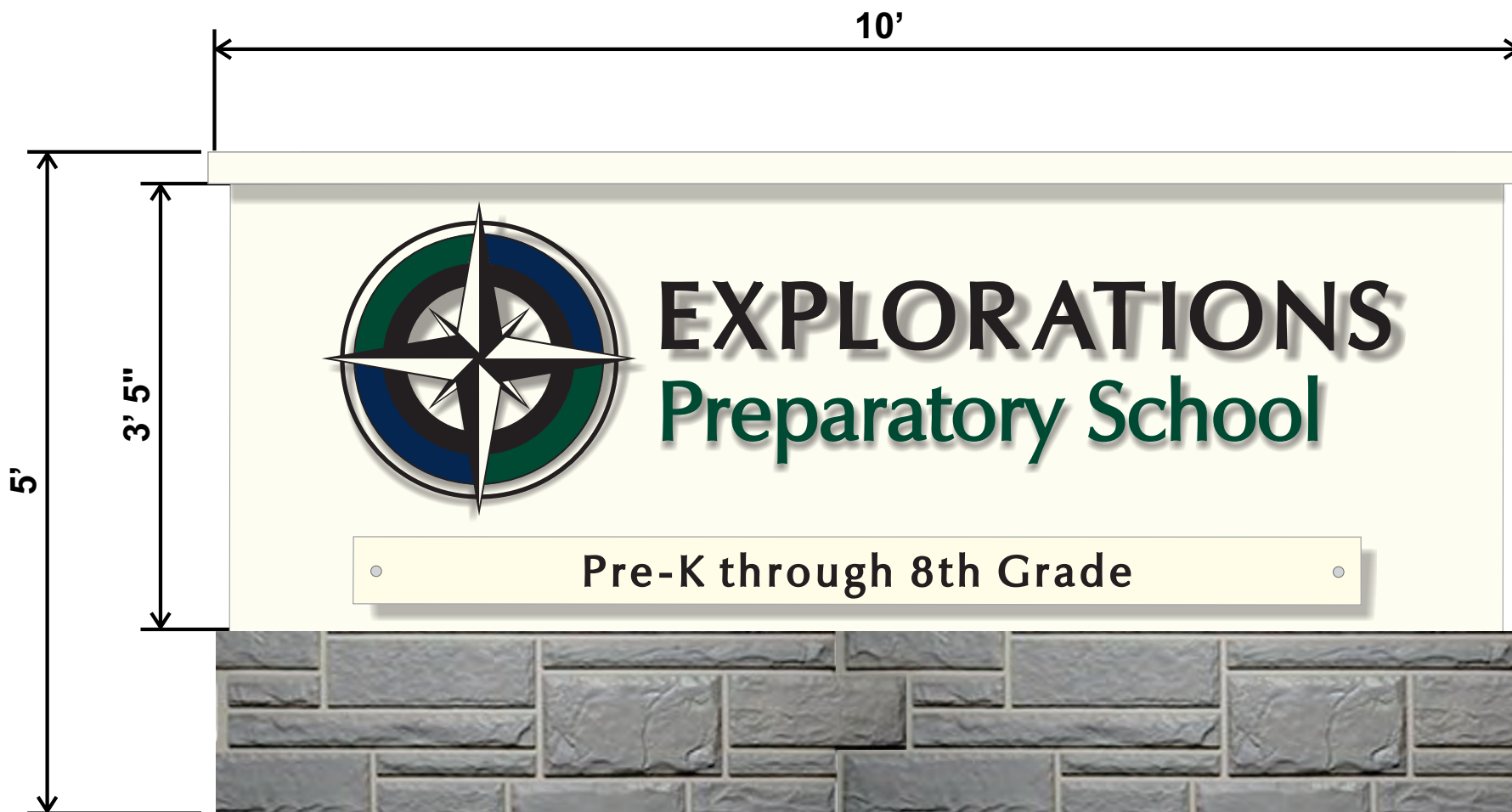
Sign proposal:

Explorations Preparatory School proposes to install a permanent sign on the south side of 3040/Flower Mound Road, located 100 feet west of the first driveway entrance and 15 feet south of the right of way.

The sign will be fitting in style with the Flower Mound area as well as the property it is located on. It does not impact any visual safety line of sight.

★ Existing Church Sign

▮ Proposed location for Explorations Preparatory School sign

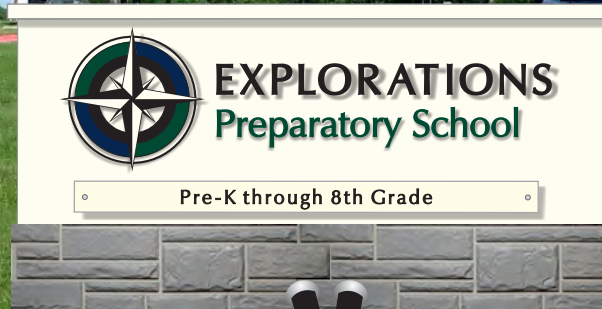


Sign description:

The sign face is 10' wide, 3' 5" high and a total height of 5'. In Option 1 it is proposed that the letters be raised or free standing from the face, whereas in Option 2 the entire sign will be flat.

The sign foundation shall consist of brick or stone fitting of the property and area.

Option 1 (raised letters)

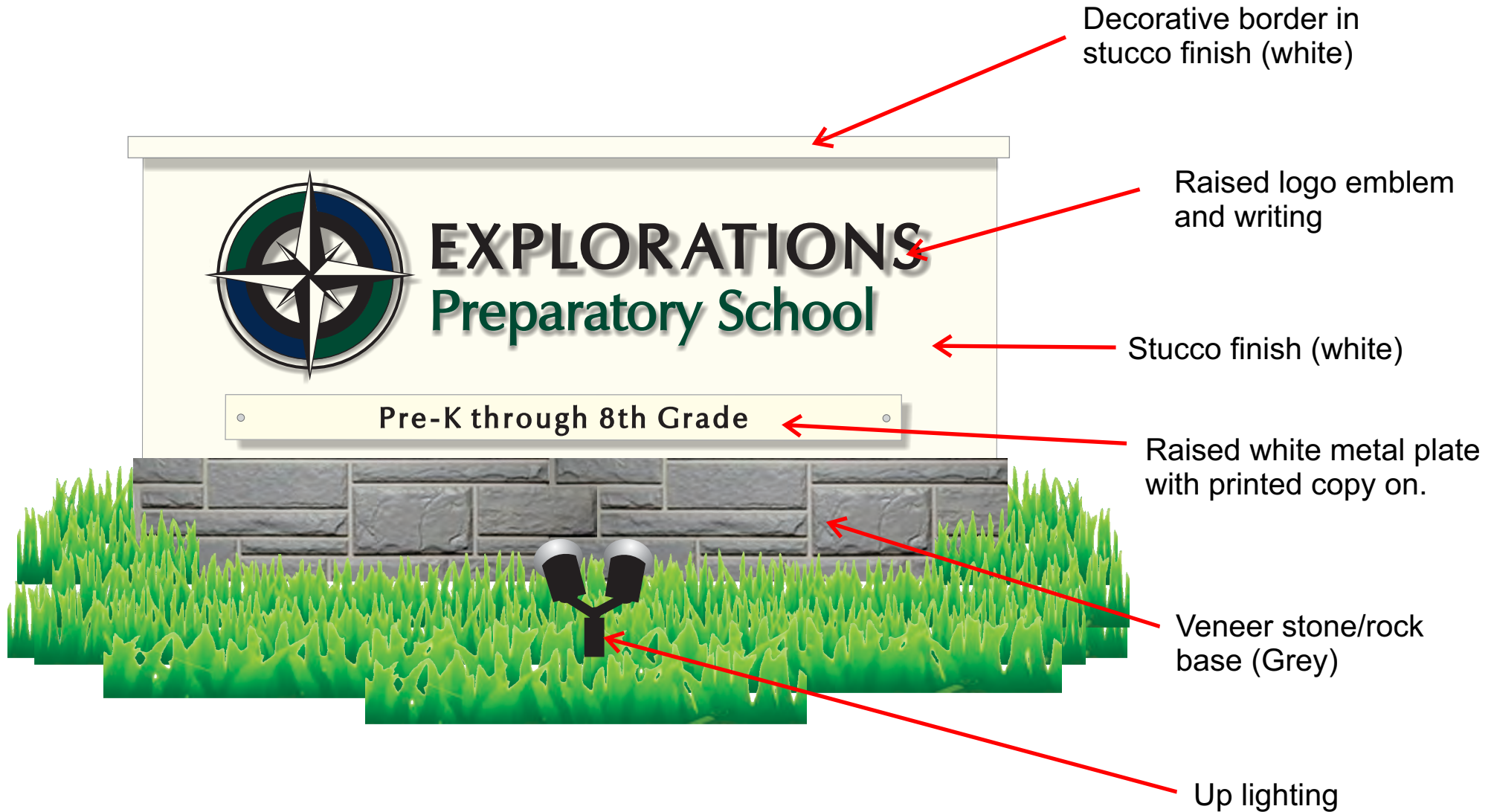


Option 2 (flat sign)



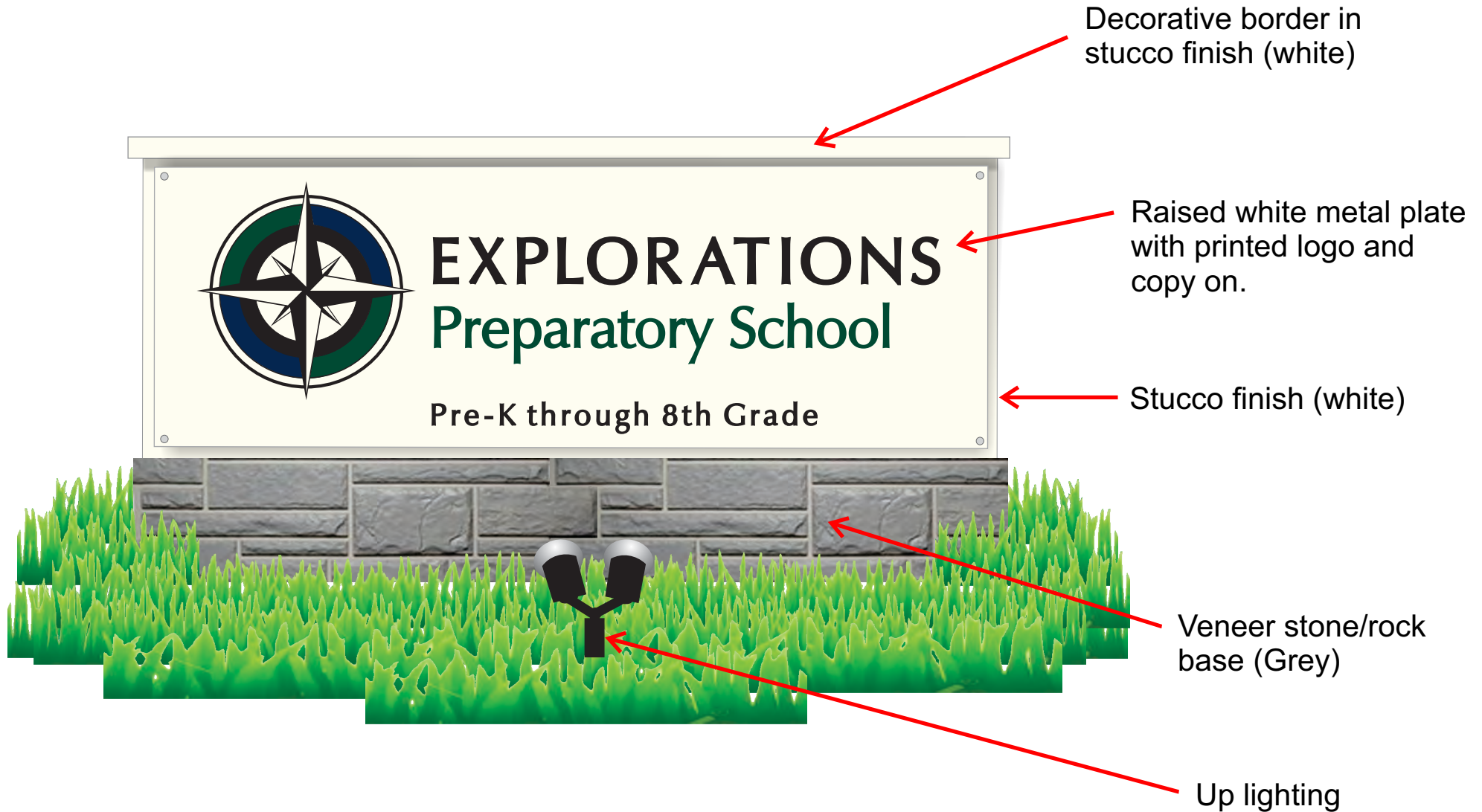
Appendix:

Option 1 (Raised letters)



Proposed materials for the sign:

Option 2 (flat sign)



Proposed materials for the sign:



Church signage and building.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: September 12, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0001 – Stone Hill Farms Retail East II Addition) to create a non-residential subdivision. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.**

I. ITEM SUMMARY

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

A companion site plan application (SP16-0002) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of the replat is to subdivide Lot 2 of the Stone Hill Farms Retail East II Addition into three lots. The site is undeveloped and contains approximately 8.93 acres. The proposed FM 407 North car dealership facility will be located on Lot 2R and will contain 5.3 acres. Lot 3R will contain approximately 1.95 acres and Lot 4R will contain approximately 1.67 acres. The property is currently zoned Planned Development District-43 (PD-43) with Commercial District-2 (C-2) uses.

Access to the lots will be from Justin Road and Stone Hill Farms Parkway. All lots will connect through mutual access easements. The replat depicts required setbacks, buffers, existing and proposed easements on all lots.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

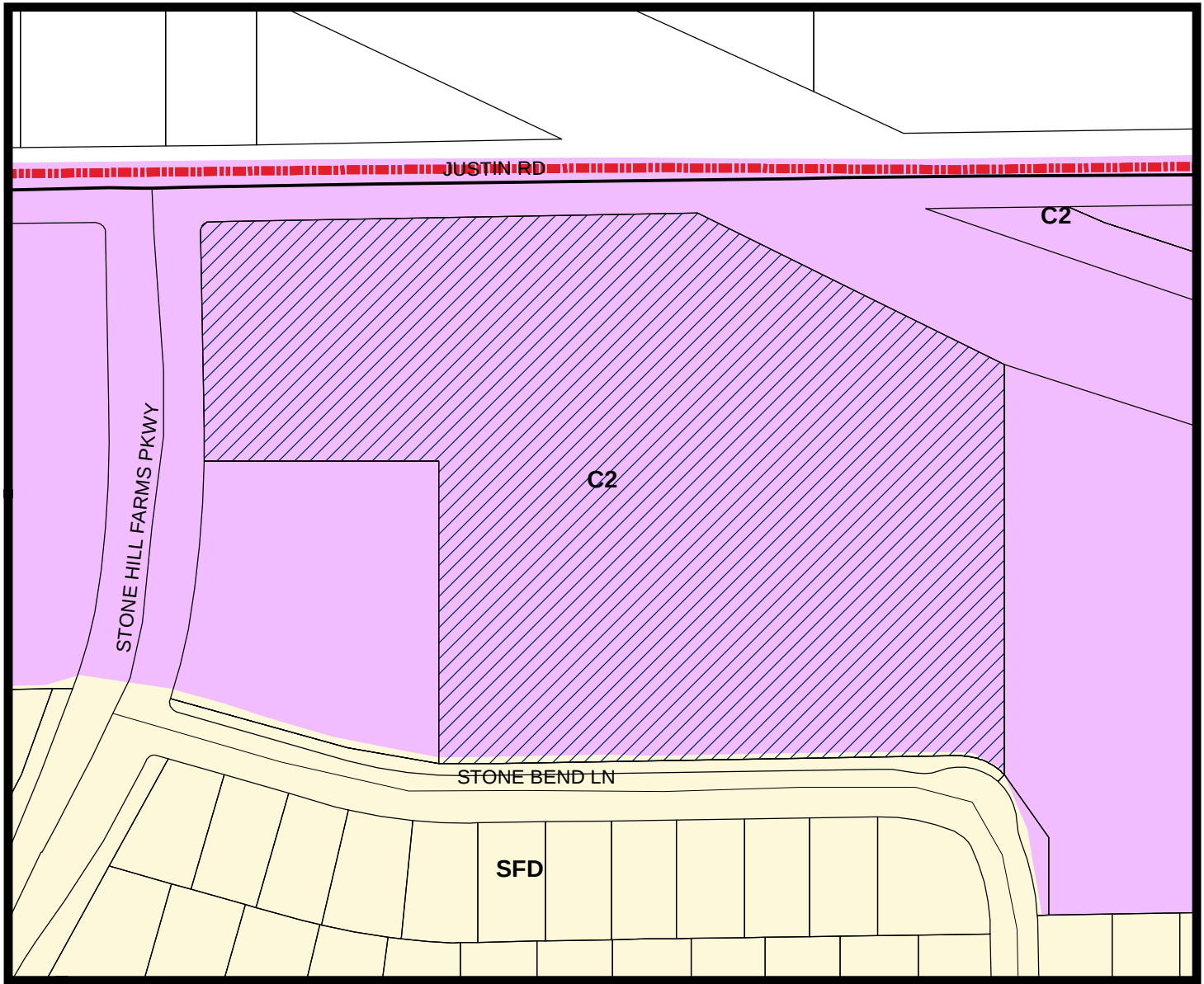
B. Application Details

1. Replat Package

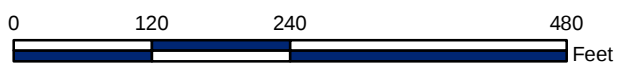
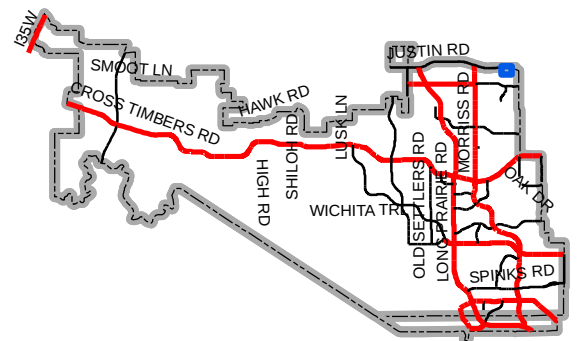
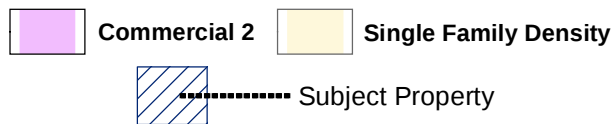


Vicinity Map

Reference Project: RP16-0001



LEGEND



Map Location



January 27, 2016

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

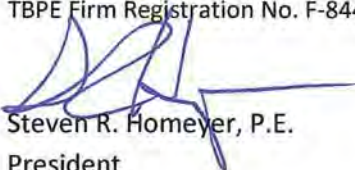
Dear Ms. Costanza-Grant,

The existing zoning for the proposed lot located in the Stone Hill Farms Retail East II Addition is Commercial 2 (C-2). We are proposing to replat the subject property into three (3) lots, and will be developing Lot 2R as a car dealership. The proposed car dealership will consist of a 20,160 square foot building with parking, outdoor display, landscaping, and detention.

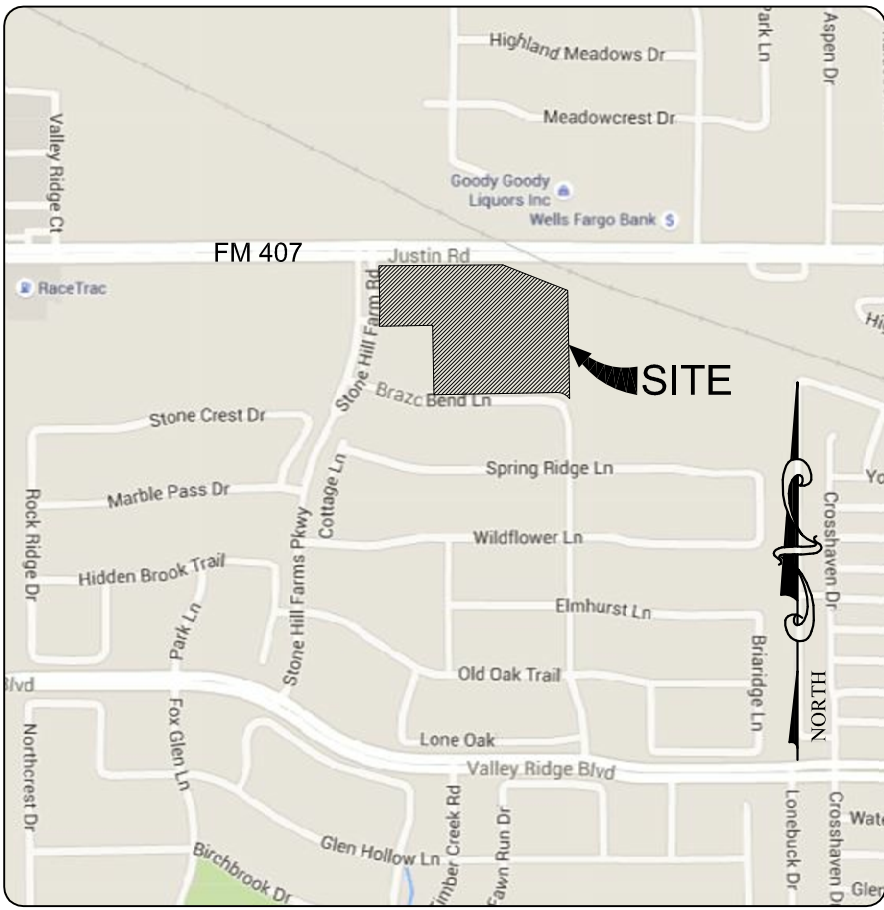
If you have any questions regarding the plans, please feel free to give me a call at 972-906-9985 or you can reach me by email at shomeyer@hei.us.com

Sincerely,

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



Steven R. Homeyer, P.E.
President



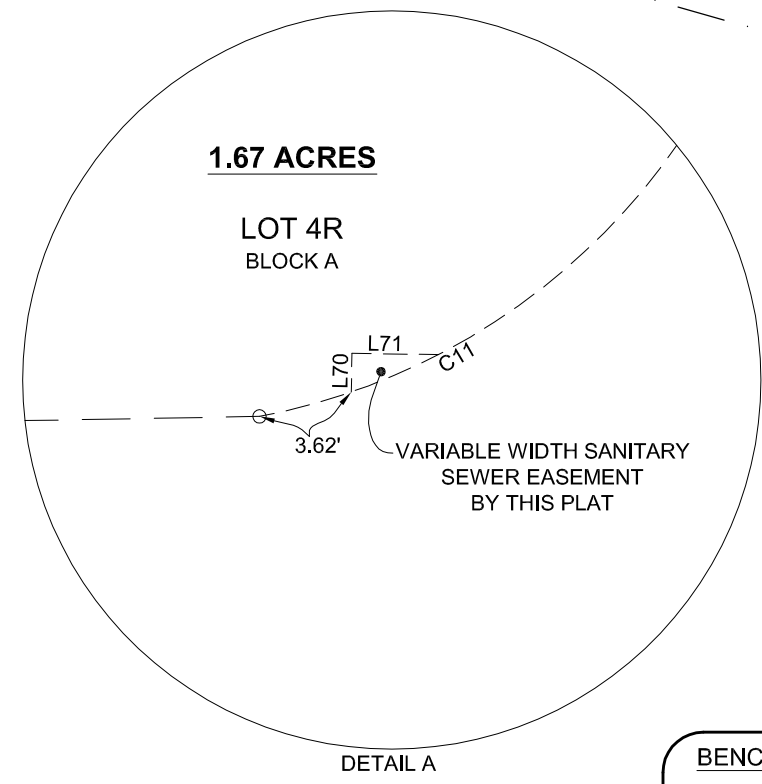
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

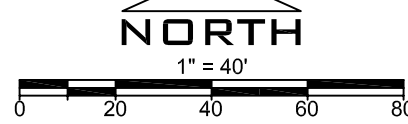
- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF FLOWER MOUND, COMMUNITY NUMBER 480777 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 535 G OF SAID MAP.
- THE SUBJECT PROPERTY IS ZONED PD-43 FOR COMMERCIAL 2 (C-2) USES.
- THE PURPOSE OF THIS REPLAT IS TO CREATE 3 COMMERCIAL LOTS.
- ALL DRAINAGE EASEMENTS AND DETENTION PONDS ARE PRIVATE AND TO BE MAINTAINED BY THE BUSINESS OWNER'S ASSOCIATION.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- THERE IS A 35'X35' VISIBILITY & UTILITY EASEMENT AT ALL RIGHT OF WAY INTERSECTIONS.

DRAINAGE EASEMENT NOTES:

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



DETAIL A



LEGEND

R.O.W. = RIGHT OF WAY
B.L. = BUILDING LINE
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CAPIRF = CAPPED IRON ROD FOUND
CAPIRS = CAPPED IRON ROD SET
P.R.D.C.T. = PLAT RECORD DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORD DENTON COUNTY TEXAS
DOC. = DOCUMENT
INST. = INSTRUMENT
U.E. = UTILITY EASEMENT
PED.E. = PEDESTRIAN EASEMENT
— = ROAD CENTERLINE
— = SURVEY LINE

SURVEYOR:

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

OWNER:

F.M. 407 PARTNERS, LTD.
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
CONTACT: PAUL BOSCO, JR.
PHONE: (972) 741-7206

ENGINEER:

HOMER ENGINEERING, INC.
P.O. BOX 294527
LEWISVILLE, TX 75057
PHONE: (972) 906-9985
TBPE FIRM #F-8440

BENCHMARKS:

TOWN OF FLOWER MOUND BM #52: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE SOUTHEAST CORNER OF A CONCRETE CURB INLET ON THE WEST SIDE OF THE INTERSECTION OF CALISTO WAY AND YEDDO PATH, ± 700' NORTH OF KIRKPATRICK LANE TRAIL DRIVE JUST NORTH OF KINGS DRIVE.

N 7,072,211.465
E 2,410,850.890
ELEV=611.71

TOWN OF FLOWER MOUND BM #45: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHWEST CORNER OF A CONCRETE CURB INLET ON THE NORTH SIDE OF KIRKPATRICK LANE, ± 430' EAST OF TIMBER CREEK ROAD, MONUMENT IS ± 60' EAST OF A ROAD SIGN, AND ± 13' SOUTHEAST OF A WOODEN POWER POLE.

N 7,071,869.584
E 2,412,597.679
ELEV=588.19

APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

CLAUDIO FOREST, CHAIRMAN
PLANNING AND ZONING COMMISSION

DOUG POWELL, EXECUTIVE DIRECTOR
OF DEVELOPMENT SERVICES

DATE: 2016

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND



PAGE 1 OF 2

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150954-RP
DRAWN BY: TK
DATE: 9-6-2016
R.P.L.S.
KENNETH A. ZOLLINGER

REPLAT
A RECORD PLAT OF LOT 2R, BLOCK A
STONE HILL FARMS RETAIL EAST II ADDITION
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING A REPLAT OF LOTS 1 & 2, BLOCK A,
STONE HILL FARMS RETAIL EAST ADDITION,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN CAB. U, PG. 182,
OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

TOWN OF FLOWER MOUND CASE NO. RP15-0010

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS: F.M. 407 PARTNERS, LTD., is the sole owner of a tract of land located in the Elisha Smith Survey, Abstract Number 1160, in the Town of Flower Mound, Denton County, Texas, according to Deed to F.M. 407 Partners, LTD., as recorded in Instrument No. 95-R0067191, Denton County, Texas, and being Lot 2, Block A of Stone Hill Farms Retail East Addition, an addition in the Town of Flower Mound, Denton County, Texas, according to the Plat Records of said County, recorded in Cabinet U, Page 182 of the Plat Records of Denton County, Texas, the subject tract being more particularly described as follows;

BEGINNING at an "X" cut found at the most Westerly Southwest corner of said Lot 2, Block A, same being the Northwest corner of Lot 1, Block A of said Stone Hill Farms Retail East Addition and also being in the in the East line of Stone Hill Farms Parkway;

THENCE along said East line and along a curve to the left whose radius is 850.00 feet and whose long chord bears, North 01 degrees 27 minutes 48 seconds East, 76.64 feet and an arc length of 76.66 feet to the P.T. of said curve;

THENCE continuing along said East line, North 00 degrees 59 minutes 44 seconds West, 191.59 feet to a ½ inch iron rod found at the Northwest corner of said Lot 2, Block A and also being in the South line of F.M. Highway 407, also known as Justin Road;

THENCE along said South line, North 89 degrees 34 minutes 30 seconds East, 548.98 feet to a ½ inch iron rod found at the most Northerly Northeast corner of said Lot 2, Block A and also being in the Southwesterly line of the Gulf, Colorado and Santa Fe Railroad;

THENCE along said Southwesterly line, and along a curve to the left whose radius is 9242.00 feet and whose long chord bears, South 68 degrees 29 minutes 07 seconds East, 309.42 feet and an arc length of 309.43 feet to a capped iron rod found stamped #1816 at the Northeast corner of said Lot 2, Block A and also being the Northwest corner of Lot 1-X, Block M, Stone Hill Farms Phases one and two of Section One according to the plat recorded in Cabinet O, Page 93, Plat Records, Denton County, Texas;

THENCE along the common line of said Lot 2, Block A and Lot 1-X, Block M, South 01 degrees 03 minutes 44 seconds East, 479.11 feet to a yellow capped iron rod found at the Southeast corner of said Lot 2, Block A, and also being in the North line of Stone Bend Lane;

THENCE along said North line and along a curve to the left whose radius is 70.00 feet and whose long chord bears North 64 degrees 26 minutes 49 seconds West, 62.69 feet and an arc length of 65.01 feet to a yellow capped iron rod found at the P.T. of said curve;

THENCE continuing along said North line, South 88 degrees 55 minutes 00 seconds West, 542.10 feet to a ½ inch iron rod found;

THENCE continuing along said North line, North 82 degrees 42 minutes 02 seconds West, 3.75 feet to a ½ inch iron rod found at the most Southerly Southwest corner of said Lot 2, Block A and also being the Southeast corner of the aforementioned Lot 1, Block A;

THENCE along the common line of said Lots 1 and 2, North 01 degrees 01 minutes 46 seconds West, 307.24 feet to an "X" cut found at an ell corner of said Lot 2 and the Northeast corner of said Lot 1;

THENCE continuing along the common line of said Lots 1 and 2, South 88 degrees 58 minutes 55 seconds West, 236.57 feet to the PLACE OF BEGINNING and containing 8.93 acres of land;

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, F.M. 407 PARTNERS, LTD., does hereby adopt this Replat designating the herein above described property as **Stone Hill Farms Retail East II 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 Lot 2R, Block A, is 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 and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

BY: F.M. 407 PARTNERS, LTD.

SIGNATURE _____

PAUL BOSCO, JR., PRESIDENT

STATE OF TEXAS
COUNTY OF DENTON

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

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

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, 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 CITY OF DENTON, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 82°42'02" W	3.75'
L2	S 00°24'42" E	65.50'
L3	N 89°35'18" E	274.05'
L4	S 68°13'09" E	55.13'
L5	S 00°24'42" E	72.19'
L6	S 89°38'43" W	171.10'
L7	N 67°29'11" W	18.10'
L8	S 88°42'54" W	64.29'
L9	N 00°24'42" W	212.62'
L10	N 89°35'18" E	274.05'
L11	S 68°13'09" E	55.13'
L12	S 00°24'42" E	72.61'
L13	S 89°47'07" W	170.91'
L14	N 67°29'11" W	18.10'
L15	S 89°13'54" W	63.39'
L16	N 00°24'42" W	70.79'
L17	NORTH	33.58'
L18	SOUTH	50.58'
L19	S 89°35'18" W	185.60'
L20	N 00°24'42" W	32.00'
L21	N 89°35'18" E	107.05'
L22	N 00°24'09" W	332.70'
L23	N 89°35'51" E	44.35'
L24	N 89°54'03" W	175.78'
L25	NORTH	232.92'
L26	N 67°29'11" W	18.10'
L28	S 89°35'18" W	11.01'
L29	N 00°24'42" W	15.00'
L30	N 89°35'18" E	15.00'
L31	S 00°24'42" E	15.00'
L32	S 89°35'18" W	15.00'
L33	N 00°24'42" W	15.00'
L34	S 89°35'18" W	18.59'
L35	S 88°36'19" W	38.31'
L36	SOUTH	218.06'
L37	S 89°54'03" E	175.78'
L38	N 89°47'07" E	80.56'
L39	S 89°47'07" W	98.92'
L40	N 01°03'44" W	62.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	WEST	13.17'
L42	NORTH	41.00'
L43	EAST	13.17'
L44	S 89°35'18" W	15.00'
L45	N 00°24'42" W	15.00'
L46	N 89°35'18" E	15.00'
L50	SOUTH	15.11'
L51	S 86°44'28" W	75.61'
L52	N 87°15'03" W	44.93'
L53	S 88°55'00" W	486.93'
L54	N 01°05'00" W	212.86'
L55	S 01°05'00" E	212.55'
L56	N 88°55'00" E	486.93'
L57	S 86°13'45" E	45.00'
L59	N 01°17'06" W	15.00'
L60	S 81°05'50" E	7.62'
L61	N 89°34'30" E	31.79'
L62	N 88°08'06" E	6.10'
L62	N 88°27'42" E	15.70'
L63	N 89°58'05" E	16.24'
L64	N 89°34'30" E	74.81'
L65	N 88°05'52" E	21.23'
L66	S 88°25'01" W	17.86'
L67	N 81°05'50" W	6.57'
L68	S 89°13'13" E	29.58'
L69	S 88°37'31" E	143.22'
L70	N 00°46'47" E	1.46'
L71	S 89°13'13" E	3.29'
L72	N 90°00'00" W	21.37'
L73	S 89°56'28" W	19.95'
L74	S 89°47'07" W	15.00'
L75	NORTH	15.07'
L76	S 01°17'06" E	15.00'
L77	S 88°42'54" W	30.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9242.00'	309.43'	309.42'	S 68°29'07" E	1°55'06"
C2	70.00'	65.01'	62.69'	N 64°26'49" W	53°12'27"
C3	850.00'	76.66'	76.64'	N 01°27'48" E	5°10'03"
C4	25.00'	14.32'	14.12'	S 15°59'47" W	32°48'58"
C5	25.00'	39.27'	35.36'	S 45°24'42" E	90°00'00"
C6	51.00'	19.75'	19.53'	S 79°18'55" E	22°11'33"
C7	51.00'	60.36'	56.90'	S 34°18'55" E	67°48'27"
C8	51.00'	80.09'	72.11'	S 44°34'33" W	89°58'30"
C9	113.00'	44.83'	44.53'	N 78°51'02" W	22°43'42"
C10	87.00'	34.81'	34.58'	N 78°56'56" W	22°55'31"
C11	25.00'	34.74'	32.01'	N 39°23'56" E	79°37'17"
C12	25.00'	14.22'	14.03'	N 16°42'24" W	32°35'25"
C13	25.00'	39.27'	35.36'	N 44°35'18" E	90°00'00"
C14	25.00'	9.68'	9.62'	S 79°18'55" E	22°11'33"
C15	25.00'	29.59'	27.89'	S 34°18'55" E	67°48'27"
C16	25.00'	39.36'	35.42'	S 44°41'13" W	90°11'49"
C17	87.00'	34.23'	34.01'	N 78°56'36" W	22°32'35"
C18	113.00'	45.21'	44.91'	N 78°56'56" W	22°55'31"
C19	25.01'	39.13'	35.26'	N 46°09'53" W	89°39'54"
C20	100.00'	15.96'	15.94'	N 72°03'31" W	9°08'41"
C21	100.00'	40.01'	39.75'	N 78°56'56" W	22°55'31"
C22	1000.00'	49.38'	49.37'	S 88°22'15" W	2°49'45"
C23	45.00'	70.69'	63.64'	N 46°05'00" W	90°00'00"
C24	25.00'	35.81'	32.83'	N 41°26'59" W	82°04'35"
C25	25.34'	42.07'	37.40'	S 40°19'34" W	95°07'59"
C26	19.00'	29.85'	26.87'	S 46°05'00" E	90°00'00"
C27	1000.00'	33.71'	33.71'	S 87°55'19" W	1°55'54"
C37	441.58'	44.78'	44.76'	N 87°40'38" E	5°48'36"
C38	519.45'	27.64'	27.64'	N 86°17'49" E	3°02'57"
C39	519.45'	27.55'	27.54'	S 87°09'09" E	3°02'19"
C40	718.48'	103.99'	103.90'	S 89°48'46" E	8°17'33"
C41	1971.64'	76.50'	76.49'	N 88°42'05" E	2°13'23"
C42	822.56'	17.74'	17.74'	N 86°21'03" E	1°14'08"
C43	822.56'	9.41'	9.41'	S 87°29'27" E	0°39'20"
C44	51.00'	4.22'	4.22'	S 89°31'58" E	4°44'21"
C45	41.00'	3.43'	3.43'	N 89°30'28" W	4°47'22"
C46	813.48'	101.61'	101.54'	S 89°18'32" W	7°09'24"
C47	1981.64'	76.20'	76.19'	S 88°40'57" W	2°12'11"
C48	728.48'	105.21'	105.12'	N 89°46'14" W	8°16'29"
C49	509.45'	85.31'	85.21'	S 89°34'10" W	9°35'40"
C50	450.48'	46.55'	46.53'	S 87°43'45" W	5°55'13"
C51	207.87'	35.48'	35.43'	S 77°49'04" E	9°46'43"
C52	192.50'	51.33'	51.18'	S 81°02'16" E	15°16'38"

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

SURVEYOR: _____

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

OWNER: _____

F.M. 407, LLC
2541 JACOBSON DR.
LEWISVILLE, TX 75067
CONTACT: PAUL BOSCO, JR.
PHONE: (972) 741-7206

ENGINEER: _____

HOMER ENGINEERING, INC.
P.O. BOX 294527
LEWISVILLE, TX 75057
PHONE: (972) 906-9985
TBPE FIRM #F-8440

REPLAT
A RECORD PLAT OF LOT 2R, BLOCK A
STONE HILL FARMS RETAIL EAST II ADDITION
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING A REPLAT OF LOTS 1 & 2, BLOCK A,
STONE HILL FARMS RETAIL EAST ADDITION,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN CAB. U, PG. 182,
OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

TOWN OF FLOWER MOUND CASE NO. RP15-0010

KAZ
SURVEYING

TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150954-RP
DRAWN BY: TK
DATE: 9-6-2016
R.P.L.S.
KENNETH A. ZOLLINGER



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: September 12, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP16-0002 - FM 407 North) to develop a car sales dealership. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

I. ITEM SUMMARY

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

The project has a companion replat application (RP16-0001) 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 20,160-square-foot, single-story car dealership facility to be located on Lot 2R of the Stone Hill Farms Retail East II Addition. The property is currently zoned Planned Development District-43 (PD-43) for Commercial District-2 (C-2) uses and master-planned for Commercial/Industrial uses. The existing zoning on the site has allowed a car sales dealership by right since 1993.

The site plan depicts all of the 81 required parking spaces for the car sales and service use calculated at the ratio of one space for every 250 square feet of the facility. The site plan also depicts 289 display parking spaces along the frontage of Justin Road and along the east and south side of the proposed building.

The landscape plan depicts necessary landscape buffers and required number of trees within the buffer area and the street yard. Display of cars is treated differently from the regular parking spaces since it does not require every parking space to be located within 50 feet of a tree. As indicated on the site plan, this site is heavily encumbered by several underground utility easements along the frontage of Justin Road. Most notably are a 45-foot Upper Trinity easement, 20-foot Town waterline easement, and 10-foot City of Lewisville

waterline easement that restrict placement of trees within these areas. The proposed development complies with the Town's landscape requirements.

An approximate 50-foot strip of Lot 3R to the south of the proposed site and another 50 feet of right-of-way for Stone Bend Lane separate the subject site from the existing Stone Hill Farms residential neighborhood. As required by PD-43, a 10-foot landscape easement on the residential side is owned and maintained by the Stone Hill Farms Homeowner's Association (HOA). The developer has worked with the Stone Hill Farms HOA to install approximately 27 wax myrtles and irrigation to cover the gaps between existing trees within the 10-foot landscape easement. The letter and landscape exhibit has been attached as Attachment A(3).

Primary access to the lot will be from a mutual access easement that connects the site to Justin Road. The site plan depicts necessary setbacks, landscape buffer and easements. The proposed site plan is consistent with the development guidelines in PD-43. The building materials, color and architecture meet the architectural standards of the Town's Master Plan.

III. CORRESPONDENCE

Site plan applications that meet the Town's standards do not require public hearing notifications. At the time this report was written, staff had received numerous e-mails in opposition to this project. Any additional correspondence received after the agenda packet has been posted on the Town's website will be handed over to the Commissioners at the meeting.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Letter from the Stone Hill Farms HOA
4. PD-43

B. Application Details

1. Site Plan Package

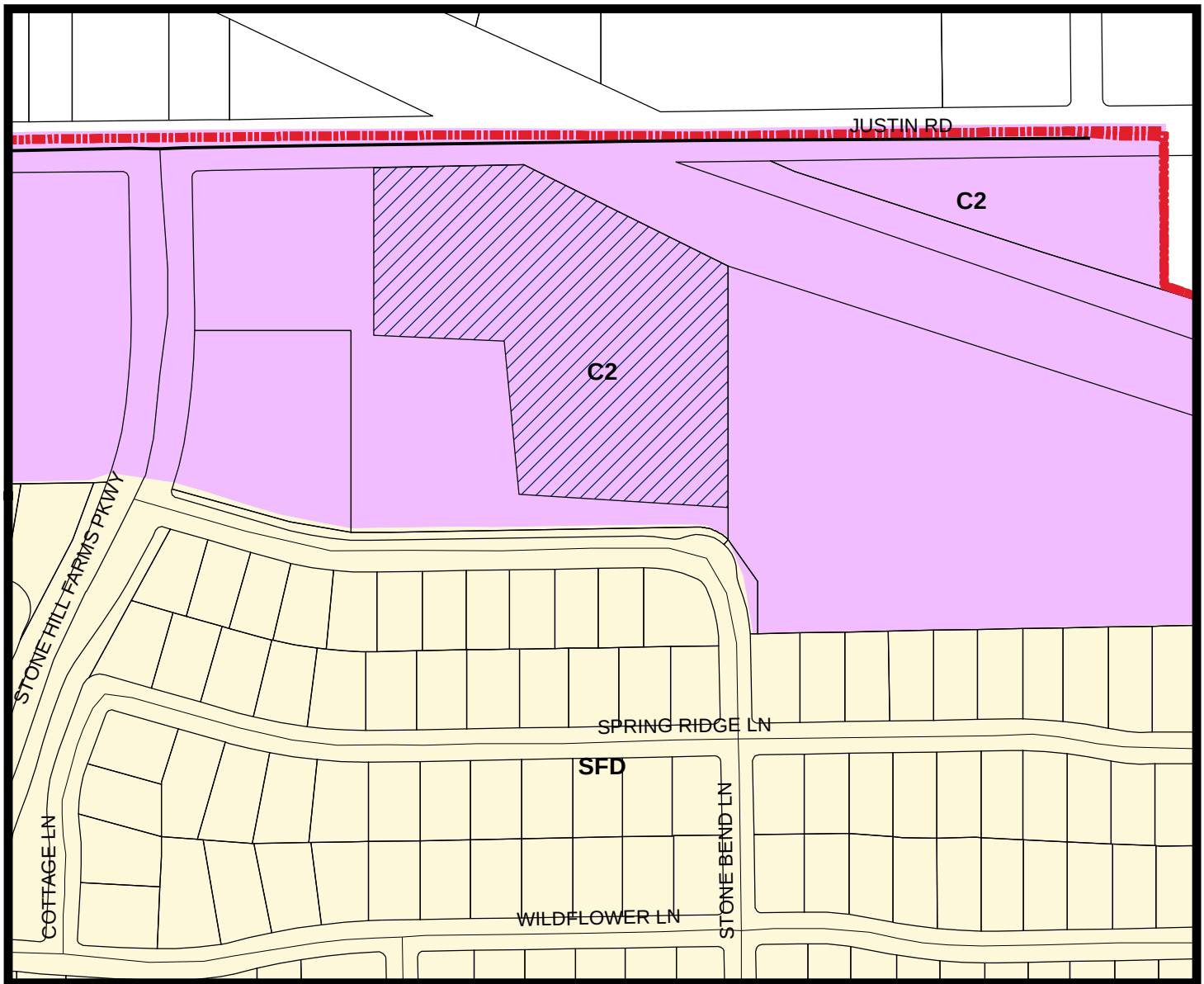
C. Correspondence

1. Correspondence in Opposition



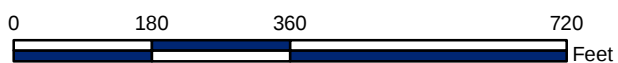
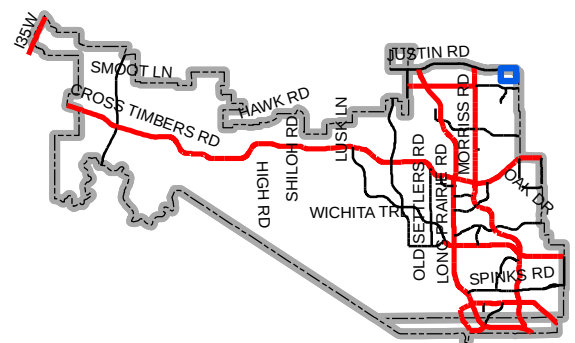
Vicinity Map

Reference Project: SP16-0002



LEGEND

- Commercial 2
- Single Family Density
- Subject Property



Map Location



January 27, 2016

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

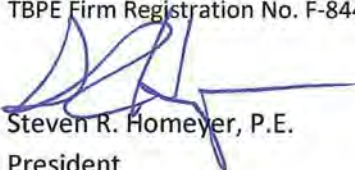
Dear Ms. Costanza-Grant,

The existing zoning for the proposed lot located in the Stone Hill Farms Retail East II Addition is Commercial 2 (C-2). We are proposing to replat the subject property into three (3) lots, and will be developing Lot 2R as a car dealership. The proposed car dealership will consist of a 20,160 square foot building with parking, outdoor display, landscaping, and detention.

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 shomeyer@hei.us.com

Sincerely,

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



Steven R. Homeyer, P.E.
President



July 6, 2016

Dear Mr. Paul Bosco, Jr.:

Please accept this letter as confirmation of the agreement between Public Auto Brokers and Stone Hill Farms Homeowner's Association that upon purchase and closing of the property that Public Auto Brokers has agreed to pay in full in the amount of \$9,512.47 (per the proposal submitted by Smith Lawn and Tree) to provide the neighborhood landscape screening on Stone Bend Lane (area B).

Work will be scheduled once development is approved and closing occurs on the property. Stone Hill Farms to be reimbursed by Public Auto Brokers (made payable to Stone Hill Farms HOA by check or money order) within 7 days of closing on the property.

Should there be any questions, please feel free to contact Lai Gau, Association Manager at FirstService Residential, at 214-451-5476 or via email at lai.gau@fsresidential.com.

Sincerely,

A handwritten signature in black ink that reads "Edwena Potter".

Edwena Potter
President, Stone Hill Farms HOA



3200 Handley Ederville Rd. • Richland Hills, TX 76118 • 817-921-2222 Office
817-825-1920

Bevin@SmithDFW.com
www.smithdfw.com

Attn: Paul Bosco
Property: Stonehill Farms HOA
Date: 6/9/2016
Re: Area B: Screening along Stone Bend Lane

Landscape Proposal

As a part of the new car lot construction to the north of the homeowner's association and to be in compliance with city screening requirements, we are jointly proposing to make improvements to the existing hedgerow rather than creating a secondary hedgerow on Public Auto Broker's property.

Prep with compost and plant wax myrtles to fill in gaps in hedge along Area B (see map). Topdress newly planted shrubs with hardwood mulch. Adjust and add irrigation heads as needed to ensure proper coverage to the new plantings.

*Planting will not be able to occur until city turns the meter back on from the construction along 407, irrigation is not currently operational in this area.

* Removal of dead plants and cleanup to be handled by HOA separately

27	30 gallon wax myrtles (8' height)	\$5,575.00
1	pallet of hardwood mulch	\$256.42
0.5	day irrigation labor and parts	\$952.08
1	day landscape labor	\$2,004.00

Subtotal \$8,787.50

Tax \$724.97

Total \$9,512.47



PLANT WARRANTY

All woody plants and shrubs installed by Smith Lawn and Tree will be guaranteed for a period of 90 days from installation date. Trees will be guaranteed for a period of 1 Year from installation date. Seasonal Plantings, Flowers, and Sod are not guaranteed. If there is an issue with the quality or appearance of any material – Smith Lawn and Tree must be notified within 24 hours of installation.

Plants and Trees will NOT be warranted under the following Conditions

Drought and Water Restrictions limiting the amount of watering needed to establish new shrubs and trees. Owner negligence. Vandalism or human error from vehicles, pets, etc. Acts of God including freeze, flooding, tornado, high wind, storm damage or anything else out of our control. Plants that have died during the warranty period will be replaced one (1) time only. Replacements are not covered with an additional guarantee, thus ending all warranty work.

WATERING GUIDELINES

It is the owners' responsibility to ensure that irrigation is set according to the needs of the plants. If Smith Lawn and Tree is the irrigation contractor, you are exempt from setting irrigation.

Sod needs to be watered lightly 2 times per day to ensure that it stays damp and doesn't dry out. This cycle should continue for 3 weeks. Do not overwater, do not underwater.

Trees, Shrubs, and Flowers – on average need watering 3 – 4 times per week to be established. Do not overwater, do not underwater.

Another guide to follow is based on the weekly outdoor temperatures:

90°+ water 4 times a week
70° - 90° water 3 times a week
50° - 70° water 2 times a week

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 63-93

AN ORDINANCE AMENDING COMPREHENSIVE ZONING ORDINANCE NO. 1-75, EXHIBIT "A" TO CHAPTER 12 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 241.865 +/- ACRES, IN THE ELISHA SMITH SURVEY, ABSTRACT NO. 1160, FROM "PD-1, UNIT 5", PLANNED DEVELOPMENT DISTRICT NO. 1, UNIT 5, WITH INDUSTRIAL PARK AND INDUSTRIAL DISTRICT-2 USES, AND ALSO FROM "PD-43", PLANNED DEVELOPMENT DISTRICT NO. 43, WITH COMMERCIAL DISTRICT-2, INDUSTRIAL DISTRICT-1, AND MULTI-FAMILY DISTRICT-2 USES, IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED IN THE EXHIBITS ATTACHED HEREIN AND WITH A COMPREHENSIVE SITE PLAN REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.;

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearings, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in support of the health, safety, morals and general welfare of the citizens of the Town that Comprehensive Zoning Ordinance No. 1-75, Exhibit "A" to Chapter 12 of the Code of Ordinances of the Town of Flower Mound, Texas be amended;

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

SECTION 1

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, Comprehensive Zoning Ordinance No. 1-75, Exhibit "A" to Chapter 12 of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases and words of said Comprehensive Zoning Ordinance are not amended, but shall remain intact and are hereby ratified, verified and affirmed:

- "A. The allowed uses of a certain tract of land being approximately 241.865 acres, more or less, in the Elisha Smith Survey, Abstract No. 1160, in Denton County, Texas,

and more fully described in Exhibit "A" attached hereto and incorporated herein, and presently zoned "PD-1, Unit 5", Planned Development No. 1, Unit 5 with Industrial Park and Industrial District-2 uses; and also presently zoned "PD-43", Planned Development No. 43 with Commercial District-2, Industrial District-1, and Multi-Family District-2 uses, are hereby changed to "PD-43", Planned Development No. 43 with Commercial District-2 and Single Family Dwelling (Detached) uses, in accordance with Exhibit "B", attached hereto and incorporated herein, with the specific requirements contained in this Ordinance and with the Comprehensive Site Plan of the Development."

SECTION 3

A Concept Plan and a Landscape and Screening Concept Plan, copies of which are attached hereto as Exhibits "C" and "D" and incorporated herein, showing the general layout, was submitted by the Developer and Owner and reviewed and approved by the Town Council as a general development and conceptual plan.

SECTION 4

A Final Plat shall be submitted by the Developer and Owner as required by Comprehensive Zoning Ordinance No. 1-75, and shall be approved by the Planning and Zoning Commission and Town Council, and filed as part of this Ordinance prior to the issuance of any Building Permit or Certificate of Occupancy for this Planned Development District.

SECTION 5

All ordinances, orders or resolutions heretofore passed and adopted by the Town Council of the Town of Flower Mound, Texas, are hereby repealed to the extent that said ordinances, orders or resolutions, or parts thereof, are in conflict herewith.

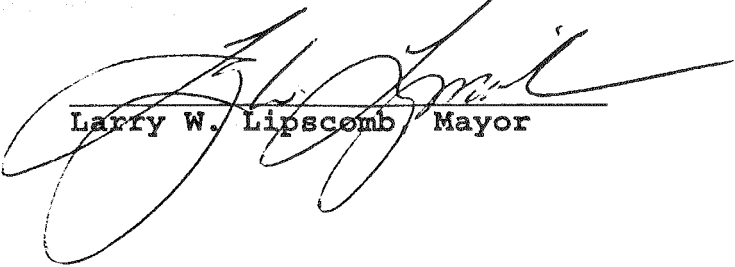
SECTION 6

If any section, subsection, clause, phrase or provision of this Ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, such holding shall not affect any valid portion of this or any other ordinance of the Town of Flower Mound, Texas.

SECTION 7

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Flower Mound, Texas.

PASSED, APPROVED AND ADOPTED THIS 6TH DAY OF DECEMBER, 1993.


Larry W. Lipscomb Mayor

ATTEST:


Ruth DeShaw, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

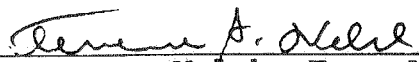

Terrence Welch, Town Attorney

EXHIBIT "B"

DEVELOPMENT STANDARDS

Development of the tracts of land, as described in Exhibit A, shall be in accordance with the Comprehensive Site Plan of the development as required by the Zoning Ordinance No. 1-75 of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

I. Development Standards - Single-Family Dwelling (Detached)

- A. The development of Tract 1 which contains approximately 201.251 gross acres of land, as described in Exhibit A, shall be developed for Single-Family Dwelling (Detached) uses and residential accessory uses as permitted by Zoning Ordinance No. 1-75, as amended. The maximum number of units on the Single-Family Dwelling (Detached) residential property shall not exceed 575 units. The uses in Tract 1 shall be subject to the following conditions and requirements:

B. Lot Standards

1. The minimum single family lot area shall be as follows:
 - a. In quadrants 2, 3, and 4, as shown on Exhibit C, the minimum lot area shall be 10,000 square feet.
 - b. In quadrant 1, tract A, as shown on Exhibit C, the minimum lot area shall be 10,000 square feet. However, recognizing the impact of 5,000 square foot lots along the east property line and the impact of commercial zoning, future ground water storage site location and railroad alignment north of quadrant 1, a buffer zone is allowed as shown on Exhibit C. Within the buffer zone (quadrant 1, tract B), the minimum lot area shall be 8,750 square feet.
2. The minimum lot width shall be seventy (70) feet with the minimum width on "cul-de-sac" or "eye-brow" lots being sixty-five (65) feet on the arc measured at the platted building line.
3. The minimum front yard setback shall be twenty-five (25) feet from the adjacent right-of-way line.

4. The minimum rear yard setback shall be fifteen (15) feet from the foundation line to the rear property line, unless rear entry is provided in which event the rear setback shall be twenty (20) feet. In addition, a minimum thirty-five (35) foot rear yard shall be required on proposed Valley Ridge Parkway and a twenty-five (25) foot rear yard shall be required on proposed Street A and proposed Timber Creek Road, said setback to be from the adjacent right-of-way line.
5. The minimum side yard setback shall be seven (7) feet or 10% of the lot width, measured at the building line. A side yard adjacent to a side street shall not be less than 10 feet, even when across the street from a front yard, except on corner lots where the adjacent dwellings on each side of said corner lot have front yard setbacks on their respective street exposures, then both street exposures on said corner lots shall be treated as front yards. In addition, a minimum thirty-five (35) foot side yard shall be required on proposed Valley Ridge Parkway and a twenty-five (25) foot side yard shall be required on proposed Street A and proposed Timber Creek Road. All setbacks shall be measured from the adjacent right-of-way line.
6. At or before the time of preliminary plat approval, the master thoroughfare plan (currently being processed through the Town Comprehensive Plan) shall dictate proposed Valley Ridge Parkway, proposed Street A, proposed Timber Creek Road and proposed Kirkpatrick Road right-of-way widths and setback lines adjacent to those roadways.

C. Building Standards

1. The minimum dwelling area shall be as follows:
 - a. In quadrants 2, 3, and 4, as shown on Exhibit C, the minimum dwelling area shall be 1,800 square feet.
 - b. In quadrant 1, tract A, as shown on Exhibit C, the minimum dwelling area shall be 1,800 square feet. However, recognizing the impact of 5,000 square foot lots along the east property line and the impact of commercial zoning, future ground water storage site location and railroad alignment north of quadrant 1, a buffer zone is allowed as shown on Exhibit C. Within the buffer zone (quadrant 1, tract B), the minimum dwelling area shall be 1,600 square feet.

II. Development Standards - C-2, Commercial District 2

A. The development of Tract 2 and 3 which contain approximately 19.272 and 21.341 gross acres of land, as described in Exhibit A shall be developed for commercial uses, and such additional uses ^{N_a} as permitted in the C-2 zoning districts as set forth in Zoning Ordinance ^{N_a} 1-75, as amended. The uses in Tract 2 and 3 shall be subject to the following conditions and requirements:

B. Lot Standards

1. The minimum lot area, width, height and ^{N_a} lot coverage of these tracts shall comply with the Zoning Ordinance ^{N_a} 1-75, as amended.

a. The following minimum setback requirements shall apply to all uses in Tract 2 and 3 located adjacent to the property line of any Single-Family Dwelling (Detached) use:

- (1) The minimum setback for all buildings one (1) story or less in height shall be twenty-five (25) feet.
- (2) The minimum setback for all buildings more than one (1) story and up to two (2) stories in height shall be sixty-five (65) feet.
- (3) The minimum setback for all buildings more than two (2) stories in height shall be in accordance with Zoning Ordinance ^{N_a} 1-75, as amended, and subject to site plan approval.

b. A minimum sixty-five (65) foot setback requirement shall apply to all structures located adjacent to Farm-to-Market Road 407 with the first twenty-five (25) feet to be landscaped in a manner approved by the Town and in conjunction with the Preliminary Plat. No parking shall be permitted in the twenty-five (25) foot landscaped area.

c. Setbacks adjacent to the Single Family residential area (Tract 1) shall be in accordance with the Town ordinance in effect at the time of site plan approval for either tract.

d. The developer/owner shall provide, along the southern portion of Tracts 2 and 3, abutting the northern portion of the single-family

property (Tract 1) and adjacent to the residential street as shown on Exhibit "D", an approximate 34.5 landscape strip consisting of the following:

- (1) A 9.5' parkway (within the right of way, but outside the paving)
- (2) A ten (10) foot landscape easement to be dedicated to the mandatory Homeowners' Association for maintenance
- (3) A fifteen (15) foot landscape and screening buffer to be provided and maintained by the adjacent commercial property.

In addition, the developer/owner shall provide a 25' landscape strip adjacent to the lots abutting the 10.0+/- acre groundwater storage facility site, as shown in Exhibit "D", and consisting of the following:

- (1) A ten (10) foot landscape easement to be dedicated to the mandatory Homeowners' Association for maintenance
- (2) A fifteen (15) foot landscape and screening buffer to be provided and maintained by the adjacent commercial property.

All conceptual landscape/screening wall plans shall be provided and approved by the Town Council at the time of preliminary plat.

- e. No access shall be permitted from Tract 2 or Tract 3 onto adjacent residential streets provided, however, this restriction shall not be applicable to the 10 acre tract to be dedicated to the Town for a groundwater storage and pumping facility.

C. Building Standards

1. Building standards shall comply with the Zoning Ordinance^{Nº} 1-75, as amended.

III. Miscellaneous Development Standards

- A. During the platting process relative to this development, the Planning and Zoning Commission and/or Town Council may require that the 100-year

floodplain must be kept in its natural state and that no construction, construction-related activity, structure, or use shall be allowed therein, or in the event that such construction, construction related activity, structures or use is allowed, that there shall be no increase in the 100-year water surface elevation on any property upstream, downstream or on the opposite bank from the proposed development. The 100-year floodplain referred to herein shall mean that floodplain calculated on the basis of a fully-developed watershed, regardless of any floodplain district designations provided for within the Town's Zoning Ordinance or other state or federal regulated floodplain designations.

- B. Where the subdivision abuts or contains an existing or proposed freeway or major street, the Planning and Zoning Commission and/or the Town Council may require during the platting process relative to this development the separation measures that are deemed necessary to protect pollution and to ensure adequate separation of through and local traffic. The protection measures required by the Planning and Zoning Commission and/or Town Council may include, but not be limited to the following:
1. The construction of berms, masonry walls, landscaping, or other screening and buffering of a type of construction and composition necessary to mitigate to potential deleterious effects of noise and pollutants upon adjacent properties and inhabitants; and/or
 2. The construction of streets approximately parallel to and on each side of such freeway or major street, at a distance suitable for the appropriate use of the intervening land, such as for park, open space or drainage purposes. The distance of such parallel streets from a freeway or major street shall recognize the problem of approach grades and any planned future grade separation.
 3. For the purpose of this development standard, the terms "freeway" and/or "major street" shall mean any thoroughfare on the Town's Master Thoroughfare Plan, as currently adopted or hereafter amended and required thereby to have in excess of eighty (80) feet of proposed right-of-way.
- C. Landscape and Screening Improvements
1. A landscape and screening conceptual plan is attached hereto as Exhibit D for all major roadways. A more detailed concept plan which conforms to the concepts and standards described herein shall be submitted in conjunction with the preliminary plat for each phase of the

development. Entrances into the proposed development shall be included in the submittal. The more detailed landscape and screening concept plan shall be subject to Town approval by consideration concurrently with the preliminary plat. The plan shall include landscaping, berming and other screening and separation measures as included on the attached Exhibit D and the standards described herein.

2. Landscape areas throughout the proposed development shall be irrigated with an automatic sprinkler system installed according to Town standards. Twenty (20) foot wide landscape buffer areas shall be installed along each side of proposed Valley Ridge Parkway, proposed Timber Creek Road and proposed Street A, as shown on Exhibit D. The proposed 20 foot wide landscape buffer area shall consist of a combination of berms, masonry walls, landscaping, living screens or other screening and buffering measures as shown on Exhibit D. Masonry walls shall have intermittent wrought iron sections placed in areas where view corridors are needed.
3. A multi-use trail shall be installed along proposed Valley Ridge Parkway, proposed Timber Creek Road and proposed Street A as shown on the attached Exhibit D. The multi-use trail shall commingle with the proposed landscape buffer area, shall be eight (8) feet wide and shall conform to Town layout specifications for the multi-use trail.
4. Construction of a six foot (6') "climb proof" animal fence with a "V" design shall be installed along the south property line of Tract 1 from the southwest corner of said tract, eastward to the west property corner of the LISD tract. This fence shall be constructed in conjunction with the development of those Tract 1 lots abutting the south property line.
5. All screening and landscaping improvements shown on the landscape and screening concept plan (Exhibit D) and as approved by the Town during the preliminary plat and final construction plan phases shall be installed at or before final acceptance of the public improvements of the subdivision adjacent to the phase being constructed.

D. Mandatory Homeowners Association

1. Pursuant to Ordinance No. 35-92 of the Town of Flower Mound, Texas, a mandatory homeowners' association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of drainage easements,

landscaping systems or landscape elements or features, landscape irrigation systems, screening walls or fences, subdivision entryway features, or other physical facilities or grounds held in common and necessary or desirable for the welfare of the area or subdivision, or that are of common use or benefit. Said mandatory homeowner's association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of landscape systems, features or elements located in parkways, common areas, between screening walls, or living screens and adjacent curbs or street pavement edges, adjacent to drainageways or drainage structures, or at subdivision entryways.

2. Common areas shown on Exhibit D shall be owned and maintained by the homeowners association.

E. A detailed drainage plan will be developed meeting or exceeding all city standards. An overall project drainage analysis will be prepared on a per phase basis at the time of final platting. It will be approved by the Town Engineer and constructed prior to the issuance of any building permits.

F. Public Park Facilities

1. A park site of approximately four (4) acres, as shown on Exhibit C and D, shall be dedicated to the Town of Flower Mound in order to partially fulfill the park dedication requirement for this development at the time of final acceptance of the first phase of this property. The Town will allow a boundary modification of said park dedication at final platting of the phase adjoining the 4.0 acre park site, the total area remaining the same. It is proposed that the Lewisville Independent School District (LISD) purchase 1.5 acres adjacent to the public park tract to increase the size of the existing school site. If the LISD does not close on the 1.5 acre tract, the public park site will shift to the southern boundary line of this property in order to facilitate access to and shared land use of the existing school site.
2. Based on the requirements of the park dedication ordinance, the 4 acre site meets the dedication required for 400 units in this development. Improvements to said four (4) acre public park shall be constructed in the amount of \$250 per lot in excess of 400 units. Upon the time of platting and construction of those properties adjacent to the park tract, the developer proposes to provide certain improvements to the park acreage to accommodate the difference between the proposed 4.0 acre

dedication and the dedication acreage required per ordinance. The Town reserves the option to request that the 4.0 acre park be expanded up to 1.0 acre per 100 units in the development, in lieu of the \$250.00 per lot park fee (installed as park amenities) for the lots in excess of 400. The expansion generally being south from the 4.0 acre park site shown on Exhibit C into the area denoted as the potential school site. This request to be made by the Park Board at or before preliminary plat approval by the park board. During the platting phase, the town will work with the developer to satisfy normal development issues such as; establishing right-of-way, easements, utilities, access, etc. The proposed improvements shall be approved by the Park and Recreation Board and may include but not be limited to grading, turf grass, irrigation and/or parking.

3. Owner and Developer agree that each corner of the land donated as a park shall be permanently monumented with 3/4" iron pins set in concrete. Said iron pins shall be located and identified by a land surveyor registered in the State of Texas in accordance with the final plat filed in the Plat Records of Denton County, Texas.

G. Ground Storage Facility

1. An approximately ten (10) acre site shall be dedicated to the Town of Flower Mound no later than the time of final platting of the northeast quadrant of this development, or within ninety (90) days after notification by the Town Manager, of the Town's need for the site, shown on Exhibit C, for installation of ground storage tank and booster pump station facilities. The exact size of the tract will be determined by the Town, based upon the configuration of the tract proposed by the developer.
2. Water line easements shall be provided to the site along and adjacent to the ultimate right-of-way line of FM 407, as requested by the Town.
3. In exchange for said 10 acre tract dedication, Tracts 1, 2, and 3 as shown on Exhibit C shall not be assessed any costs associated with offsite or perimeter waterline improvements currently proposed or as a result of the comprehensive water plan revisions being studied at this time or in the future, except those offsite or perimeter improvements needed to adequately serve this tract. Individual lots shall not be exempted from impact fees assessed by the Town.

RESIDENTIAL ACREAGE

QUANTITIES	LA	100	120	1015	80	1015
QUANTITIES	50	170	170	1015	80	1015
QUANTITIES	2	100	120	1015	80	1015
QUANTITIES	3A	100	120	1015	80	1015
QUANTITIES	20	170	170	1015	80	1015
QUANTITIES	4A	100	120	1015	80	1015
QUANTITIES	40	170	170	1015	80	1015

DATE	DESCRIPTION	AMOUNT	BALANCE
10/1/78	10/1/78	100.00	100.00
10/2/78	10/2/78	100.00	200.00
10/3/78	10/3/78	100.00	300.00
10/4/78	10/4/78	100.00	400.00
10/5/78	10/5/78	100.00	500.00
10/6/78	10/6/78	100.00	600.00
10/7/78	10/7/78	100.00	700.00
10/8/78	10/8/78	100.00	800.00
10/9/78	10/9/78	100.00	900.00
10/10/78	10/10/78	100.00	1000.00
10/11/78	10/11/78	100.00	1100.00
10/12/78	10/12/78	100.00	1200.00
10/13/78	10/13/78	100.00	1300.00
10/14/78	10/14/78	100.00	1400.00
10/15/78	10/15/78	100.00	1500.00
10/16/78	10/16/78	100.00	1600.00
10/17/78	10/17/78	100.00	1700.00
10/18/78	10/18/78	100.00	1800.00
10/19/78	10/19/78	100.00	1900.00
10/20/78	10/20/78	100.00	2000.00
10/21/78	10/21/78	100.00	2100.00
10/22/78	10/22/78	100.00	2200.00
10/23/78	10/23/78	100.00	2300.00
10/24/78	10/24/78	100.00	2400.00
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10/26/78	10/26/78	100.00	2600.00
10/27/78	10/27/78	100.00	2700.00
10/28/78	10/28/78	100.00	2800.00
10/29/78	10/29/78	100.00	2900.00
10/30/78	10/30/78	100.00	3000.00
10/31/78	10/31/78	100.00	3100.00
11/1/78	11/1/78	100.00	3200.00
11/2/78	11/2/78	100.00	3300.00
11/3/78	11/3/78	100.00	3400.00
11/4/78	11/4/78	100.00	3500.00
11/5/78	11/5/78	100.00	3600.00
11/6/78	11/6/78	100.00	3700.00
11/7/78	11/7/78	100.00	3800.00
11/8/78	11/8/78	100.00	3900.00
11/9/78	11/9/78	100.00	4000.00
11/10/78	11/10/78	100.00	4100.00
11/11/78	11/11/78	100.00	4200.00
11/12/78	11/12/78	100.00	4300.00
11/13/78	11/13/78	100.00	4400.00
11/14/78	11/14/78	100.00	4500.00
11/15/78	11/15/78	100.00	4600.00
11/16/78	11/16/78	100.00	4700.00
11/17/78	11/17/78	100.00	4800.00
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12/1/78	12/1/78	100.00	6200.00
12/2/78	12/2/78	100.00	6300.00
12/3/78	12/3/78	100.00	6400.00
12/4/78	12/4/78	100.00	6500.00
12/5/78	12/5/78	100.00	6600.00
12/6/78	12/6/78	100.00	6700.00
12/7/78	12/7/78	100.00	6800.00
12/8/78	12/8		

COMMERCIAL ACREAGE	30.810 ACRE
STORAGE FACILITY ACREAGE	10.000 ACRE

TOTAL ACREAGE: 241.003 ACRES

EXHIBIT 'C'
CONCEPT PLAN

FOR
241.000 ACRE SITE

ELIZABETH BARNETT BARRETT, ASSISTANT
SECRETARY OF FLORIDA BOARDS, OCEAN CITY, FLORIDA

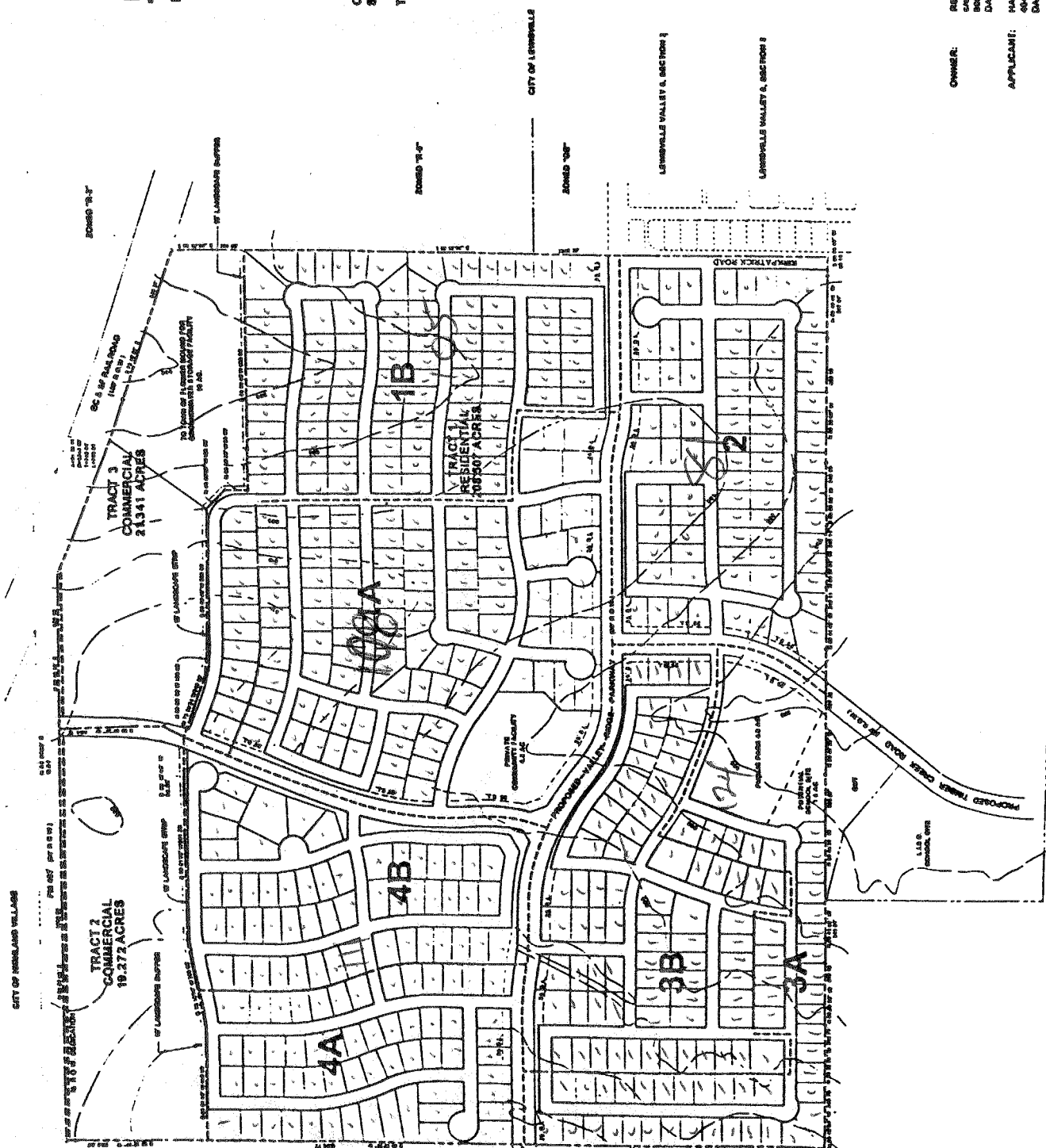
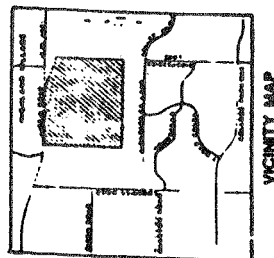
REGULATION TRUST CORPORATION is a member of ASB FEDERAL SAVINGS
AND NORTH CORP REALTY ADVISORS

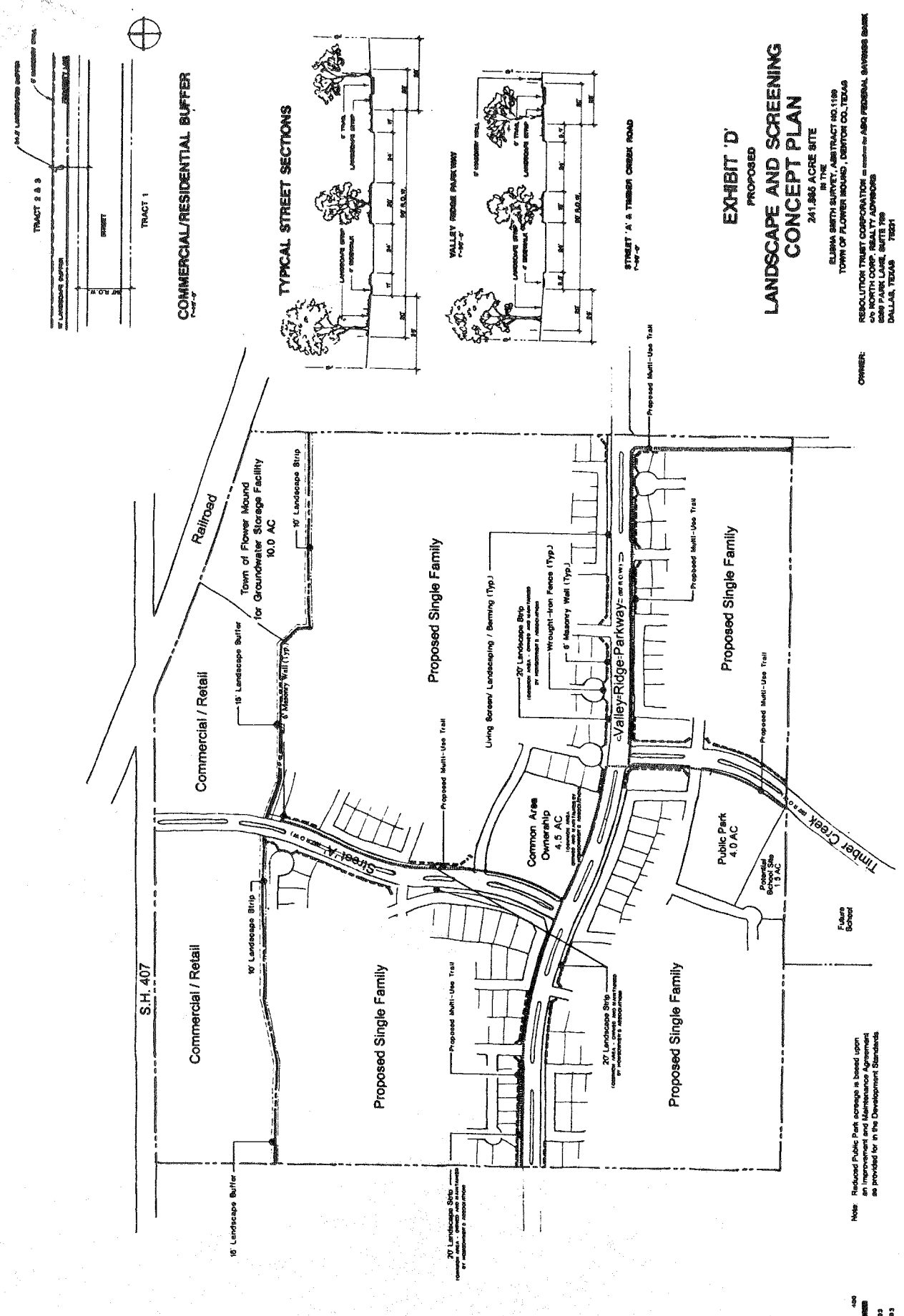
Answer: D.

APPLICANT: HANOVER DEVELOPMENT CO.
6043 TRINITY HILLS ROAD, SUITE 118
DALLAS, TEXAS 75227

RESEARCH DESIGN

75267 78243 9284V 84878 258
 7926 6148200K 0284V 84878 258
 75267 78243 9284V 84878 258





COMMERCIAL/RESIDENTIAL BUFFER

TYPICAL STREET SECTIONS

Proposed Single Family

Proposed Single Family

Proposed Single Family

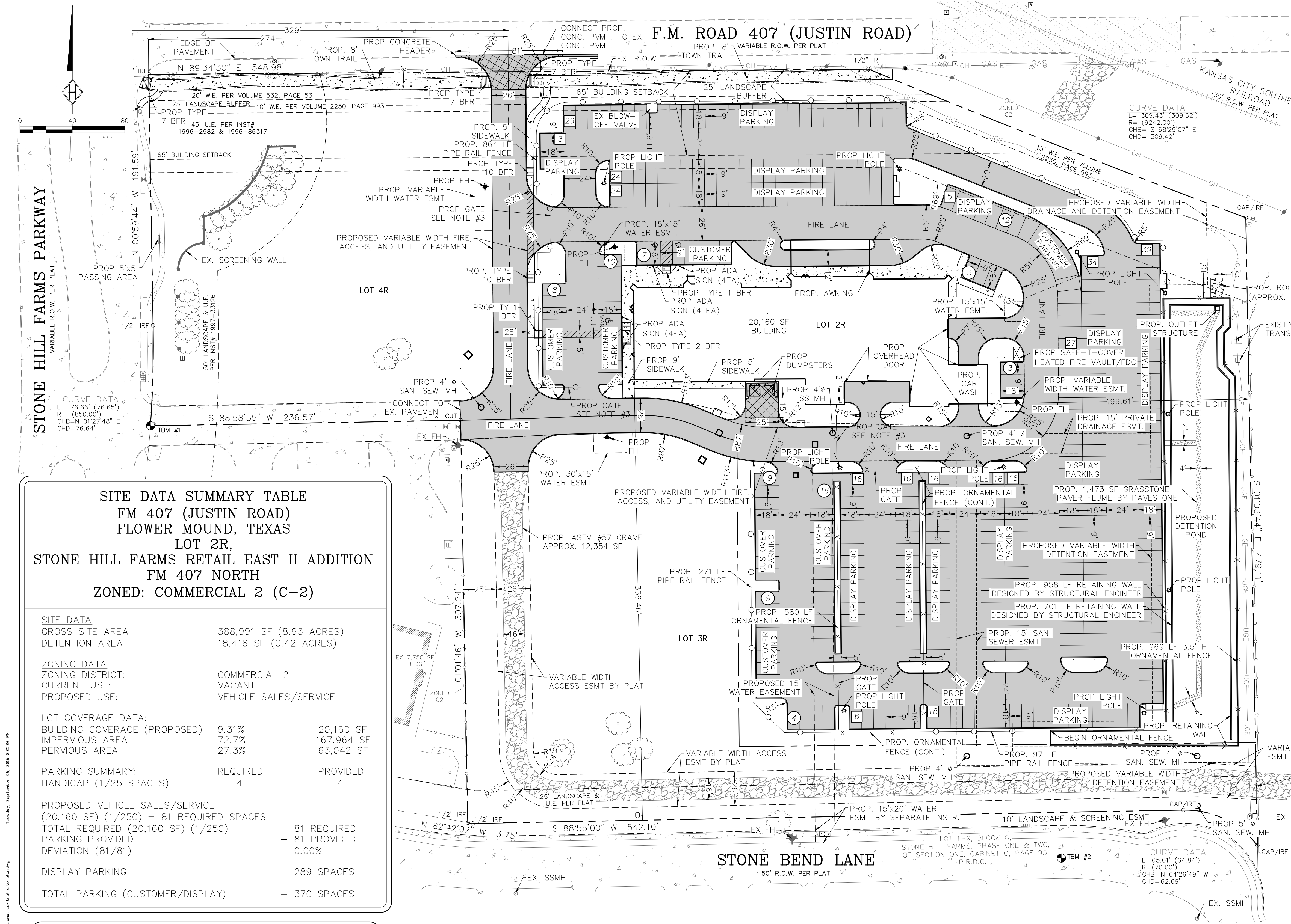
Note: Reduced Public Park coverage is based upon an improved and maintained area as provided for in the Development Standards.

EXHIBIT 'D'
PROPOSED
LANDSCAPE AND SCREENING
CONCEPT PLAN

241.860 ACRE SITE

IN THE
SUNSHINE SURVEY, ABSTRACT NO. 1199
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
RESOLUTION TRUST CORPORATION as Successor to ASB PROSARAL, SUCCESSORS
BY NORTH CORP. REALTY ADVISORS
5800 FAIR LAKE, SUITE 700
DALLAS, TEXAS 75221

Cartier-Bergman



SITE DATA SUMMARY TABLE
FM 407 (JUSTIN ROAD)
FLOWER MOUND, TEXAS
LOT 2R,
STONE HILL FARMS RETAIL EAST II ADDITION
FM 407 NORTH
ZONED: COMMERCIAL 2 (C-2)

SITE DATA		
GROSS SITE AREA	388,991 SF (8.93 ACRES)	
DETENTION AREA	18,416 SF (0.42 ACRES)	
ZONING DATA		
ZONING DISTRICT:	COMMERCIAL 2	
CURRENT USE:	VACANT	
PROPOSED USE:	VEHICLE SALES/SERVICE	
LOT COVERAGE DATA:		
BUILDING COVERAGE (PROPOSED)	9.31%	20,160 SF
IMPERVIOUS AREA	72.7%	167,964 SF
PERVIOUS AREA	27.3%	63,042 SF
PARKING SUMMARY:		
HANDICAP (1/25 SPACES)	<u>REQUIRED</u> 4	<u>PROVIDED</u> 4
PROPOSED VEHICLE SALES/SERVICE (20,160 SF) (1/250) = 81 REQUIRED SPACES		
TOTAL REQUIRED (20,160 SF) (1/250)	- 81 REQUIRED	
PARKING PROVIDED	- 81 PROVIDED	
DEVIATION (81/81)	- 0.00%	
DISPLAY PARKING	- 289 SPACES	
TOTAL PARKING (CUSTOMER/DISPLAY)	- 370 SPACES	

LEGEND

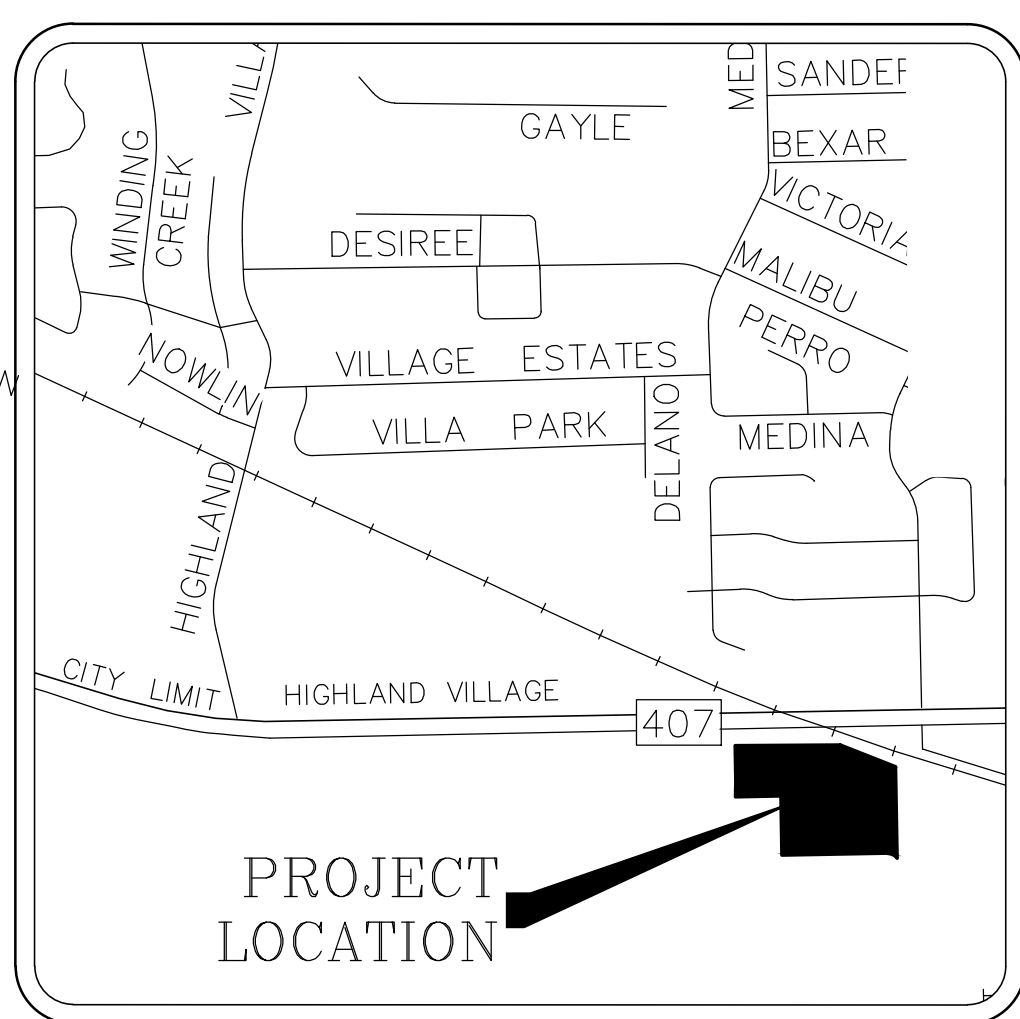
I.R.F.	IRON ROD FOUND	☒	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊕	FIRE HYDRANT
①	TELEPHONE MANHOLE	⊗WM	WATER METER
⑤	CUSTOMER PARKING	16	DISPLAY PARKING

NOTES:

- ALL CONCRETE PAVEMENT THAT IS TO BE INSTALLED ABUTTING EXISTING CONCRETE PAVEMENT SHALL REQUIRE HEADERS.
- ANY WORK WITHIN THE TXDOT ROW REQUIRES A PERMIT PRIOR TO CONSTRUCTION.
- GATES SHALL HAVE BI-DIRECTIONAL OPTI-COM AUTOMATIC OPENING DEVICES.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

NOTES CONTINUED:

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.



VICINITY MAP

SCALE: 1"=1,000'

DEVELOPER
FM 407, LLC.
2541 Jacobson Dr.
Lewisville, Texas 75067
Contact: Paul Bosco, Jr.
Phone: 972-741-7206
Fax: 972-420-0267

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985
Fax: 972-906-9987

ZONING STANDARD: COMMERCIAL 2 (C-2) USES	REQUIRED
MIN. LOT AREA	NONE
MIN. LOT WIDTH	NONE
MIN. FLOOR AREA PER UNIT	NONE
MIN. FRONT YARD	NONE
MIN. SIDE YARD	NONE
MIN. REAR YARD	NONE
MAX. LOT COVERAGE	50%
MAX. FLOOR AREA RATIO	1:1
MAX. HEIGHT (STORIES/FT)	3 / 35 FT.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date

Town of Flower Mound
Engineering Services Division

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 09/06/2016

FM 407 NORTH
LOT 2R, BLOCK A
STONE HILL FARMS RETAIL EAST II ADDITION
8.93 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

**DIMENSIONAL
CONTROL SITE PLAN**

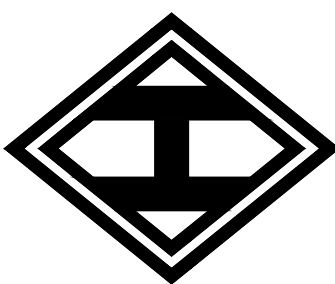
DRAWN: JDH

DATE: 01/06/2016

HEI #: 15-197

SHEET NO:

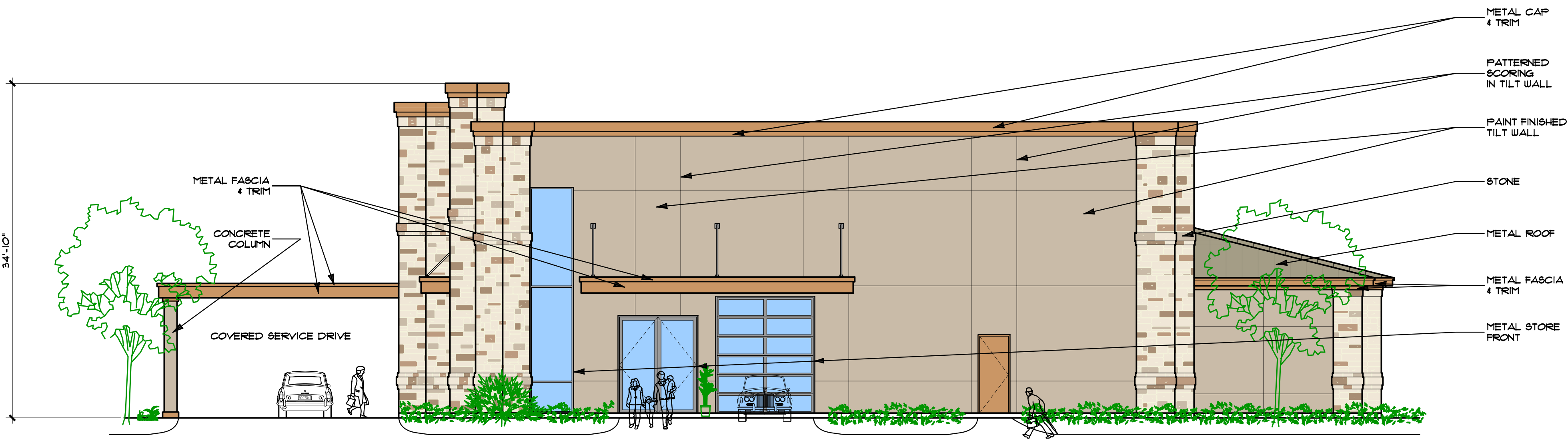
C2



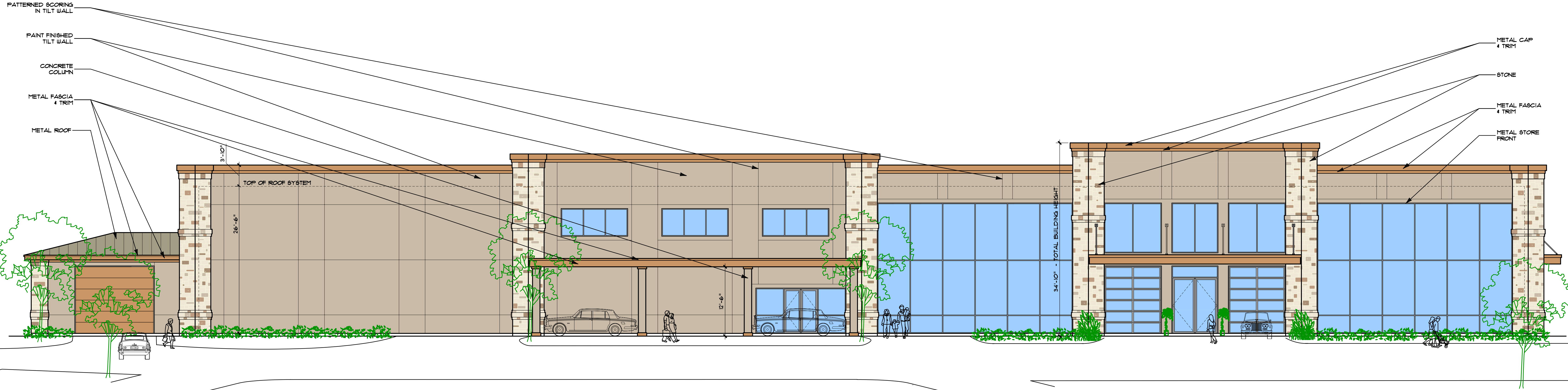
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		North	South	East	West
1.	Total Facade S.F.	1183 s.f.	6792 s.f.	2602 s.f.	2661 s.f.
2.	Facade S.F. (exclusive of doors and windows)	4491 s.f. and 65% of 1.	5644 s.f. and 84% of 1.	2170 s.f. and 83% of 1.	2336 s.f. and 88% of 1.
3.	Doors and Windows S.F.	2136 s.f. and 35% of 1.	1098 s.f. and 16% of 1.	432 s.f. and 17% of 1.	325 s.f. and 12% of 1.
	• Glass Doors & Windows	2568 s.f. and 94% of 3.	678 s.f. and 62% of 3.	240 s.f. and 56% of 3.	307 s.f. and 93% of 3.
	• Metal Doors (no glass)	168 s.f. and 6% of 3.	420 s.f. and 38% of 3.	192 s.f. and 44% of 3.	24 s.f. and 7% of 3.
4.	Primary Masonry totals (Min. 80%)	4491 s.f. and 100% of 2.	5644 s.f. and 100% of 2.	2170 s.f. and 100% of 2.	2336 s.f. and 100% of 2.
	• Stone s.f. (as applicable)	1085 s.f. and 22% of 2.	612 s.f. and 11% of 2.	326 s.f. and 15% of 2.	660 s.f. and 28% of 2.
	• Tilt Wall s.f. (as applicable)	3412 s.f. and 76% of 2.	5032 s.f. and 89% of 2.	1844 s.f. and 85% of 2.	1676 s.f. and 72% of 2.
	• Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
5.	Secondary Masonry totals (max. 20%)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Stucco s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• EIFS s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Hardiplank s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Split-Face Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.

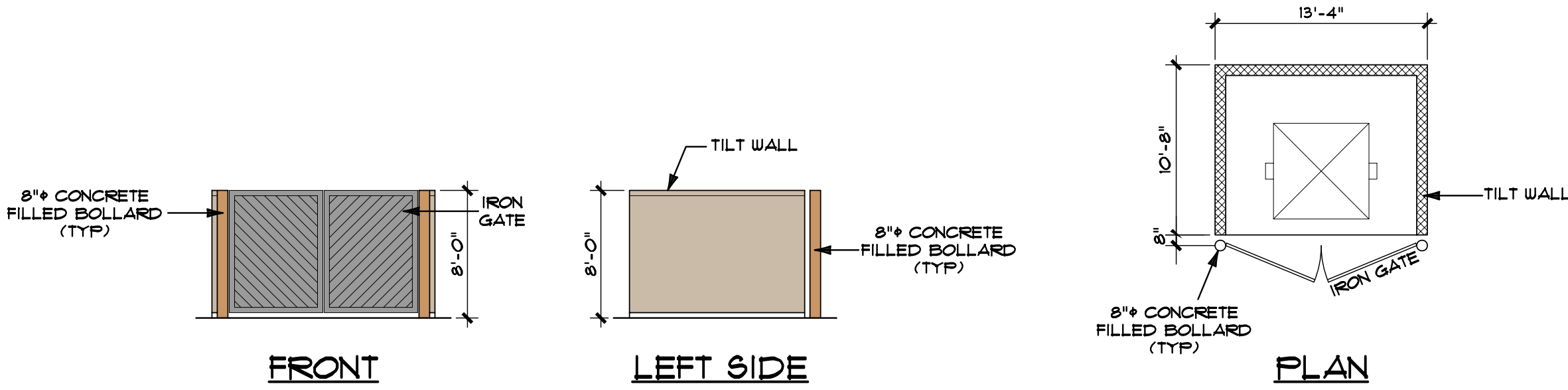
ELEVATION NOTE:
ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING



WEST ELEVATION

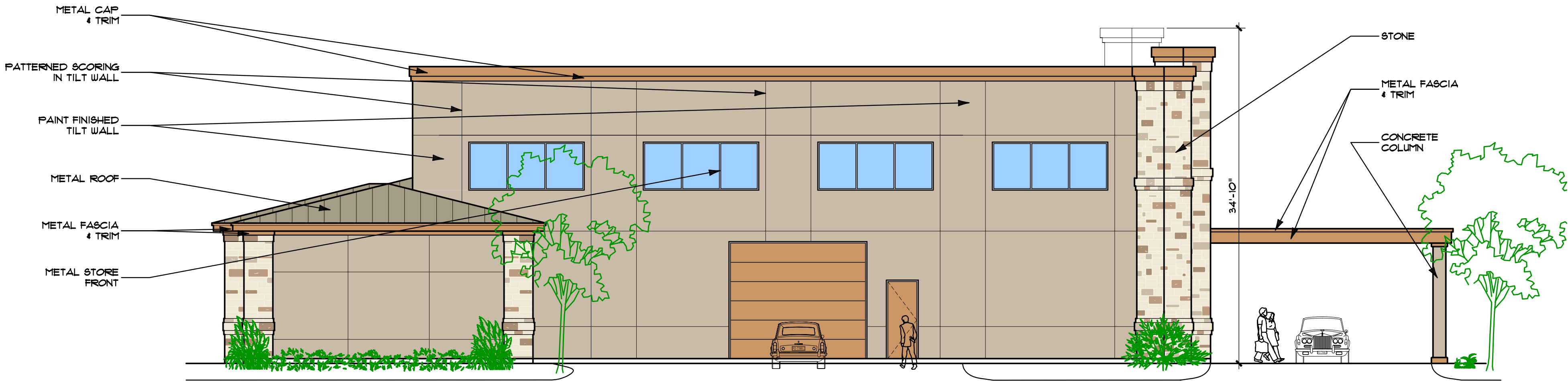


NORTH ELEVATION



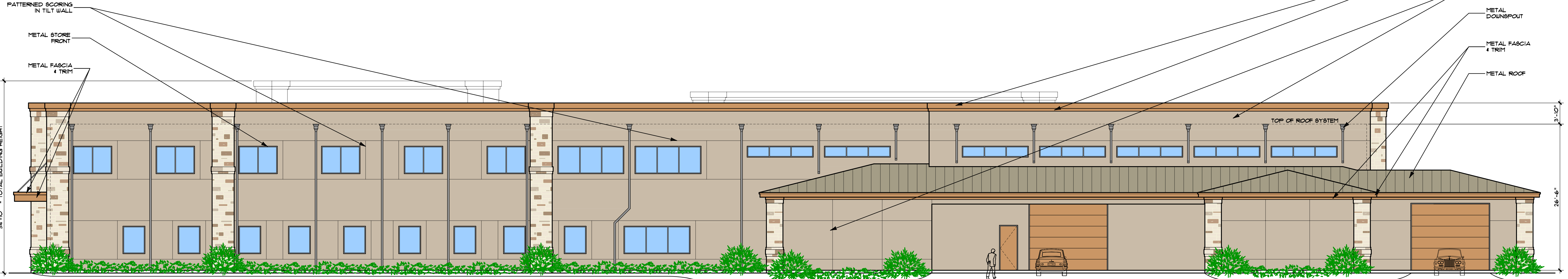
DUMPSTER ENCLOSURE

		North	South	East	West
1.	Total Facade S.F.	7733 s.f.	6742 s.f.	2602 s.f.	2667 s.f.
2.	Facade S.F. (exclusive of doors and windows)	4497 s.f. and 65% of 1.	5694 s.f. and 84% of 1.	2170 s.f. and 83% of 1.	2336 s.f. and 88% of 1.
3.	Doors and Windows S.F.	2736 s.f. and 35% of 1.	1098 s.f. and 16% of 1.	432 s.f. and 17% of 1.	531 s.f. and 12% of 1.
	• Glass Doors & Windows	2568 s.f. and 94% of 3.	678 s.f. and 62% of 3.	240 s.f. and 56% of 3.	507 s.f. and 93% of 3.
	• Metal Doors (no glass)	168 s.f. and 6% of 3.	420 s.f. and 38% of 3.	192 s.f. and 44% of 3.	24 s.f. and 7% of 3.
4.	Primary Masonry totals (Min. 80%)	4497 s.f. and 100% of 2.	5694 s.f. and 100% of 2.	2170 s.f. and 100% of 2.	2336 s.f. and 100% of 2.
	• Stone s.f. (as applicable)	1085 s.f. and 22% of 2.	612 s.f. and 11% of 2.	326 s.f. and 15% of 2.	660 s.f. and 28% of 2.
	• Tilt Wall s.f. (as applicable)	3412 s.f. and 78% of 2.	5082 s.f. and 89% of 2.	1844 s.f. and 85% of 2.	1676 s.f. and 72% of 2.
	• Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
5.	Secondary Masonry totals (max. 20%)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Stucco s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• EIFS s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Hardiplank s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Split-Face Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.

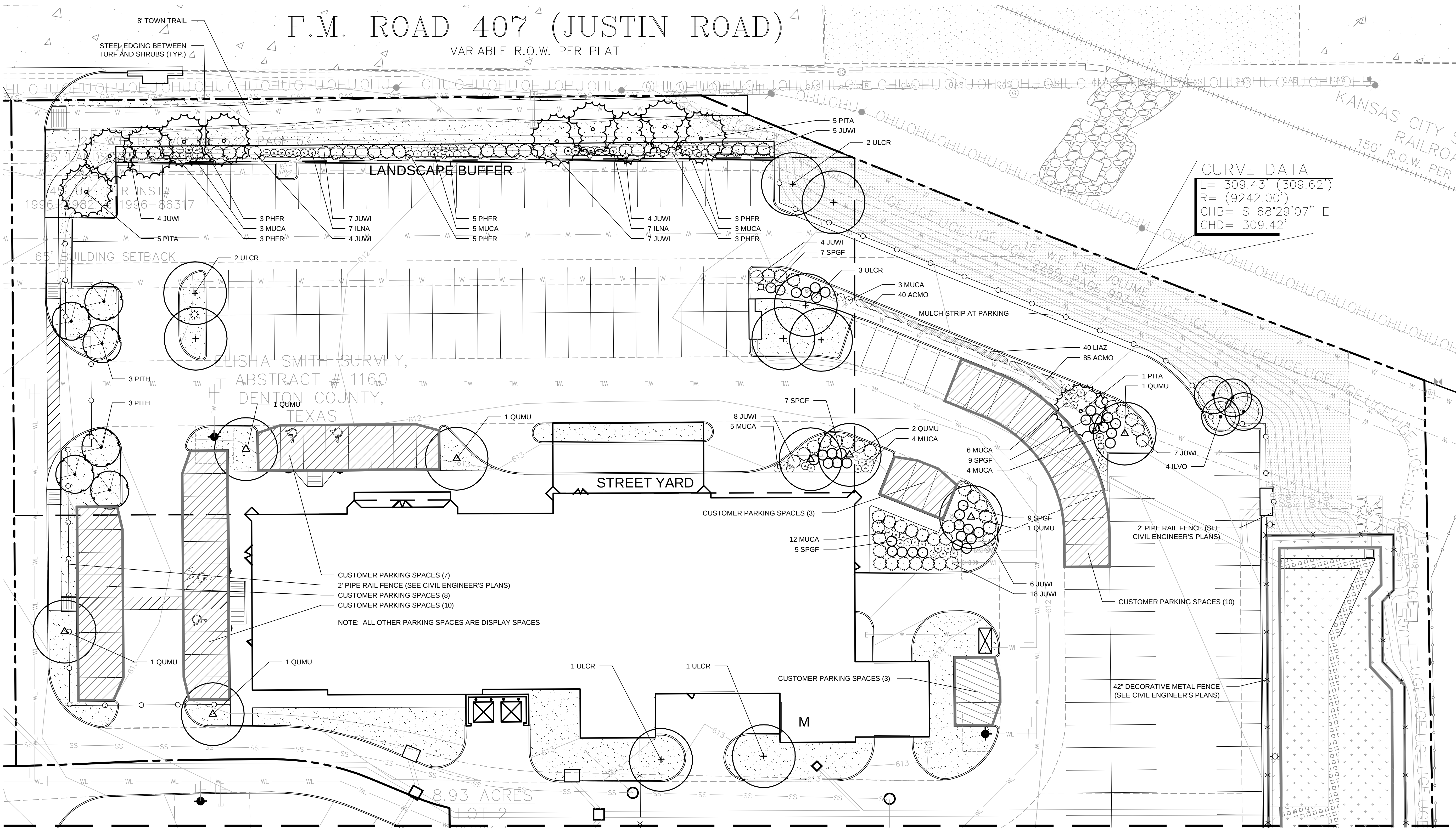


EAST ELEVATION

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



SOUTH ELEVATION



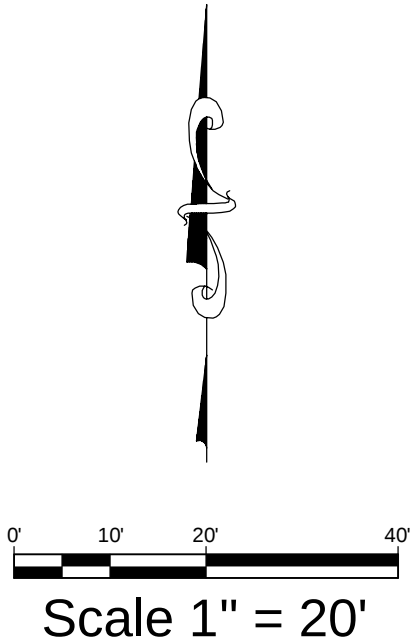
ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

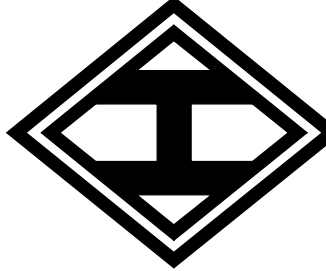
MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**SEE SHEET LP2 FOR
LANDSCAPE CALCULATIONS**



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FM 407 NORTH
LOT 2, BLOCK A
STONE HILL FARMS RETAIL EAST ADDITION
8.93 ACRES
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN



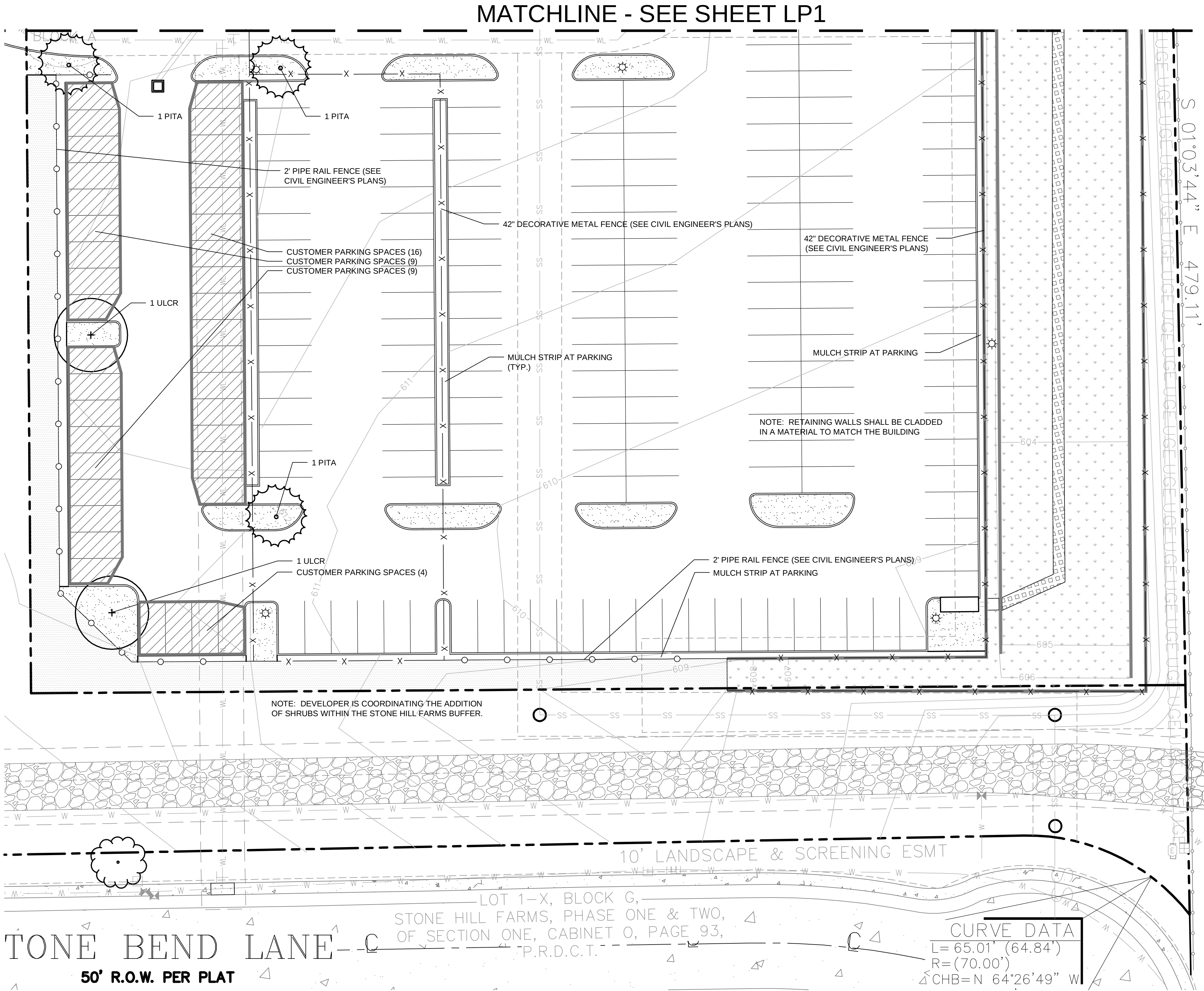
9/6/2016

DRAWN: LML

DATE: 01/06/2016

HEI #: 15-197

**SHEET NO:
LP1**



STONE BEND LANE

50' R.O.W. PER PLAT

PLANTING LEGEND

LOT 1-X, BLOCK G,
STONE HILL FARMS, PHASE ONE & TWO,
OF SECTION ONE, CABINET O, PAGE 93,
P.R.D.C.T.

CURVE DATA
L= 65.01' (64.84')
R=(70.00')
CHB= N 64°26'49" W

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
ILVO	Ilex vomitoria	Yaupon Holly	3" cal., 12'-14' high	Per plan	4	
PITA	Pinus taeda	Loblolly Pine	3" cal., 12'-14' high	Per plan	14	
PITH	Pinus thunbergii	Japanese Black Pine	3" cal., 12'-14' high	Per plan	6	
QUMU	Quercus muhlenbergii	Chinquapin Oak	3" cal., 12'-14' high	Per plan	8	
ULCR	Ulmus crassifolia	Cedar Elm	3" cal., 12'-14' high	Per plan	11	M = Mitigation tree
SHRUBS						
ILNA	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	#5 cont.	3' o.c.	14	
JUWI	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#5 cont.	5' o.c.	74	
MYPU	Myrica pusilla	Dwarf Wax Myrtle	#5 cont.	5' o.c.	51	
SPGF	Spiraea japonica 'Goldflame'	Goldflame Spiraea	#5 cont.	4' o.c.	37	

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
PERENNIALS						
ACMO	Achillea 'Moonshine'	Moonshine Yarrow	#1 cont.	12" o.c.	125	
LIAZ	Liriope 'Aztec'	Aztec Grass	#1 cont.	18" o.c.	40	
MUCA	Muhlenbergia capillaris	Gulf Muhly	#3 cont.	36" o.c.	46	
PHFL	Phloxis fruticosa	Jerusalem Sage	#3 cont.	36" o.c.	22	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	---	---	
	---	Detention basin seed mix (TBD)	Hydromulch	---	---	
	---	Native grass seed mix (TBD)	Hydromulch	---	---	

NOTES: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY. TREES USED FOR MITIGATION OF REMOVAL OF PROTECTED TREE ARE DENOTED WITH AN "M", AND ARE NOT USED IN REQUIRED TREE CALCULATIONS.

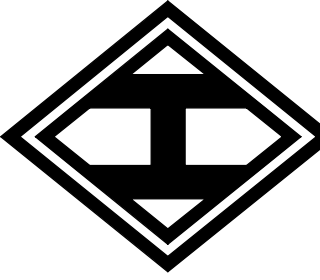
LANDSCAPE CALCULATIONS

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	53,599 SF	10,720 SF	10,843 SF (20.2%)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
10,000 TO 110,000 SF = 1 PER 2,500 SF + 10 TREES	53,599 SF	27 TREES	28 TREES
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.			
STREET BUFFER LANDSCAPING			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED	
FM 407	25 FT	25 FT	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
1 PER 30 LF	FM 407 = 275 LF	9 TREES	9 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 SF PER 12 SPACES	370 SPACES	2,775 SF	12,160 SF
PARKING AREA TREES			
STANDARD	NO. OF CUSTOMER PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	79 SPACES	8 TREES	13 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50FT OF A TREE.			

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

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FM 407 NORTH
LOT 2, BLOCK A
STONE HILL FARMS RETAIL EAST ADDITION
8.93 ACRES
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN



9/6/2016

DRAWN: LML

DATE: 01/06/2016

HEI #: 15-197

SHEET NO:
LP2



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

0' 10' 20' 40'

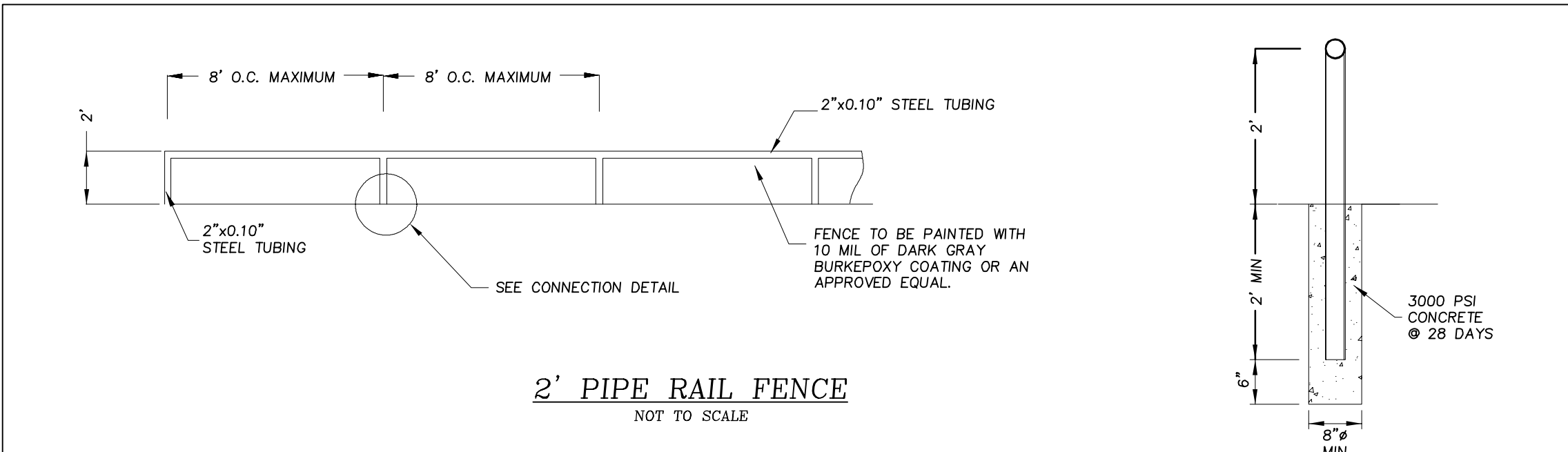
Scale 1" = 20'

PLANTING SPECIFICATIONS

- GENERAL**
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
- PRODUCTS**
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/CM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- K. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY (PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

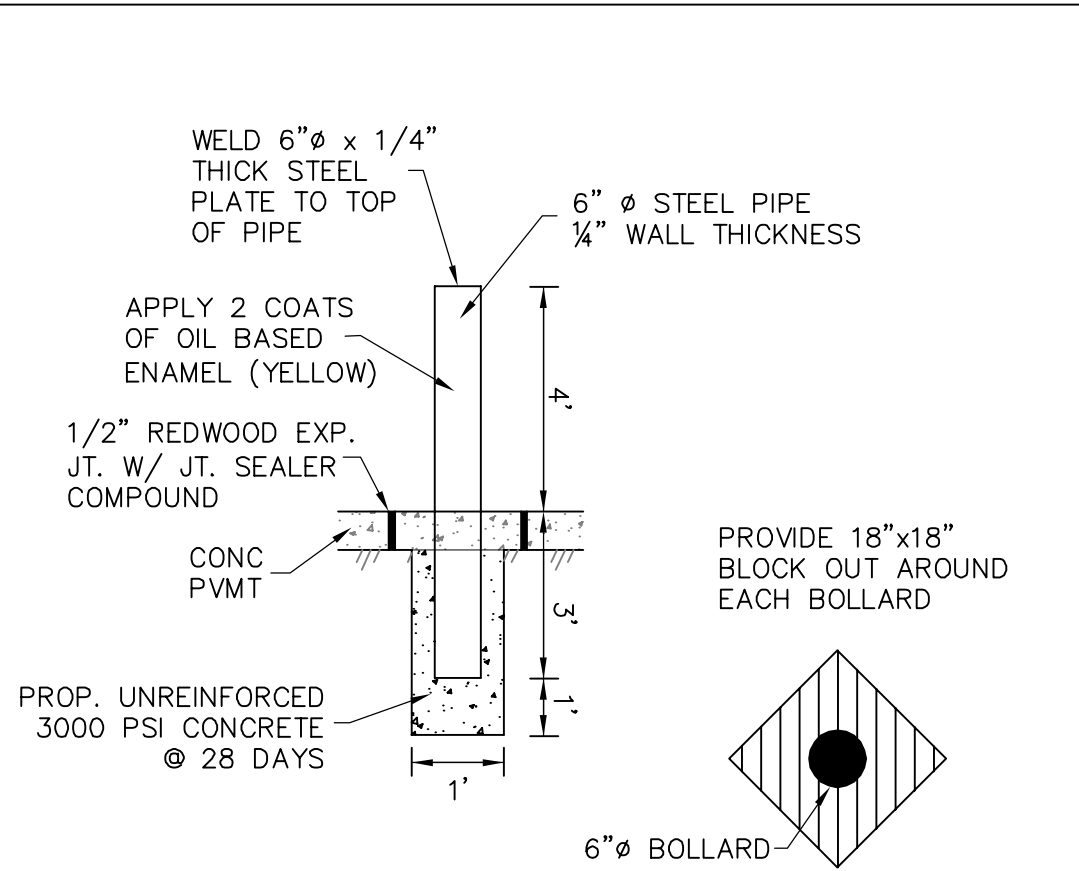


FENCE DETAILS PROVIDED FOR REFERENCE
ONLY - SEE CIVIL ENGINEER'S PLANS

- B. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
 4. TREE PLANTING:
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE EXISTING TOPSOIL.
 6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: CUT AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
 5. SHRUB, PERENNIAL, AND GROUND COVER PLANTING:
 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
 6. SODDING:
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
 7. HYDROMULCHING:
 - a. TURF-HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - i. WINTER MIX (OCTOBER 1 - MARCH 31)
 - j. 50# CELLULOSE FIBER MULCH
 - j. 2# UNHULLED BERMUDA SEED
 - j. 2# ANNUAL RYE SEED
 - j. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - j. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - k. 50# CELLULOSE FIBER MULCH
 - k. 2# HULLED BERMUDA SEED
 - k. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. GENERAL:
 - i. 50# CELLULOSE FIBER MULCH
 - i. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - ii. SEED RATE PER LEGEND
 8. CLEAN UP:
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
 9. INSPECTION AND ACCEPTANCE:
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
 10. LANDSCAPE MAINTENANCE:
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
 11. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS:
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 12. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

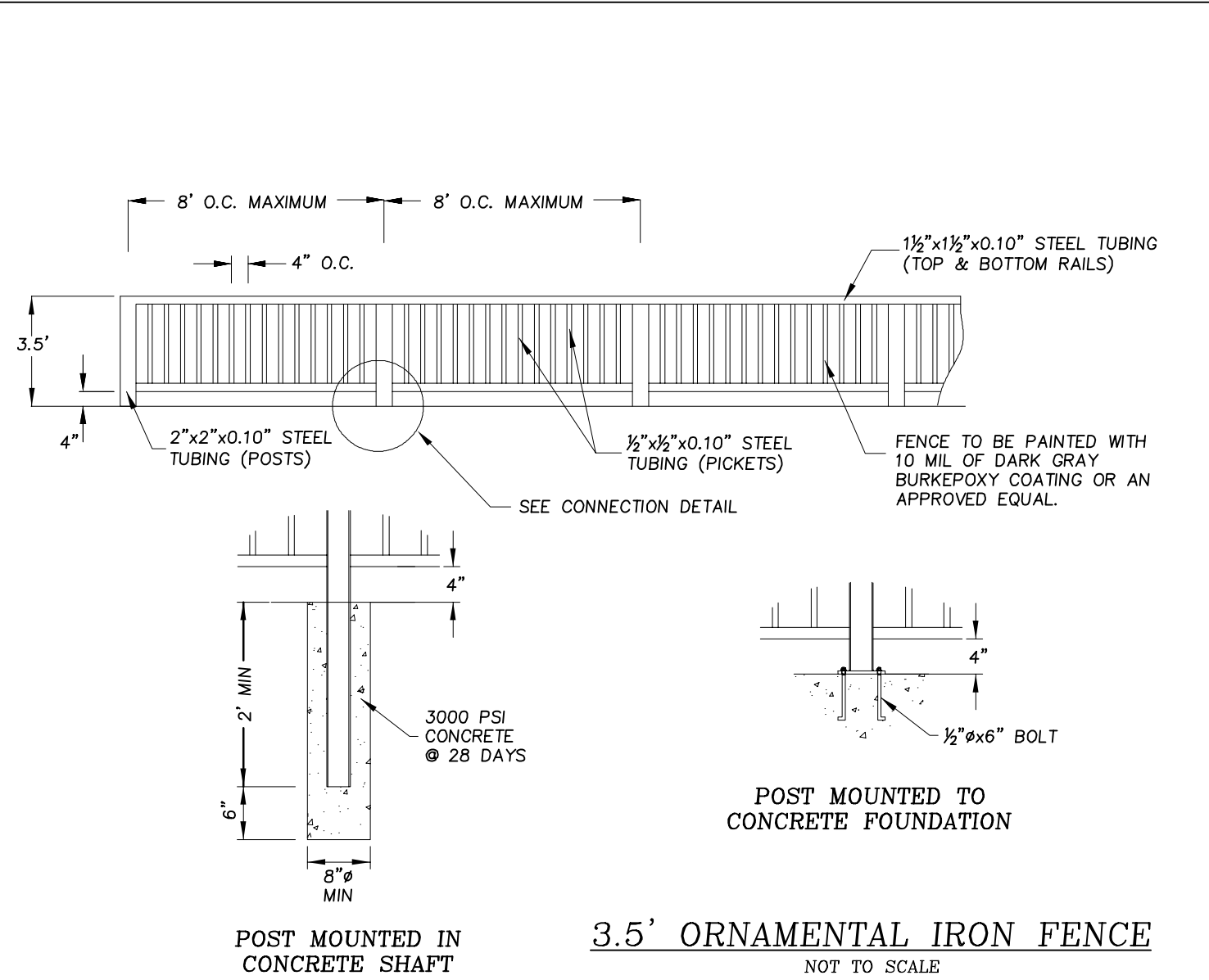
STEEL EDGING

SCALE: NOT TO SCALE



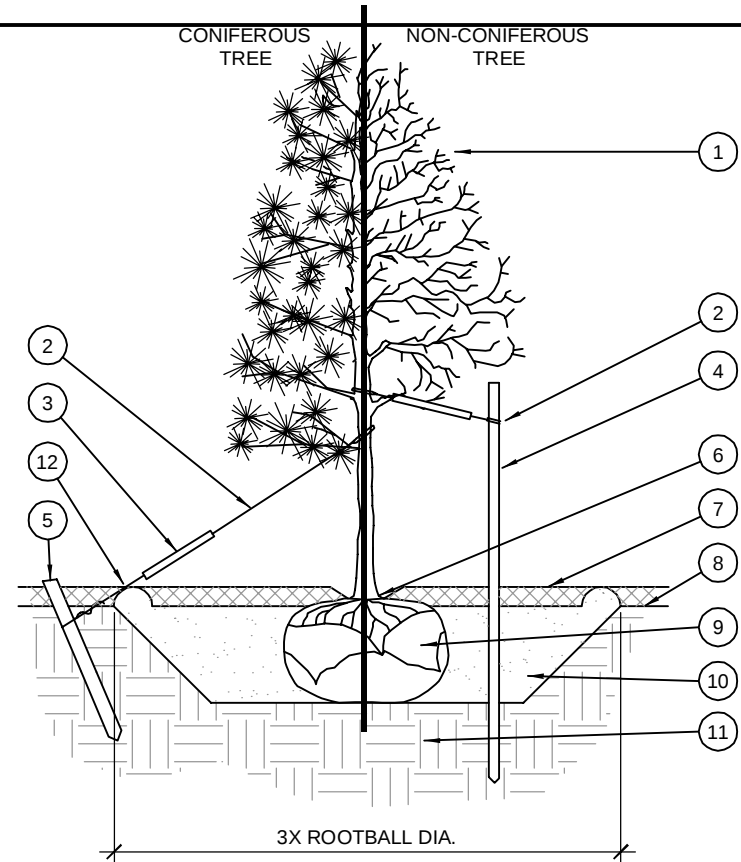
BOLLARD DETAIL

NOT TO SCALE

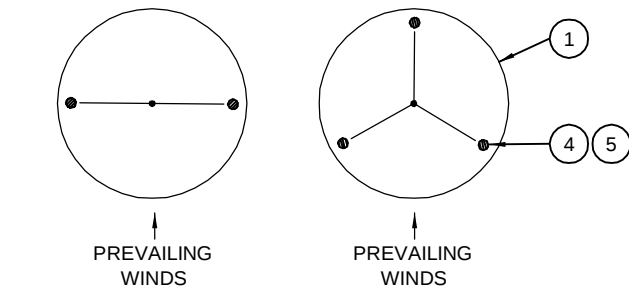


3.5' ORNAMENTAL IRON FENCE

NOT TO SCALE

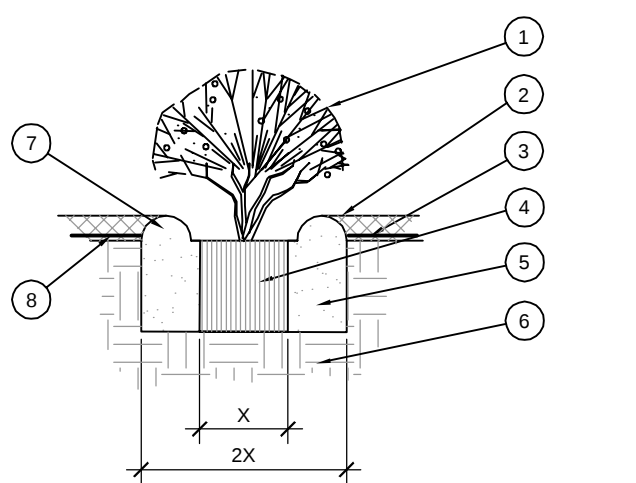


STAKING EXAMPLES (PLAN VIEW)



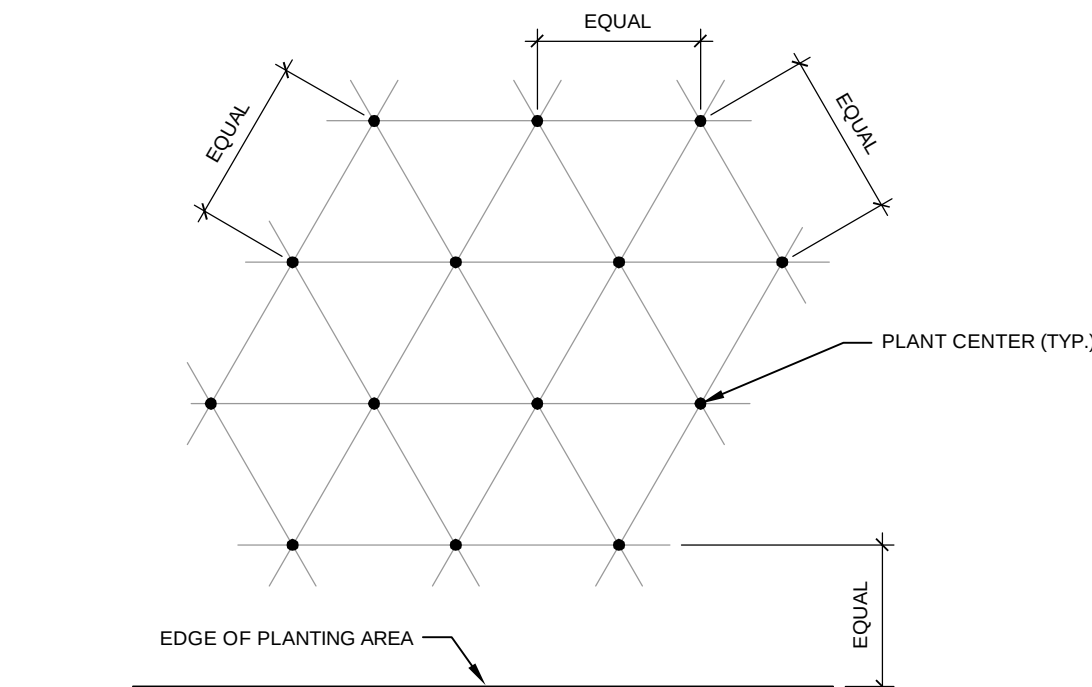
TREE PLANTING

SCALE: NOT TO SCALE



SHRUB AND PERENNIAL PLANTING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

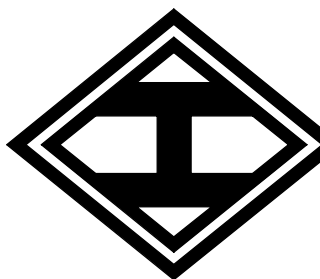
PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1
15"	1.58
18"	2.25
24"	4
30"	6.25
36"	9

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/25 = 4 PLANTS

PLANT SPACING

SCALE: NTS

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WWW.HEI.US.COM



FM 407 NORTH
LOT 2, BLOCK A
STONE HILL FARMS RETAIL EAST ADDITION
8.93 ACRES
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING
DETAILS AND
SPECS



9/6/2016

DRAWN: LML

DATE: 01/06/2016

HEI #: 15-197

SHEET NO:
LP3



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

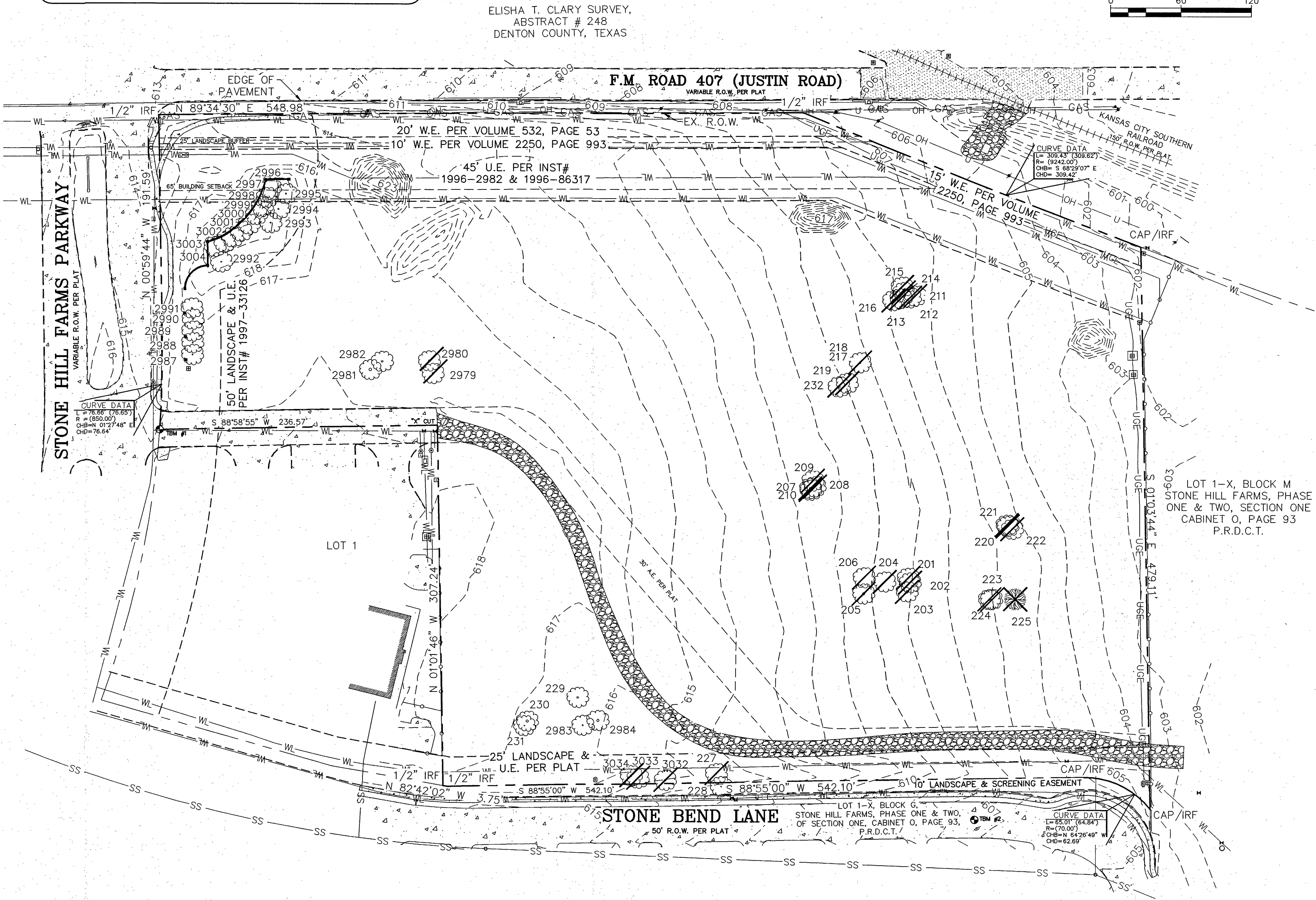
TREE INVENTORY					
TREE NUMBER	TREE DIA. (IN)	SCIENTIFIC NAME	COMMON NAME	EXISTING PROTECTED TO BE REMOVED	REMAIN/REMOVE
201	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
202	11"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
203	26"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
204	6"	JUNIPERUS ASHEI	EASTERN RED CEDAR	NO	REMOVE
205	25"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
206	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
207	25"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
208	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
209	13"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
210	6"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
211	6"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
212	6"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
213	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
214	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
215	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
216	28"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
217	16"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
218	12"	MACLURA POMIFERA	BOIS D'ARC	NO	REMOVE
219	10"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
220	10"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
221	10"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
222	10"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
223	11"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
224	19"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
225	10"	BUMELIA LINGUINOSA	CHITTAMWOOD	YES	REMOVE
227	12"	MACLURA POMIFERA	BOIS D'ARC	NO	REMOVE
228	9"	SALIX NIGRA	BLACK WILLOW	NO	REMAIN
229	18"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMAIN
230	24"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMAIN
231	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMAIN
232	27"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMAIN
2979	18"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
2980	18"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
2981	28"	MACLURA POMIFERA	BOIS D'ARC	NO	REMAIN
2982	18"	MACLURA POMIFERA	BOIS D'ARC	NO	REMAIN
2983	12"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMAIN
2984	24"	MACLURA POMIFERA	BOIS D'ARC	NO	REMAIN
2987	12"	PINUS ELДАРICA	PINE	NO	REMAIN
2988	12"	PINUS ELДАРICA	PINE	NO	REMAIN
2989	12"	PINUS ELДАРICA	PINE	NO	REMAIN
2990	12"	PINUS ELДАРICA	PINE	NO	REMAIN
2991	14"	PINUS ELДАРICA	PINE	NO	REMAIN
2992	12"	QUERCUS VIRGINIANA	LIVE OAK	NO	REMAIN
2993	12"	QUERCUS VIRGINIANA	LIVE OAK	NO	REMAIN
2994	12"	QUERCUS VIRGINIANA	LIVE OAK	NO	REMAIN
2995	13"	QUERCUS VIRGINIANA	LIVE OAK	NO	REMAIN
2996		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
2997		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
2998		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
2999		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3000		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3001		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3002		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3003		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3004		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3032	18"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
3033	12"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
3034	17"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE

LEGEND

EXISTING NON-PROTECTED TREE TO REMAIN

EXISTING NON-PROTECTED TREE TO BE REMOVED

EXISTING PROTECTED TREE TO BE REMOVED



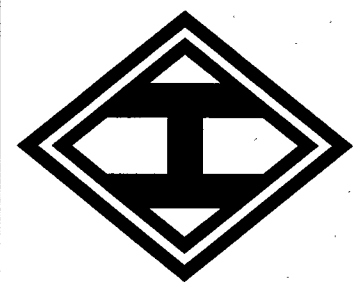
NOTE:
TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS
APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

MITIGATION:
ONE 3" CALIPER TREE IS NEEDED FOR THE REMOVAL
OF THE 10" CHITTAMWOOD WITHIN THE BUILDABLE AREA.

THE CONTRACTOR SHALL CONTACT
DIG-TESS AT 1-800-344-8377 A
MINIMUM OF 48 HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES

Current Tree Maintenance
Addresses & Dates
Certified by J. B. 8796A

HOMEYER
ENGINEERING, INC.
TYPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
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FM 407 NORTH
LOT 2R, BLOCK A
STONE HILL FARMS RETAIL EAST II ADDITION
8.93 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

DRAWN: JDH
DATE: 01/06/2016
HEI #: 15-197

SHEET NO:
TS1

-----Original Message-----

From: Kevin McKenna [mailto:]

Sent: Thursday, September 08, 2016 10:23 AM

To: Poornima Srinarasi

Subject: Car dealer 407 & SHF pkwy

Hello. I would like to voice my opinion on the possible car dealership being planned for the corner of Stone Hill Farms parkway and 407. I do NOT want this business located here. People will be taking all sorts of test drives in our neighborhood and driving erratically. It will be dangerous as well as an eyesore to our beautiful neighborhood. Please do not let this happen. Our property values are also at stake. PLEASE VOTE NO!!!

Thank you
Kevin McKenna
6112 Cottage Lane
FM, Texas 75028

us😊 Sent from my iPhone 😊us

-----Original Message-----

From: Paul Kuehn [mailto:]

Sent: Thursday, September 08, 2016 10:44 AM

To: Poornima Srinarasi

Subject: Car Dealership

I understand there is a proposal before the town to allow car dealership to be built at the southeast corner of FM 407 and Stone Hill Farms Parkway. I oppose this proposal and I hope the town will reject it. This area is the entrance to a housing development and would bring a lot of traffic that is not only unwelcome there, but is really unable to be supported by the existing roads.

Regards,
Paul Kuehn

From: Gayla [mailto:]
Sent: Thursday, September 08, 2016 11:11 AM
To: Poornima Srinarasi
Subject: Car Lot by Stone Hill Farms

To whom it may concern,

I am emailing in regard to the car lot being considered at the corner of Stone Hill Farm and 407. I am a homeowner in that area and am very distressed at this possibility for several reasons. 1) possible car buyers test driving in our neighborhood will greatly endanger our families and their children out and about. Which is their right as homeowners. 2) This will greatly devalue our homes on this side of the sub-division. 3) It will greatly increase traffic and more than likely crime. There is no way this is a good idea. Car lots should be up off of the highway. While this may not impact you in any way it will impact a lot of Flower Mound citizens and should be reconsidered. Part of why we have loved Flower Mound is that we have kept it family friendly. This car lot will change that drastically. I understand you are seeing dollar signs for the city but homeowners and families should come first. This does not make any sense and I am totally against it. I ask that you hear my concerns and that of many others in our area.

Thank you,
Gayla Harris
Stone Hill Farms Resident

From: paul [mailto:]
Sent: Thursday, September 08, 2016 11:27 AM
To: Poornima Srinarasi
Subject: Concerns - Carlot - Stone Hill Farms & 407

Paul M. Fiddes
6011 Thorn Trail
Flower Mound, TX 75028-3774

Thank you for your time in hearing our concerns on this matter.

I would like to formally add my voice to the disapproval of the proposed car dealership / car lot business that is to be located at the corner of Stone Hill Farms Rd and FM 407 / Justin Rd. in Flower Mound.

My concerns are as follows:

1st and foremost - our property values will surely take a hit for this.

2nd - Our neighborhood will be prime driving grounds for all the test drives.

There are hundreds of children that live in our 500+ home development.

3rd - The noise of a car lot / dealership and the added brightness of the lights at night.

Please reconsider and vote NO.

Vote to NOT approve.

Thank you.

Paul M. Fiddes

-----Original Message-----

From: Martin Flanagan [mailto:]

Sent: Thursday, September 08, 2016 11:31 AM

To: Poornima Srinarasi

Subject: Car Dealership Built at the South East corner of 407 and Stonehill Farms Parkway

Dear Sir-

I oppose the establishment of a Car Dealership Built at the South East corner of 407 and Stonehill Farms Parkway, due to the increase of automobile traffic, the impact of the lighting at night from the dealership and the possible decline in home valuations.

Thank you,
Martin Flanagan
1721 Enchantress LN,
Flower Mound, TX 75028

From: Kameron A [mailto:]
Sent: Thursday, September 08, 2016 12:13 PM
To: Poornima Srinarasi
Subject: Stone Hill Farms

Good afternoon,

It has been brought to my attention that a car dealership has applied for licensing to build in our neighborhood. This concerns us greatly.

We sought out this community and neighborhood specifically to raise our young family in a growing community. The lot in question is not of substantial size, which leads us to believe it will be a smaller dealership. Far too often small dealerships are seen bankrupt and empty. Once that area has been developed for a dealership it would be far too costly for any other businesses to move in except another small car dealership. Small used car lots and potentially bankrupt abandoned car lot would and will lower our property value, diminish the aesthetics, and devalue the quality of life in our community.

Please consider the desires of the community and the long term goals of our community when approving businesses in our neighborhood.

Thanks,
Kameron Allison
1213 Wildflower Ln
Flower Mound

From: Linda Lunger [mailto:
Sent: Thursday, September 08, 2016 1:34 PM
To: Poornima Srinarasi
Cc: Jimmy Stathatos; Chuck Russell; Doug Powell; Tommy Dalton
Subject: Development @ 407 and Stone Hill Pkwy - Car Dealership
Importance: High

Ms. Srinarasi,

We are offended and adamantly against a “used” or “new” car dealership being built at the above location. A car dealership at the entrance to a clean, family oriented and safe neighborhood does not send a clear message. Car dealerships belong on a freeway not at the entrance to a sub-division.

Close proximity to a large commercial development has the likely potential to decrease the market value of our homes, reduce the appeal to other buyers contemplating moving to Stone Hill Farms, and increase the number of automobiles and people traffic within our neighborhood.

Some of those people could have ulterior motives after driving through our streets. Consider the negative impact this will have on our families and young children. Will the Town’s response be “we will put up crime watch signs on every street corner”? Or will the Town take the approach, nothing has happened so there is no need for concern? Is the Town comfortable knowing and encouraging individuals that do not live in our neighborhood to drive our streets, look in our garages, look for alarm signs in our yards, watch our children?

We respectfully request that you do not allow this type of retail business in our backyards.

Charles & Linda Lunger
1716 Stone Crest Drive
Flower Mound, TX 75028

From: James C. Harris Jr. [mailto:
Sent: Thursday, September 08, 2016 2:39 PM
To: Poornima Srinarasi
Subject: Proposed Car Lot by Stone Hill Farms

Dear Poornima,

I am writing you to express my concerns at the proposed car lot/Dealership to be located at 407 and Stone Hill Farms Parkway. I am a home owner in Stone Hill Farms and I live at 1304 Old Oak Trail, Flower Mound, TX 75028.

I want to be very clear I am totally against have such a business next to my neighborhood. Flower Mound has zoning for a reason. As I see it that reason is to protect the tax payers for commercial businesses from moving into or on top of residential areas. Please do not allow this business to the proposed site, tax payer in that area are going to lose in any number of ways. We will must certainly lose value on out homes. Who wants to live next to a car lot/dealer.

Here are a list of some of my concerns, I know this would be tax revenue for the town but this is not a business that should be next to a subdivision of homes,

- 1.This business will be an eye sour to all who view it from the rear.
2. This Type of business will bring in additional pollution both air and noise.
3. This type of business will most certainly increase the chances of increased crime that will almost certainly spill over into our subdivision,
4. This type of business will de-value our homes.
5. This type of business will almost certainly increase traffic into our sub-division because of test drives, this put out children at greater risk of injury.
6. This type of business is traditionally close to the freeway or Interstate and does not fit the area.

This may not impact you in any way it will impact a lot of Flower Mound citizens and should be reconsidered. Part of why we have loved Flower Mound is that we have kept it family friendly. This type of business if permitted make us more and more like Lewisville or Carrollton and I think Flower Mound if better than that with high standards. Please do not allow this business to go in this area, this is in no way a good idea. I plan on being at the meeting on Monday to protest this project in person.

Jim Harris