



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

SEPTEMBER 26, 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 September 12, 2016*

Consider approval of the minutes of the September 12, 2016, Planning and Zoning Commission Regular Session.

2. *RP16-0025 – Canyon Falls, Village 6A, Lot 15R, Block H* *Public Hearing*

Public Hearing to consider a request for a Replat to create one residential lot. The property is generally located north of Pampas Road and west of Whiskerbrush Road.

3. *CSP16-0005 – Prairie Commons* *Public Hearing*

Public Hearing to consider a request for a Comprehensive Sign Package for the Prairie Commons development. The property is generally located north of Sagebrush Drive and west of Yucca Drive.

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. 22, 2016, at 2:15pm, 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 12TH DAY OF SEPTEMBER, 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
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
David Johnson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Mike McCall	Commissioner, Place 3
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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
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

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

There were none.

- D. REGULAR ITEMS**

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

Commission Deliberation

Vice Chair Solis moved to approve the August 22, 2016, minutes as presented.
Commissioner Linley seconded the motion.

VOTE ON THE MOTION

AYES: Linley, Solis, Johnson, Forest

NAYS: None

ABSTAIN: Dillon, Neal, Ruthrauff

ABSENT: McCall

The motion passed with a vote of 4-0-3.

2. Public Hearing to consider a request for a Replat (RP16-0013 – Franklin Hills, 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.

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0013 – Franklin Hills, Lots 12R & 13X, Block C. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: McCall

The motion passed with a vote of 6-0.

3. 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.

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor –

Von Beougher, G & A Consultants, Lewisville

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0022 – Thornley Addition. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for a Replat (RP16-0023 – Flower Mound Plaza Addition, Lots 1BR & 1DR) to create two non-residential lots. The property is generally located north of Everett Drive and east of Kirkpatrick Road.

Staff Presentation

Richard Brown, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0023 – Flower Mound Plaza Addition, Lots 1BR & 1DR. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: McCall

The motion passed with a vote of 6-0.

5. 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.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Andrea Slaughter, Principal, Explorations Preparatory School
Julie Ludeman, 8501 Bayberry, Lantana

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of CSP16-0004 - Explorations Preparatory School. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall

The motion passed with a vote of 6-0.

6. 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.
7. 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.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Steve Homeyer, Homeyer Engineering
Paul Bosco, Jr., Public Auto Brokers, Lewisville
Jonathan Vinson, 2323 Ross Avenue, Dallas

In Favor –

Edwena Potter, 5804 Valencia, Flower Mound (HOA President)

In Opposition –

Karin Harbor, 1612 Marble Pass, Flower Mound
Jenn Camp, 1509 Wildflower, Flower Mound
Tyrone Francois, 6005 Rock Cove, Flower Mound
Sharri Barcherding, 1805 Marble Pass, Flower Mound

Close Public Hearing

Commission Deliberation (RP16-0001)

Vice Chair Solis moved to approve RP16-0001 – Stone Hill Farms Retail East II Addition. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION (RP16-0001)

AYES: Ruthrauff, Neal, Johnson, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: McCall

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0002)

Vice Chair Solis moved to approve SP16-0002 – FM 407 North to include a six-foot fence of wrought-iron or tubular-steel material along the south side of the subject property. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION (SP16-0002)

AYES: Dillon, Linley, Solis, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 8:15 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 26, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0025 – Canyon Falls, Village 6A, Lot 15R, Block H) to create one residential lot. The property is generally located north of Pampas Road and west of Whiskerbrush Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this replat is to combine a residential lot and an open space lot into one residential lot, containing a total of 0.233 acres (10,149 square feet). The property is zoned Planned Development District-98 (PD-98) with Single-Family District-5 (SF-5) uses. The subject property is undeveloped and is located within Canyon Falls Village 6A. On March 23, 2015, the Planning and Zoning Commission approved the original plat for Village 6A (RC14-0017) consisting of 72 buildable, single-family residential lots with a minimum lot size of 5,000 square feet. The plat depicts necessary setbacks and easements. The newly created lot can be accessed from Whiskerbrush Road and Pampas Road.

The open space lot is not required per PD-98, and it does not have protected or specimen trees. However, the open space lot would have required installation of irrigation and a separate water meter. Instead of installing irrigation and water meter, the developer is proposing to combine the open space lot with the buildable lot and thus increase the buildable area.

III. CORRESPONDENCE

Since this property is zoned single-family residential, Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property

that also live within the same subdivision. At the time this report was written, staff had received no correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

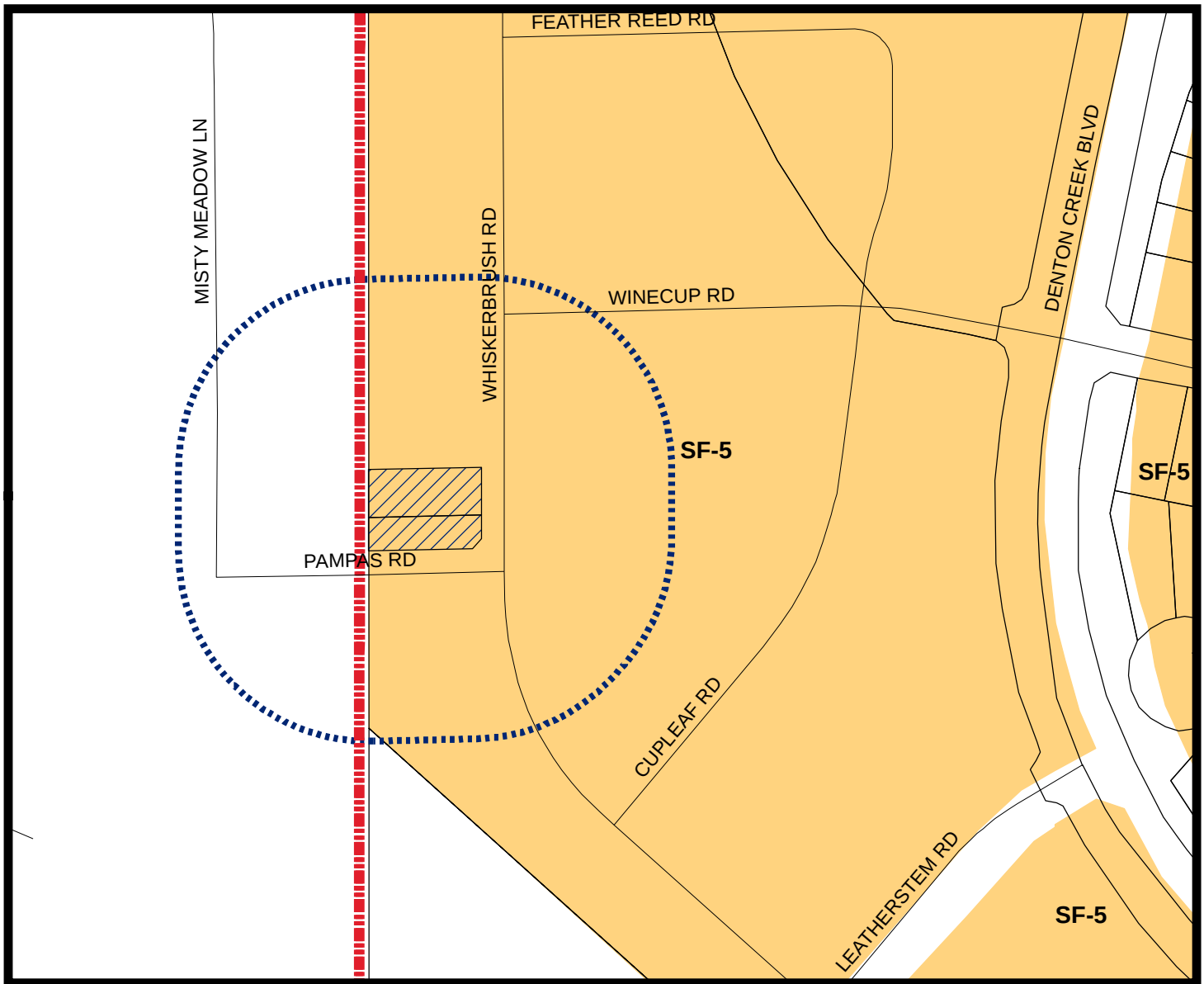
B. Application Details

1. Replat Package



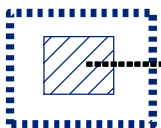
Vicinity Map

Reference Project: RP16 - 0025

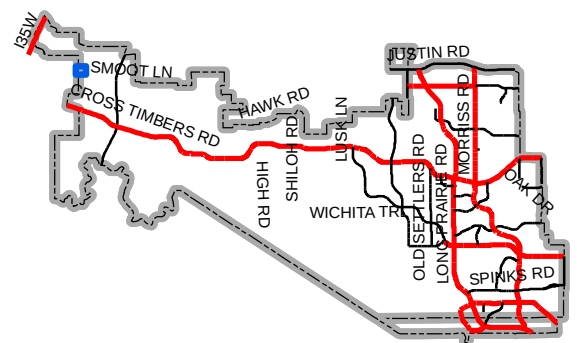


LEGEND

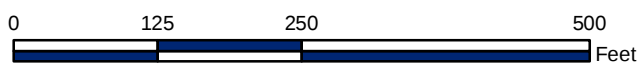
 Single Family 5

 Subject Property

200 ft Notification Buffer around Property



Map Location





August 22, 2016

Ms. Poornima Srinarasi
Planning Services
Town of Flower Mound
1001 Cross Timbers, Ste. 2330
Flower Mound, Texas 75028

RE: Canyon Falls Letter of Intent – RePlat – Village 6A

Dear Poornima,

The purpose for this replat is to delete lot 16X, block H, and create one larger SF-5 lot (lot 15R). This replat is 0.233 acres within the village 6A portion of the Canyon Falls development. The current zoning is Planned Development with SF-5.

We appreciate your assistance with this application and please let me know if you have any questions.

Sincerely,
J. VOLK CONSULTING, INC.

A handwritten signature in blue ink that reads 'Tom Dayton'.

Tom Dayton, P.E.
Vice President

LEGAL DESCRIPTION:

BEING a tract of land situated in the M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 922, Town of Flower Mound, Denton County, Texas and being all of Lots 15 & 16X, Block H of CANYON FALLS – VILLAGE 6A, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Document No. 2016–221, Plat Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the common west line of said CANYON FALLS – VILLAGE 6A Addition and east line of CANYON FALLS – VILLAGE E2, an Addition to the Town of Northlake, Denton County, Texas according to the Plat thereof recorded in Document No. 2016–219, Plat Records, Denton County, Texas for the common northwest corner of said Lot 15 and southwest corner of Lot 14, Block H of said CANYON FALLS – VILLAGE 6A Addition;

THENCE North 89 degrees 48 minutes 58 seconds East, leaving said common line, a distance of 120.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the west line of Whiskerbrush Road, a 50 foot right-of-way, for the common northeast corner of said Lot 15 and southeast corner of said Lot 14;

THENCE South 00 degrees 11 minutes 02 seconds East, with said west line, a distance of 74.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found at the north end of a corner clip for the most easterly southeast corner of the above mentioned Lot 16X;

THENCE South 44 degrees 48 minutes 28 seconds West, with said corner clip, a distance of 14.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of Pampas Road, a 50 foot right-of-way, at the south end of said corner clip for the most southerly southeast corner of said Lot 16X;

THENCE South 89 degrees 48 minutes 58 seconds West, with said north line, a distance of 110.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the above mentioned common line for the southwest corner of said Lot 16X;

THENCE North 00 degrees 11 minutes 32 seconds West, leaving said north line and with said common line, a distance of 84.99 feet to the POINT OF BEGINNING and containing 0.233 acres of land, more or less.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as LOT 15R, BLOCK H of CANYON FALLS – VILLAGE 6A, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys and 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 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.

THAT, NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, hereby certifies that deed restrictions do not exist upon the property included within this Replat that limit said property to residential use for not more than tow residential units per lot.

BY: NASH CANYON FALLS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: NEWLAND REAL ESTATE GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
IT'S AGENT

BY: _____
BRIAN CRAMER, ASSISTANT VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN CRAMER, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
That I, Ryan S. Reynolds, do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were found or placed under my personal supervision in accordance with the platting rules and regulations of Town of Flower Mound, Denton County, Texas.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared RYAN S. REYNOLDS, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

APPROVAL STATEMENTS:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman,
Planning and Zoning Commission

Date _____, 2016

SIGNED AND SEALED:

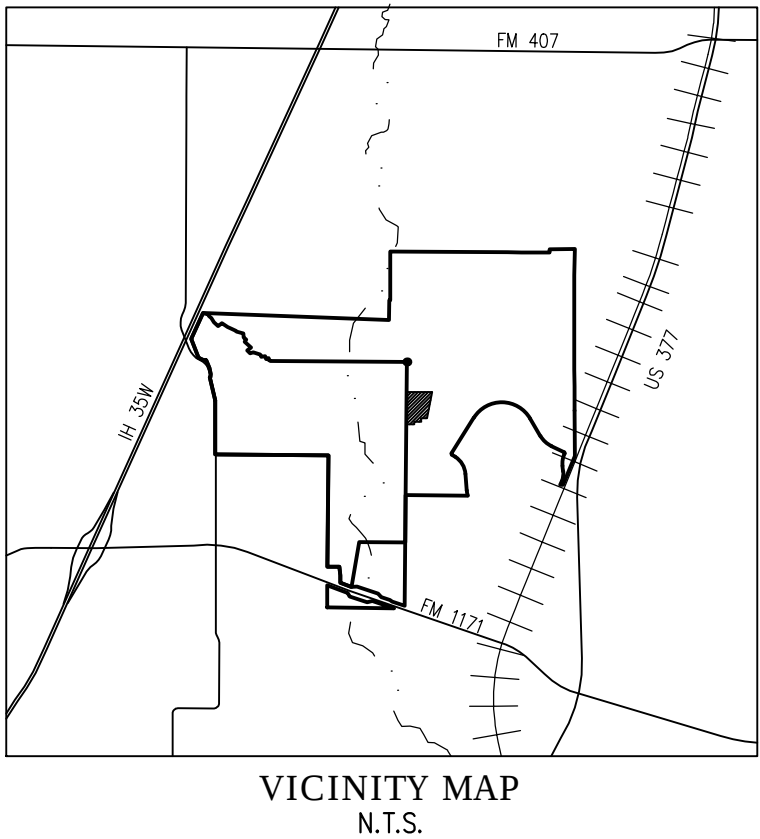
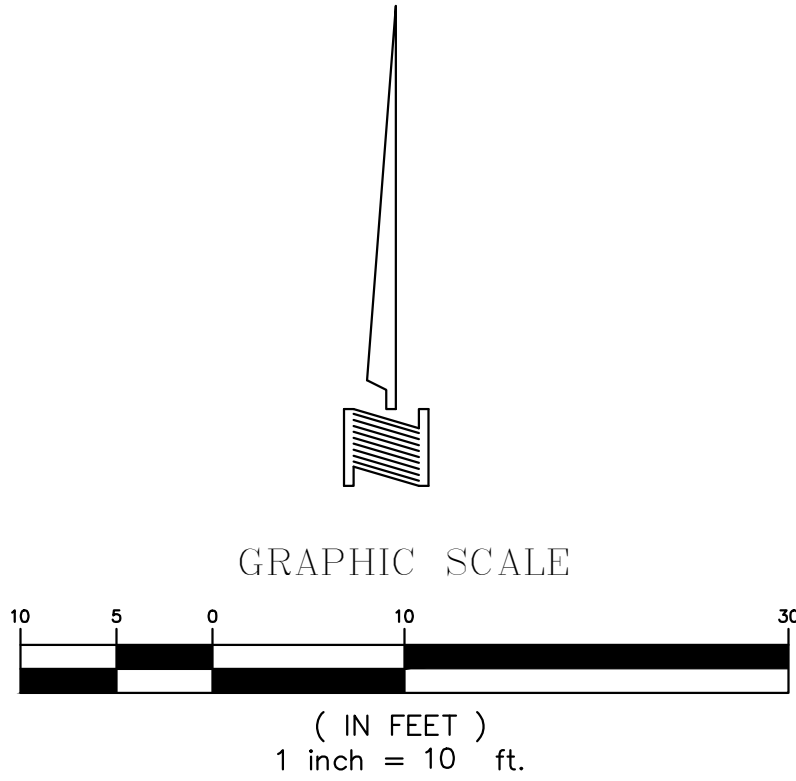
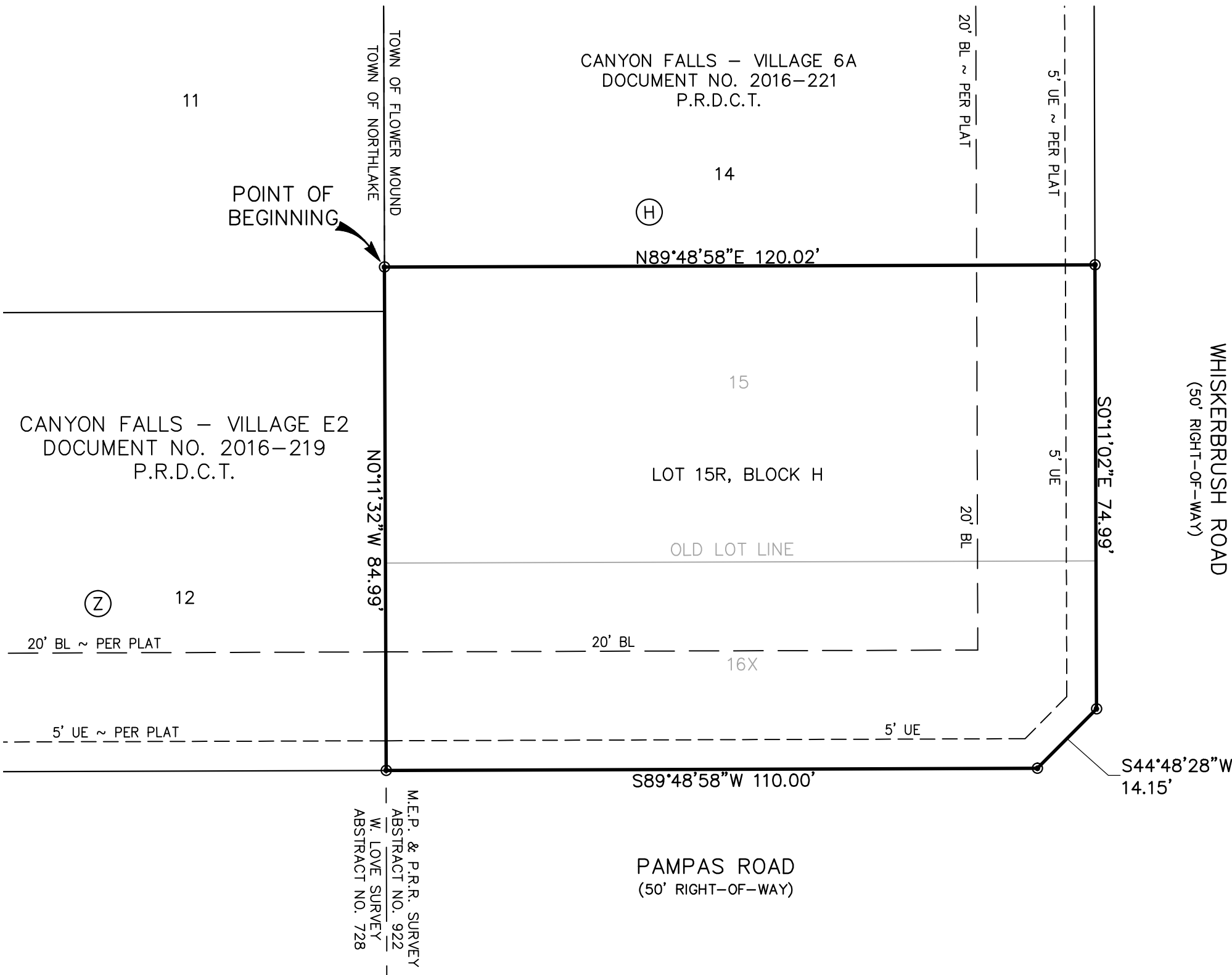
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

Date _____, 2016

Doug Powell
Executive Director of Development Services

Date _____, 2016



LEGEND

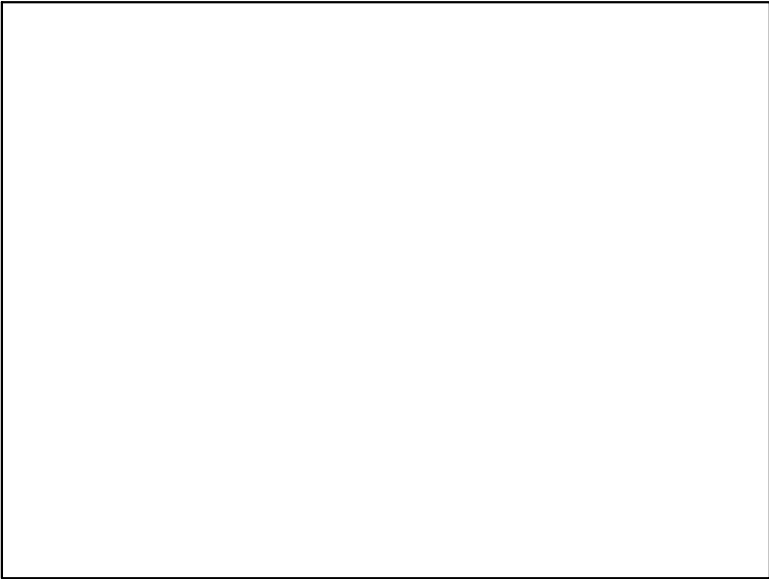
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- <CM> CONTROL MONUMENT
- BL BUILDING LINE
- UE UTILITY EASEMENT

A RECORD PLAT OF
LOT 15R, BLOCK H
CANYON FALLS
VILLAGE 6A

0.233 ACRES LOCATED IN THE
M.E.P. & P.R.R. SURVEY, ABSTRACT 922
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

BEING A REPLAT OF
LOTS 15–16X, BLOCK, H
CANYON FALLS – VILLAGE 6A
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS ACCORDING TO THE
PLAT RECORDED IN DOCUMENT NO. 2016–221,
PLAT RECORDS, DENTON COUNTY, TEXAS

AUGUST 25, 2016



ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TEXAS 75074
972–201–3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER/APPLICANT:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON
PARKWAY
SUITE 300
HOUSTON, TX 77064
972–992–3159
BCRAMER@NEWLANDCO.COM

RECORDING INFORMATION



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: September 26, 2016

FROM: Doug Powell, Executive Director

ITEM: **Public Hearing to consider a request for a Comprehensive Sign Package (CSP16-0005 – Prairie Commons) for the Prairie Commons development. The property is generally located north of Sagebrush Drive and west of Yucca Drive.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the request is to obtain approval of a Comprehensive Sign Package (CSP) in order to allow several sign and art elements within the Prairie Commons development, such as: 1) large murals to be placed on some of the building facades; 2) lettering for a ranch type gate entry; and 3) lettering on a rainwater cistern. The elements are being incorporated to provide interest to the buildings and to create an environment on the site that is unique to the Town.

The property is zoned Planned Development District No. 142 (PD-142) with Retail District-2 (R-2) and Office District (O) uses. The request is consistent with what was proposed at time of zoning approval by the Town Council on September 21, 2015.

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)).

Currently, murals are considered to be signs under the Town's regulations. However, the proposed murals do not include business or product information. As such, they are considered to be more pieces of artwork than typical signs and, therefore, staff does not have a concern with the request.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all 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

Reference Project: CSP16-0005



140 Red Oak Lane
Flower Mound, TX 75028
214.550.5017
iMarkRealty.com



September 12, 2016

Chuck Russell
Town of Flower Mound
2121 Cross Timbers road
Flower Mound, TX 75028

RE: Letter of Intent
Comprehensive Sign Application
Prairie Commons

Dear Chuck,

Prairie Commons is requesting a Comprehensive Sign Approval for several sign and art elements incorporated in our five building, 4.755-acre development. The sign/art elements include prairie & historic murals on the buildings, lettering for a ranch type gate entry, and lettering on a rainwater harvesting cistern.

The property is in a Planned Development (PD # 142) that was approved in September of 2015. The five buildings along Yucca Drive are approved for office condominiums with professional office uses. The two larger buildings to the West are approved for office/retail uses.

The Prairie Commons development sits on land that was once part of The Long Prairie, an approximate one-mile-wide by four-mile-long Blackland Prairie lying amidst the Eastern Cross Timbers. Holford's Prairie, Grapevine Prairie and The Grand Prairie sat in close proximity, separated by Post Oak savannas and stands of the Cross Timbers.

The Long Prairie is of immense historic and cultural importance to Flower Mound. Less than 1% of the Blackland Prairies remain today. The twelve-acre Flower Mound prairie (The Mound) is now protected and located just South of Prairie Commons, and is part of the 1% of Blackland Prairie that remains in or near its original state. Flower Mound's earliest pioneers settled on the The Long Prairie with the Flower Mound Presbyterian Church on the Southeast portion, and the Grant/Gibson Cabin on the far West end of this prairie.

Prairie Commons honors and restores remnants of The Long Prairie within the landscaping of the development. Prairie grasses, native plants, and pollinator gardens are some of the landscape elements. The development also incorporates Low Impact Development Principals, Dark Sky Lighting, Rainwater Harvesting and other meritorious and sustainable features. Prairie Commons will be Flower Mound's exemplary flagship development for sustainable/cost effective commercial development. It will draw visitors from near and far.

The ranch type gate, cistern and authentic windmill will generate immediate curiosity for those that drive by the development. The five art murals within the development will draw people in and tell the

story of The Long Prairie and early Flower Mound. The native landscape provides educational opportunities for generations to come.

The sign elements requested are needed to reinforce the meritorious, sustainable and natural development theme. They provide synergy and cohesiveness to Prairie Commons development and the message we are trying to deliver about our history, culture, and our future.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink on a light green rectangular background. The signature is stylized, starting with a large 'M' and ending with a long horizontal flourish.

Mark Glover
Developer
iMark Realty Advisors

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.”

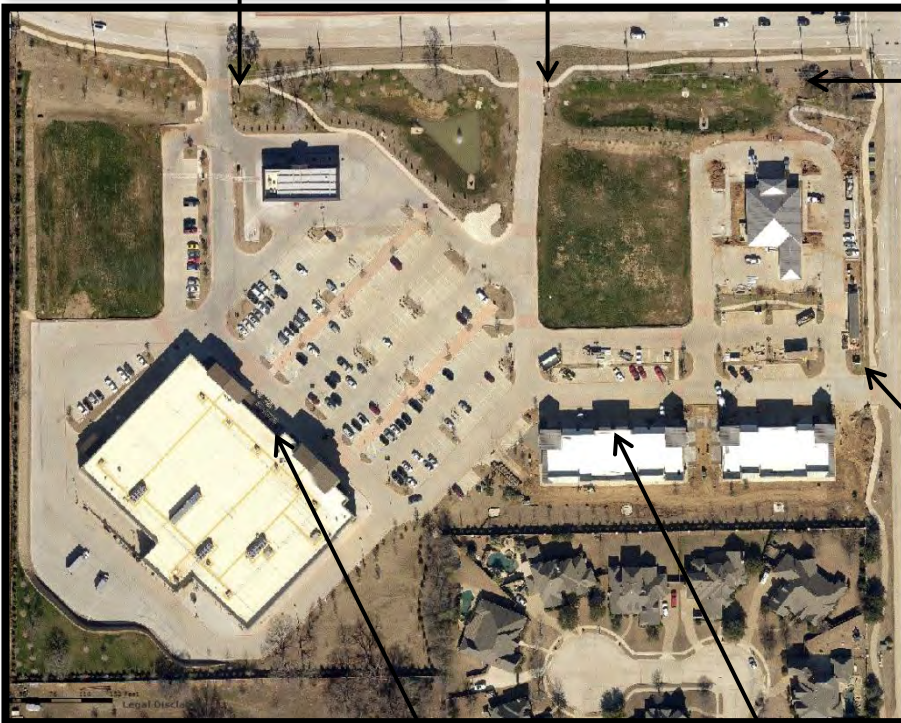
Comprehensive sign packages are expected to incorporate more than just architectural details to be considered “meritorious.” It is recommended that the specific elements listed below be part of any proposal:

- 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”



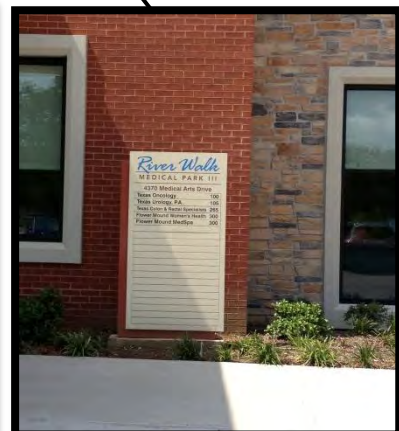
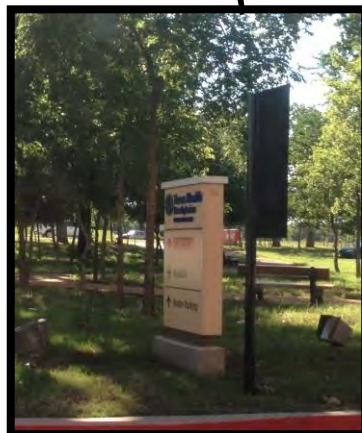
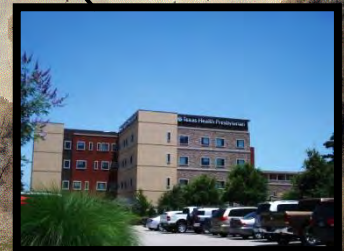
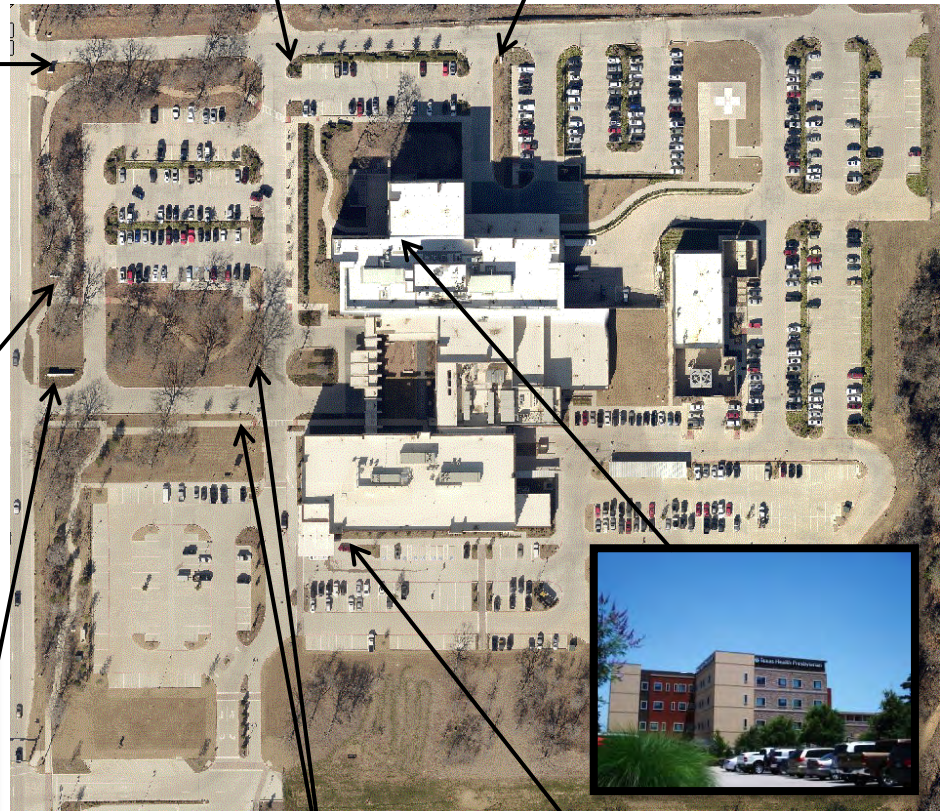
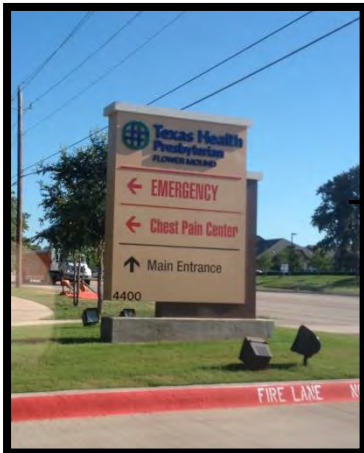
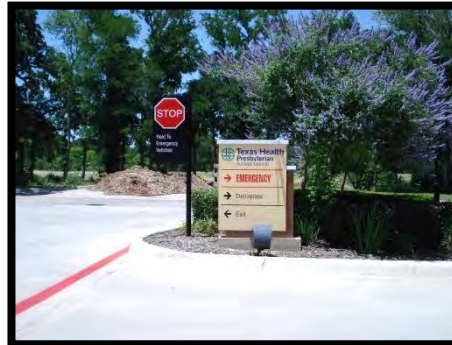
Example 2: The Pines of Flower Mound

“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

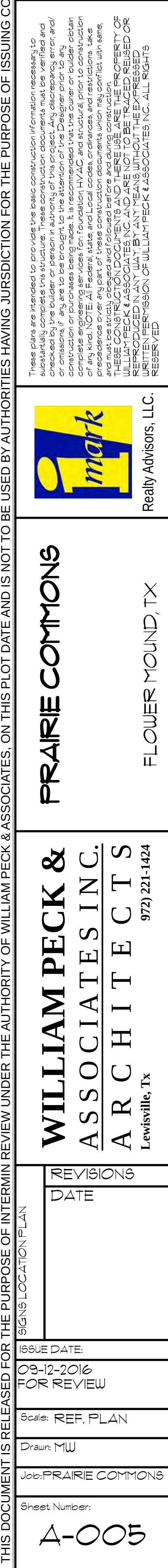


Ex. 2: Some tenant signs too small



Ex. 3: Lack of unified theme

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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[illegible]

LOCATES, ON THIS PLOT DATE AND IS NOT TO

PRAIRIE COMMONS

FLOWER MOUND, TX

**WILLIAM PECK &
ASSOCIATES INC.**
ARCHITECTS
Lewisville, Tx
972) 221-1424

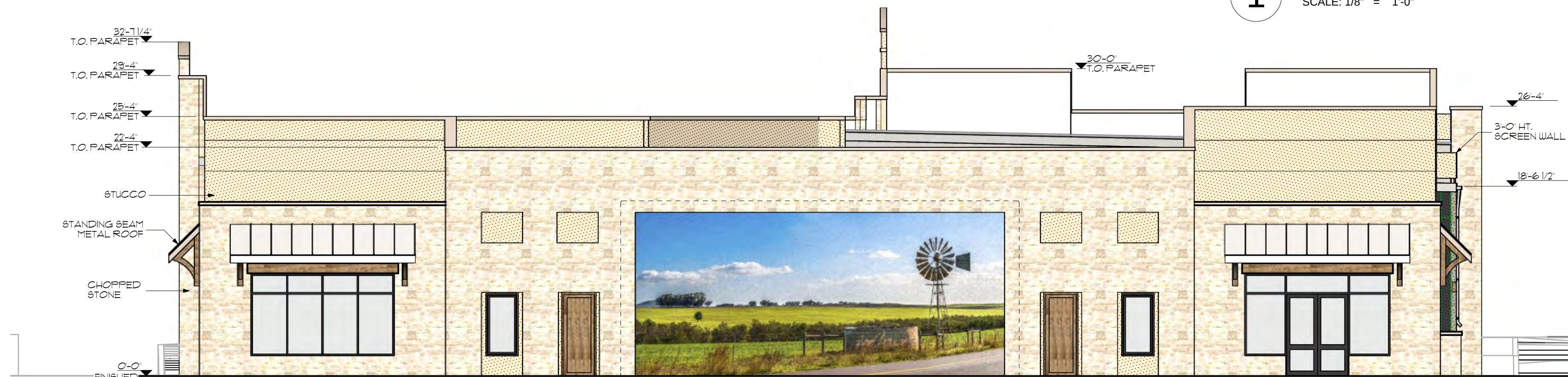
SIGNAL LOCATION PLAN	REVISIONS
	DATE
ISSUE DATE:	
03-12-2016	
FOR REVIEW	
Scale: REF. PLAN	
Drawn: MW	
Job: PRAIRIE COMMONS	
Sheet Number:	
A-005	



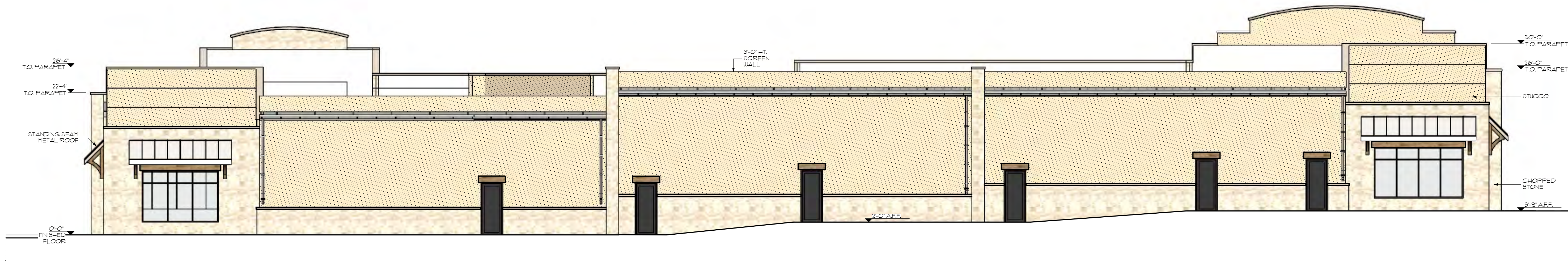
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL TABULATION CHART				
BUILDING 6		NORTH	SOUTH	EAST
1	TOTAL FACADE S.F.	3,090	3,021	4,502
2	FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	2,634	2,698	4,121
3	DOORS AND WINDOWS S.F.	456	323	375
4	PRIMARY MASONRY TOTALS (MIN. 80%)	1,832 S.F. 70 % OF 2	2,189 S.F. 81 % OF 2	1,420 S.F. 34 % OF 2
5	STONE S.F.	1,616 S.F. 62 % OF 2	1,613 S.F. 60 % OF 2	1,420 S.F. 34 % OF 2
	CMU BLOCK (FLAT JOINT) WITH MURAL S.F.	216 S.F. 8 % OF 2	576 S.F. 21 % OF 2	432 S.F. 8 % OF 2
5	STUCCO FINISH S.F.	802 S.F. 30 % OF 2	509 S.F. 19 % OF 2	1,176 S.F. 23 % OF 2
TOTAL PER BUILDING		9,268 S.F. - 64 % OF PRIMARY MASONRY 5,194 - 36 % OF STUCCO FINISH		

ELEVATION NOTES:
- ALL LOW PITCH ROOFS AND MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE URBAN DESIGN PLAN.



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

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These plans are intended to provide the basic construction information necessary to construct the building. They are not to be used for any other purpose. The user of these plans is responsible for obtaining all necessary permits and for verifying the accuracy of the information provided. The user of these plans is also responsible for obtaining all necessary information regarding the building's location, zoning, and other applicable regulations. The user of these plans is also responsible for obtaining all necessary information regarding the building's construction, including the building's foundation, walls, roof, and other structural elements. The user of these plans is also responsible for obtaining all necessary information regarding the building's interior, including the building's floor, walls, and ceiling. The user of these plans is also responsible for obtaining all necessary information regarding the building's exterior, including the building's facade, roof, and other structural elements. The user of these plans is also responsible for obtaining all necessary information regarding the building's interior, including the building's floor, walls, and ceiling. The user of these plans is also responsible for obtaining all necessary information regarding the building's exterior, including the building's facade, roof, and other structural elements.



PRAIRIE COMMONS
BUILDING 6
FLOWER MOUND, TX

WILLIAM PECK &
ASSOCIATES INC.
ARCHITECTS
Lewisville, TX
972.221-1424

REVISIONS	
DATE	ISSUE DATE
	03-12-2016
	FOR REVIEW
	Scale: REF. PLAN
	Drawn: MW
	Job: PRAIRIE COMMONS
	Sheet Number: A-106



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THE FURFUS RENDERINGS

ISSUE DATE:
09-12-2016
FOR REVIEW

Scale: REF. PLAN

Drawn: MW

Job: PRAIRIE COMMONS

Sheet Number:

A-107

These plans are prepared to provide the basic construction information necessary to substantially construct the structure. These construction documents must be verified and approved by a Professional Engineer or Professional Architect, as applicable, and, if required, by a Professional Geotechnical Engineer or Professional Geotechnical Architect, as applicable, before they are brought to the attention of the Designer prior to any construction or purchases being made. It is the responsibility of the owner or builder, upon construction, to ensure that the construction is in accordance with the plans, specifications, and notes. NOTE: All Federal, State and Local codes, ordinances and regulations, local laws, rules, and regulations, and all applicable codes, standards and specifications, shall apply. These plans are not to be construed as a contract and are not to be used for any other purpose than the design and construction of the structure. The Designer is not responsible for any construction or purchases made in reliance on these plans. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE DESIGN AND CONSTRUCTION OF THE STRUCTURE. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION OR PURCHASES MADE IN RELIANCE ON THESE PLANS.



County, Nevada, 1990

PRAIRIE COMMONS

**WILLIAM PECK &
ASSOCIATES INC.**
A R C H I T E C T S
Lewisville, Tx 972) 221-1424

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RENDERINGS

REVISIONS

DATE	REVISIONS
03-12-2016	FOR REVIEW

ISSUE DATE

03-12-2016

Scale:

REF. PLAN

Drawn:

MW

Job:

PRAIRIE COMMONS

Sheet Number:

A-108

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and checked by the builder or person in authority of this project. Any discrepancy, error and/or omission in these construction documents is the responsibility of the owner and not the architect. Construction or purchases being made, it is recommended that the owner or builder obtain a professional engineer's or architect's review of the construction documents prior to construction. NOTE: All permits must be obtained from the local jurisdiction prior to construction. The architect does not assume any liability for construction defects or construction delays. THERE ARE NO WARRANTIES MADE BY THE ARCHITECT IN THESE CONSTRUCTION DOCUMENTS AND THERE IS NO LIABILITY FOR THE ARCHITECT IN THESE CONSTRUCTION DOCUMENTS. THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC. ALL RIGHTS RESERVED.



Realty Advisors, LLC.

PRAIRIE COMMONS

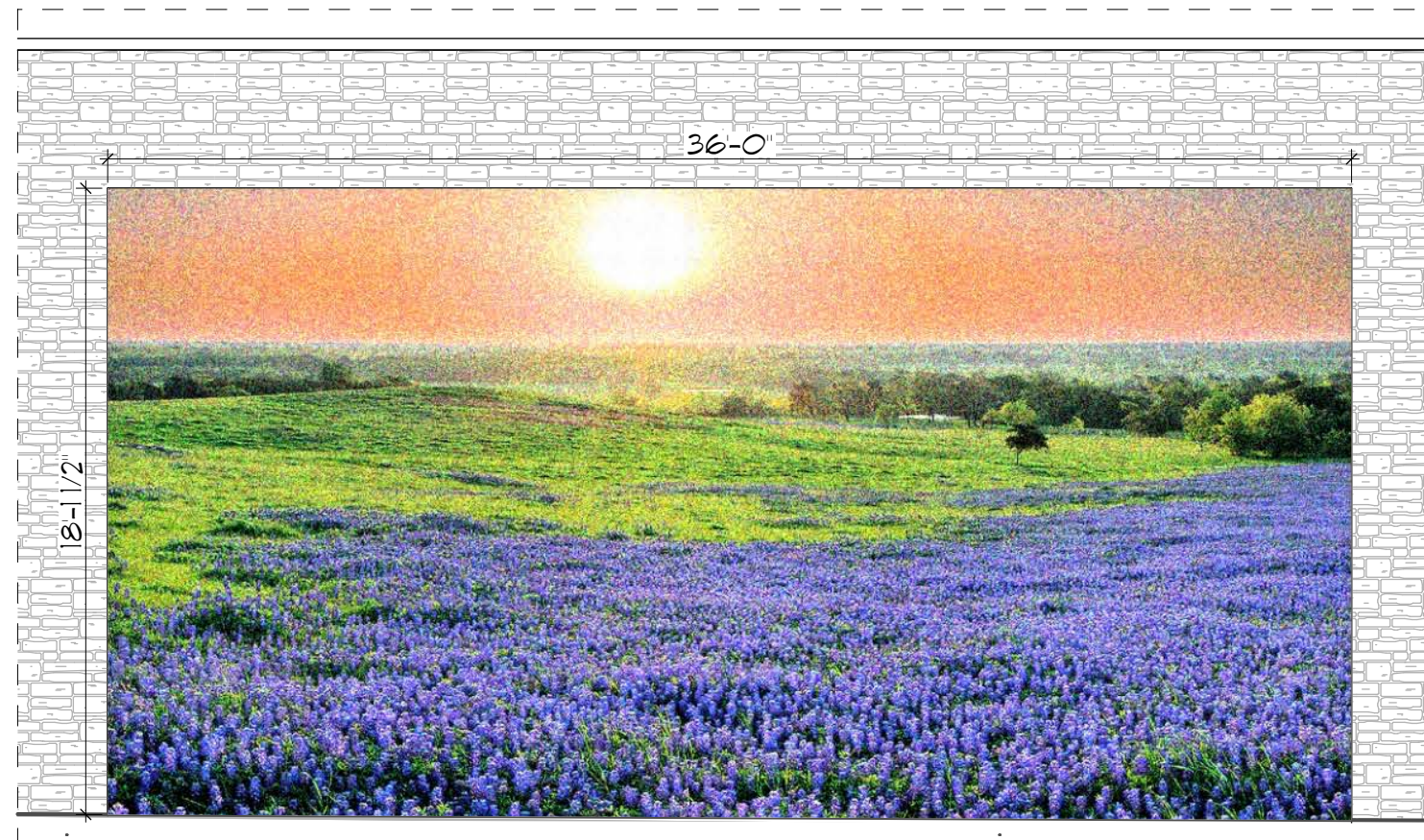
FLORISSANT, MO

WILLIAM PECK & ASSOCIATES, INC.

ARCHITECTS

Louisville, TN

972.221.1424



1 WEST MURAL DETAIL
SCALE: 3/16" = 1'-0"



2 SOUTH MURAL DETAIL
SCALE: 3/16" = 1'-0"

**WILLIAM PECK &
ASSOCIATES INC.
ARCHITECTS**
Lewisville, Tx (972) 221-1424

**PRAIRIE COMMONS
BUILDING 3**
DATE: 09-09-2016
FLOWER MOUND, TX

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and checked by the builder or person in authority of this project. Any discrepancy, error, and/or omissions, if any, are to be brought to the attention of the Designer prior to any construction or purchases being made. It is recommended that the owner or builder obtain complete engineering services for: foundation, HVAC, and structural, prior to construction of any kind. NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of these construction documents which may conflict with same, and must be strictly obeyed and followed before and during construction. THESE CONSTRUCTION DOCUMENTS AND THERE USE, ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND ARE NOT TO BE TRACED, REUSED OR REPRODUCED IN ANY WAY, BY ANY MEANS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC.. ALL RIGHTS RESERVED

2

NORTH MURAL DETAIL

SCALE: 3/16" = 1'-0"



3

SOUTH MURAL DETAIL

SCALE: 3/16" = 1'-0"

1

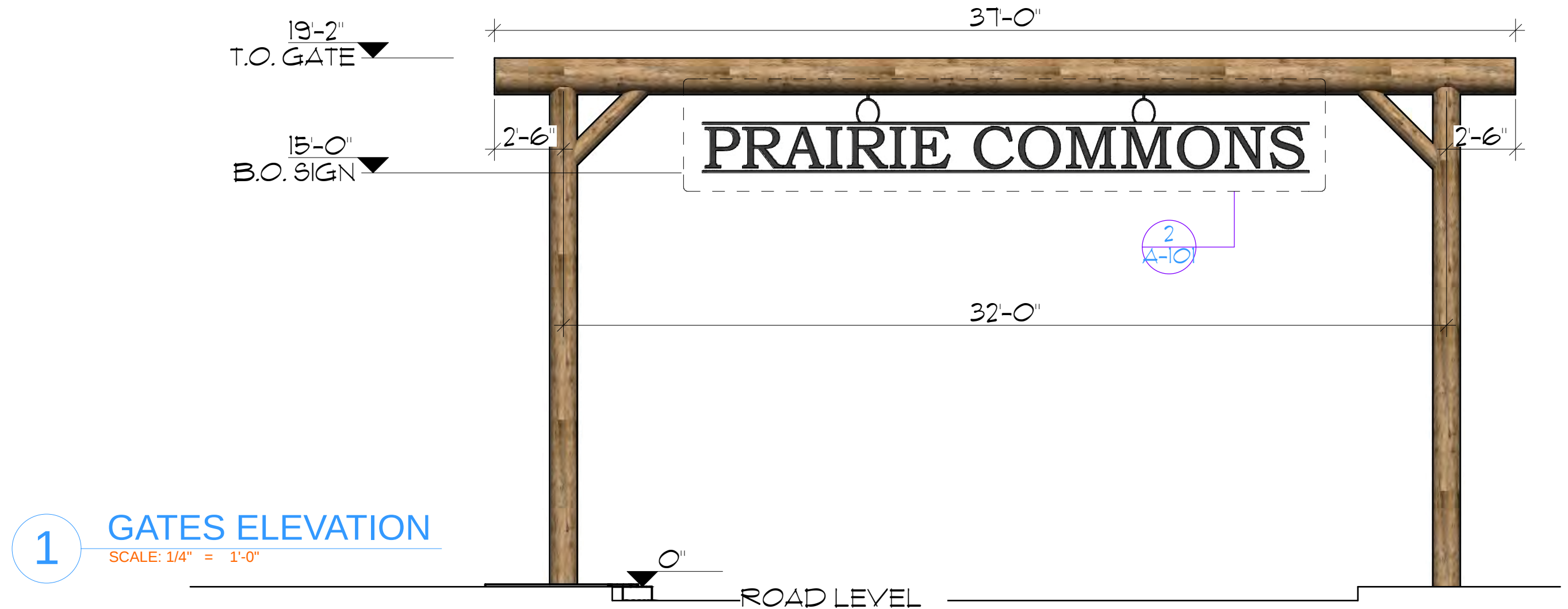
WEST MURAL DETAIL

SCALE: 3/16" = 1'-0"

**WILLIAM PECK &
ASSOCIATES INC.
ARCHITECTS**
Lewisville, Tx (972) 221-1424

**PRAIRIE COMMONS
BUILDING 6**
DATE: 09-09-2016
FLOWER MOUND, TX

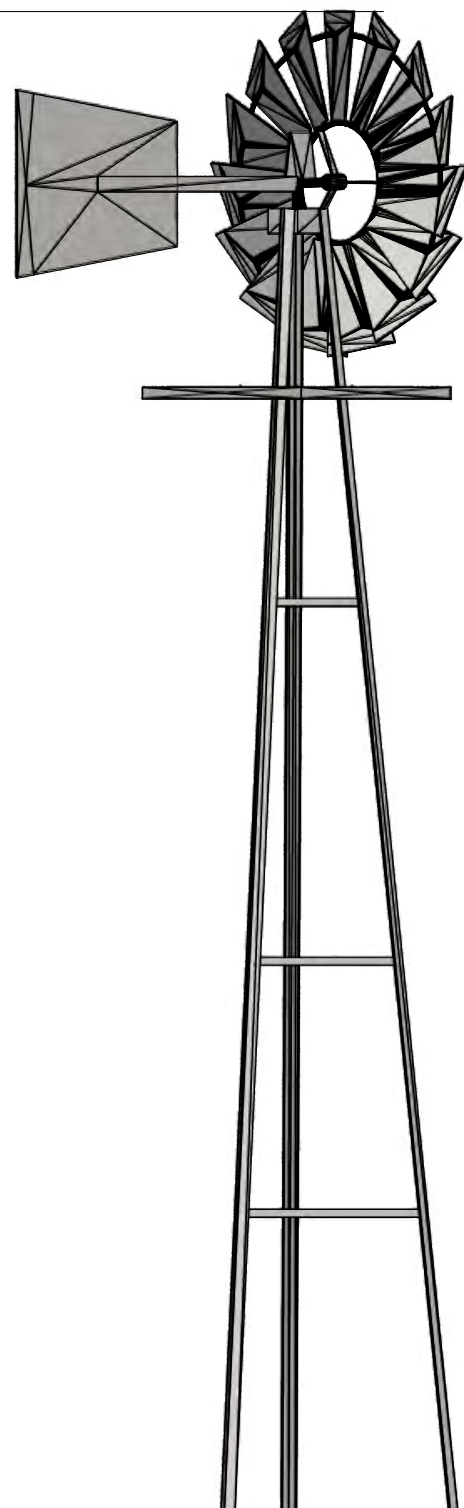
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31'-0"
T.O. WINDMILL ▼



22'-11"
T.O. CISTERN ▼

GALVALUME
STANDING SEAM
METAL ROOF

14'-8"
EAVE HT. ▼

PRAIRIE COMMONS

CORRUGATED
GALVALUME
SHEET METAL

1

CISTERN 1 ELEVATION

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

**WILLIAM PECK &
ASSOCIATES INC.**
ARCHITECTS
Lewisville, Tx (972) 221-1424

**PRAIRIE COMMONS
CISTERN**

DATE: 09-12-2016
FLOWER MOUND, TX

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