



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

NOVEMBER 14, 2016

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

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. CALL TO ORDER: 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S COMMENTS

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. REGULAR ITEMS

1. *Minutes of October 24, 2016*

Consider approval of the minutes of the October 24, 2016, Planning and Zoning Commission Regular Session.

2. *RC16-0007 – Montalcino Estates, Phase 2*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.

3. *RP16-0026 – Parkside at Woodlake, Phase 2*

Public Hearing

Public Hearing to consider a request for a Replat to create a residential subdivision. The property is generally located south of Rembert Drive and west of Long Prairie Road.

4. *RP16-0028 – Parker Square Addition* *Public Hearing*

Public Hearing to consider a request for a Replat to create two non-residential lots. The property is generally located north of Cross Timbers Road and west of Timber Creek Road.

5. *SP16-0025 – Parker Square Building 100*

Consider a request for a Site Plan to develop a non-residential building. The property is generally located north of Cross Timbers Road and west of Timber Creek Road.

6. *ZPD16-0008 – Prairie Plaza* *Public Hearing*

Public Hearing to consider a request for rezoning from Agricultural District (A) to Planned Development District No. 150 (PD-150) with Office District (O) uses, with an exception to Section 90-423, "Underground utilities," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

7. *LDR16-0006 – Tree Ordinance Amendments* *Public Hearing*

Public Hearing to consider approval of an ordinance amending Chapter 94, "Trees", of the Land Development Regulations of the Code of Ordinances by amending Section 94-34, entitled "Tree removal permit," and Section 94-37, entitled "Review of application."

8. *MPA16-0013 – Land Use Definitions* *Public Hearing*

Public Hearing to consider a request for a Master Plan Amendment to amend Section 1, Land Use Plan, by modifying the Medium Density and High Density definitions, and by creating two new residential land use categories, "Medium High Density" and "High Density Single-Family Detached."

E. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

- a. Presentation and discussion regarding Section 3.0, Specific Plans, of the Town's Master Plan.

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: Nov. 10, 2016, at 1:25pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 24TH DAY OF OCTOBER, 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
Laile Neal	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8

Constituting a quorum with the following members absent:

Brad Ruthrauff	Commissioner, Place 1
David Johnson	Commissioner, Place 9

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
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**

Paul Stone, 709 Lake Bluff, Flower Mound
- D. DIRECTOR'S REPORT**

- a. Presentation and discussion regarding development activity over the past year (application statistics, major project approvals, and regulation amendments), with particular focus on activity during the past three months.

Presenter

Chuck Russell, Town Planner

E. REGULAR ITEMS

1. Consider approval of the minutes of the October 10, 2016, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner McCall moved to approve the October 10, 2016, minutes as presented. Vice Chair Solis seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

2. Consider a request to vacate a previously approved record plat (VP16-0001 – Liberty Park). The property is generally located south of Quail Run Drive and east of Flower Mound Road.
3. Consider a request for a Record Plat (RC16-0018 – Liberty Park) to create residential subdivision. The property is generally located south of Quail Run Drive and east of Flower Mound Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation (VP16-0001)

Vice Chair Solis moved to approve VP16-0001 – Liberty Park. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (VP16-0001)

AYES: Kendrick, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

Commission Deliberation (RC16-0018)

Vice Chair Solis moved to approve RC16-0018 – Liberty Park. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RC16-0018)

AYES: Dillon, Linley, Solis, McCall, Neal, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for a Replat (RP16-0024 – Ivy Estates) to create two residential lots. The property is generally located south of Rembert Drive and north of Lismore Drive.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Mike Korn, Middleton & Associates, Grapevine

Question / Comment of an Informational Nature –

Mary Ann Novitsky, 817 Crestfield, Flower Mound

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0024 – Ivy Estates. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

- 5. Consider a request for a Record Plat (RC16-0011 – Canyon Falls, Village 4A) to create a residential subdivision. The property is generally located north of Denton Creek Boulevard and west of Prairie Ridge Road.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Commissioner McCall moved to approve RC16-0011 – Canyon Falls, Village 4A. Vice Chair Solis seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

- 6. Public Hearing to consider a request for a Replat (RP16-0007 – Lakeshore Terrace at River Walk) to create a residential subdivision. The property is generally located east of Long Prairie Road and north of Central Park Avenue.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Scott Minnis, G & A Consultants

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0007 – Lakeshore Terrace at River Walk.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

7. Public Hearing to consider a request for a Replat (RP16-0019 – Lakeside Ranch Business Park Addition, Lots 1R1R and 1R2R, Block C) to create two non-residential lots. The property is generally located north of Lakeside Parkway and east of Gerault Road.

8. Consider a request for a Site Plan (SP16-0021 – Advantage Storage Flower Mound) to develop a miniwarehouse. The property is generally located north of Lakeside Parkway and east of Gerault Road.

Staff Presentation

Richard Brown, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation (RP16-0019)

Vice Chair Solis moved to approve RP16-0019 – Lakeside Ranch Business Park Addition. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RP16-0019)

AYES: Dillon, Linley, Solis, McCall, Neal, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0021)

Commissioner Neal moved to approve SP16-0021 – Advantage Storage Flower Mound. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SP16-0021)

AYES: Kendrick, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 7:28 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: November 14, 2016

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Record Plat (RC16-0007 – Montalcino Estates, Phase 2) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to create a residential subdivision for the second phase of what will be a four-phase residential development, consisting of (per approved development plan) 177 buildable lots and 20 x-lots. Of the 20 x-lots, nine comprise approximately 140.36 acres for a conservation easement.

This application provides for a 115.451-acre, second phase development encompassing 63 residential lots and four x-lots (approximately 40.742 acres). With respect to the referenced x-lots, it should be noted that Lot 38x encompasses approximately 28.452 acres and will require replatting at a future time if/when a defined lot layout has been determined. By establishing as an x-lot, responsibility for maintenance and compliance with Town regulations will fall with the Montalcino Estates homeowners association (Montalcino Residential Community, Inc).

On March 10, 2010, the Town Council approved a development plan (DP01-09) for the entire 478.6 acres, of which approximately 197.97 acres were located in the Town's extraterritorial jurisdiction*. The Town Council action included a phasing plan for three phases and a future fourth phase. On May 23, 2011, the Planning and Zoning Commission approved a Phase 1 record plat (RC02-10) providing for 51 residential lots, nine conservation lots, and three buffer/nonresidential lots. The 'Phase 1' land area approved with the above referenced record plat actually included what is identified as Phases 1 and 2 on the phasing plan (see Attachment A3). It should be noted there are no provisions within PD-107 that require development be sequential (i.e., Phase 1,

2, 3, then the future phase). As such, this record plat application captures what is referenced on Attachment A(3) as Phase 3 and the southwestern portion of the overall Future Phase area.

The proposed record plat application is consistent with the approved PD standards as well as being in compliance with the development agreement for the property.

*On September 7, 2010, Town Council approved an ordinance for annexation of this land area into the Town. As a result of this action, typical town services (i.e., police/fire/emergency medical services, solid waste collection, water service, environmental health and code enforcement) will be provided.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-107 Phasing Plan

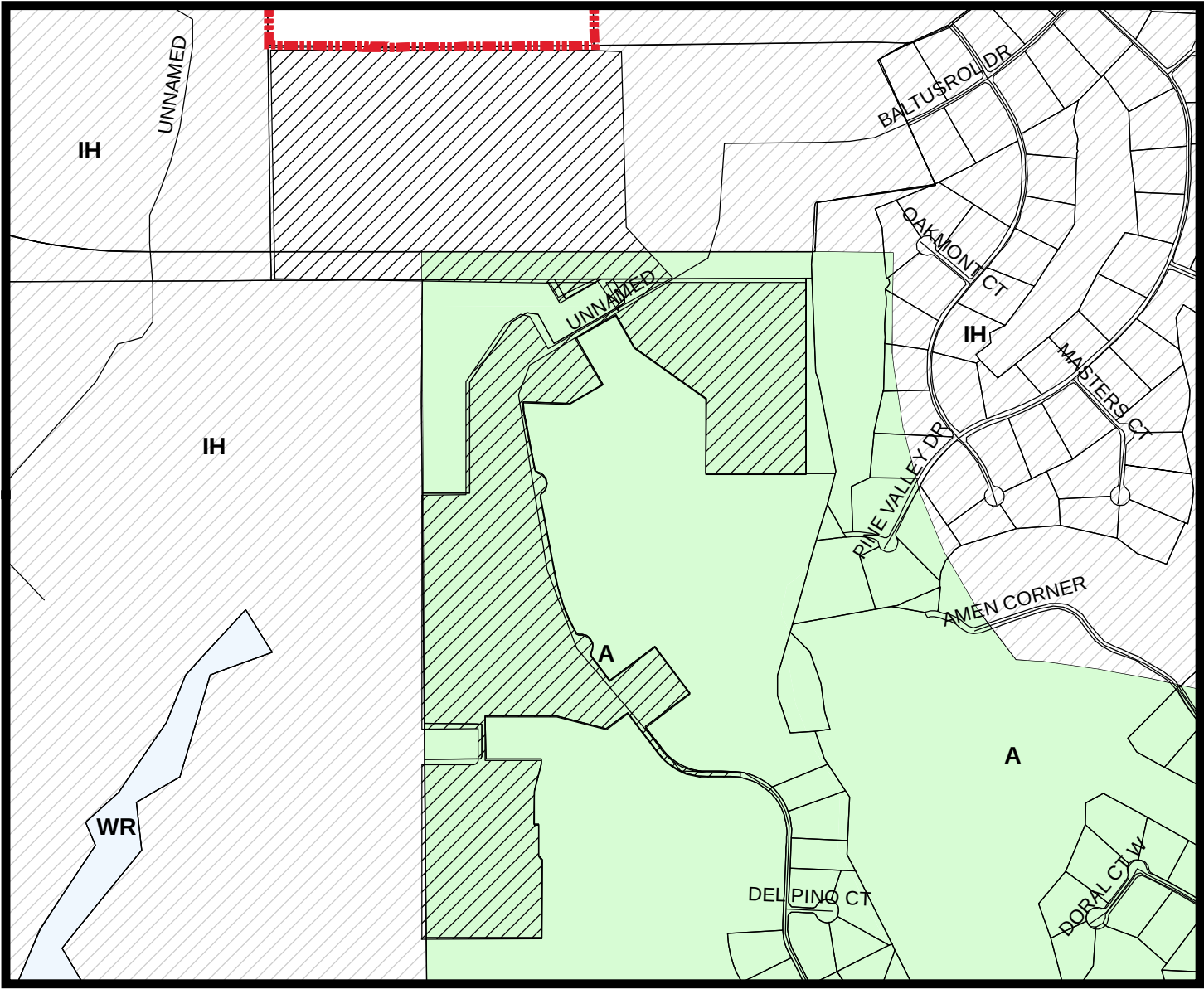
B. Application Details

1. Record Plat Package



Vicinity Map

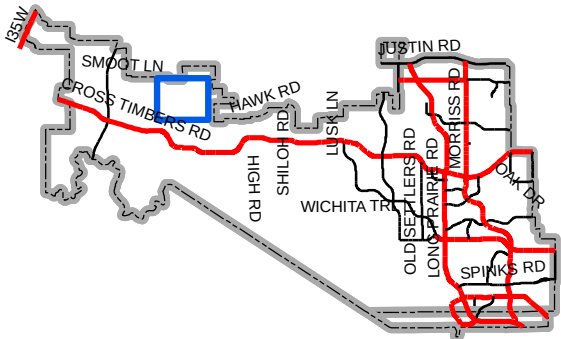
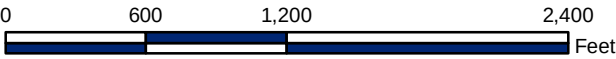
Reference Project: RC16-0007



LEGEND

- Agriculture
- Interim Holding
- Water Recreation

Subject Property



Map Location



November 08, 2016

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

**RE: Montalcino – Phase 2
Record Plat Application
Letter of Intent
G&A Job No. 15247**

Mr. Powell:

Please accept this letter, on behalf of Mehrdad Moayed with CTMGT Montalcino, LLC, as an explanation of the proposed Record Plat application for Montalcino – Phase 2. This application includes the Record Plat for the next 63 proposed residential lots and 4 'X lots'. The current zoning will remain and is a part of PD 107.

The Town approved Phasing Plan (03/01/2010) calls the current submittal Phase 3; and also calls a portion of Block G a Future Phase. The original Phase 2 on the Town approved Phasing Plan was incorporated into Phase 1. Therefore, the current submittal and next phase of the project is considered Montalcino Phase 2. A portion of the Future Phase, adjacent to the current phase, has been included with Montalcino Phase 2 as well.

Concurrently, with the Record Plat application, we are also submitting the necessary construction plans for the required infrastructure, streets, and utilities to support the proposed lots.

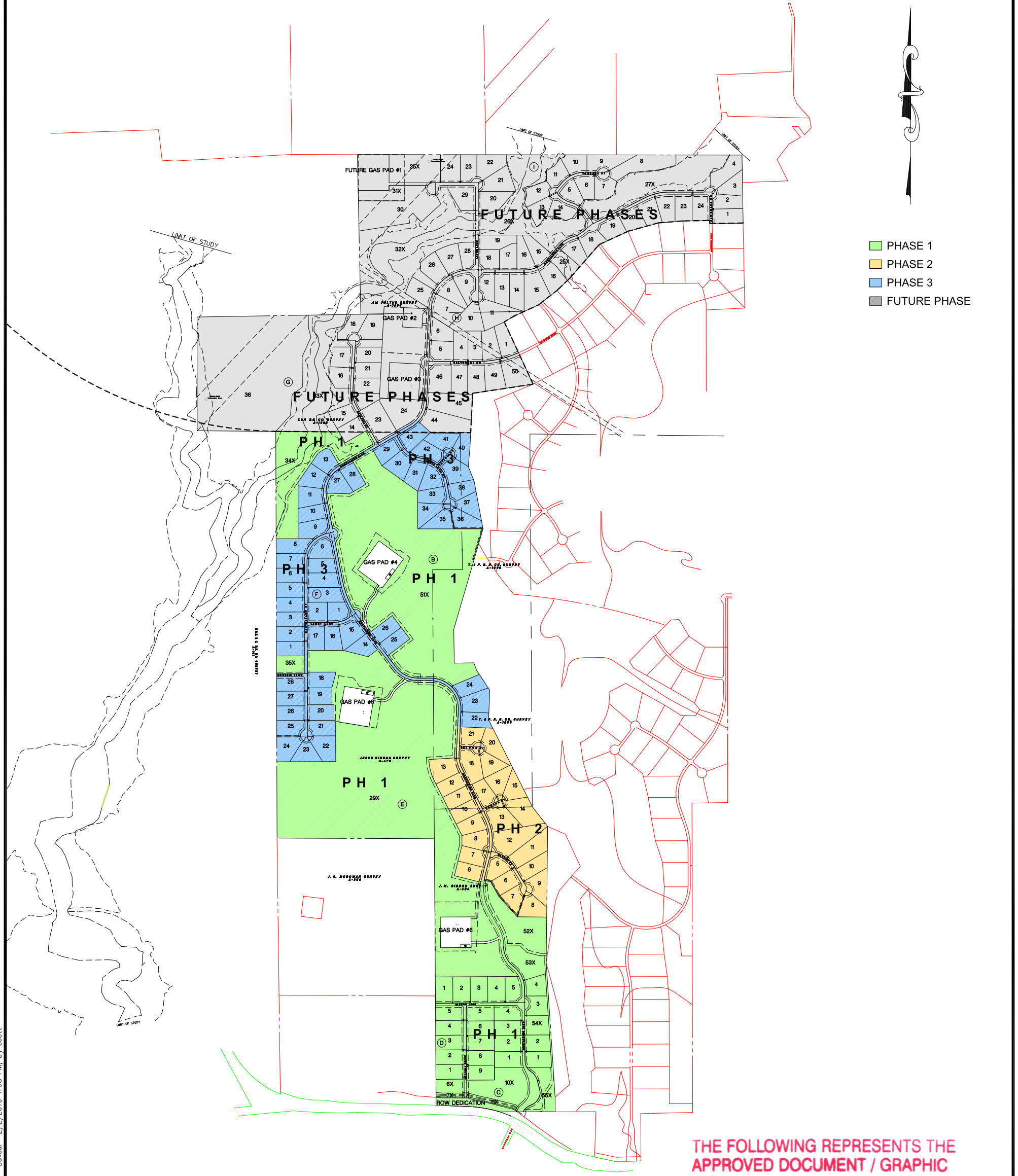
Thank you in advance for your time and consideration of this project. Please don't hesitate to contact me with any further questions and/or comments.

Sincerely,

Justin L. Lansdowne, P.E.

CC: Mr. Jack Dawson, Centurion American
Robert J. Dollak Jr., P.E., G&A Consultants

Z:\2015\15247\PDFs & Submittals\FP & Const. Plans\2016.08.15 4TH SUBMITTAL\15247 L.O.I. 2016.08.15.doc



THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 02/08/2010
T C 03/01/2010
SEE FILE FOR CONDITIONS ZPD 08-08



- NOTES:
1. THE CONSERVATION EASEMENT IS TO BE INCLUDED IN PHASE I.
THOSE LOTS INCLUDE:
 LOT 51X, BLOCK B
 LOT 52X, BLOCK B
 LOT 54X, BLOCK B
 LOT 55X, BLOCK B
 LOT 10X, BLOCK C
 LOT 6X, BLOCK D
 LOT 29X, BLOCK E
 LOT 34X, BLOCK G
 LOT 35X, BLOCK G
 2. A 20" WATER TRANSMISSION LINE BY THE TOWN OF FLOWER MOUND WILL BE CONSTRUCTED ALONG FM 1171 FOR CONNECTION INTO THE PROPERTY'S PROPOSED WATERLINES.
 3. EMERGENCY ACCESS IS TO BE MAINTAINED THROUGH THE PROJECT WITH EACH PHASE OF CONSTRUCTION.
 4. THE PROPOSED EQUESTRIAN TRAIL IS TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.

PRELIMINARY PHASING EXHIBIT

Montalcino Estates
 478.588 Acres
 in the
 A. M. FELTUS SURVEY, ABSTRACT NO. 1595
 J. M. GIBSON SURVEY, ABSTRACT NO. 484
 J. C. MCGOWAN SURVEY, ABSTRACT NO. 959
 TEXAS & PACIFIC RR CO SURVEY, ABSTRACT NO. 1303
 JESSE GIBSON SURVEY, ABSTRACT NO. 478
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS



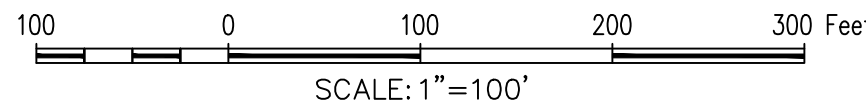
SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, INC.
 LAND SURVEYING LANDSCAPE ARCHITECTURE

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

 611 Dallas Drive
 Suite 114
 Roanoke, TX 76262
 P: 682.831.9712
 F: 817.890.4043

 Firm No. 1798

1. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:
 - a. Grass and ground cover shall be kept to a height required by the Town ordinance.
 - b. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - c. Accumulated sediment shall be removed from facility as required to ensure that there is no reduction in function or detention capacity.
 - d. All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.



18' PUD & PAE (Typ.)

10' UE (Typ.)

20' SB

10' UE (Typ.)

20' SB

10' UE (Typ.)

10' UE (Typ.)

20' SB

26' (Typ.)

PRIVATE ROADWAY (Lot 2X, Block A)

Montalcino Estates, Phase 2
63 Buildable Lots & 4 "X" Lots
115.451 Acres
 in the
 B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 18
 JESSE GIBSON SURVEY, ABSTRACT NO. 478
 T.&P. R.R. CO. SURVEY, ABSTRACT NO. 1303
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS

G&A

111 Hillside Drive A Lewisville, TX 75057 AP: 972.436.9712 AF: 972.436.9715
144 Old Town Blvd. North, Ste 2 A Argyle, TX 76226 AP: 940.240.1012 AF: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

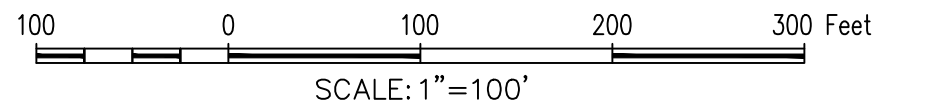
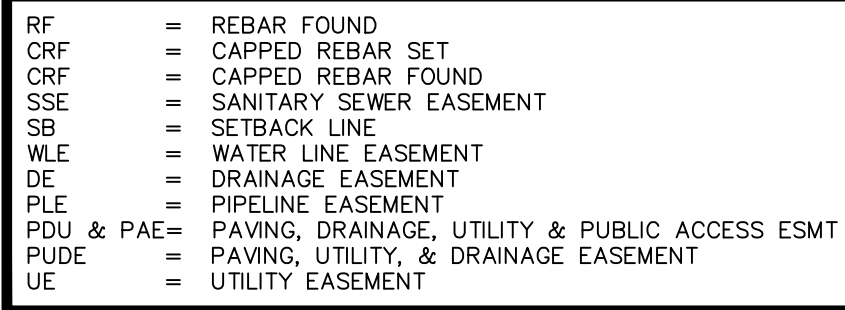
OWNER/DEVELOPER
CTMG MONTALCINO, LLC
1800 VALLEY VIEW LANE,
SUITE 300
FARMERS BRANCH, TEXAS
75234
Ph. 469-892-7200
Contact: Steve Lenart

 $\frac{1}{4}$

RF	=	REBAR FOUND
CRF	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
SSE	=	SANITARY SEWER EASEMENT
SB	=	SETBACK LINE
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
PLE	=	PIPELINE EASEMENT
PDU & PAE	=	PAVING, DRAINAGE, UTILITY & PUBLIC ACCESS ESMT
PUDE	=	PAVING, UTILITY, & DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT

File: Z:\2015\15247\Drawings\FP & Const Plans\15247.RP
 Plotted: 11/8/2016 9:05 AM, by Justin Lonsdowne; Saved: 11/7/2016 4:27 PM, by Justin

FILED _____ DOC # _____ P.R.D.C.T.



18' PUD & PAE (Typ.)

10' UE (Typ.)

20' SB (Typ.)

10' UE (Typ.)

10' UE (Typ.)

20' SB (Typ.)

26' (Typ.)

PRIVATE ROADWAY

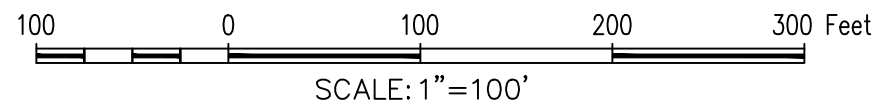
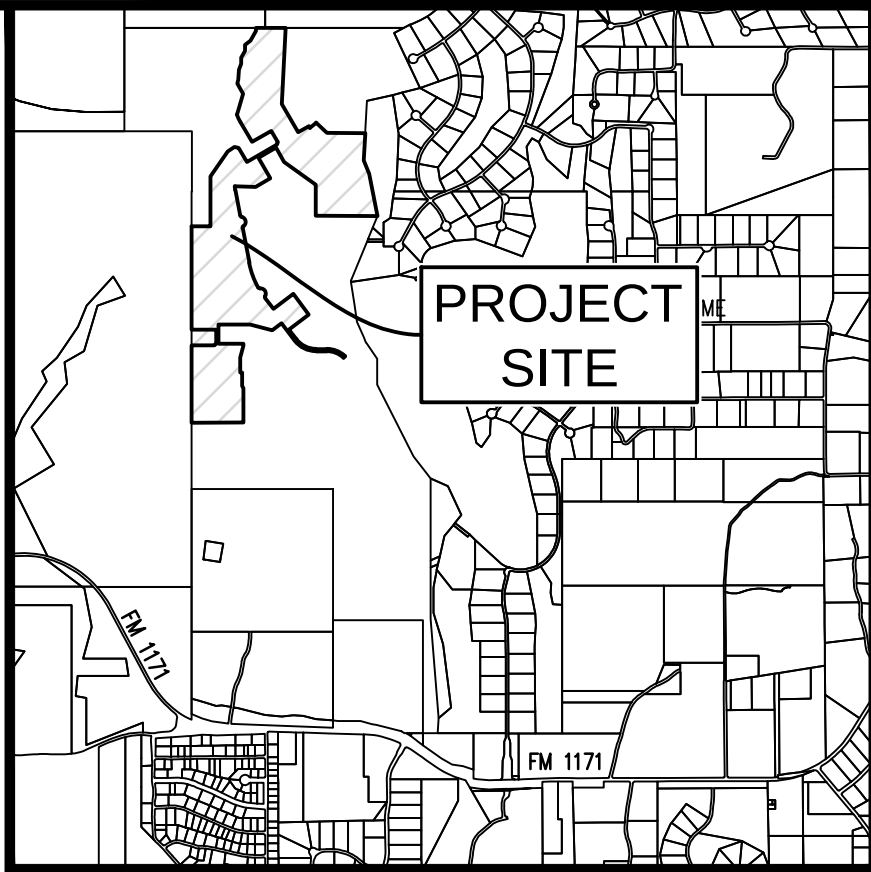
RECORD PLAT
Montalcino Estates, Phase 2
63 Buildable Lots & 4 "X" Lots
115451 Acres
in the
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 187
JESSE GIBSON, SURVEY, ABSTRACT NO. 478
T.&P. R.R. CO. SURVEY, ABSTRACT NO.1303
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

G&A

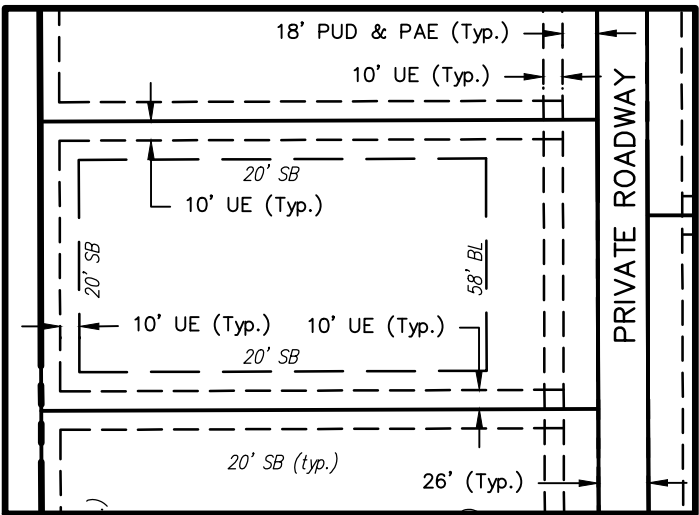
2/4

111 Hillside Drive Lewisville, TX 75057 AP: 972.436.9712 AF: 972.436.9715
144 Old Town Blvd. North, Ste 2 Argyle, TX 76226 AP: 940.240.1012 AF: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

OWNER/DEVELOPER
CTMGT MONTALCINO, LLC
1800 VALLEY VIEW LANE,
SUITE 300
FARMERS BRANCH, TEXAS
75234
Ph. 469-892-7200
Contact: Steve Lenart



Typical Lot Detail
(Unless otherwise Noted)



All lots shown hereon that are labeled with the lot number followed by an asterisk (*) indicate that the tract or lot is located less than one thousand feet (1000') from an existing oil or gas well and is subject to the Codes and Ordinances of the Town of Flower Mound.

RECORD PLAT

Montalcino Estates, Phase 2

63 Buildable Lots & 4 "X" Lots

115.451 Acres

in the
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 187
JESSE GIBSON SURVEY, ABSTRACT NO. 478
T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1303
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Rev. 7/6/2016

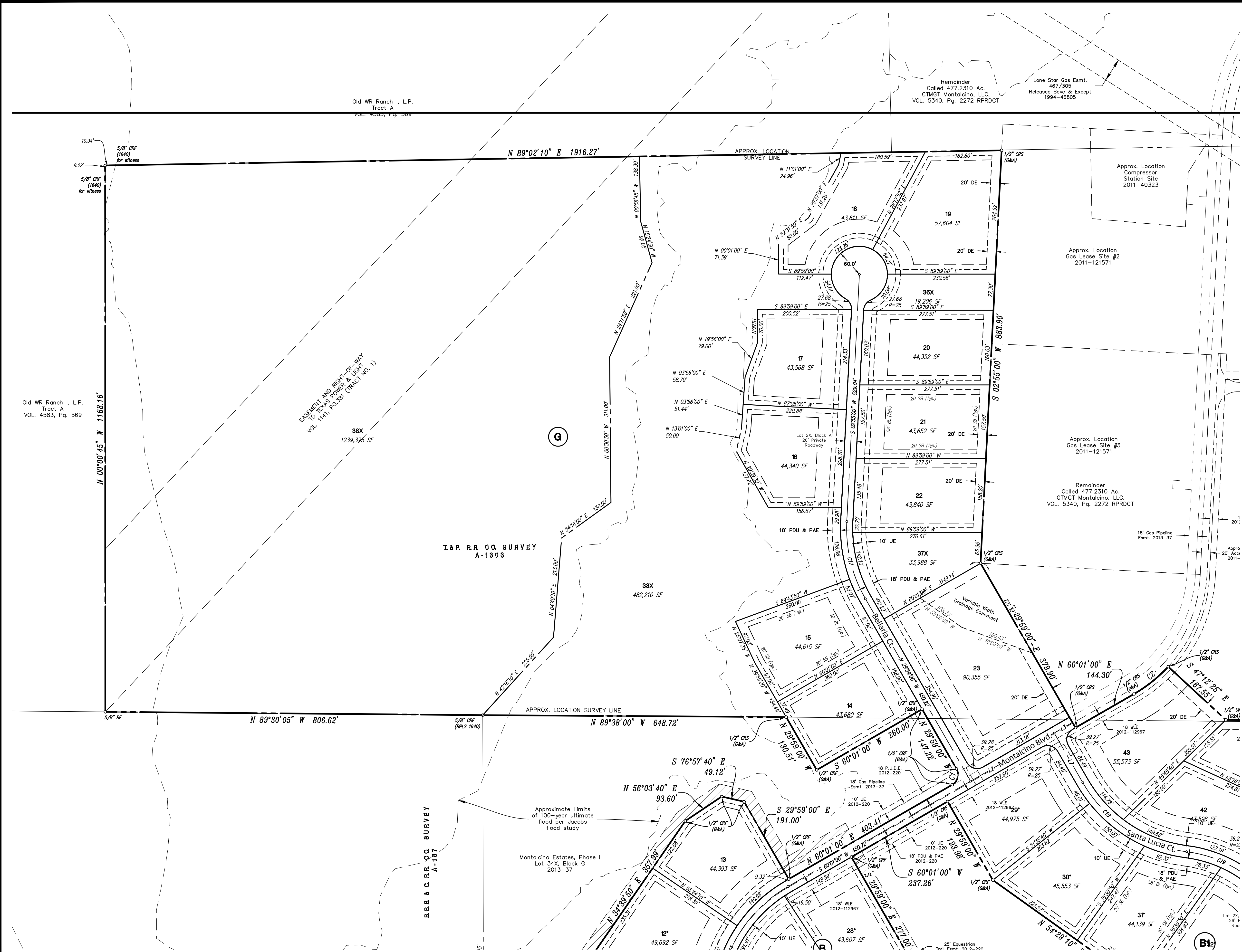


SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive Lewisville, TX 75057 AP: 972.436.9712 AF: 972.436.9715
144 Old Town Blvd. North, Ste 2 A Argyle, TX 76226 AP: 940.240.1012 AF: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 02/15/2016 SCALE: 1"=100' JOB. No. 15247

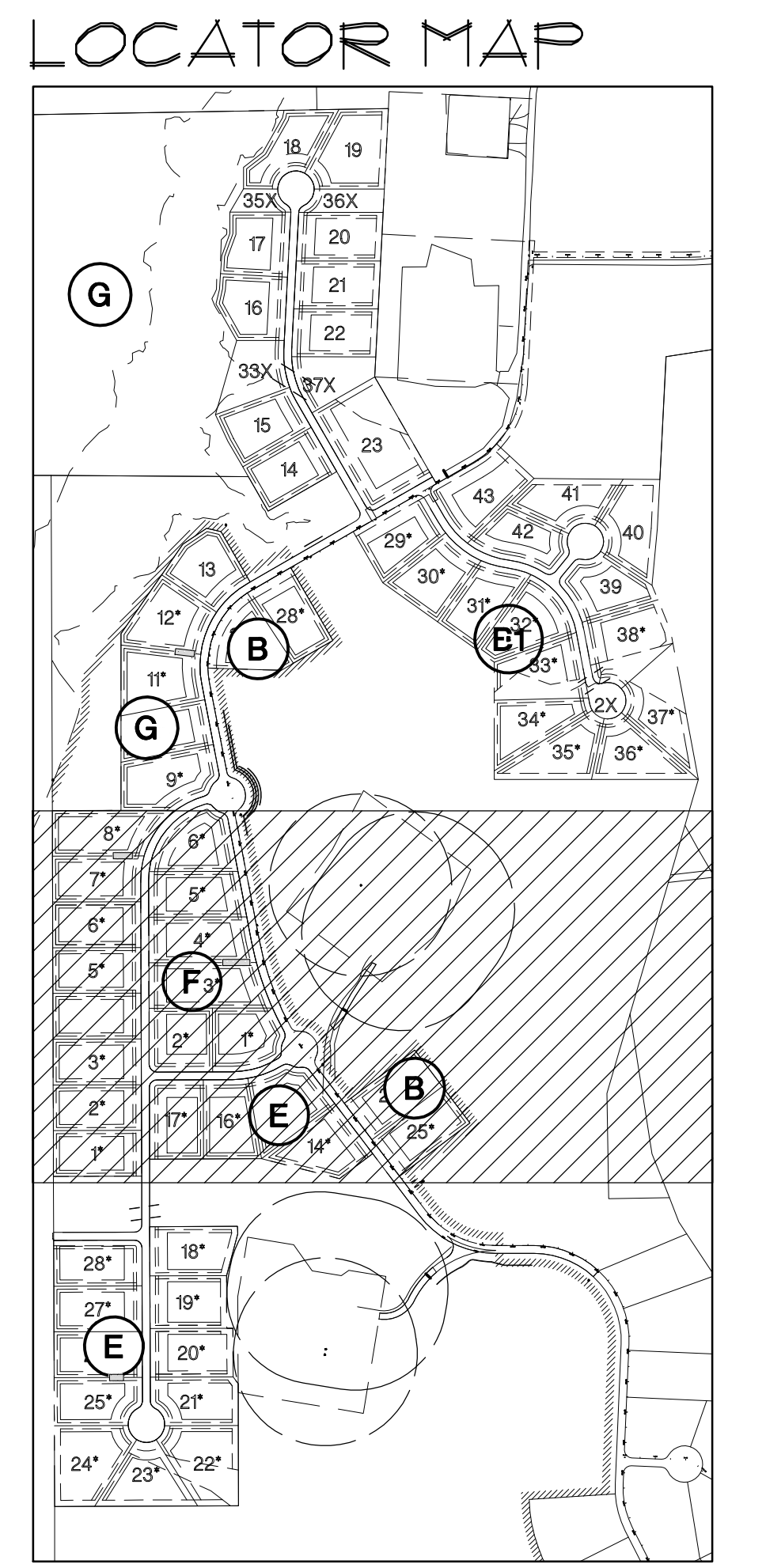
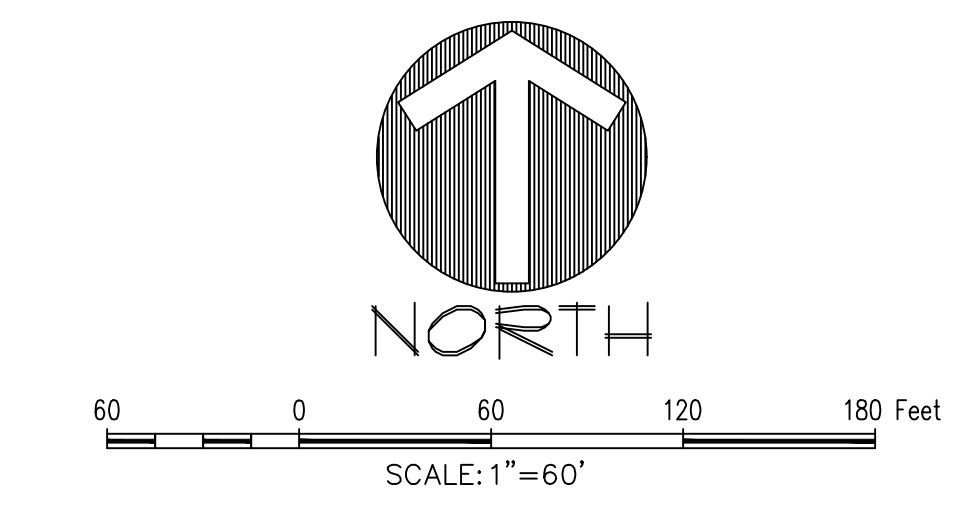
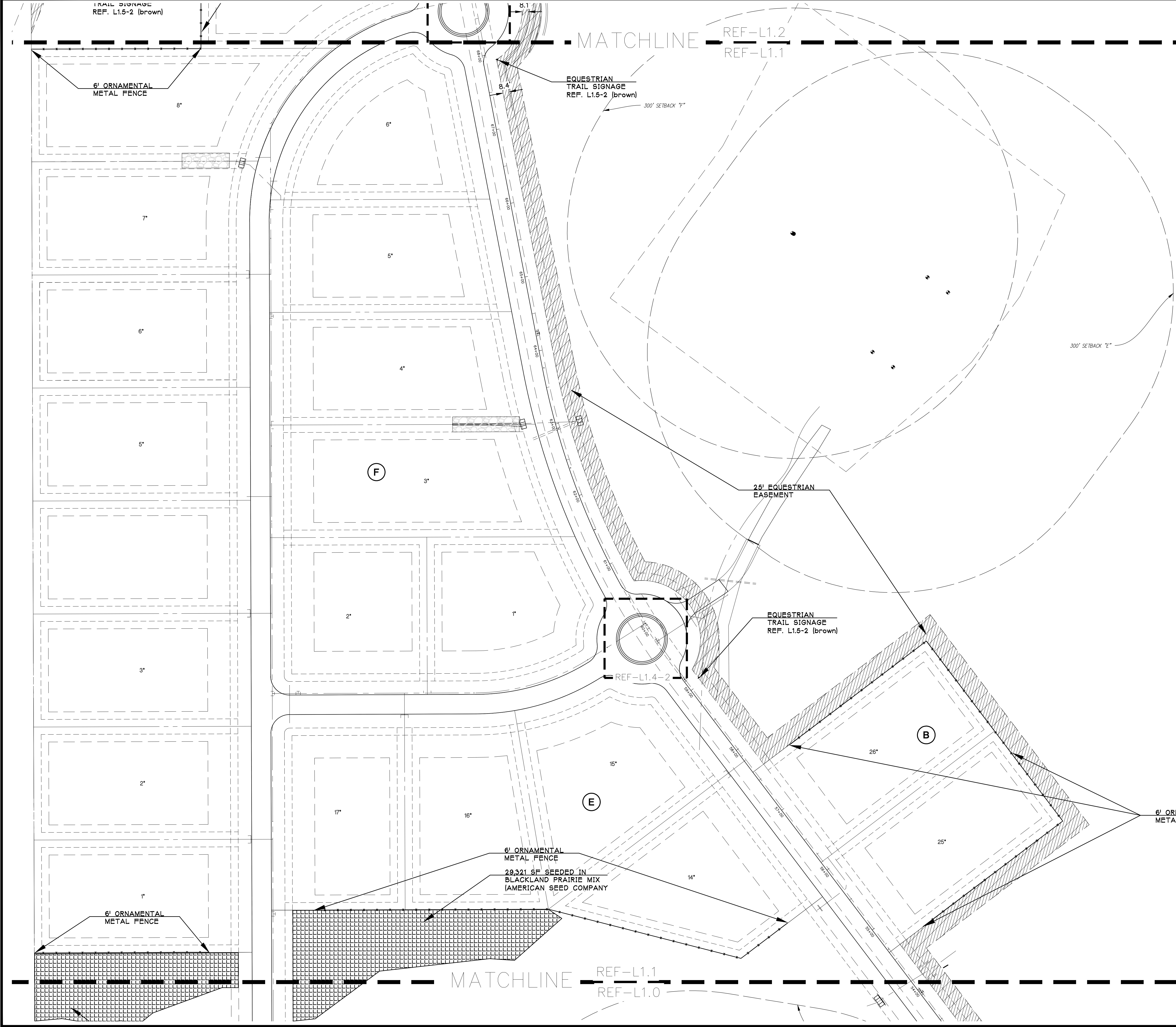
OWNER/DEVELOPER
CTMG MT MONTALCINO, LLC
1800 VALLEY VIEW LANE,
SUITE 300
FARMERS BRANCH, TEXAS
75234
Ph. 469-882-7200
Contact: Steve Lenart



LEGEND	
RF	REBAR FOUND
CRF	CAPPED REBAR SET
CRF	CAPPED REBAR FOUND
SSE	SANITARY SEWER EASEMENT
SB	SETBACK LINE
WLE	WATER LINE EASEMENT
DE	DRAINAGE EASEMENT
PLE	PIPELINE EASEMENT
PDU & PAE	PAVING, DRAINAGE, UTILITY & PUBLIC ACCESS ESMT
PUDE	PAVING, UTILITY, & DRAINAGE EASEMENT
UE	UTILITY EASEMENT

FILED _____ DOC # _____ P.R.D.C.T. _____

File: 2_1000015247.dwg (1/2" = 1' Scale) Date: 02/15/2016 10:25:15 AM, by: TPL
Printed: 10/26/2016 10:25:15 AM, by: TPL
Scale: 1" = 60' Feet, Date: 10/26/2016 4:35 PM, by: TPL



PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
THOMAS MEURER LANDSCAPE ARCHITECT, P.C.
DATED 10/26/2016

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0276 • F: 972.338.9715

MONTALCINO ESTATES, PHASE II
Lot Value, Block Value
Montalcino Estates, Phase II
77.136 Acres
in the
BBB & C RR. CO. SURVEY, ABSTRACT NO. 187
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
THOMAS P. MEURER
3055
STATE OF TEXAS

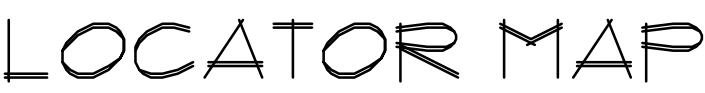
Drawn By: TPL
Date: 02/15/2016
Scale: 1" = 60'
Revisions:
05/20/2016 2ND SUB.
07/08/2016 3RD SUB.
08/19/2016 4TH SUB.
09/27/2016
10/05/2016 5TH SUB.
10/26/2016 6TH SUB.

OWNER/DEVELOPER
CTMGT MONTALCINO, PHASE II
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: Steve Lenart

15247

L1.1

MONTALCINO ESTATES, PHASE II



OWNER/DEVELOPER
CTMGIT MONTALCINO, PHASE II
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: Steve Lenart

MONTALCINO ESTATES, PHASE II

Lot Value, Block Value
Montalcino Estates, Phase II

77.136 Acres

in the
B&B & C R.R. CO. SURVEY, ABSTRACT NO. 187
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

PLANS
INTERIM REVIEW
FOR CONSTRUCTION,
PURPOSES
SCAPE AND LANDSCAPE ARCHITECT

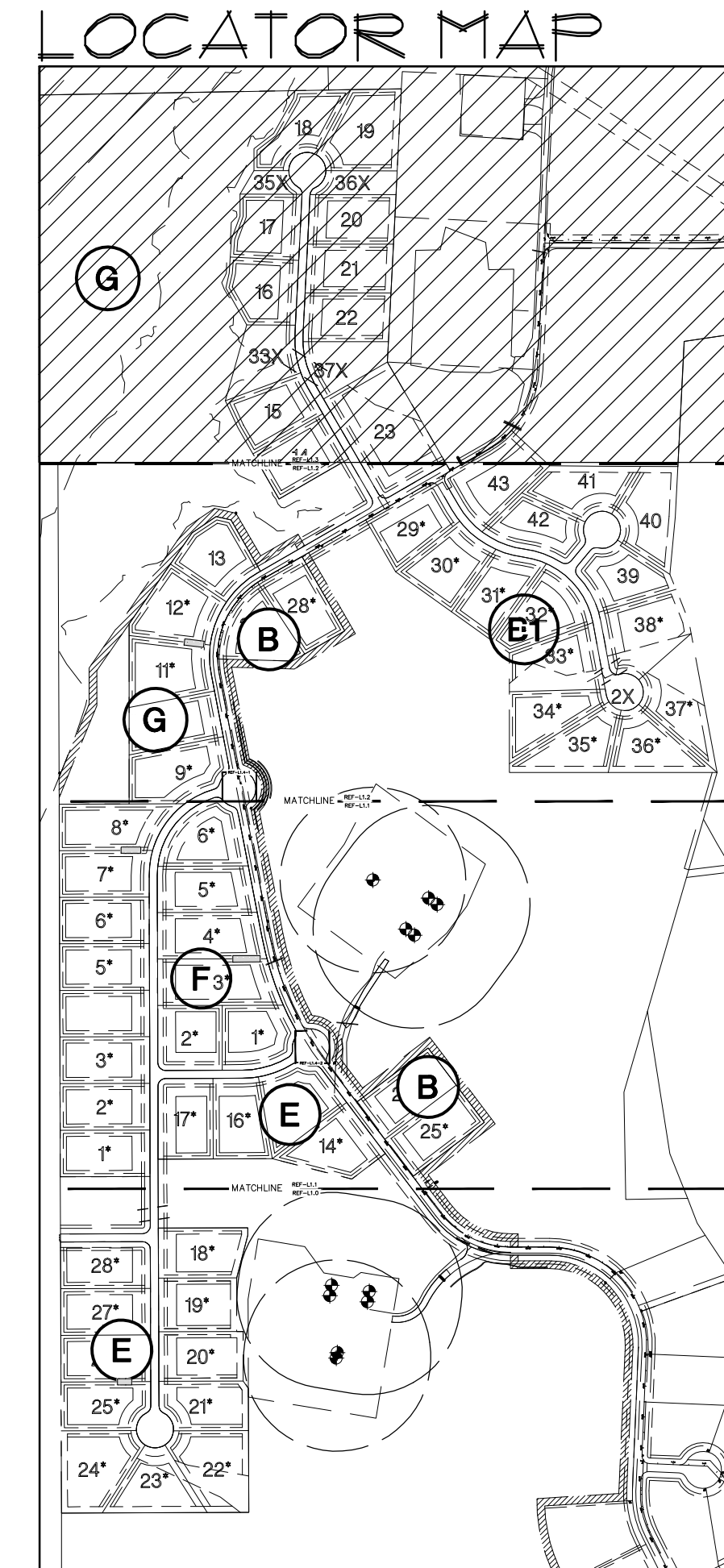
3055

REGISTERED
THOMAS P. MEURER
3055
STATE OF TEXAS

Drawn By: TPM		
Date: 02/15/2016		
Scale: 1"=60'		
Revisions:		
05/20/2016	2ND	SUB.
07/08/2016	3RD	SUB.
08/19/2016	4TH	SUB.
09/27/2016		
10/05/2016	5TH	SUB.
10/26/2016	6TH	SUB.

15247

L1.2



	(BO) BUR OAK <i>Quercus macrocarpa</i>
	(CO) CHINQUAPIN OAK <i>Quercus muehlenbergii</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>
	(PECAN) PECAN <i>Carya illinoensis</i>

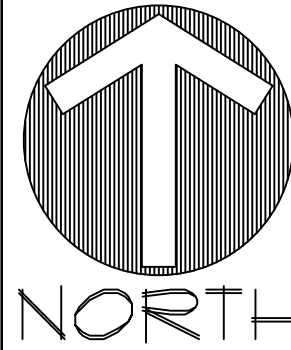
15247
L1.3

LANDSCAPE PLAN



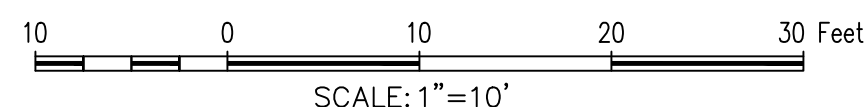
ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
 a division of G & A Consultants, LLC
 111 Hillside Drive • Lewisville, TX 75067
 P: 972.317.0276 • F: 972.436.9715

MONTALCINO ESTATES, PHASE III



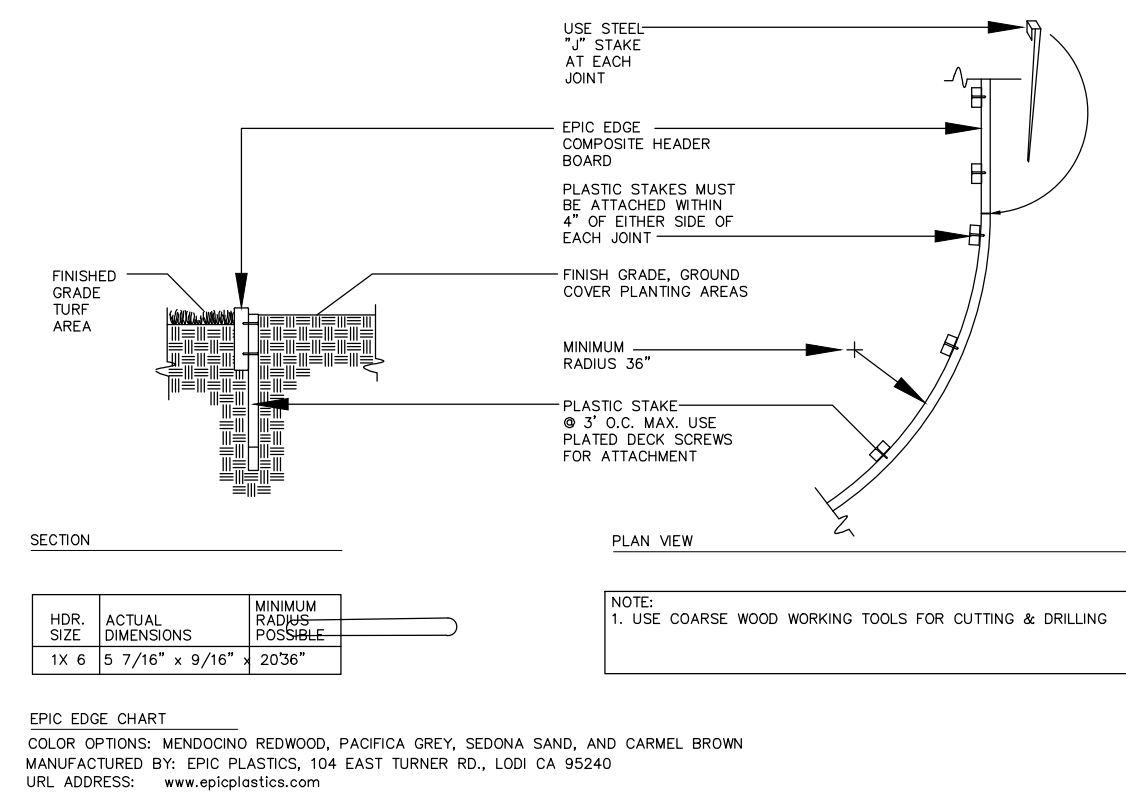
10 0 10 20 30 Feet

SCALE: 1"=10'

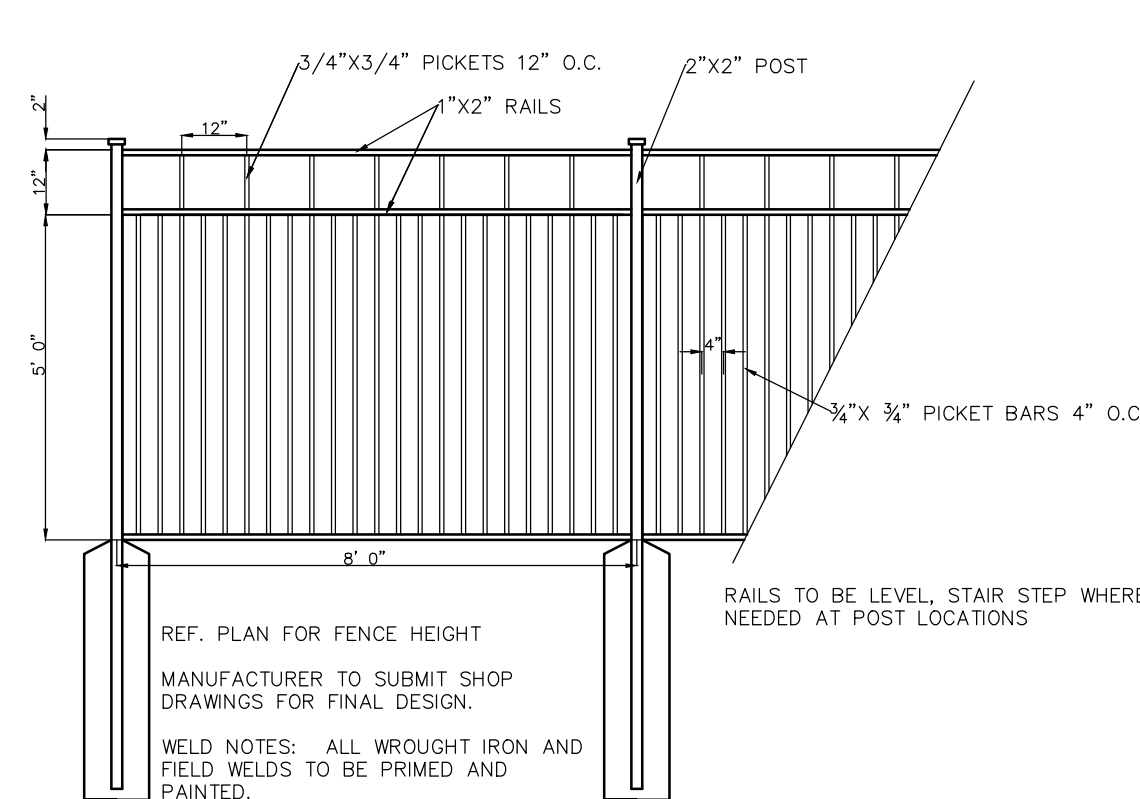


SCALE: 1"=10'

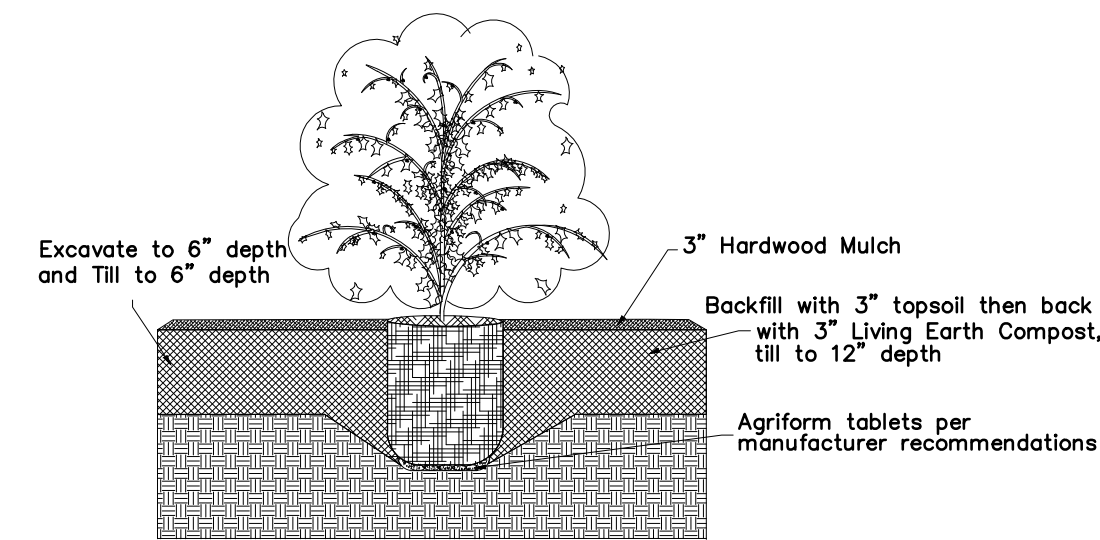
	(BO) BUR OAK <i>Quercus macrocarpa</i>		(DCM) DWARF CREPE MYRTLE <i>Lagerstroemia indica</i> 'Pocomoke'
	(CO) CHINQUAPIN OAK <i>Quercus muhlenbergii</i>		(TS) TEXAS SAGE <i>Leucophyllum frutescens</i> 'compacta'
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(GB) GOLDEN BARBERRY <i>Berberis thunbergii</i> 'Aurea'
	(PECAN) PECAN <i>Carya illinoensis</i>		(DN) DWARF NANDINA <i>Nandina domestica</i> 'Blush Pink'
			(BS) BERKLEY SEDGE <i>Carex tumulicola</i>
			(MF) MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>
			BERMUDA SOD



SCALE: NTS



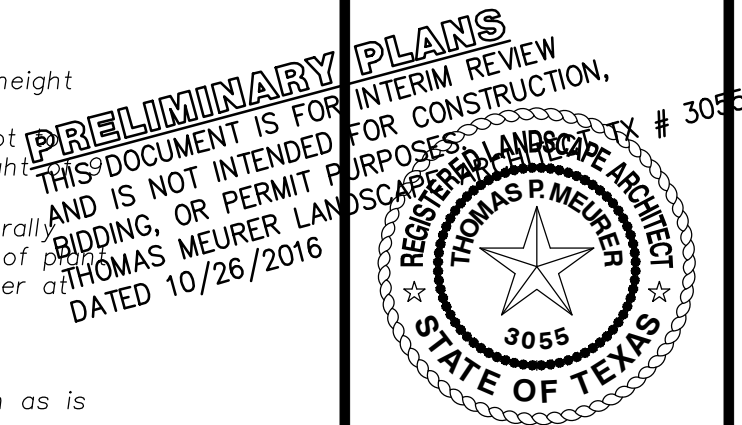
SCALE: NTS



SCALE: NTS

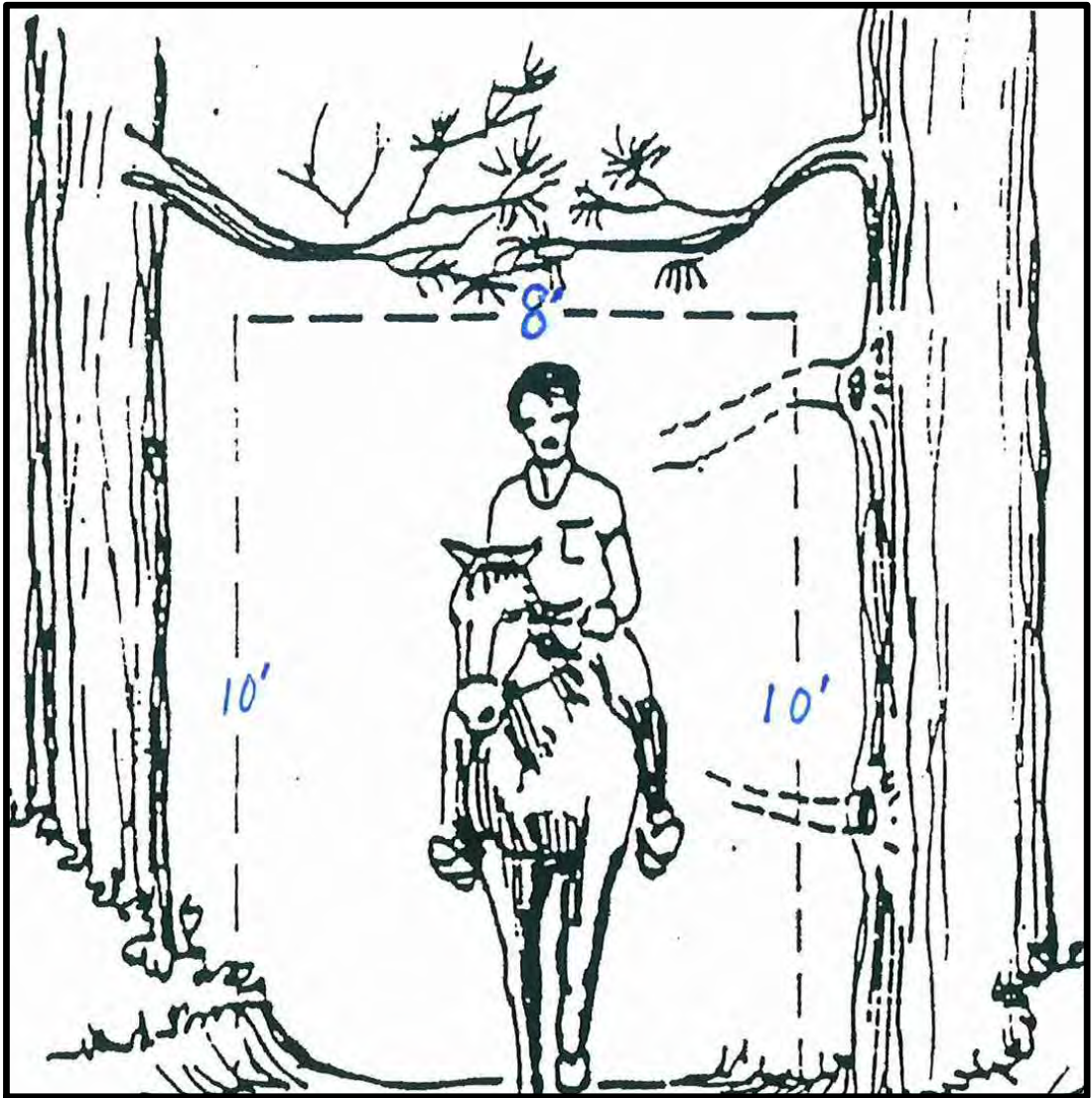
QUANT.		COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
3	(BO)	BUR OAK	<i>Quercus macrocarpa</i>	3" cal.	10'-12'	per plan	SINGLE TRUNK
3	(CO)	CHINQUAPIN OAK	<i>Quercus muehlenbergii</i>	3" cal.	10'-12'	per plan	SINGLE TRUNK
6	(CE)	CEDAR ELM	<i>Ulmus crassifolia</i>	3" cal.	10'-12'	per plan	SINGLE TRUNK
5	(PECAN)	PECAN	<i>Carya illinoensis</i>	3" cal.	10'-12'	per plan	SINGLE TRUNK
12	(DCM)	DWARF CREPE MYRTLE	<i>Lagerstroemia indica</i> 'Pocomoke'	5 gal.	24"-36"	5' o.c.	MULTI-TRUNK
47	(TS)	TEXAS SAGE	<i>Leucophyllum frutescens</i> 'compacta'	5 gal.	24"-36"	5' o.c.	FULL SUN
3	(GB)	GOLDEN BARBERRY	<i>Berberis thunbergii</i> 'Aurea'	3 gal.	18"-24"	36" o.c.	FULL SUN
32	(DN)	DWARF NANDINA	<i>Nandina domestica</i> 'Blush Pink'	3 gal.	18"-24"	36" o.c.	FULL SUN
18	(BS)	BERKLEY SEDGE	<i>Carex tumulicola</i>	1 gal.	12"-18"	18" o.c.	FULL SUN
24	(MF)	MEXICAN FEATHER GRASS	<i>Nassella tenuissima</i>	1 gal.	12"-18"	18" o.c.	FULL SUN

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



15247

L1.4



1. EQUESTRIAN TRAIL SECTION
SCALE: NTS

CIB

Dual Sided Marker

Recreation Products

Durable, attractive two-sided marker

This durable fiberglass composite Carsonite Dual Sided Marker accepts sheeting or decals on both sides. It ideal for 180-degree messages—for rural route marking or for 9-1-1 identification. The marker rebounds after impacts, and resists vandalism. The raised, reinforced ribs along each side help prevent scratching or removal of the legends if impacted.

How to Order:

Product number	Length (in.)	Color (See chart below)
C1B3	066	01

Other lengths and colors are available. Contact your representative.

Material: Fiberglass Composite

Options and Accessories: Reflective sheeting, Stock or custom decals, Direct Graphics, Visibility Enhancer, Anchor Barb

Installation tools: Post Driver (PDR, PDRL), Post Puller, Pilot Hole Driver

6 Carsonite • 800-648-7916 • www.carsonite.com

NOTE: EQUESTRIAN TRAIL MARKERS ARE PLACED APPROXIMATELY EVERY $\frac{1}{8}$ MILE AMOUNTING TO (5) SIGNS.

FINAL LOCATION OF (5) SIGNS SHALL BE DETERMINED BY TOWN OF FLOWER MOUND PARKS AND RECREATION PERSONNEL

2. EQUESTRIAN TRAIL MARKER-(BROWN)
SCALE: NTS

MONTALCINO ESTATES, PHASE II

Lot Value, Block Value
Montalcino Estates, Phase II
77.136 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMITTING
THOMAS MEURER LANDSCAPE ARCHITECT
DATED 10/26/2016



Drawn By: TPM
Date: 02/15/2016
Scale:
Revisions:
05/20/2016 2ND SUB.
07/08/2016 3RD SUB.
08/19/2016 4TH SUB.
09/27/2016
10/05/2016 5TH SUB.
10/26/2016 6TH SUB.

15247

OWNER/DEVELOPER
CTMGT MONTALCINO, PHASE II
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: Steve Lenart

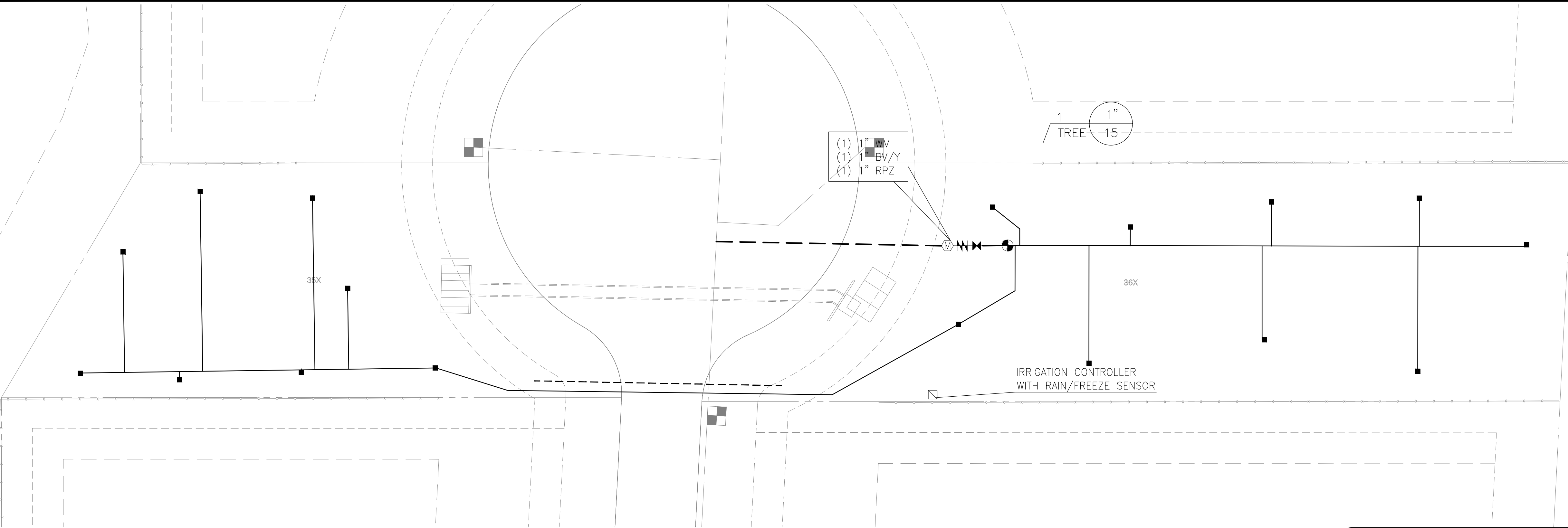
L1.5

MONTALCINO ESTATES, PHASE II

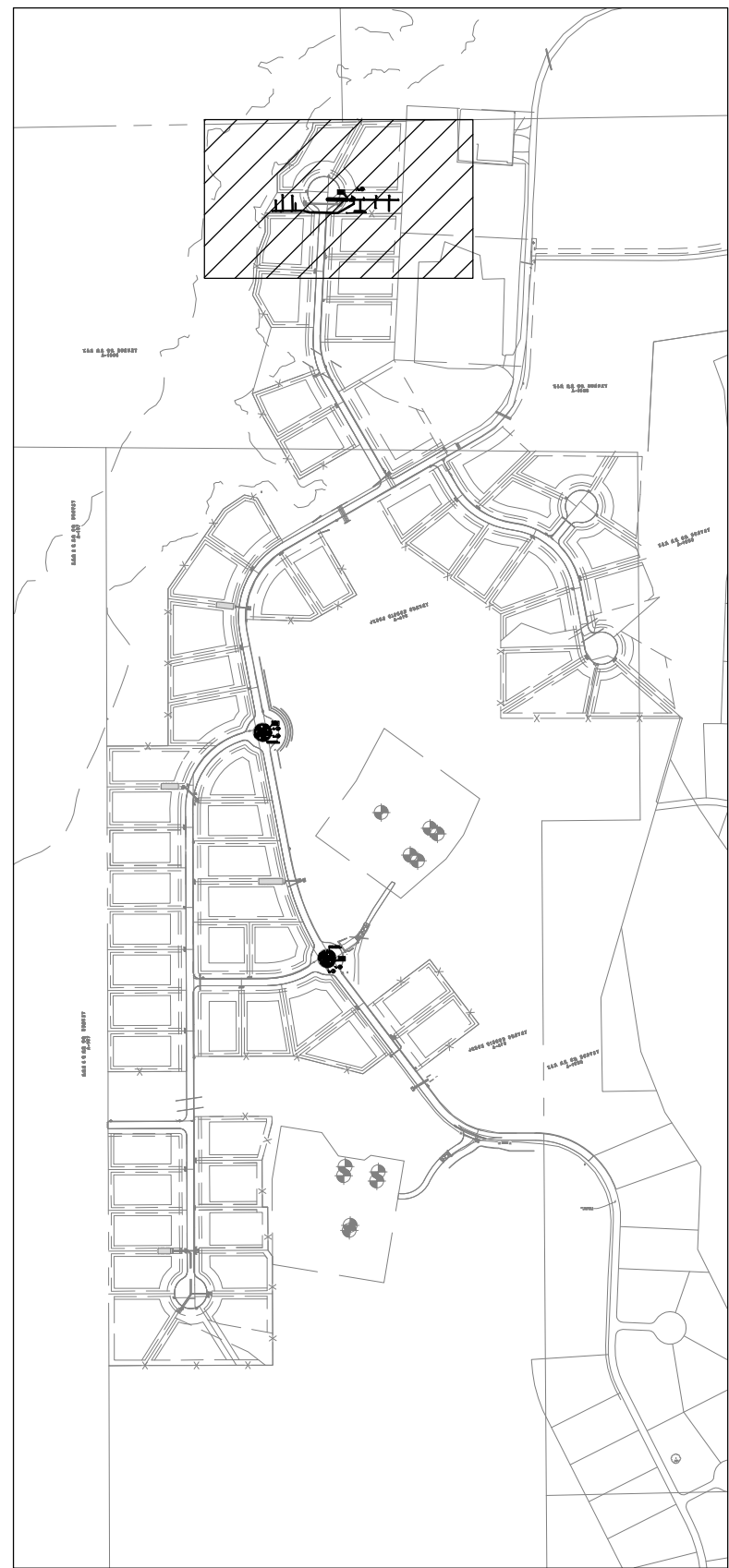
ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, L.L.C.
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0276 • F: 972.438.9715



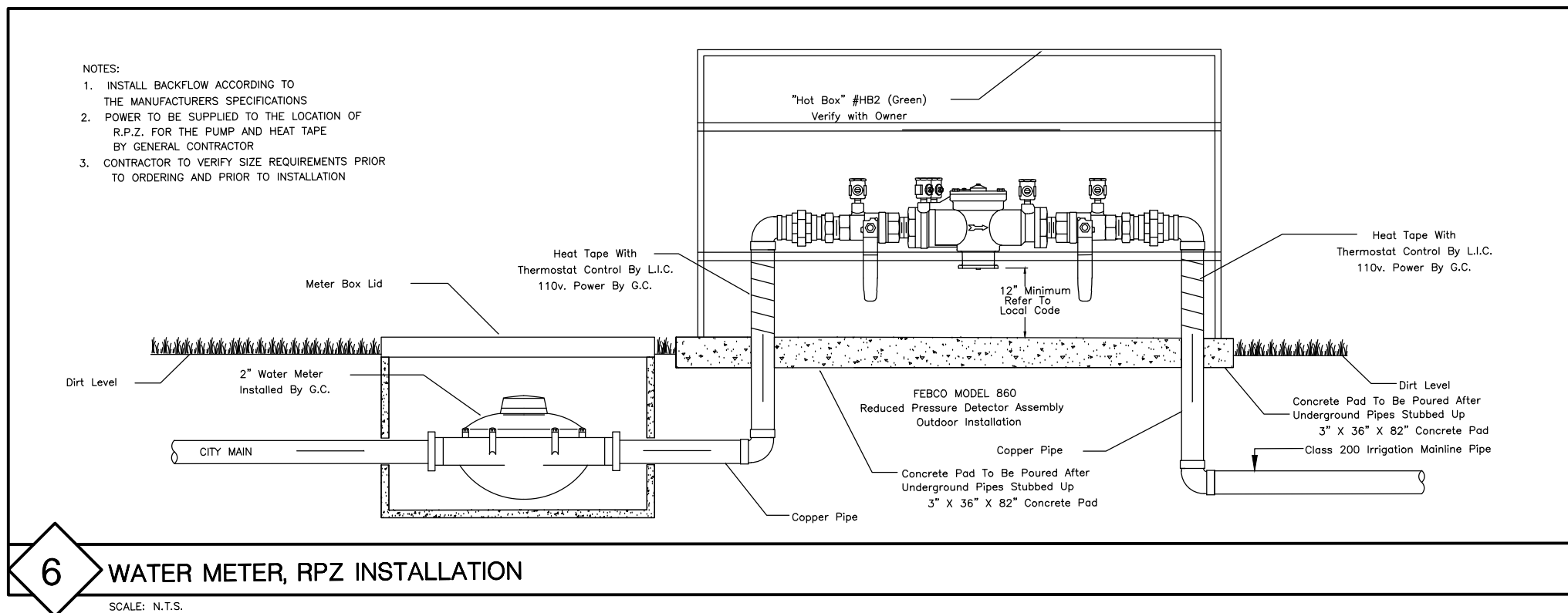
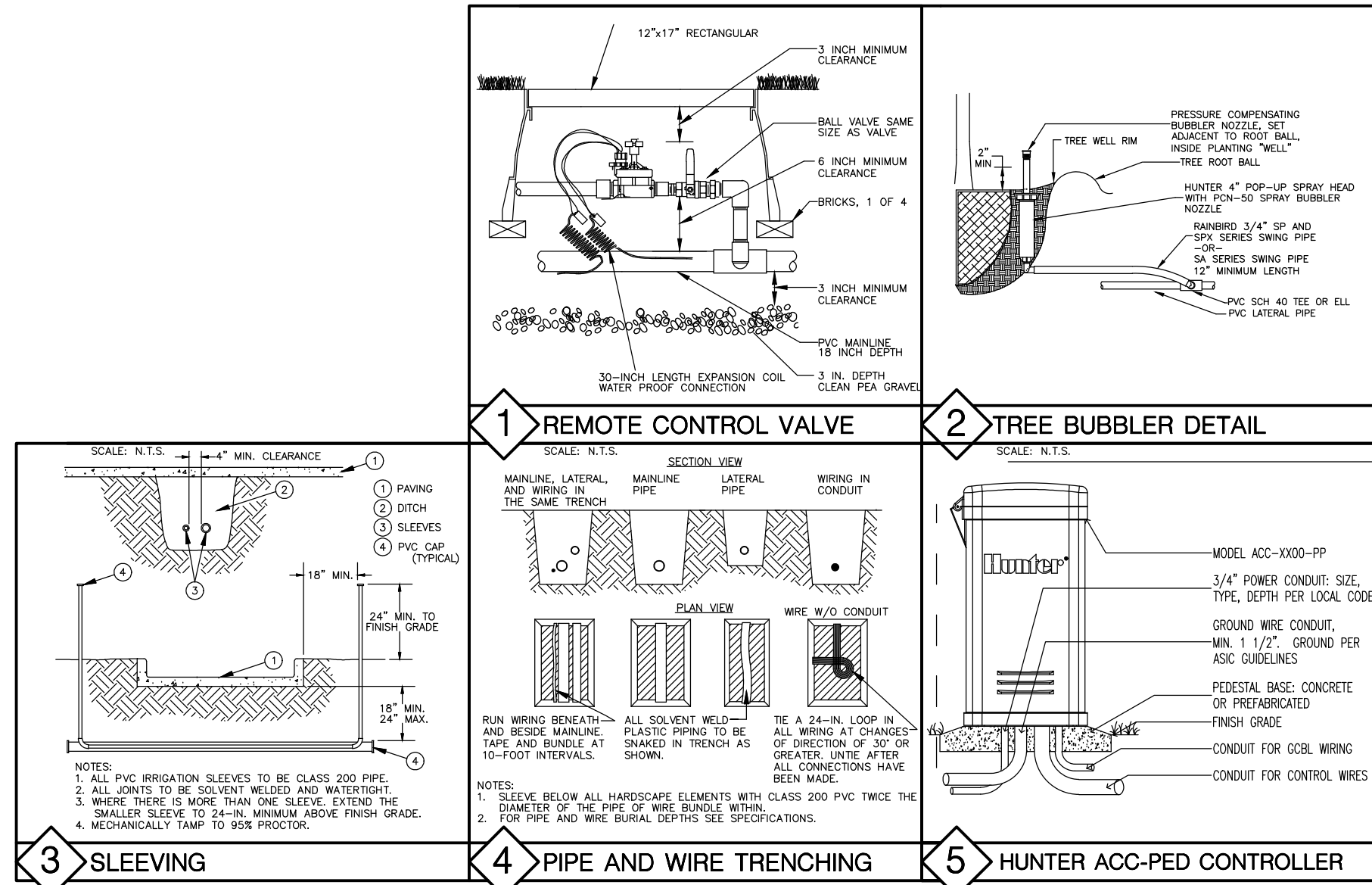
30 0 30 60 90 Feet
SCALE: 1" = 30'



LOCATOR MAP



CONTROLLER STATION
HYDRO-ZONE
VALVE SIZE
FLOW IN G.P.M.



INSTALLATION NOTES

- Coordinate Irrigation Installation With Landscape Plan And Site Conditions To Provide Complete Coverage With Minimum Over spray. The Irrigation Contractor Shall Make Minor Adjustments To Ensure Proper Coverage At No Additional Cost To The Owner.
- Confirm Static Water Pressure Of 65 PSI. At Least 7 Days Before Beginning Work. If Static Pressure Is Less Than Stated Above, Do Not Proceed Until Directed By The Landscape Architect.
- The Irrigation Contractor Will Secure All Required Permits And Pay All Associated Fees Unless Otherwise Noted. All Locals Codes Shall Prevail Over Any Discrepancies Herein.
- Lateral Pipe Shall Be Installed At A Minimum Depth Of 12 Inches. Mainline Pipe And Wires Shall Be In-Installed At A Minimum Depth Of 18 Inches.
- Unsleeved Pipes May Be Shown Under Pavement For Graphic Clarity Only. Install In Adjacent Landscape.
- Complete Electric Power Shall Be Provided. Coordinate With Utility Provider.
- 24 Volt Wire Shall Be A Minimum Of #14 Gauge, U.F. Approved For Direct Burial, Single Conductor "Irrigation Wire". Wire Splices Shall Be Encased In A Waterproof Underground Direct Burial Connection. All Field Splices Shall Be Located In A Round Valve Box Of Sufficient Size To Allow Inspection. Common Wire Shall Be #12, Looped Along Mainline Loop Route.
- Valve Boxes Shall Be Installed Flush With Grade, Supported By Bricks, With 3 Inches Of Clean Pea Gravel Located Below The Valve. Use **Armor Access Box #B104 And Purple Lids For Quick Coupling Valves** Unless Otherwise Noted. D.C.A.S. Shall Be Boxed According To Local Codes.
- Use Rigid O-Ring Swing Joint Assemblies To Connect All Quick Couplers.
- All Spray Heads Shall Be Connected With A Rainbird 3/4" SP And SPX Series Swing Pipe or SA Series Swing Pipe With a 12" Minimum Length.
- Provide 2 Quick Coupler Keys With Swivel Hose Ells And Hose Bib.
- Contractor Is To Contact Appropriate Authorities And Locate All Utilities Prior To Construction.
- All Heads To Be 6" From Concrete Edge. All Rotors To Be 18" From Building.
- All Tree Bubblers And Heads Should Be On Separate Zones.
- Licensed Irrigation Contractor To Install All Valves And Mainline Within The Property Line.
- Must Be Licensed Irrigator On Site At All Times During Irrigation Installation.
- All Nozzles Are To Have Pressure Compensating Screens Installed According To Manufacturers Specifications.
- All Irrigation In Landscape Beds Is To Be Installed With Drip Unless Otherwise Noted.
- Irrigation On Slopes Up To 10' Elevation Change Should Be Installed With Check Valve For All Spray Heads On Down Stream Side Of Slope.
- All Pipe Must Be Installed According To Manufacturers Specifications And/or Title 30, Chapter 344.77 (e) Of The TCEQ Rules And Regulations For Landscape Irrigation.
- All Wire Must Be Installed According To Manufacturers Specifications And/or Title 30, Chapter 344.77 (e) Of The TCEQ Rules And Regulations For Landscape Irrigation.
- Irrigation Contractor Must Present The Customer With A Written Statement Of Guarantees For Materials And Labor Furnished In The Installation Of The Irrigation System And Shall Honor The Warranty, As Indicated In Title 30, Chapter 344.96 In The TCEQ Rules And Regulations. Installation At 972-317-0276.
- Irrigation Contractor Must Notify The Irrigation Designer Of This Plan Or Plans Prior To Irrigation
- Contractor Is To Retain The Integrity Of Existing Irrigation System And Contact Environs Group If Field Conditions Differ From The Drawings.**
- Contractor Is To Ensure That The Appropriate Sizes And Quantities Of Irrigation Sleeving Is Provided.
- All Irrigation Installation Shall Comply With All State of Texas Requirements As Per TCEQ Chapter 344 Landscape Irrigation 30 TAC Specifically But Not Limited To 344.62.

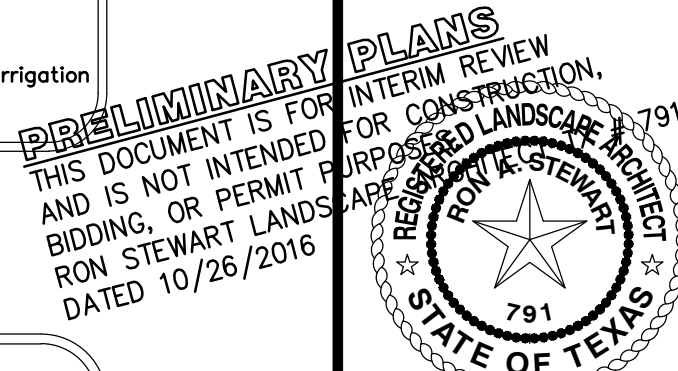
LEGEND

- HUNTER 4" POP UP SPRAY HEAD WITH .50 GPM PCB BUBBLER FOR EACH TREE
- HUNTER ICV SERIES REMOTE CONTROL VALVE, BOX SET TO GRADE
- HUNTER ACC-PED SERIES CONTROLLER WITH HUNTER WIRELESS RAIN AND FREEZE SENSOR WITH REMOTE MODEL #WRFS.

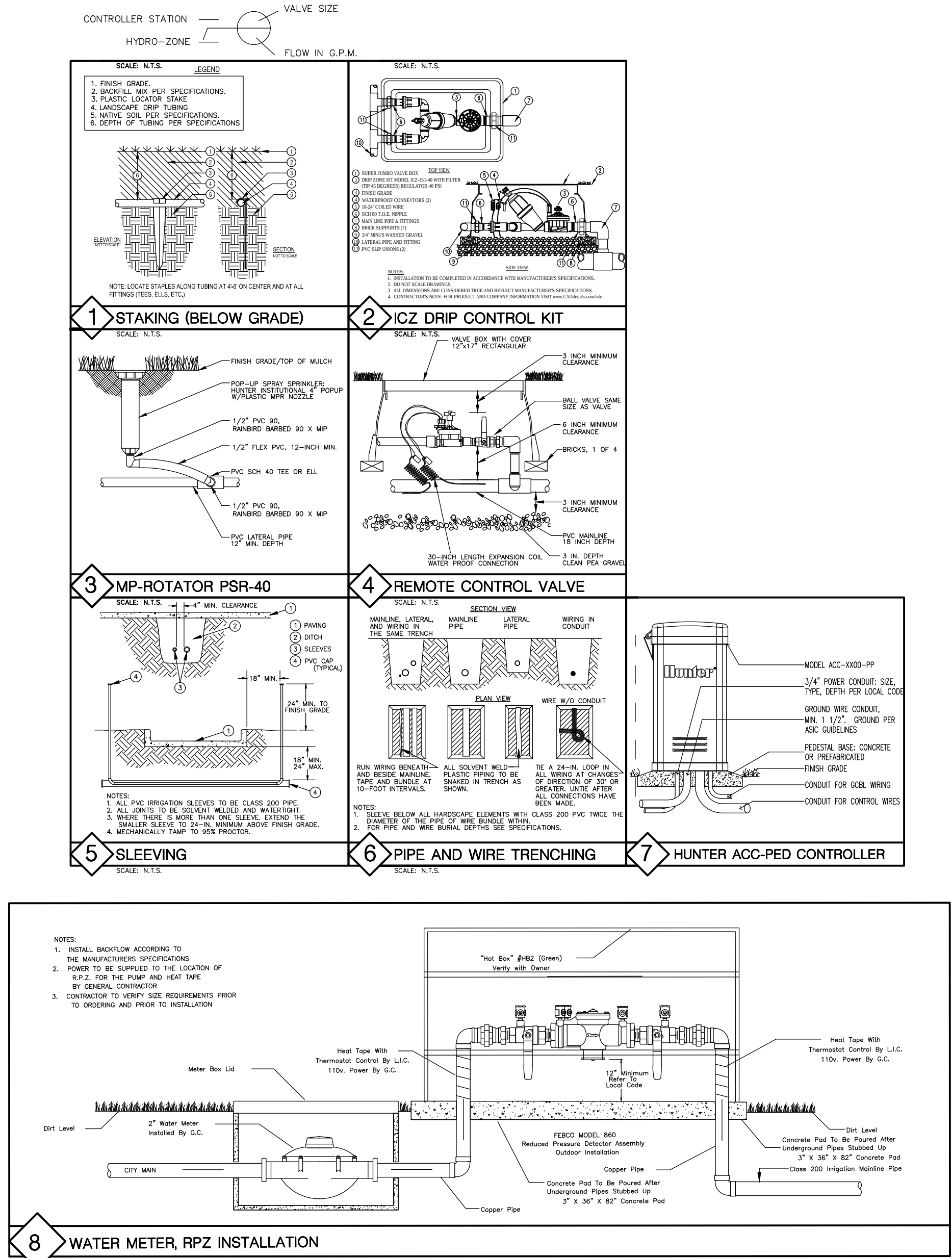
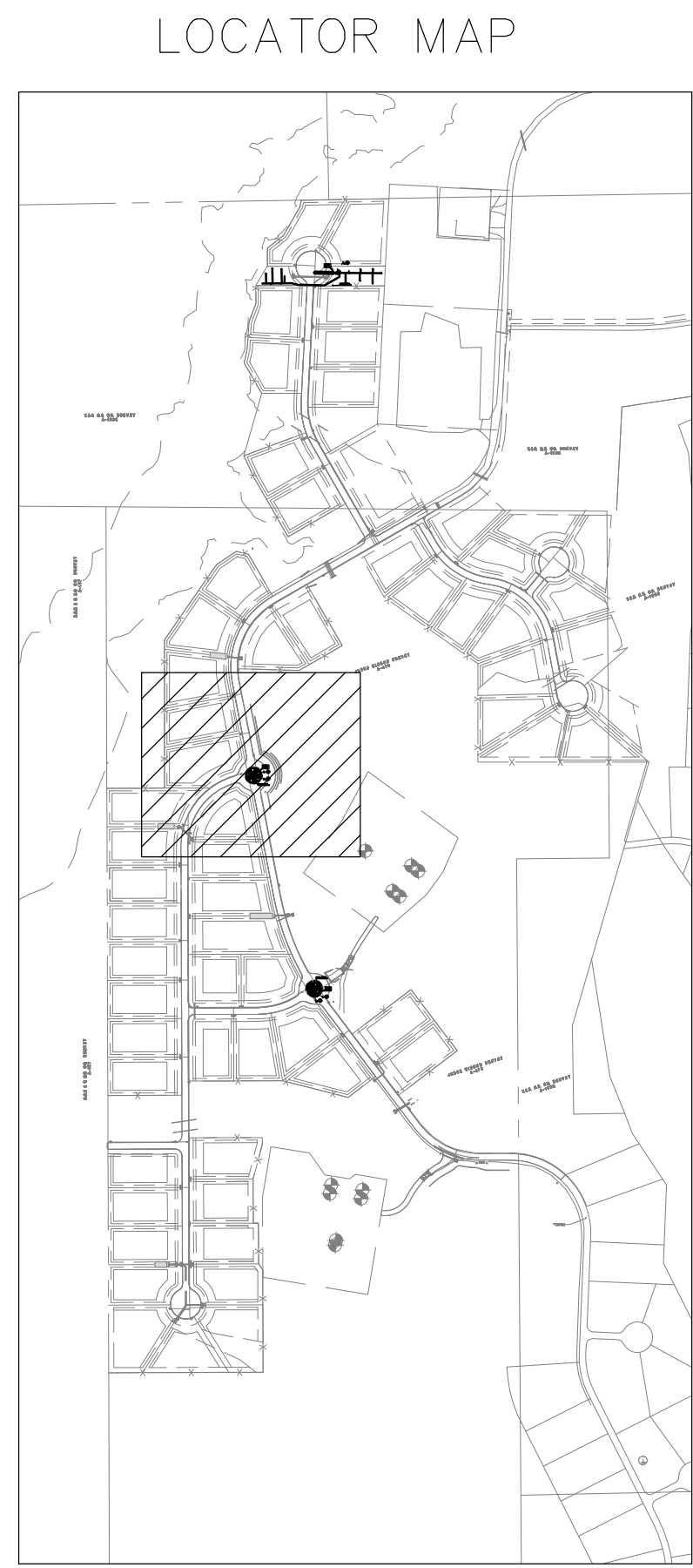
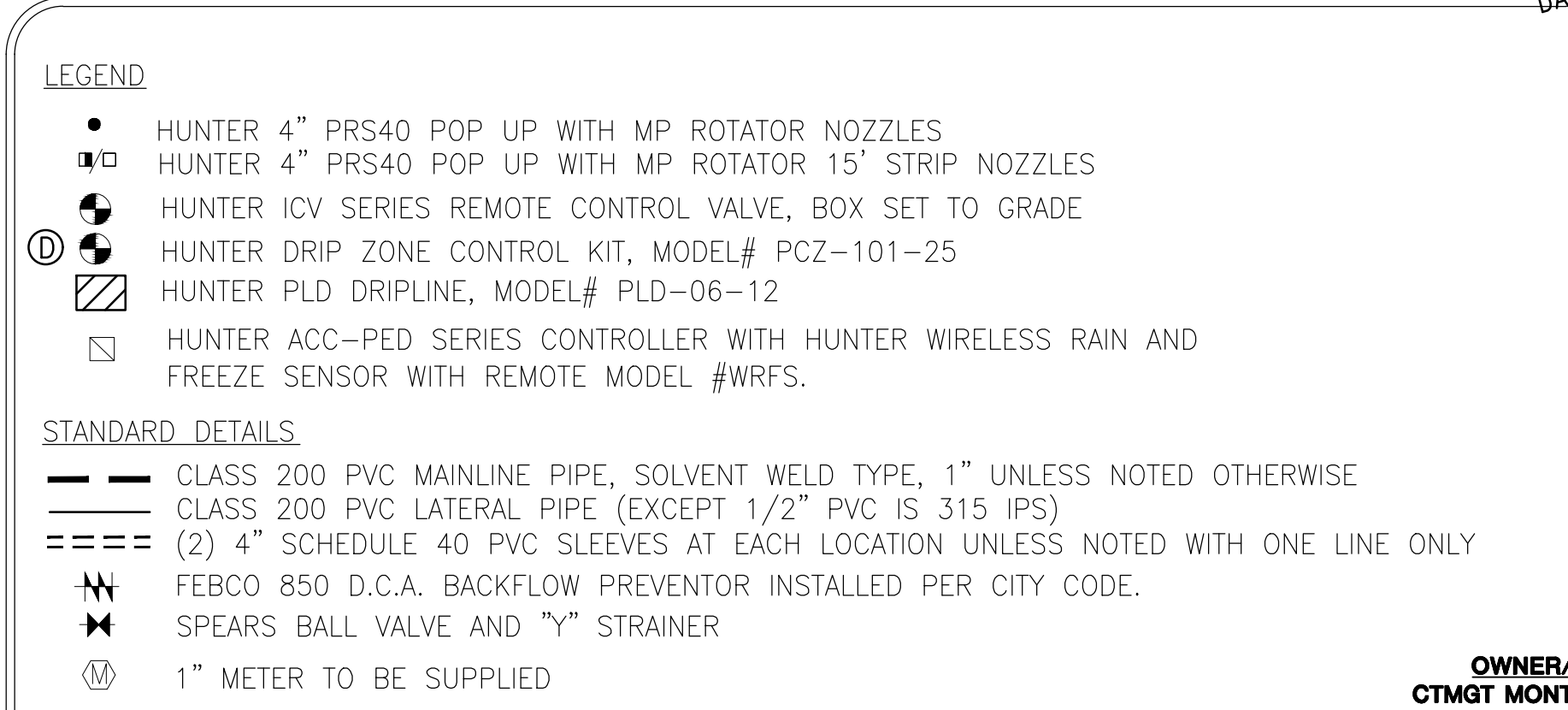
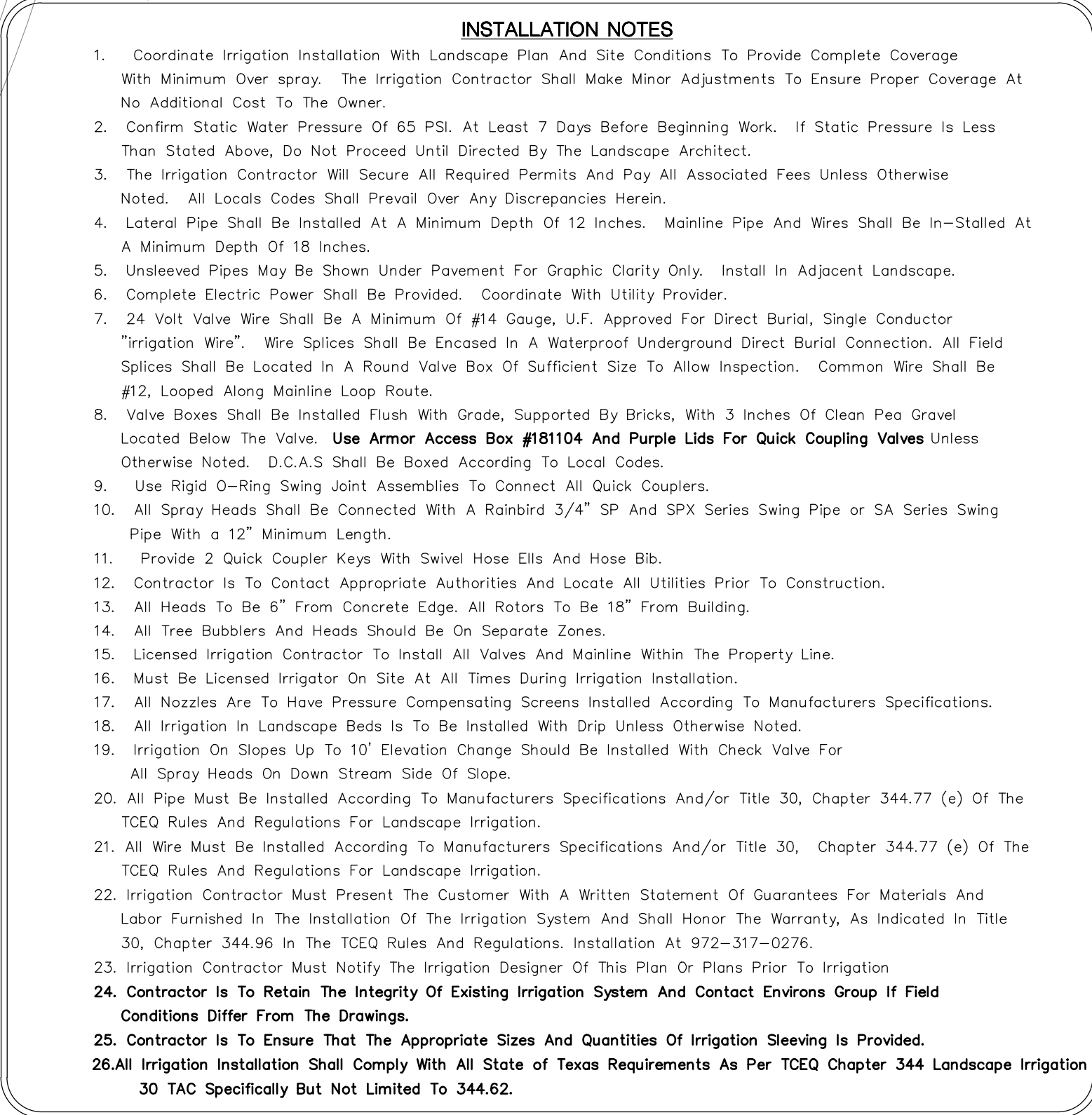
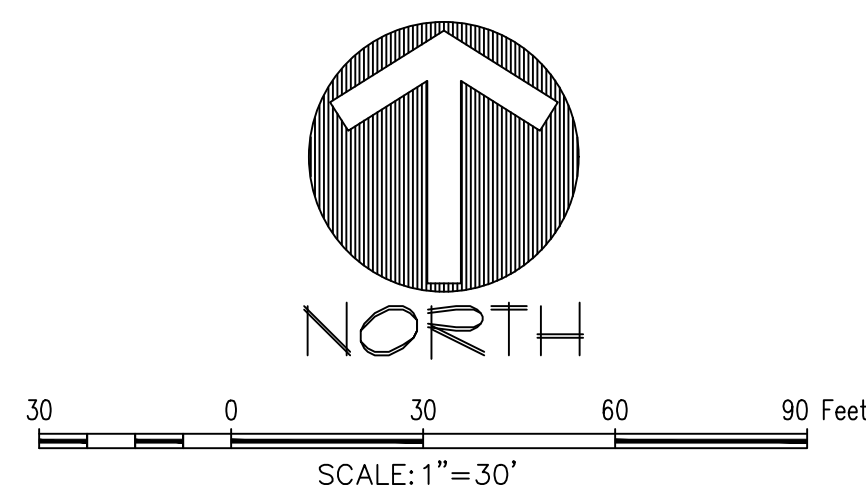
STANDARD DETAILS

- CLASS 200 PVC MAINLINE PIPE, SOLVENT WELD TYPE, 1" UNLESS NOTED OTHERWISE
- CLASS 200 PVC LATERAL PIPE (EXCEPT 1/2" PVC IS 315 IPS)
- (2) 4" SCHEDULE 40 PVC SLEEVES AT EACH LOCATION UNLESS NOTED WITH ONE LINE ONLY
- FEBCO 850 D.C.A. BACKFLOW PREVENTOR INSTALLED PER CITY CODE.
- SPEARS BALL VALVE AND "Y" STRAINER
- 1" METER TO BE SUPPLIED

OWNER/DEVELOPER
CTMGT MONTALCINO, PHASE II
300 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: Steve Lenart



Drawn By: RLS
Date: 02/15/2016
Scale: #####
Revisions:
05/20/2016 2ND SUB.
07/08/2016 3RD SUB.
08/19/2016 4TH SUB.
09/27/2016
10/05/2016 5TH SUB.
10/26/2016 6TH SUB.





30 0 30 60 90 Feet
SCALE: 1" = 30'

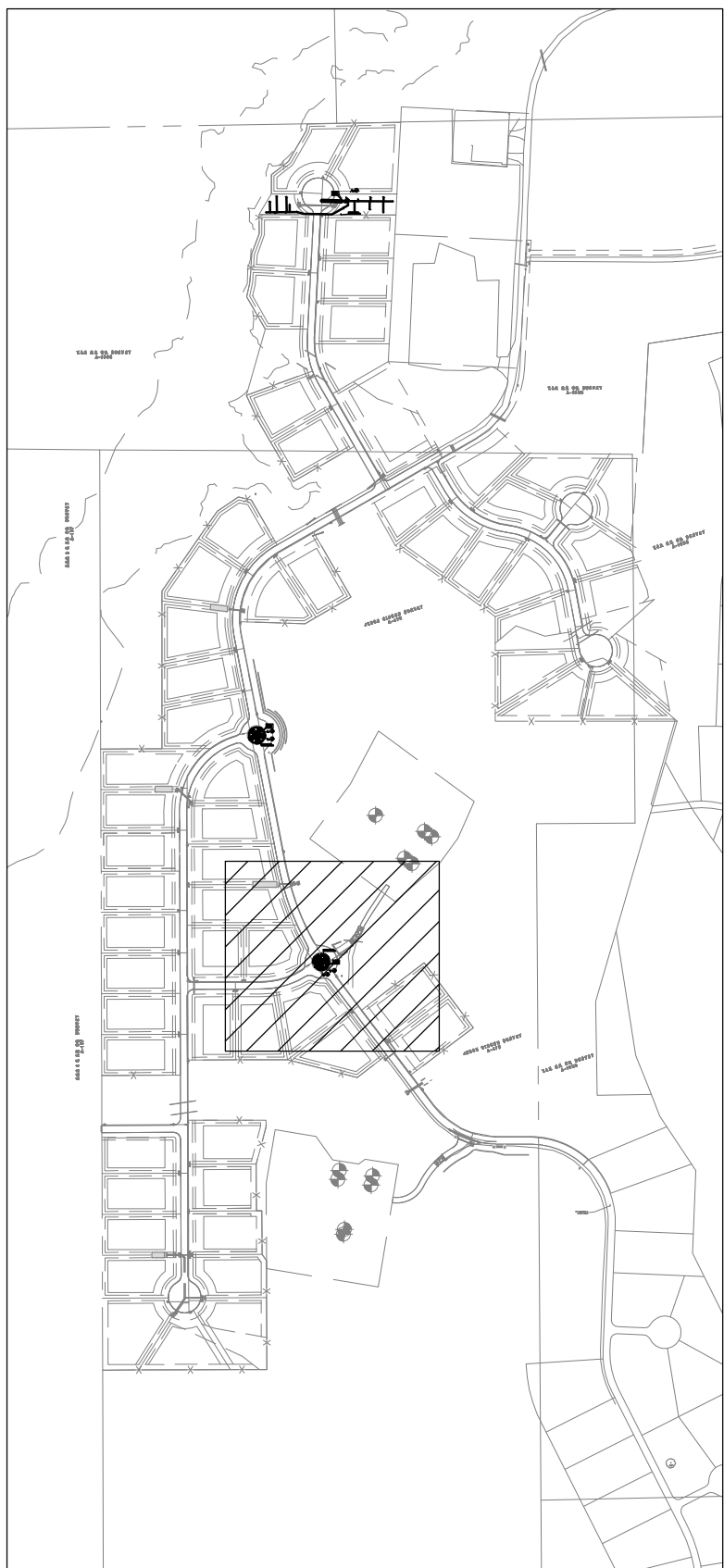
IRRIGATION CONTROLLER
WITH RAIN/FREEZE SENSOR

(1) 1" WM
(1) 1" BV/Y
(1) 1" RPZ

1 MP

1" 15
1 DRIP

LOCATOR MAP



INSTALLATION NOTES

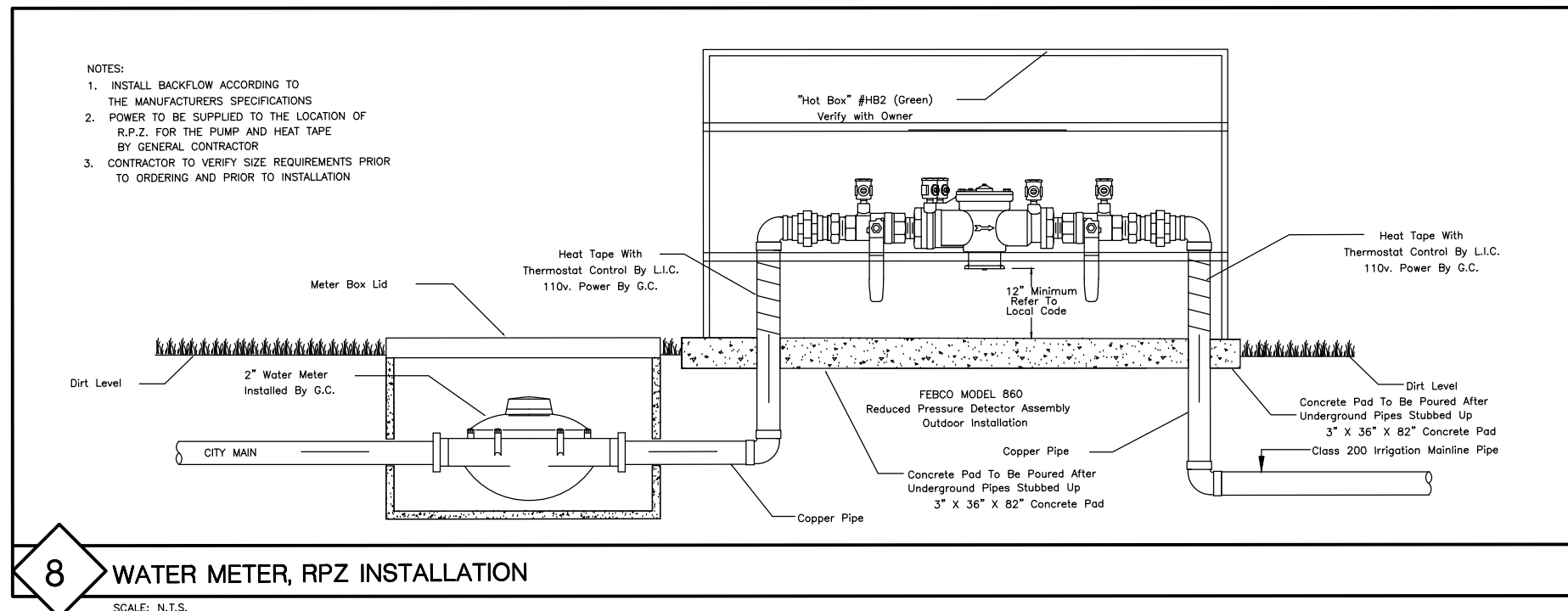
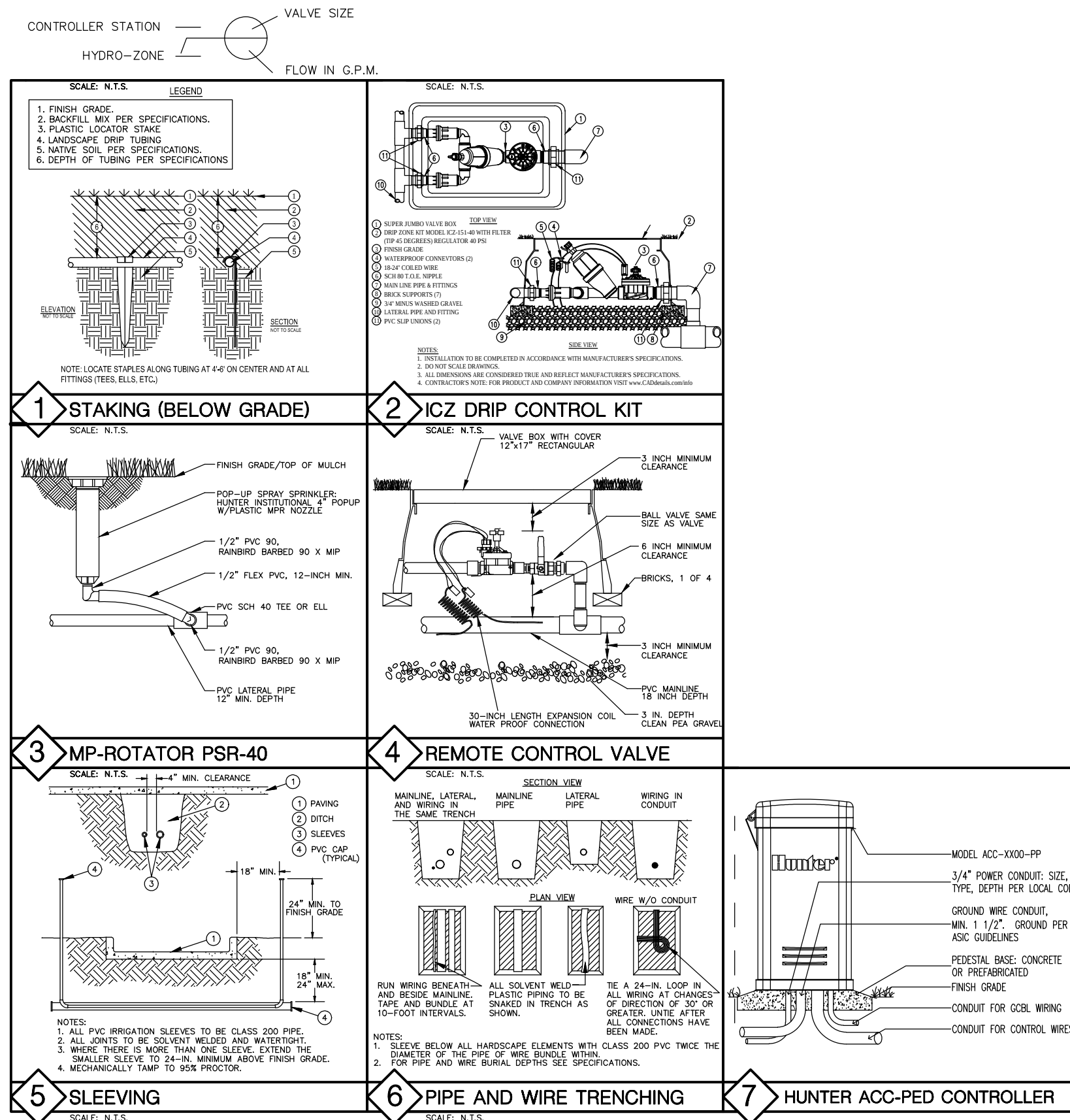
- Coordinate Irrigation Installation With Landscape Plan And Site Conditions To Provide Complete Coverage With Minimum Over spray. The Irrigation Contractor Shall Make Minor Adjustments To Ensure Proper Coverage At No Additional Cost To The Owner.
- Confirm Static Water Pressure Of 65 PSI. At Least 7 Days Before Beginning Work. If Static Pressure Is Less Than Stated Above, Do Not Proceed Until Directed By The Landscape Architect.
- The Irrigation Contractor Will Secure All Required Permits And Pay All Associated Fees Unless Otherwise Noted. All Local Codes Shall Prevail Over Any Discrepancies Herein.
- Lateral Pipe Shall Be Installed At A Minimum Depth Of 12 Inches. Mainline Pipe And Wires Shall Be In-Styled At A Minimum Depth Of 18 Inches.
- Unsleeved Pipes May Be Shown Under Pavement For Graphic Clarity Only. Install In Adjacent Landscape.
- Complete Electric Power Shall Be Provided. Coordinate With Utility Provider.
- 24 Volt Valve Wire Shall Be A Minimum Of #14 Gauge, U.F. Approved For Direct Burial, Single Conductor "Irrigation Wire". Wire Splices Shall Be Encased In A Waterproof Underground Direct Burial Connection. All Field Splices Shall Be Located In A Round Valve Box Of Sufficient Size To Allow Inspection. Common Wire Shall Be #12, Looped Along Mainline Loop Route.
- Valve Boxes Shall Be Installed Flush With Grade, Supported By Bricks, With 3 Inches Of Clean Pea Gravel Located Below The Valve. Use Armor Access Box #181104 And Purple Lids For Quick Coupling Valves Unless Otherwise Noted. D.C.A.S Shall Be Boxed According To Local Codes.
- Use Rigid O-Ring Swing Joint Assemblies To Connect All Quick Couplers.
- All Spray Heads Shall Be Connected With A Rainbird 3/4" SP And SPX Series Swing Pipe or SA Series Swing Pipe With a 12" Minimum Length.
- Provide 2 Quick Coupler Keys With Swivel Hose Ends And Hose Bib.
- Contractor Is To Contact Appropriate Authorities And Locate All Utilities Prior To Construction.
- All Heads To Be 6" From Concrete Edge. All Rotors To Be 18" From Building.
- All Tree Bubblers And Heads Should Be On Separate Zones.
- Licensed Irrigation Contractor To Install All Valves And Mainline Within The Property Line.
- Must Be Licensed Irrigator On Site At All Times During Irrigation Installation.
- All Nozzles Are To Have Pressure Compensating Screens Installed According To Manufacturers Specifications.
- All Irrigation In Landscape Beds Is To Be Installed With Drip Unless Otherwise Noted.
- Irrigation On Slopes Up To 10' Elevation Change Should Be Installed With Check Valve For All Spray Heads On Down Stream Side Of Slope.
- All Pipe Must Be Installed According To Manufacturers Specifications And/or Title 30, Chapter 344.77 (e) Of The TCEQ Rules And Regulations For Landscape Irrigation.
- All Wire Must Be Installed According To Manufacturers Specifications And/or Title 30, Chapter 344.77 (e) Of The TCEQ Rules And Regulations For Landscape Irrigation.
- Irrigation Contractor Must Present The Customer With A Written Statement Of Guarantees For Materials And Labor Furnished In The Installation Of The Irrigation System And Shall Honor The Warranty, As Indicated In Title 30, Chapter 344.96 In The TCEQ Rules And Regulations. Installation At 972-317-0276.
- Irrigation Contractor Must Notify The Irrigation Designer Of This Plan Or Plans Prior To Irrigation
- Contractor Is To Retain The Integrity Of Existing Irrigation System And Contact Environs Group If Field Conditions Differ From The Drawings.
- Contractor Is To Ensure That The Appropriate Sizes And Quantities Of Irrigation Sleeving Is Provided.
- 26.All Irrigation Installation Shall Comply With All State of Texas Requirements As Per TCEQ Chapter 344 Landscape Irrigation 30 TAC Specifically But Not Limited To 344.62.

LEGEND

- HUNTER 4" PRS40 POP UP WITH MP ROTATOR NOZZLES
- HUNTER 4" PRS40 POP UP WITH MP ROTATOR 15' STRIP NOZZLES
- HUNTER ICV SERIES REMOTE CONTROL VALVE, BOX SET TO GRADE
- HUNTER DRIP ZONE CONTROL KIT, MODEL# PCZ-101-25
- HUNTER PLD DRIPLINE, MODEL# PLD-06-12
- HUNTER ACC-PED SERIES CONTROLLER WITH HUNTER WIRELESS RAIN AND FREEZE SENSOR WITH REMOTE MODEL #WRFS.

STANDARD DETAILS

- CLASS 200 PVC MAINLINE PIPE, SOLVENT WELD TYPE, 1" UNLESS NOTED OTHERWISE
- CLASS 200 PVC LATERAL PIPE (EXCEPT 1/2" PVC IS 315 IPS)
- (2) 4" SCHEDULE 40 PVC SLEEVES AT EACH LOCATION UNLESS NOTED WITH ONE LINE ONLY
- FEBCO 850 D.C.A. BACKFLOW PREVENTOR INSTALLED PER CITY CODE.
- SPEARS BALL VALVE AND "Y" STRAINER
- 1" METER TO BE SUPPLIED

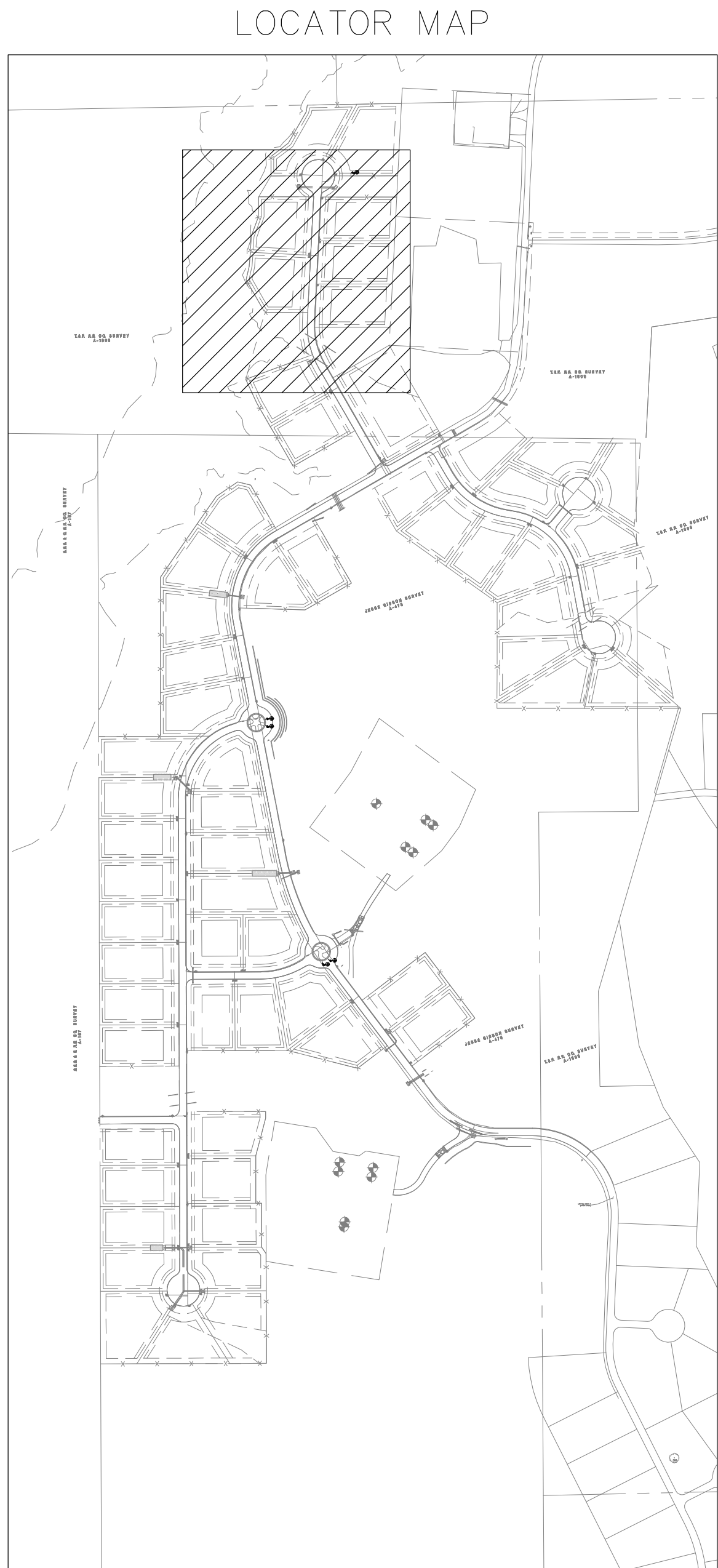
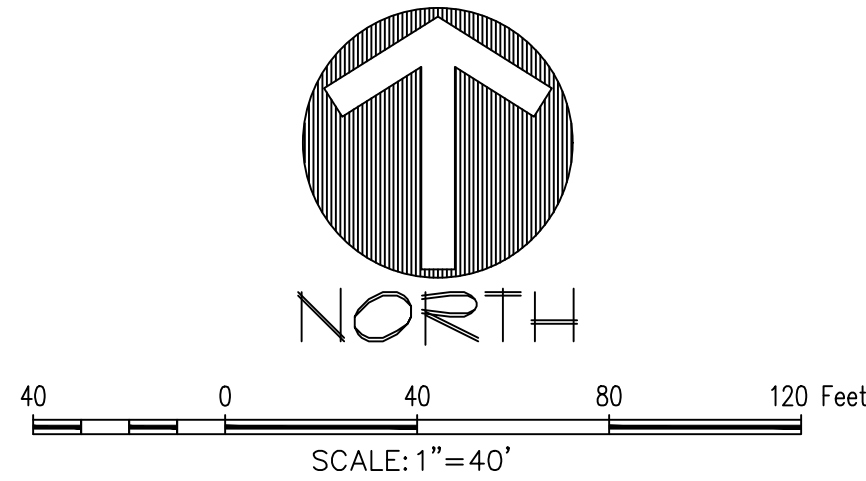
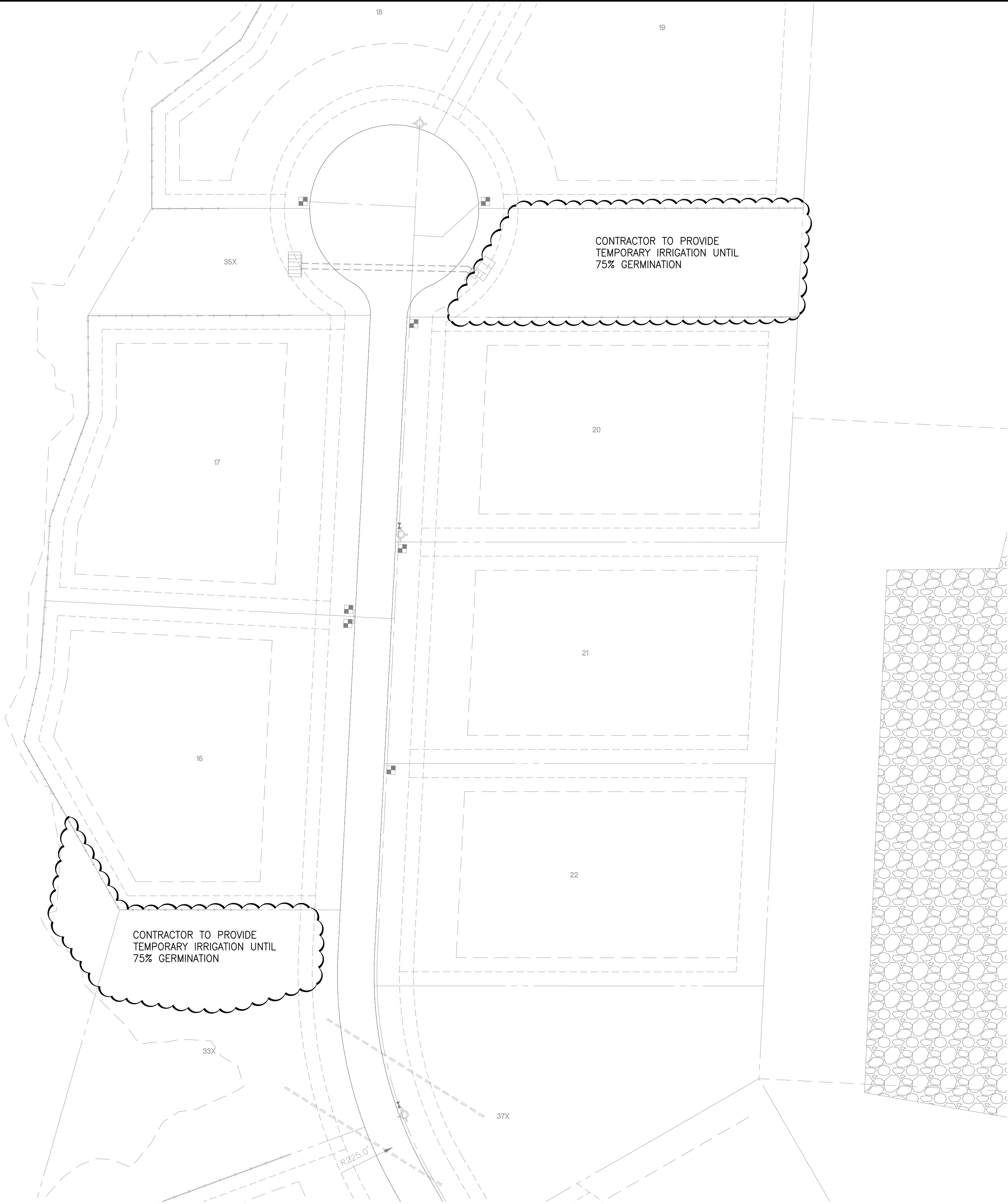


PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION
BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 10/26/2016

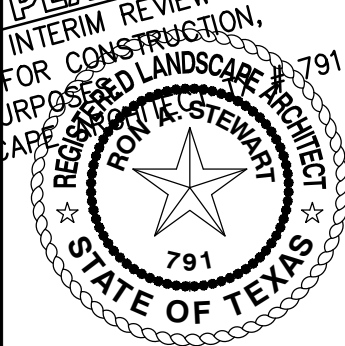
Drawn By: RLS
Date: 02/15/2016
Scale: #####
Revisions:
05/20/2016 2ND SUB.
07/08/2016 3RD SUB.
08/19/2016 4TH SUB.
09/27/2016
10/05/2016 5TH SUB.
10/26/2016 6TH SUB.

OWNER/DEVELOPER
CTMG MT MONTALCINO, PHASE II
800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: Steve Lenart

Plat: 2 10/10/2016 10:50:17 AM, by Steve Lenart, RLS
Plat: 2 10/10/2016 10:50:17 AM, by Steve Lenart, RLS
Plat: 2 10/10/2016 10:50:17 AM, by Steve Lenart, RLS



PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. LANDSCAPE ARCHITECT
RON STEWART LANDSCAPE ARCHITECTURE, P.C.
DATED 10/26/2016



Drawn By: RLS
Date: 02/15/2016
Scale: #####
Revisions:
05/20/2016 2ND SUB.
07/08/2016 3RD SUB.
08/19/2016 4TH SUB.
09/27/2016
10/05/2016 5TH SUB.
10/26/2016 6TH SUB.

OWNER/DEVELOPER
CTMG MT MONTALCINO, PHASE II
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: Steve Lenart

15247

L2.3

MONTALCINO ESTATES, PHASE II

Lot Value, Block Value
Montalcino Estates, Phase II
77.136 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

BBB & C RR. CO. SURVEY, ABSTRACT NO. 187
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

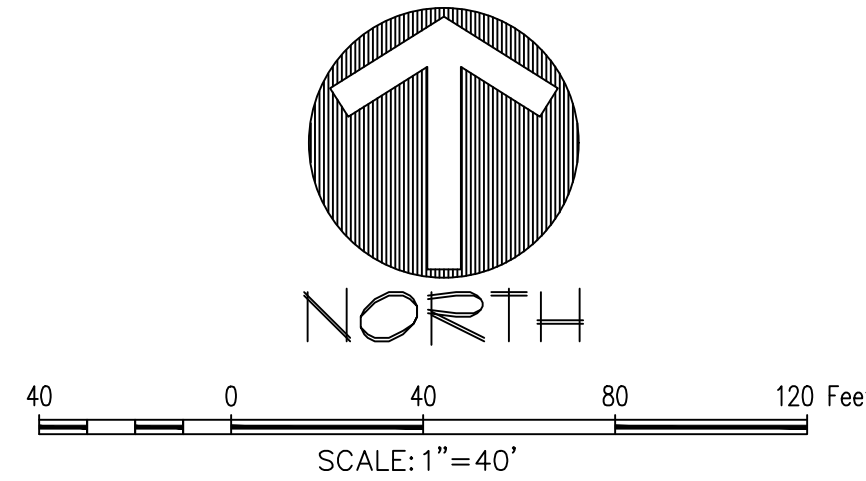
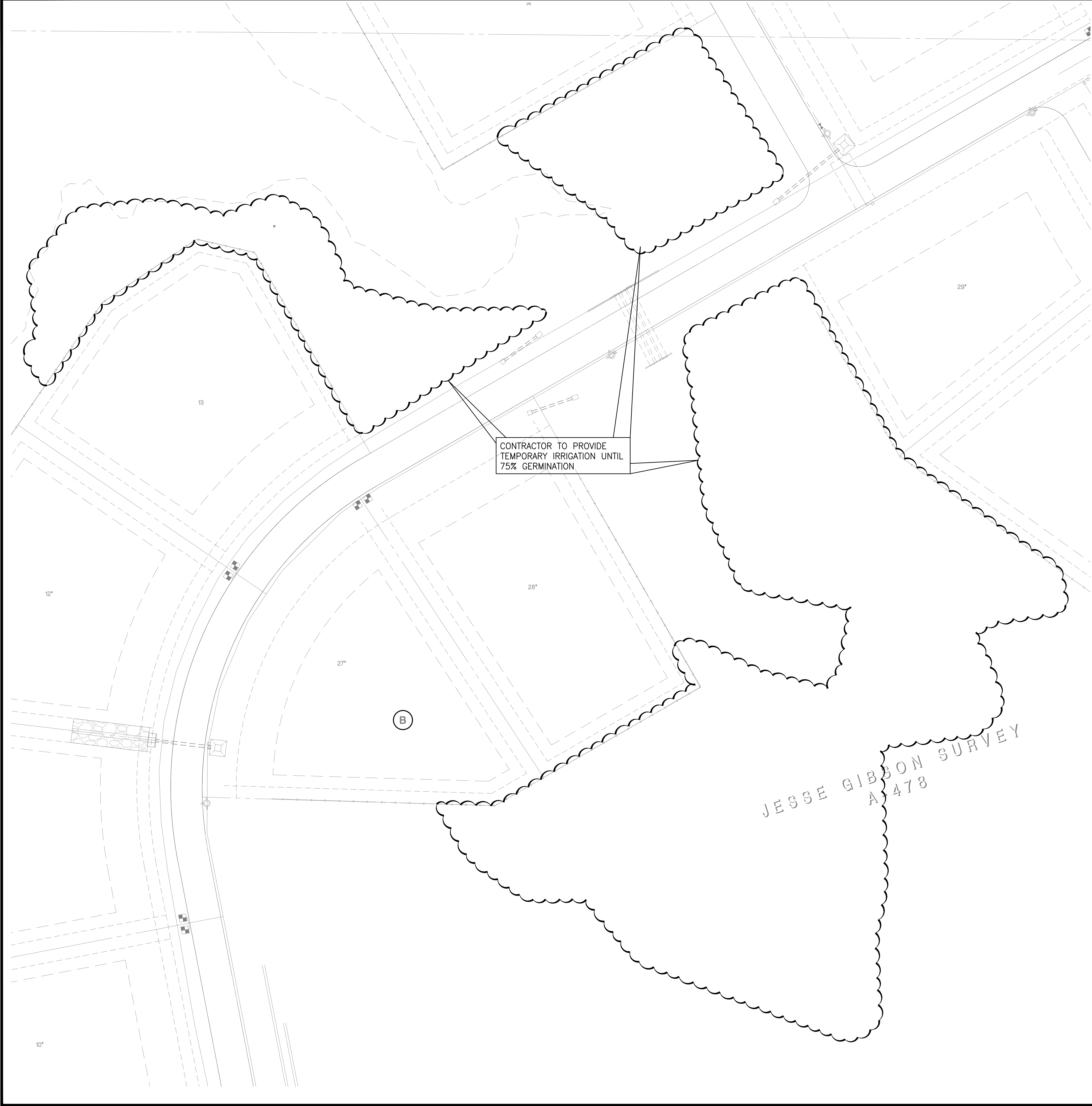
IRRIGATION PLAN

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

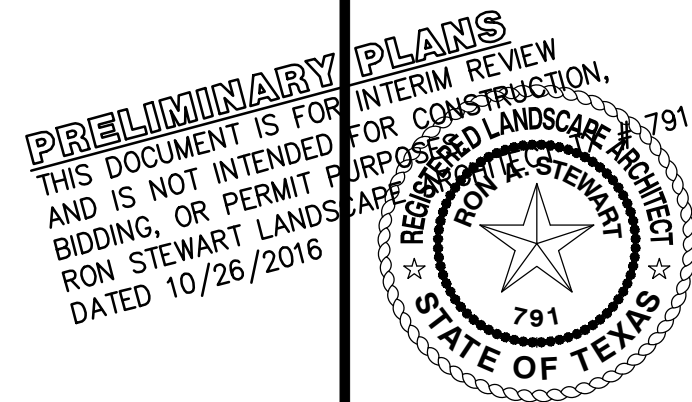
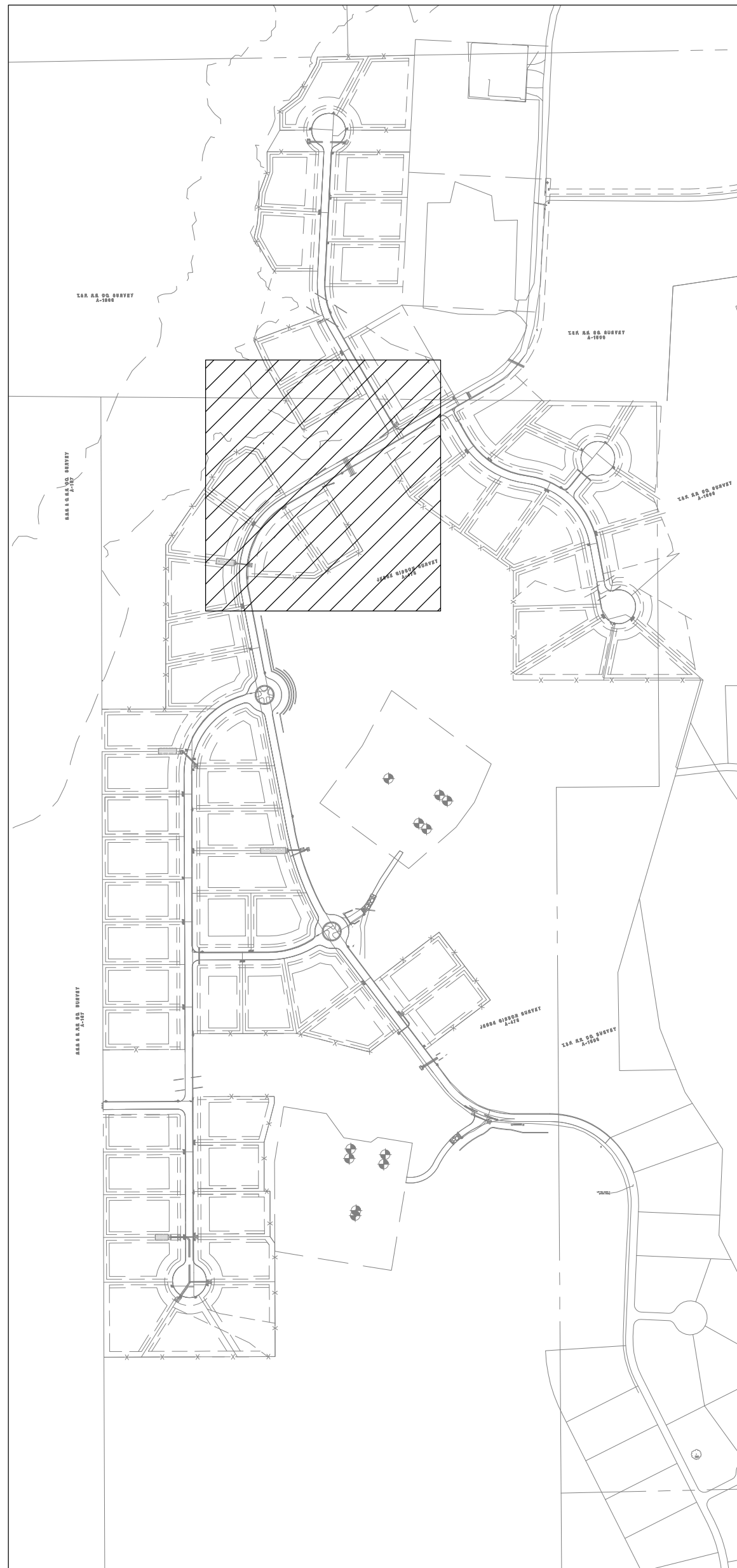


MONTALCINO ESTATES, PHASE II

Plot: 2:10/15/2016 10:57 AM, by Steve Lenart
Printed: 10/26/2016 10:57 AM, by Steve Lenart



LOCATOR MAP



Drawn By: RLS
Date: 02/15/2016
Scale: #####
Revisions:
05/20/2016 2ND SUB.
07/08/2016 3RD SUB.
08/19/2016 4TH SUB.
09/27/2016
10/05/2016 5TH SUB.
10/26/2016 6TH SUB.

OWNER/DEVELOPER
CTMGT MONTALCINO, PHASE II
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: Steve Lenart

15247

L2.4

MONTALCINO ESTATES, PHASE II

Lot Value, Block Value

Montalcino Estates, Phase II

77.136 Acres

in the
BBB & C RR. CO. SURVEY, ABSTRACT NO. 187
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

IRRIGATION PLAN

ENVIRONS GROUP

LANDSCAPE ARCHITECTURE

a division of G & A Consultants, L.L.C.

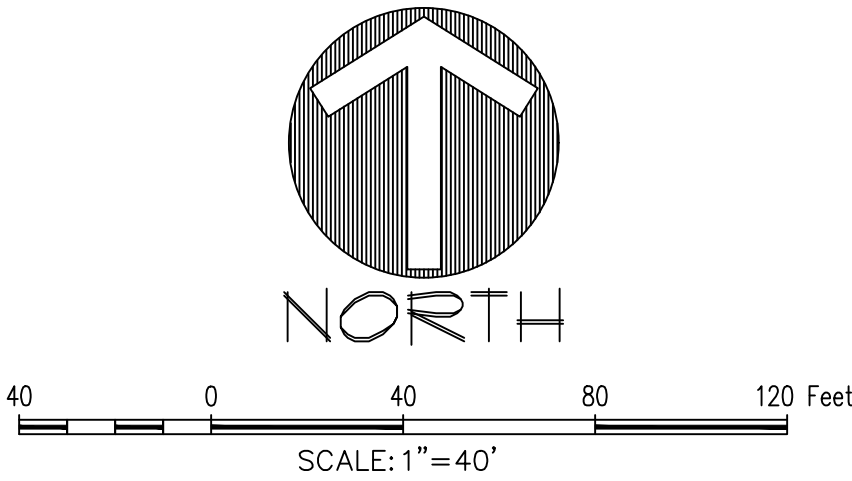
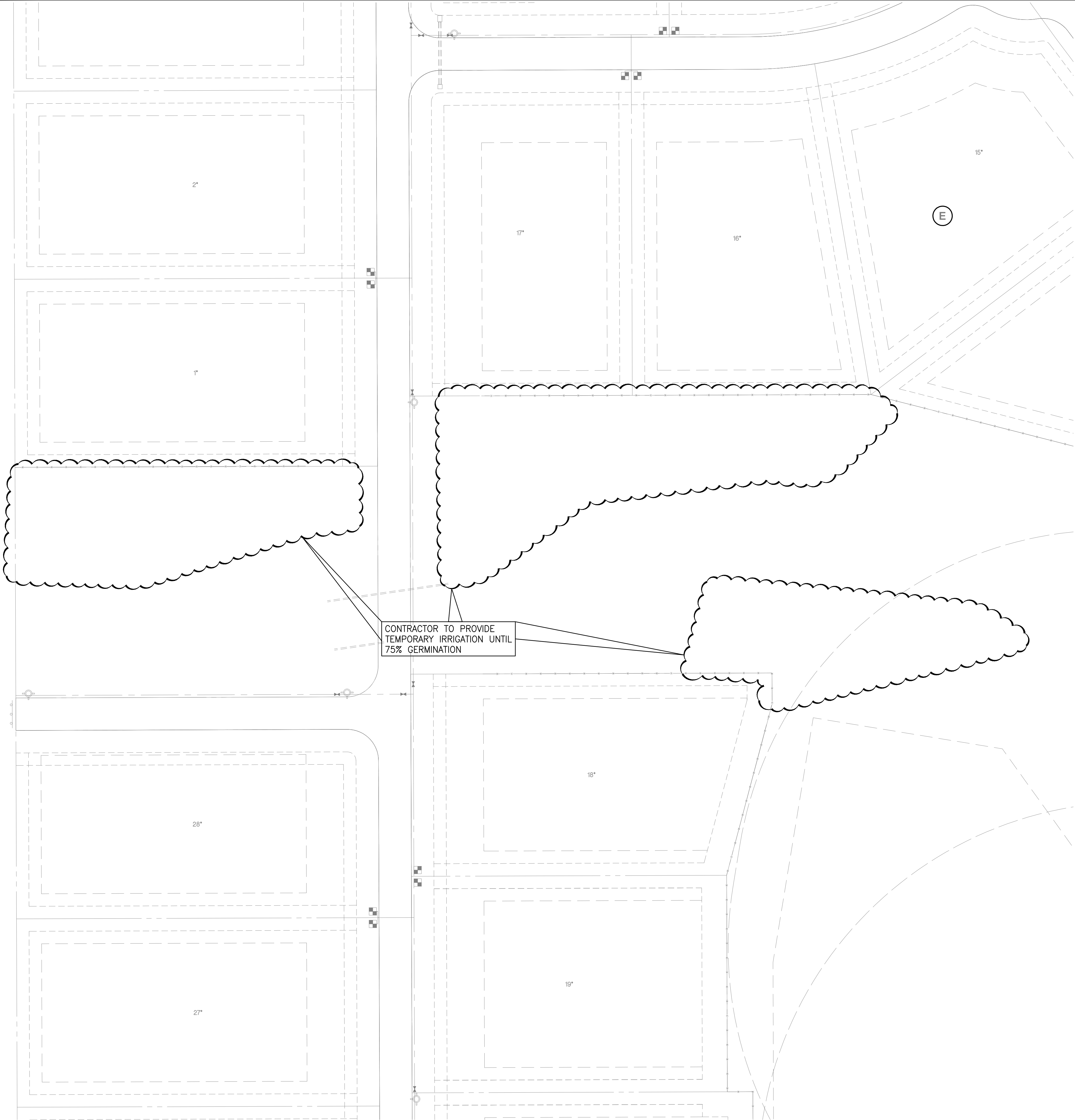
111 Hillside Drive • Lewisville, TX 75067

P: 972.317.0276 • F: 972.438.9715

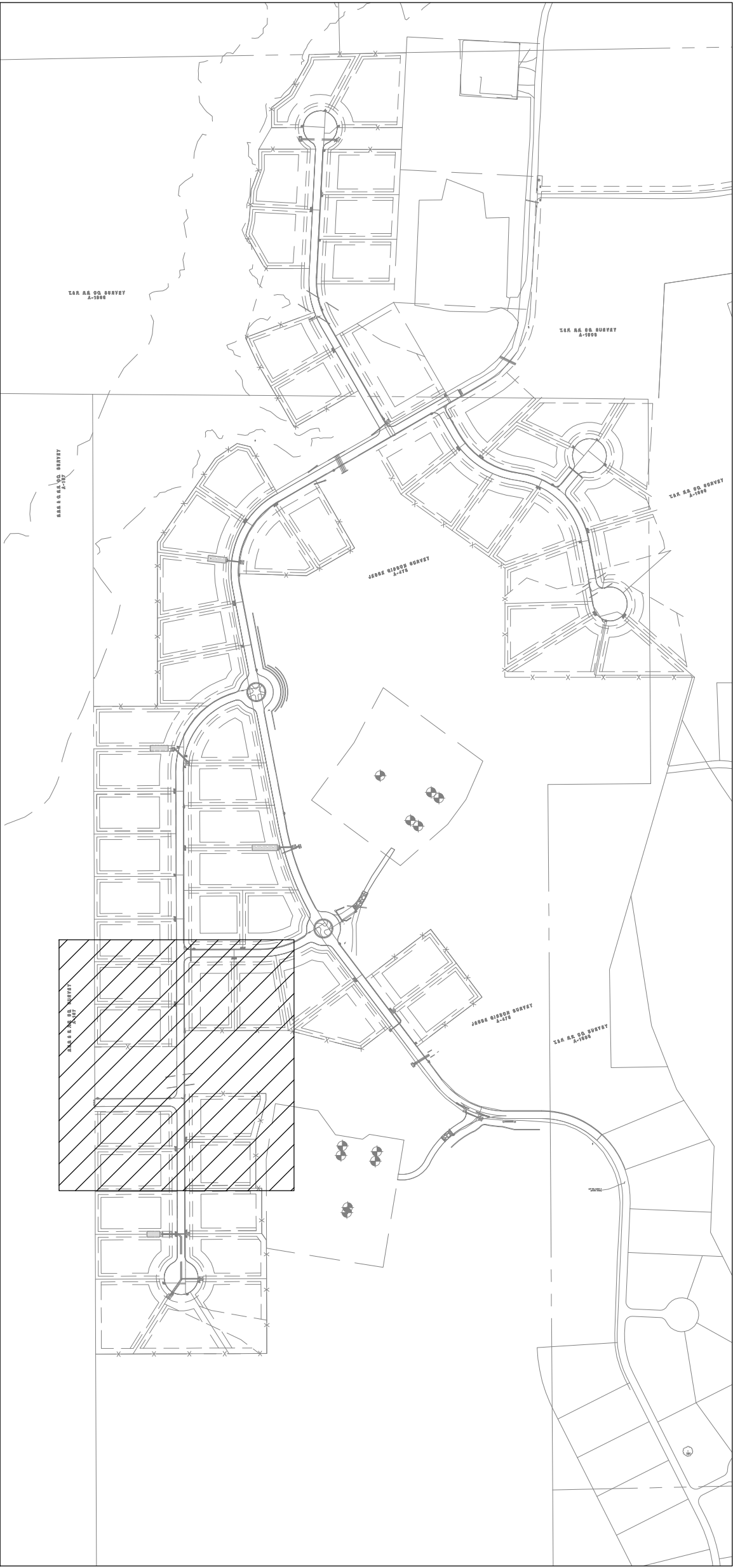


MONTALCINO ESTATES, PHASE II

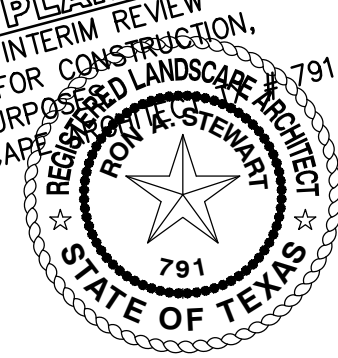
Plot: 2 10/20/2016 10:50:15 AM, by Steve Lenart
Printed: 10/20/2016 10:50:15 AM, by Steve Lenart
Scale: 8/20/2016 11:28 AM, by Steve Lenart



LOCATOR MAP



PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 10/26/2016



Drawn By: RLS
Date: 02/15/2016
Scale: #####
Revisions:
05/20/2016 2ND SUB.
07/08/2016 3RD SUB.
08/19/2016 4TH SUB.
09/27/2016
10/05/2016 5TH SUB.
10/26/2016 6TH SUB.

OWNER/DEVELOPER
CTMGT MONTALCINO, PHASE II
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: Steve Lenart

MONTALCINO ESTATES, PHASE II

Lot Value, Block Value
Montalcino Estates, Phase II
77.136 Acres
in the
BBB & C RR. CO. SURVEY, ABSTRACT NO. 187
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

IRRIGATION PLAN

15247

L2.5



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

MONTALCINO ESTATES, PHASE II

LANDSCAPE SPECIFICATIONS

PART I – GENERAL CONDITIONS

QUALITY ASSURANCE

- A. Comply with applicable Federal, state, county and local regulations governing landscape materials and work.
- B. Employ only experienced personnel familiar with required work. Provide adequate supervision by qualified foreman.
- C. Substitutions: Do not make substitutions of tree and shrub materials. If required landscape material is not obtainable, submit proof of nonavailability to owner's representative, together with proposal for use of equivalent material.
- D. Provide quantity, size, genus, species and variety of trees, shrubs, and groundcover indicated and scheduled for landscape work and complying with applicable requirements of ANSI Z60.1. "American Standard for Nursery Stock".
- E. Measurements: Take caliper measurements 6" above ground for trees. Measure main body of tree or shrub for height and spread dimensions, do not measure from branch or root tip–to–tip.
- F. Intent of Drawings and Specifications: It is the intent of the drawings and specifications to provide planting with plants in vigorous growth, ready for owner's use. Any items not specifically shown in the drawing or called for in the specifications, but normally required to conform with such intent, are to be considered as part of the work.

JOB CONDITIONS

- A. Timing Coordination with Irrigation System: The underground irritation system must be installed and fully operational prior to commencement of planting operations. Report potential conflicts with the irrigation system to the owner's representative.
- B. In order to minimize conflict, secure location of all underground utility lines and other structures.

LANDSCAPE WARRANTY

- A. Upon written acceptance following "Substantial Completion Inspection", warranty trees, shrubs, groundcover and turf for a period of one year, against defects including death and unsatisfactory growth, but excepting defects resulting from neglect by owner, abuse or damage by others, or unusual phenomena or incidents which are beyond landscape installer's control.
- B. At the end of the warranty period, or any time during the warranty period, all dead plants, and all plants not in a healthy thriving growing condition, as determined by owner's representative, shall be replaced as soon as weather conditions permit at no cost to owner.
- C. Damage to lawns or planting during the replacement shall be repaired without cost to owner.

PART II – PRODUCTS:

GENERAL

- A. Provide nursery grown trees, shrubs and groundcover, except as otherwise indicated, grown in a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning.
- B. Provide only healthy stock to be free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement.
- C. Provide trees, shrubs, and groundcover of the sizes indicated in planting lists, on designs and in accordance with dimensional relationship requirements of ANSI Z60.1 for kind and type of plant material required.

BALLED AND BURLAPPED STOCK

- A. Where indicated to be balled and burlapped, provide trees and shrubs dug with a firm, natural ball of earth in which they are grown.
- B. Provide ball size of not less than diameter and depth recommended by ANSI Z60.1 for type and size of tree or shrub required. Increase ball size or modify ratio of depth to diameter as required to encompass fibrous and feeding root system necessary for full recovery of trees and shrubs subject to unusual or non–typical conditions of growth, soil conditions or horticultural practice.

CONTAINER GROWN STOCK

- A. Where specified as acceptable, provide healthy, vigorous, well–rooted trees or shrubs established in container in which they are sold.
- B. Established container stock is defined as a tree or shrub transplanted into container and grown in container for a length of time sufficient to develop new fibrous roots, so that root mass will retain its shape and hold together when removed from container.
- C. Use rigid container that will hold ball shape and protect root mass during shipping. Provide trees and shrubs established in containers of not less than minimum sizes recommended by ANSI Z60.1 for kind, type and size of plant material required.

SOIL UPGRADE

- A. Composted Soil Conditioner: As provided by Living Earth, or approved equal, either in bag or bulk condition. Approved equal must be in writing with attached spec. sheet and soil analysis.
- B. Topsoil:
 - Natural, fertile, friable soil, possessing characteristics of representative productive soils in the vicinity.
 - Obtain topsoil from natural, well drained areas. Topsoil shall not be stripped, collected or deposited while wet.
 - Topsoil shall be free of growth of reproductive parts of noxious weeds, and free of subsoil, stones, stumps, roots or similar substances.

MULCH

Double shredded hardwood mulch free of sticks, dirt and other debris.

STEEL EDGING

Use 1/8" thick, 4" wide, in 10' or 16' sections, with integrated stakes. Factory finished in green. As manufactured by Ryerson Steel Products, or approved equal. Separate all bed and grass edges.

PART 3 – EXECUTION:

EXCAVATION

- A. Excavate pits and beds with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub soil in bottom of excavation.
- B. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as back fill unless otherwise indicated.
- C. If rock, underground construction, or other obstructions are encountered for planting trees or shrubs, notify owner's representative. New locations may be selected by representative.

SHRUB INSTALLATION

- A. Bed preparation: Excavate bed area to 6" depth. Then till bed area to 6" depth. Back fill with 3" approved topsoil and then back fill with 3" Living Earth Compost. Roto–till thoroughly until a homogeneous mixture is achieved to a full depth of 12". Note: Living Earth "Ready Mix" may be substituted for topsoil and Compost. Install at 6" depth. Till to 12" depth.
- B. Carefully insert plants into prepared soil beds at slightly above finished grade. When all plants are in place, rake the entire area smooth. Water and allow to soak away. After settlement, add soil necessary to finish grade and water again.
- C. Top dress with 3" double shredded hardwood mulch

TREES

- A. Excavate tree pits a minimum of 3" deeper than the root ball. Minimum diameter of these pits shall be one foot greater than the ball, container, or spread of roots.
- B. Set balled and burlapped stock on layer of compacted soil, plumb and in center of pit with top of ball at same elevation as adjacent finished landscape grades. Do not use stock if ball is cracked or broken before or during planting operation.
- C. When set, place additional back fill around base and side of ball, and work each layer to settle back fill and eliminate voids and air pockets. When excavations is approximately 2/3 full, water thoroughly before placing remainder of back fill. Repeat watering until no more water is absorbed. Water again, after placing final layer of back fill and mounded soil tree ring. Cover entire mounded soil tree ring with 3" of hardwood mulch.
- D. Trees outside bed areas will be back filled with 50% native soil and 50% top soil thoroughly mixed.

PRUNING

- A. Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice.
- B. Prune trees to retain required height and spread. Unless otherwise directed by owner's representative, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any.
- C. Prune shrubs to retain natural character. The required shrub size indicated on the design is the size the plant is to be upon completion of the pruning process.

STAKING

Tree staking method and need is as per landscape contractor. Lack of specified staking method or requirement in no way relieves the contractor of full plant warranty.

SODDING

- A. General: Equipment necessary for the proper preparation of the ground surface and for handling and placing all required materials shall be on hand, in good condition, and shall be approved before the work is started.
- B. Tillage: The areas to be sodded shall be thoroughly tilled adding and 20–10–5 fertilizer at the rate of 1 lb./100 sq. ft. to a depth of at least 4 inches by plowing, discing, harrowing, or other approved methods until the condition of the soil is acceptable to the owner's representative. The work shall be performed only during periods when beneficial results are likely to be obtained.
- C. Final grading: Prior to sodding, the surface shall be raked and cleared of all stones, stumps, or other objects larger than 1/2" in diameter.
- D. Watering: Contractor shall water sod immediately after transplanting. As sodding is completed in any one section, the entire area shall be rolled. It shall then be thoroughly watered to a depth sufficient that the underside of the new sod pad and the upper 4 inches of topsoil are thoroughly wet.

CLEAN UP

- A. Remove all debris resulting from each stage of landscape operations at the time it occurs and dispose of such debris off of the owner's property.
- B. Leave all affected pavements and walks in "broom clean" condition, washing if necessary, after each landscape maintenance operation.

IRRIGATION SPECIFICATIONS

PART 1 – GENERAL

SCOPE OF WORK

- Provide a complete and operating lawn sprinkler installation as shown on the plans including, but not limited to, the following items:
 - A. Pipe and fittings.
 - B. Sprinkler heads.
 - C. Control system and connection to electrical supply.
 - D. Trenching, installation of system, connection to water source, testing, and backfilling.

GENERAL CONDITIONS SPECIFICALLY FOR LANDSCAPE IRRIGATION

- A. The Contractor will flag the location of all heads, electric valves, quick coupler valves, gate valves, automatic controllers, backflow preventors, etc., prior to construction for the representative's approval. The Contractor shall report to the representative any deviations between the irrigation plan, specifications, and the site. Failure to do so prior to the installation of the equipment (which subsequently requires replacement or relocation of the equipment) will result in the work being done at the Contractor's expense.
- B. All local, municipal and state laws, ordinances, codes and regulations relating to, or governing of any portion of this work are hereby incorporated into and made a part of these specifications and will be carried out by the Contractor. The Contractor must have a valid license, as issued by the Texas Board of Irrigators, must carry sufficient insurance coverage, and must be active in irrigation installation for a minimum of 5 years.
- C. Any permits needed for construction of the work included in this contract, which is required by any legally constituted authority having jurisdiction, shall be obtained by the Contractor. The Contractor shall pay for all costs in connection with any inspections or examinations required by these authorities. The representative will be notified when these inspections are required. Any necessary work needed to be done by the Contractor as a result of these inspections will be performed at the Contractor's expense. Copies of all permits and inspections reports shall be forwarded to the representative.

GUARANTEE AND MAINTENANCE

Material and workmanship shall be fully guaranteed for one year after the date of Substantial Completion Inspection; replacement of defective material or repair of work shall be done at no expense to the owner during the first year, except for repairs or replacements necessitated by damage of any kind not of the Contractor's making. Any reimbursement for repairs must have prior approval of the representative.

SUBSTITUTIONS

The sprinkler system has been designed according to the operating characteristics of the specified equipment. Therefore, no substitutions of equipment will be allowed except with written approval.

PART 2 – PRODUCTS

POLYVINYL CHLORIDE PIPE

Polyvinyl chloride pipe (hereinafter referred to as PVC pipe) shall have been manufactured in accordance with the Product Standards as follows: Product Standard PS–22–70 shall apply and be the governing authority as applicable to main line piping and shall be SDR–21 (Class 200) specification. 2 1/2" and smaller main line and lateral line piping will be solvent weld joints.

PIPE FITTINGS

2 1/2" and smaller pipe fittings shall be PVC Schedule 40, as manufactured by the Lasco Company, or equal. All PVC fittings shall be of the same material as the PVC pipe specified and shall be compatible with the PVC pipe furnished. Only solvent recommended by the manufacturer of the PVC pipe and the manufacturer of the PVC fittings shall be used.

WIRE

All valve wiring shall be 14 gauge copper single–conductor wire with 4/64" vinyl insulation as approved for direct underground burial in 30 volt AC or less service by the National Electrical Code. Where valve wired from two or more controllers are in the same ditch, wired are to be color coded. This color coding to be noted on record drawings.

EXPANSION COILS

Expansion coils, which are to consist of approximately 10 wraps of wire around 1" pipe, will be provided on each wire approximately every 100 feet. Wires are to be bundled and taped together every 10 feet. Provide expansion coil at each electric valve inside the valve box.

WIRE SPLICES

All wire splices shall be made with a mechanical connector and waterproofed according to the manufacturer's specification. The wire splice shall be Spear's "Dry Splice," 3M "Scotch Lock," or 3M DBY wire splice. All wire splices shall be in valve boxes, and no directly buried or underground splices will be accepted.

PART 3 – EXECUTION

INSTALLATION. GENERAL

- A. Before installation is started, the Contractor shall place a flag where each sprinkler head, quick coupler valve, and electric valves are to be located in accordance with the plans. The flagging shall be approved by the representative before the installation is started. Should a discrepancy in the plans become apparent at this time, such discrepancy shall be pointed out to the representative. Work must not proceed until the representative approves any design changes made necessary by such discrepancy. Should such changes create extra cost to the Contractor, approval for extra compensation shall be obtained in writing from the representative before commencing work. Should such changes create a savings in cost to the Contractor, a written reduction in the contact price shall be approved by the representative in writing before commencing work.
- B. The Contractor is cautioned to provide adequate protection to those using the site. Provide barricades as necessary.
- C. All material shall be installed in strict accordance to the manufacturer's installation specifications that shall be considered a supplement to these specifications.
- D. Piping layout indicated is diagrammatic only. Route piping to avoid plants and structures. Provide full and complete coverage.
- E. Review layout requirements with other effected work. Coordinate locations of sleeves (under paving) to accommodate system.

EXCAVATION, BACKFILL, AND PROTECTION OF PLANT MATERIALS

All excavation in this contact shall be unclassified and is to include earth, loose rock, rock, or any combination thereof, in wet or dry state. All trenches shall be backfilled with the material removed, except that no rock or debris that can damage the pipe shall be used as backfill. In this case, the special backfill specifications shall take precedence over this general specification (see 3.07). All trench backfill shall be water settled and compacted in order to prevent after settling. Use only the minimum amount of water necessary to settle ditches. Flooding of ditches without compaction will not be permitted. All trenches and adjoining areas shall be hand raked to finish grade. Remove rocks, excess dirt, and debris form the site.

PIPE INSTALLATION

- A. Main Line Piping: Pipe shall be installed in a 4" wide (minimum) trench with a minimum of 18" of cover.
- B. Lateral Piping: All PVC lateral line piping shall be solvent weld type. Install in 4" wide (minimum) trench deep enough to allow for installation of sprinkler heads and valves, but in no case with less than 12" of cover for rotary and/or spray zone laterals.
- C. PVC Pipe Installation
 - All lumber, rubbish, and large rocks (over 2" diameter) shall be removed from the trenches. Pipe shall have a firm uniformed bearing for the entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Pad the trenches with sand if the trench is rocky. Never lay PVC pipe when there is water in the trench. Never lay PVC pipe when the temperature is 32 degrees F. or below. Maximum 2 pipes per trench, with 1" horizontal clearance between pipes.
- D. PVC Pipe and Fitting Assembly
 - Contractor shall use only the solvent supplied and recommended by the manufacturer of the PVC pipe to be installed on this project site to make any solvent welded joints. The pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent. PVC pipe and fittings shall be cleaned with PVC primer or sanded with plumber's cloth before solvent welding. The Contractor shall make solvent welds with a non–synthetic bristly brush. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded. Teflon tape will be used on threads.

AUTOMATIC CONTROLLER

Automatic controller shall be supplied in accordance with the materials list and shall be located as shown on the plan. Contractor shall provide service into the controllers as part of this contract.

ELECTRIC VALVES

Electric remote valves shall be supplied in accordance with the specifications and sized according to the plan. Valves shall be installed in a level position. Valves shall be installed deep enough so that there will be at least 10" of cover over the valve. Manufacturer's specifications and installation instructions for the valve supplied shall become a part of these specifications. A plastic valve box (with extension if necessary) shall be installed over the valve with the stem centered in the box to enable flow adjustment to be easily operated. A green plastic top shall be installed on the valve box flush with the final grade. Place 6" of gravel under each valve before installing valve box.

HEAD INSTALLATION

Important: Backfill shall be specially tamped under the head flange and around the head for a distance of one foot by a suitable means, after trench backfill has dried from water settling. The purpose is to eliminate loose heads in the ground that would move when run over with mowers thereby creating a possible source of damage. All sprinkler heads shall be located 4" from back of vehicular curb and checked for proper operation and proper alignment for direction of throw. Rotary Heads: All rotary heads shall be installed 4" from back of vehicular curb using a full swing join with schedule 40 PVC threaded fittings and Schedule 80 PVC nipples. The top of the head shall be no more than 1/4" above finished grade. Adjust partial circle arcs as required to complete coverage.

FINAL CLEAN–UP

Upon completion of the work and before acceptance and final payment will be made, the Contractor shall clean and remove from the site of the work, his surplus and discarded materials, temporary structures and discarded materials and debris of every kind. He shall leave the site of the work in a neat and orderly condition equal to that which originally existed. Surplus and waste materials removed from the site of the work shall be disposed at local dump or other place satisfactory to the representative.

SYSTEM DEMONSTRATION

Instruct owner's personnel in operation and maintenance of system, including adjusting of sprinkler heads. Use operation and maintenance material as basis for demonstration.

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0276 • F: 972.536.9715

77.186 Acres

in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

MONTALCINO ESTATES, PHASE II
Lot Value, Block Value
Montalcino Estates, Phase II

LANDSCAPE & IRRIGATION SPECIFICATIONS

OWNER/DEVELOPER
CTMGT MONTALCINO, PHASE II
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: Steve Lenart

15247

L2.6

Plat: 2 (2016) (5/24/17) Montalcino (P) & G&A Plans (5/24/17) (27) (15/24/17) (8)
Printed: 10/27/2016 10:35 AM, by Tyler Feltner, Scaled: 8/20/2016 11:28 AM, by Wilson



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: November 14, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0026 – Parkside at Woodlake, Phase 2) to create a residential subdivision. The property is generally located south of Rembert Drive and west of Long Prairie Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this replat is to create five residential lots with a minimum lot size of 5,000 square feet. The subject property is 1.77 acres. The proposed single-family residential lots are in conformance with the development standards of Planned Development District No. 132 (PD-132). The existing residence on this property will be demolished.

Access to the proposed lots will be provided from Rembert Drive. The plat depicts necessary setbacks and easements.

At its November 7, 2016, meeting, the Town Council approved the Parks, Arts, and Library Services Board (PALS) recommendation to accept Park Land Dedication fees in lieu of land in the amount of \$12,600.00 and Park Development Fees in the amount of \$6,940.00.

On August 4, 2016, the Town Council approved a Master Plan Amendment (MPA15-0013), which changed the land use designation from Medium Density Residential to High Density Residential uses. On the same agenda, the Town Council approved a Zoning Amendment (ZPD15-0020) to amend Planned Development District No. 132 (PD-132) with Single-Family District-5 (SF-5) uses to include additional land for the proposed Phase 2 development.

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
3. PD-132

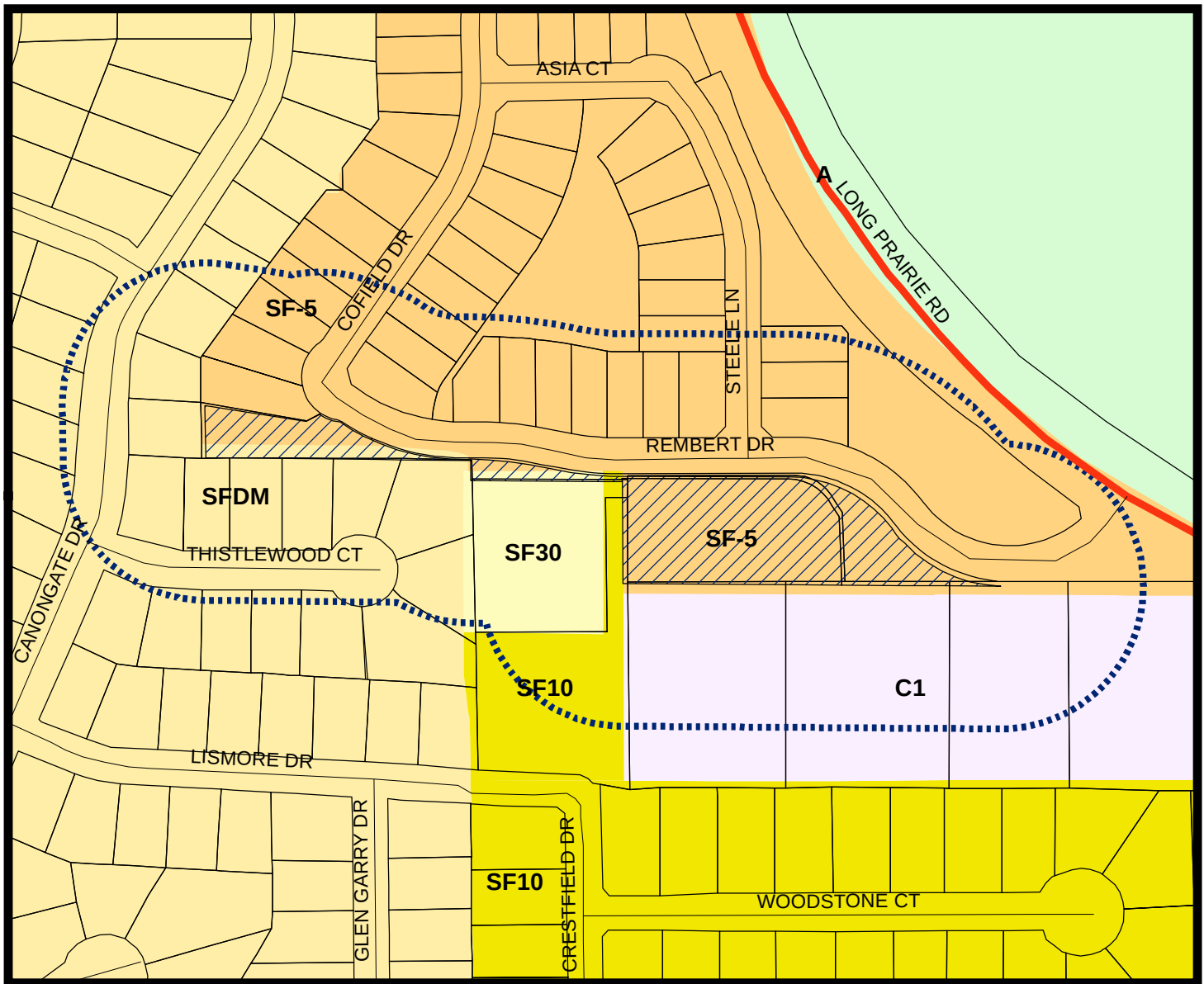
B. Application Details

1. Replat Package

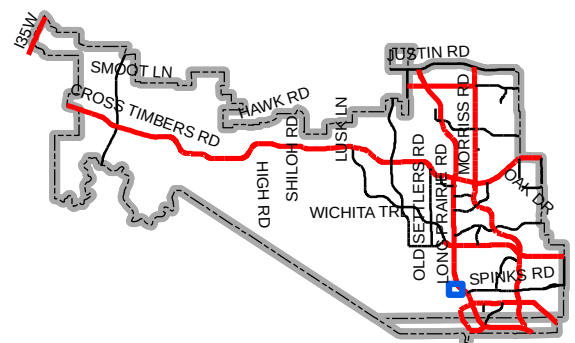
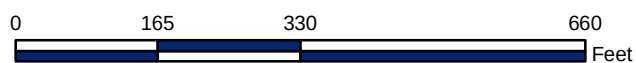
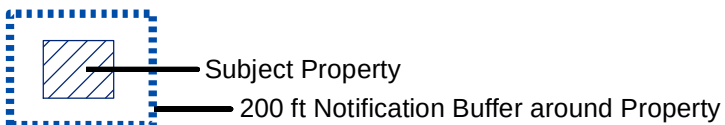
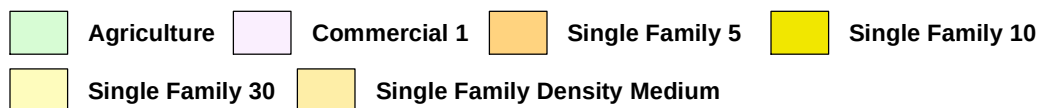


Vicinity Map

Reference Project: RP16-0026



LEGEND



Map Location



Rembert Enterprises, Inc.

3625 Bonanza Lane Flower Mound, TX 75022

August 30, 2016

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

RE: Parkside at Woodlake Phase 2 (Community) Record Plat/Re-Plat
Flower Mound, Texas

Dear Mr. Powell,

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

The Parkside at Woodlake Phase 2 community will be a high-quality, beautiful community, consisting of a 1.0 acre tract of land near the Intersection of Rembert Drive , and Long Prairie Road (also known as FM 2499, a public roadway).

The Parkside at Woodlake Phase 2 community will consist of 5 single family lots.

The Parkside at Woodlake re-plat request is to add additional land to open space Block A lot 13x. Parkside at Woodlake community is a 40 lot residential community is a high-quality, beautiful community, consisting of a 14.337 acres, near the Intersection of Rembert Drive , and Long Prairie Road (also known as FM 2499, a public roadway). The record plat to be amended is recorded in Denton County records as document number 2016-136.

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

Sincerely,

Reginald Rembert

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 48-16**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, AND AMENDING ORDINANCE NO. 42-14, WHICH ESTABLISHED PLANNED DEVELOPMENT DISTRICT NO. 132 (PD-132), BY CHANGING THE ZONING ON APPROXIMATELY ONE ACRE OF LAND SITUATED IN THE JOHN WHITE SURVEY, ABSTRACT NUMBER 1341, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 132 (PD-132) WITH SINGLE-FAMILY DISTRICT-5 (SF-5) USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as one acre of land in the John White Survey, Abstract Number 1341, has filed an application for a Zoning Planned Development amendment to change the zoning from Agricultural District (A) to Planned Development District No. 132 (PD-132) with Single-Family District-5 (SF-5) uses; and

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on March 14, 2016, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on August 4, 2016, with respect to the Zoning Planned Development amendment described herein; and,

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

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

ORDINANCE NO. 48-16

Page 2

SECTION 1

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

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

Planned Development District No. 132 (PD-132) with Single-Family District-5 (SF-5) uses is hereby amended to add one acre of land, referred to as "Phase 2," as depicted on Exhibit "C," attached hereto and incorporated for all purposes.

Exhibit "D" to Ordinance No. 42-14 shall be replaced with Exhibit "B" attached to this Ordinance and incorporated herein.

SECTION 2

The amended development standards and Phase 2 concept plan for Planned Development District No. 132 (PD-132), attached hereto as Exhibits "B" and "C," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards and Phase 2 concept plan for Planned Development District No. 132 (PD-132).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the amended Planned Development District No. 132 (PD-132), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B" and "C" attached hereto, as well as the applicable regulations contained in PD-132, the Land Development Regulations, and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town

ORDINANCE NO.

48-14

Page 3

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

SECTION 7

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

SECTION 8

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

SECTION 10

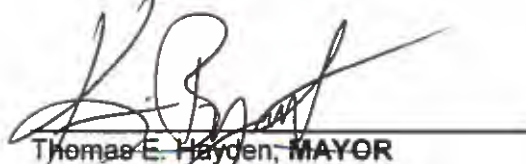
The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 11

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

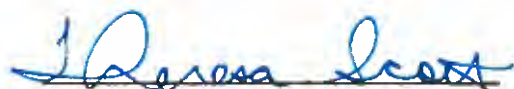
DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 4 TO 1, ON THIS THE 4 DAY OF AUGUST, 2016.

APPROVED:


Thomas E. Hayden, MAYOR

KEVIN BRYANT, MAYOR PRO TEM

ATTEST:


Theresa Scott, TOWN SECRETARY

ORDINANCE NO. 48-16

Page 4

APPROVED AS TO FORM AND LEGALITY:


Bryn Meredith, TOWN ATTORNEY

Exhibit "A" Description of Property

Legal Description:

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

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

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

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

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

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

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

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

EXHIBIT "B"
DEVELOPMENT STANDARDS

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

PARKSIDE AT WOODLAKE

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

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

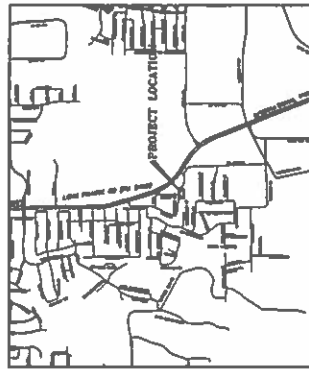
1. **Minimum side yard.** The minimum side yard for residential uses in PD-132 shall be five (5) feet, subject to Section 98-1027, except for lots adjacent to a major arterial (Long Prairie Road) shall have a minimum side yard of at least forty (40) feet from the major arterial roadway.
2. **Minimum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

B. Miscellaneous Standards:

1. The maximum number of residential lots allowed in PD-132 shall be forty five (45) lots.

C. Exception:

1. An exception to Section 90-272 has been granted with this ordinance for Phase 2 lots only to allow the lot depth to exceed 2½ times the lot width. Maximum lot depth shall not exceed 155 feet.



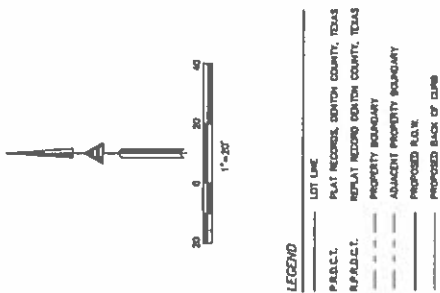
MASTER PLAN FEATURES	
Land Use Plan	Medium Density
Specific Plan	None
Urban Design Plan	Land Practice
Parks and Trails	N/A
Open Space Plan	Long Pacific Blvd - Major Corridor Long Pacific Corridor Long Pacific Corridor
Thoroughfare Plan	Long Pacific Corridor Area, N Side of Bancroft Long Pacific Corridor Area, S Side of Bancroft Long Pacific Corridor Area, S Side of Bancroft Long Pacific Corridor Area, S Side of Bancroft
Water Plan	Long Pacific Corridor Area - N Side of Bancroft Long Pacific Corridor Area - S Side of Bancroft Long Pacific Corridor Area - S Side of Bancroft Long Pacific Corridor Area - S Side of Bancroft
Sanitary Sewer Plan	Long Pacific Corridor Area - N Side of Bancroft Long Pacific Corridor Area - S Side of Bancroft Long Pacific Corridor Area - S Side of Bancroft Long Pacific Corridor Area - S Side of Bancroft

●

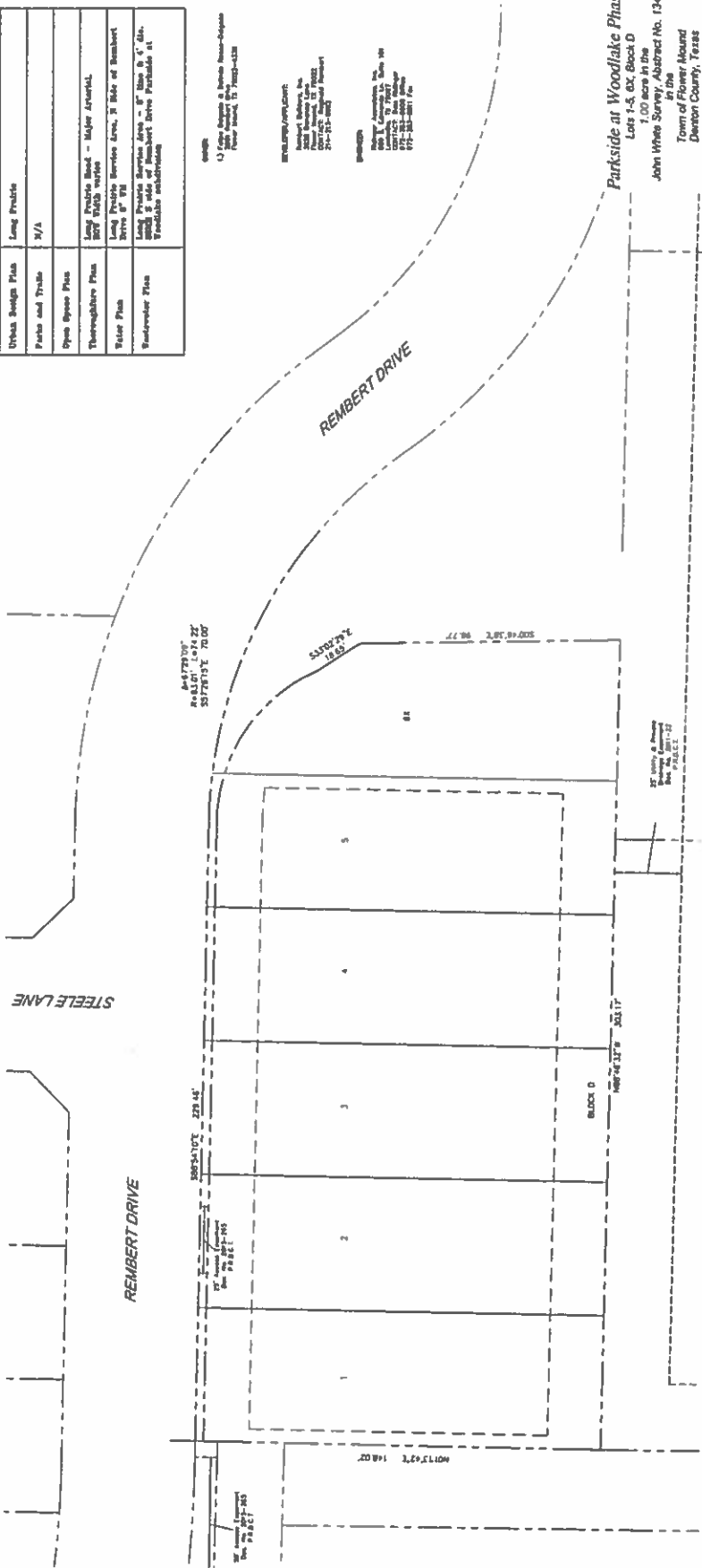
W. B. GARDNER / JUNE 1994

800-445-2729
Robey Associates, Inc.
600 E. Campbell St., Suite 100
Lawrence, TN 37057
CONTACT: Don Robey
878-383-0000 ext. 200
878-383-0001 Fax

Parkside at Woodlake Phase 2
Lots 1-5, 6X, Block D
1.00 acre in the
John White Survey, Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas



DEVELOPMENT DATA	
PD-132 DEVELOPMENT STANDARDS SHALL APPLY TO THIS ADDITION (ADDITIONS) TO PD-132.	
SPECIFIC DEVELOPMENT DATA FOR THE 1,000 AC. ADDITION(ADDITIONS):	
PROPOSED USE:	PLANNED DEVELOPMENT (PD-132) SINGLE FAMILY RESIDENTIAL
LAND AREA:	31,000 ACRES
MINIMUM LOT AREA:	7,500 S.F.
MINIMUM LOT AREA:	7,275 S.F.
MINIMUM LOT SIZE:	7,200 S.F.
MINIMUM LOT WIDTH:	50'
MINIMUM FRONT YARD SETBACK:	30'
MINIMUM REAR SETBACK:	30'
MINIMUM SIDE SETBACK:	5'



State of Texas § Owner's Certificate and Dedication

County of Denton § WHEREAS FELIPE DELGADO AND BELINDA ROSAS-DELGADO AND DARLING HOMES OF TEXAS, LLC, are the owners of all that certain lot, tract or parcel of land situated in the John White Survey, Abstract Number 1341, Town of Flower Mound, Denton County, Texas, and being that certain tract of land described by deed to Felipe Delgado and Belinda Rosas-Delgado, recorded under Document Number 2010-117950 of the Real Property Records of Denton County, Texas, and being all of Lot 13X, Block A, Parkside at Woodlake, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2016-138 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for the most southeasterly corner of said Parkside at Woodlake subdivision, being the east corner of said Lot 13X, being in the north line of Lot 2R, Block A, Surrey Ranch Office Park, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2011-22 of the Plat Records of Denton County, Texas, and being in the south line of Rembert Drive, a 50 foot wide right-of-way;

THENCE North 88 degrees 46 minutes 32 seconds West, with the common line of said Lot 13X and said Block A of said Surrey Ranch Office Park, passing a ½ inch iron rod found for the southeast corner of said Delgado tract, at a distance of 231.45 feet, and continuing with the common line of said Delgado tract and said Block A of said Surrey Ranch Office Park for a total distance of 534.58 feet to a ½ inch iron rod found for the common west corner of said Delgado tract and said Surrey Ranch Office Park, being in the east line of Lot 2, Block A, Ivy Estates, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 318 of the Plat Records of Denton County, Texas;

THENCE North 01 degrees 13 minutes 42 seconds East, with the common line of said Delgado tract and said Ivy Estates, a distance of 142.72 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the northeast corner of said Ivy Estates;

THENCE North 88 degrees 28 minutes 04 seconds West, with the common line of said Lot 13X and said Ivy Estates, a distance of 216.21 feet to a ½ inch iron rod found for the northeast corner of said Ivy Estates, being in the east line of Lot 16, Block E, Woodlake Estates, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 74 of the Plat Records of Denton County, Texas;

THENCE North 00 degrees 03 minutes 44 seconds East, with the common line of said Lot 13X and said Lot 16, Block E, a distance of 26.67 feet to a ½ inch iron rod found for the northeast corner of said Lot 16, Block E;

THENCE North 88 degrees 49 minutes 09 seconds West, with the common line of said Lot 13X and said Block E of Woodlake Estates, a distance of 369.80 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the common south corner of said Lot 13X and the southeast corner of Lot 10 of said Block E, being in the north line of Lot 12 of said Block E;

THENCE North 00 degrees 03 minutes 44 seconds East, with the common line of said Lot 13X and said Block E, a distance of 77.57 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the common west corner of said Lot 13X and Lot 12 of said Block A, Parkside at Woodlake;

THENCE South 79 degrees 41 minutes 53 seconds East, with the common line of said Lot 12 and said Lot 13X, a distance of 143.16 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 63 degrees 04 minutes 52 seconds East, continuing with the common line of said Lot 12 and said Lot 13X, a distance of 21.95 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for the common east corner of said Lot 12 and said Lot 13X, being in the southerly line of said Rembert Drive and being at the beginning of a non-tangent curve to the left having a radius of 60.00 feet, with a delta angle of 24 degrees 14 minutes 33 seconds, whose chord bears South 67 degrees 24 minutes 28 seconds East, a distance of 25.20 feet;

THENCE continuing with the southerly line of said Rembert Drive and with said curve, an arc length of 25.39 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a reverse curve to the right having a radius of 15.50 feet, a delta angle of 24 degrees 28 minutes 13 seconds, whose chord bears South 67 degrees 17 minutes 38 seconds East, a distance of 6.57 feet;

THENCE continuing with the southerly line of said Rembert Drive and with said curve an arc length of 6.62 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a reverse curve to the left having a radius of 300.00 feet, a delta angle of 33 degrees 45 minutes 38 seconds, whose chord bears South 71 degrees 56 minutes 20 seconds East, a distance of 174.22 feet;

THENCE continuing with the southerly line of said Rembert Drive and with said curve, an arc length of 176.77 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 88 degrees 49 minutes 09 seconds East, continuing with the south line of said Rembert Drive, a distance of 25.66 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the right having a radius of 375.00 feet, with a delta angle of 11 degrees 02 minutes 15 seconds, whose chord bears South 83 degrees 18 minutes 02 seconds East, a distance of 72.13 feet;

THENCE continuing with the southerly line of said Rembert Drive and with said curve, an arc length of 72.24 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 77 degrees 46 minutes 54 seconds East, continuing with the southerly line of said Rembert Drive, a distance of 41.31 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a tangent curve to the left having a radius of 425.00 feet, with a delta angle of 11 degrees 07 minutes 16 seconds, whose chord bears South 83 degrees 20 minutes 32 seconds East, a distance of 82.36 feet;

THENCE continuing with the southerly line of said Rembert Drive and with said curve, an arc length of 82.49 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 88 degrees 54 minutes 10 seconds East, continuing with the southerly line of said Rembert Drive, a distance of 242.47 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the right having a radius of 175.00 feet, with a delta angle of 53 degrees 32 minutes 57 seconds, whose chord bears South 62 degrees 07 minutes 41 seconds East, a distance of 157.67 feet;

THENCE continuing with the southerly line of said Rembert Drive and with said curve, an arc length of 163.56 feet to a ½ inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a reverse curve to the left having a radius of 200.00 feet, with a delta angle of 53 degrees 53 minutes 26 seconds whose chord bears South 62 degrees 17 minutes 56 seconds East, a distance of 181.26 feet;

THENCE continuing with the southerly line of said Rembert Drive and with said curve, an arc length of 188.11 feet to the POINT OF BEGINNING, and containing 1.763 acres and/or 76,783 square feet of land, more or less.

NOW, therefore, know all men by these presents:

THAT FELIPE DELGADO AND BELINDA ROSAS-DELGADO AND DARLING HOMES OF TEXAS, LLC, by and through its duly authorized officers, do hereby adopt this plat designated herein as **Parkside at Woodlake, Phase 2**, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated.

The easements shown hereon are hereby reserved for the purposes as indicated. All rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. Lots 13RX and 19X, Block A are hereby dedicated in fee simple to the Home Owners Association for maintenance purposes and common areas. Private Drainage Easements are dedicated to the Home Owners Association for all maintenance purposes. All streets, alleys, and common areas shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required 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 the _____ day of _____, 2016

DARLING HOMES OF TEXAS, LLC

By: _____
Ryan Huey, V.P. Land Acquisitions

State of Texas §

County of Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Huey, 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 partnership.

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: _____

By: _____
Felipe Delgado, Owner

State of Texas §

County of Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Felipe Delgado, 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 partnership.

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: _____

By: _____
Belinda Rosas-Delgado, Owner

State of Texas §

County of Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Belinda Rosas-Delgado, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose 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 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

_____, 2016.
Date

SIGNED & SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

_____, 2016.
Date

Doug Powell
Executive Director of Development Services

_____, 2016.
Date

RECORD PLAT

of
PARKSIDE at WOODLAKE, Phase 2

Being Lot 13RX, Lots 14 - 18 and Lot 19X, Block A and being a replat of Lot 13X, Block A, of Parkside at Woodlake, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat recorded under Doc. No. 2016-138, Plat Records, Denton County, Texas being 1.763 acres out of the John White Survey, Abstract Number 1341 Town of Flower Mound, Denton County, Texas

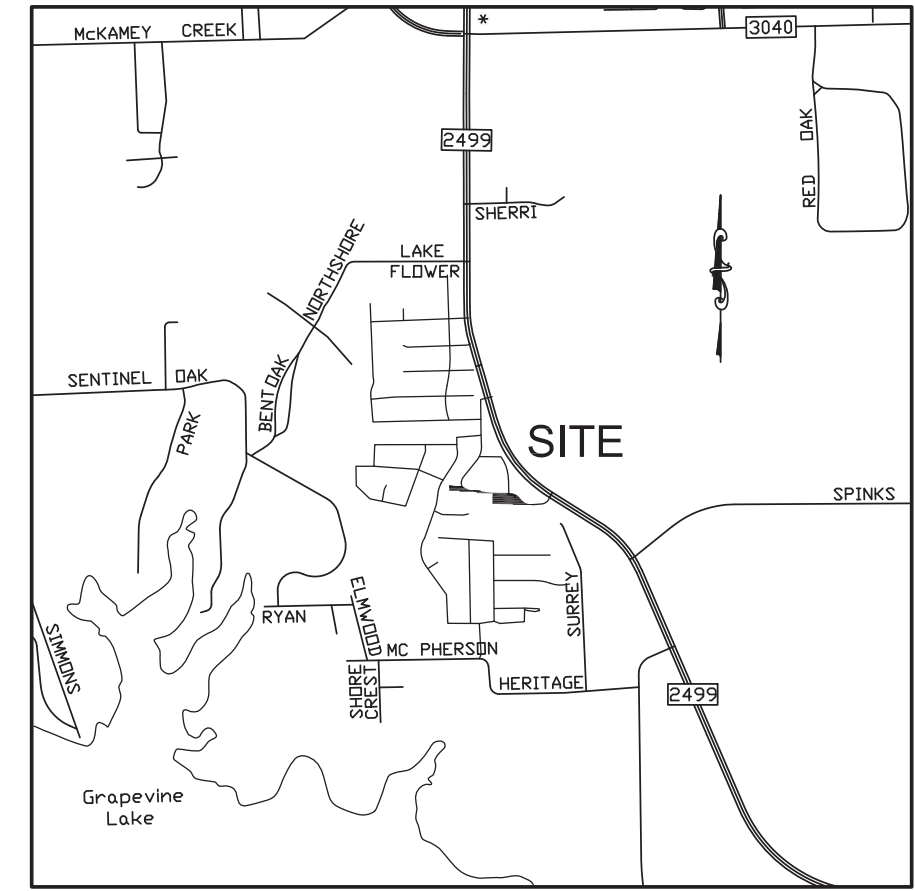
-- 2016 --

DRAWN BY: Jav DATE: 06/29/16 SCALE: 1"=50' CHECKED BY: FHW ASC NO.: 1411265-19

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY



DEVELOPMENT NOTES

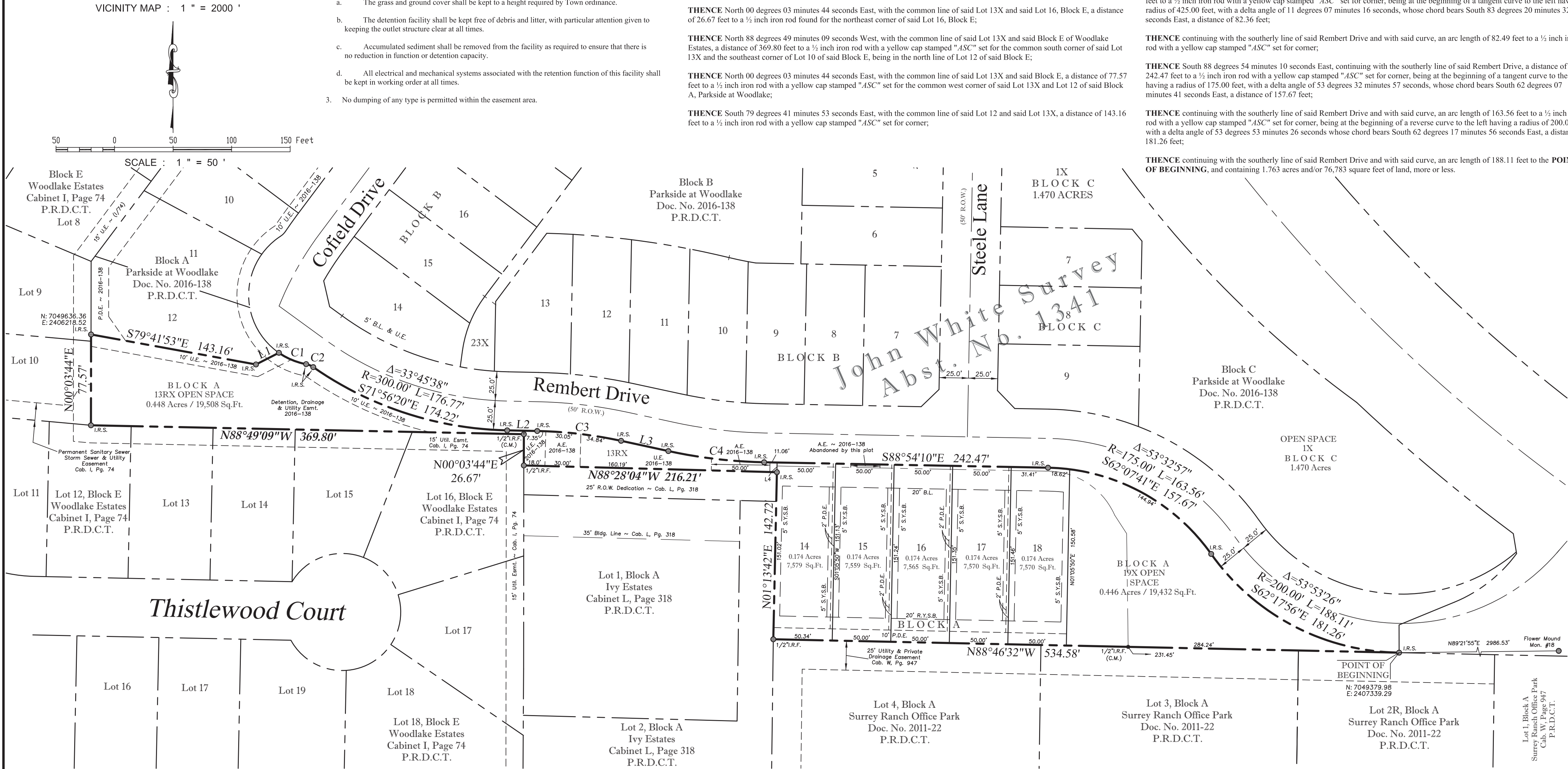
- This property is subject to PD 132.
- Pursuant to Ordinance No. 35-92 of the Town of Flower Mound, Texas, a Mandatory Homeowners Association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of Drainage Easements, Landscaping Systems or other physical facilities or grounds held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said Mandatory Homeowners Association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of the landscape systems. Features or elements located in parkways common area, between screening walls or living screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
- All X-Lots are unbuildable. Lots 13RX and 19X, Block A are dedicated to the H.O.A., the H.O.A. assumes the maintenance of said X-Lots and all screening materials.

- Each lot shall have placed on it an Aviation Easement, the terms of which shall be in accord with Town Ordinance No. 59-84, as amended, and said easement shall be filed in the Official Public Records of Denton County, Texas, no building permit shall be issued for any lot in the project until such time as developer provides written documentation that an Aviation Easement as referenced herein has been placed on each lot and has so encumbered each lot with said easement.

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

DRAINAGE EASEMENT NOTES

- Upkeep and maintenance of the Private Drainage Easement is the responsibility of the HOA.
- Upkeep and maintenance shall include but not limited to the following items:
 - The 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.
 - All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
- No dumping of any type is permitted within the easement area.



NOTES

- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480195 0540 and 0680 G, present effective date of map April 18, 2011, herein property is situated within Zone X (unshaded).
- All iron rods found are ½ inch unless otherwise noted. All iron rods set are ½ inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown are based on Texas State Plane Coordinates, NAD83 (US Feet) with a combined scale factor of 1.00015622.
- 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.
- No concentrated drainage shall be directed at downstream lots.
- Elevations shown are based on the Town of Flower Mound GIS network.
- Coordinate values shown are Texas State Plane Coordinates, NAD83 (US Feet).

LINE TABLE			
LINE	BEARING	RADIUS	DISTANCE
L1	N63°04'52"E	21.95'	
L2	S89°49'09"E	25.66'	
L3	S77°46'54"E	41.31'	
L4	N01°34'42"E	8.30'	

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	25.39'	60.00'	S67°24'28"E 25.20'
C2	6.62'	15.50'	S67°17'38"E 6.57'
C3	72.24'	375.00'	S83°18'02"E 72.13'
C4	82.49'	425.00'	S83°20'32"E 82.36'

LEGEND:

FND - FOUND
ROW - RIGHT-OF-WAY
CM - CONTROL MONUMENT
ASC - ARTHUR SURVEYING COMPANY
IRF - IRON ROD FOUND
IRS - IRON ROD SET
BL - BUILDING LINE
RYSB - REAR YARD SET BACK
SYSB - SIDE YARD SET BACK
UE - UTILITY EASEMENT
AE - ACCESS EASEMENT
PDE - PRIVATE DRAINAGE EASEMENT
DE - DRAINAGE EASEMENT
PAE - PEDESTRIAN ACCESS EASEMENT
WLE - WATER LINE EASEMENT
SVPUe - SIGHT VISIBILITY, PEDESTRIAN, UTILITY EASEMENT

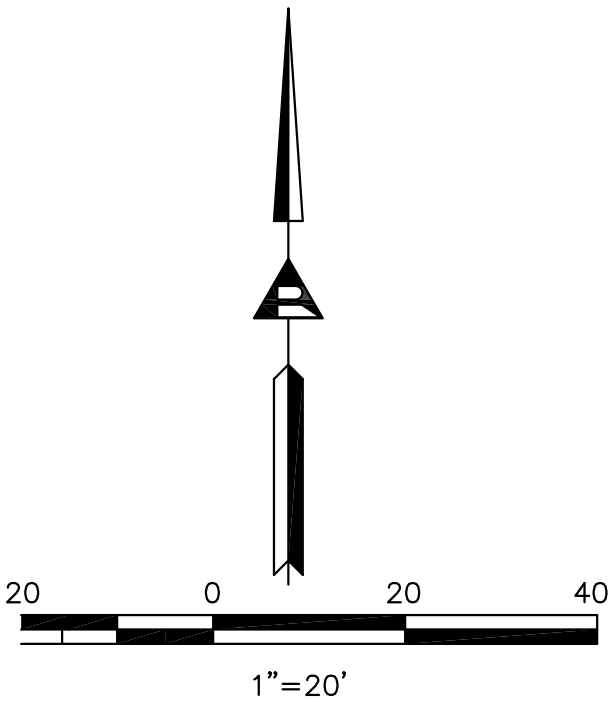
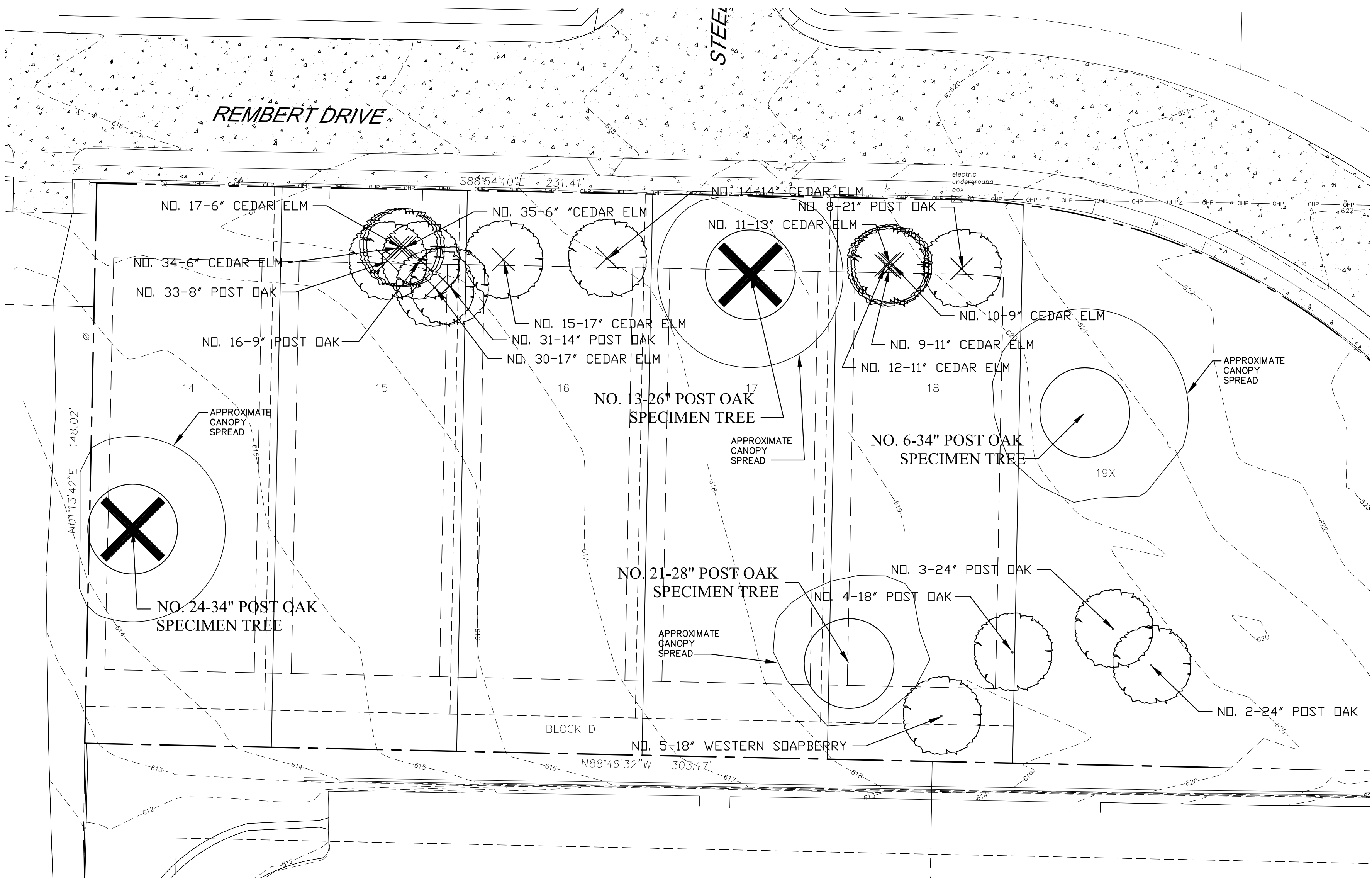
OWNER
Felipe Delgado & Belinda Rosas-Delgado
7400 Lost Creek
Flower Mound, TX 75022
Contact: _____
Phone: _____

OWNER
DARLING HOMES OF TEXAS, LLC
2500 Legacy Drive, Suite 100
Frisco, TX 75034
Contact: Ryan Huey, V.P. Land Acquisitions
Phone: (972) 252-2194

DEVELOPER / APPLICANT
REMBERT ENTERPRISES, INC.
3625 Bonanza Lane
Flower Mound, TX 75022
Phone: (214) 213-5982



Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9438 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75067 ~ TFRN No: 10063800
Established 1986
www.arthursurveying.com



TREE TABLE							
TREE NO.	DBH	COMMON NAME	BOTANICAL NAME	STATUS	REMOVE/REMAIN	LOCATION	HEALTH/CONDITION
NO. 2	24"	Post Oak	Quercus stellata	Not Protected? Trunk Damaged	Remain	BUILDABLE AREA	Damage at Trunk
NO. 3	24"	Post Oak	Quercus stellata	Protected	Remain	BUILDABLE AREA	Good
NO. 4	18"	Post Oak	Quercus stellata	Protected	Remain	BUILDABLE AREA	Encased in Concrete
NO. 5	18"	Western Soapberry	Sapindus drummondii	Protected	Remain	OUTSIDE BUILDABLE AREA	Good
NO. 6	34"	Post Oak	Quercus stellata	Specimen	Remain	BUILDABLE AREA	Good
NO. 8	21"	Post Oak	Quercus stellata	Protected	Remove	BUILDABLE AREA	Good
NO. 9	11"	Cedar Elm	Ulmus crassifolia	Protected	Remove	BUILDABLE AREA	Good
NO. 10	9"	Cedar Elm	Ulmus crassifolia	Protected	Remove	BUILDABLE AREA	Good
NO. 11	13"	Cedar Elm	Ulmus crassifolia	Protected	Remove	BUILDABLE AREA	Good
NO. 12	11"	Cedar Elm	Ulmus crassifolia	Protected	Remove	BUILDABLE AREA	Good
NO. 13	26"	Post Oak	Quercus stellata	Specimen	Remove	BUILDABLE AREA	Good
NO. 14	14"	Cedar Elm	Ulmus crassifolia	Protected	Remove	BUILDABLE AREA	Good
NO. 15	17"	Cedar Elm	Ulmus crassifolia	Protected	Remove	BUILDABLE AREA	Good
NO. 16	9"	Post Oak	Quercus stellata	Protected	Remove	BUILDABLE AREA	Good
NO. 17	6"	Cedar Elm	Ulmus crassifolia	Protected	Remove	BUILDABLE AREA	Good
NO. 21	28"	Post Oak	Quercus stellata	Specimen	Remain	BUILDABLE AREA	Good
NO. 24	34"	Post Oak	Quercus stellata	Specimen	Remove	BUILDABLE AREA	Good
NO. 30	17"	Cedar Elm	Ulmus crassifolia	Protected	Remove	BUILDABLE AREA	Good
NO. 31	14"	Post Oak	Quercus stellata	Protected	Remove	BUILDABLE AREA	Good
NO. 33	8"	Post Oak	Quercus stellata	Protected	Remove	BUILDABLE AREA	Good
NO. 34	15"	Cedar Elm	Ulmus crassifolia	Protected	Remove	BUILDABLE AREA	Good
NO. 35	6"	Cedar Elm	Ulmus crassifolia	Protected	Remove	BUILDABLE AREA	Good

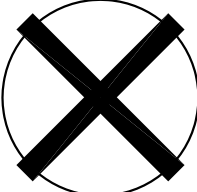
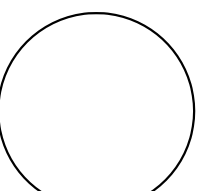
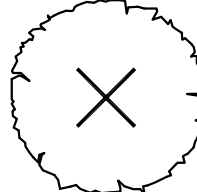
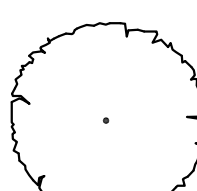
TREE PRESERVATION NOTES

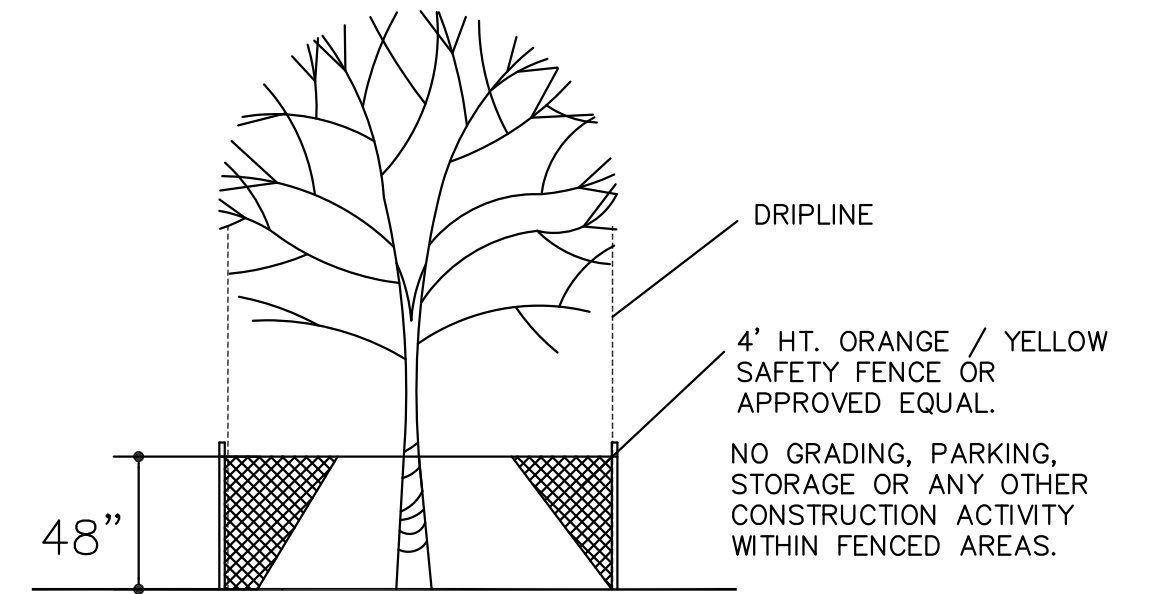
- CONTRACTOR AND DEVELOPER SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:
- PRIOR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
 - THE DEVELOPER SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4) FEET IN HEIGHT AROUND EACH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

TREE MITIGATION

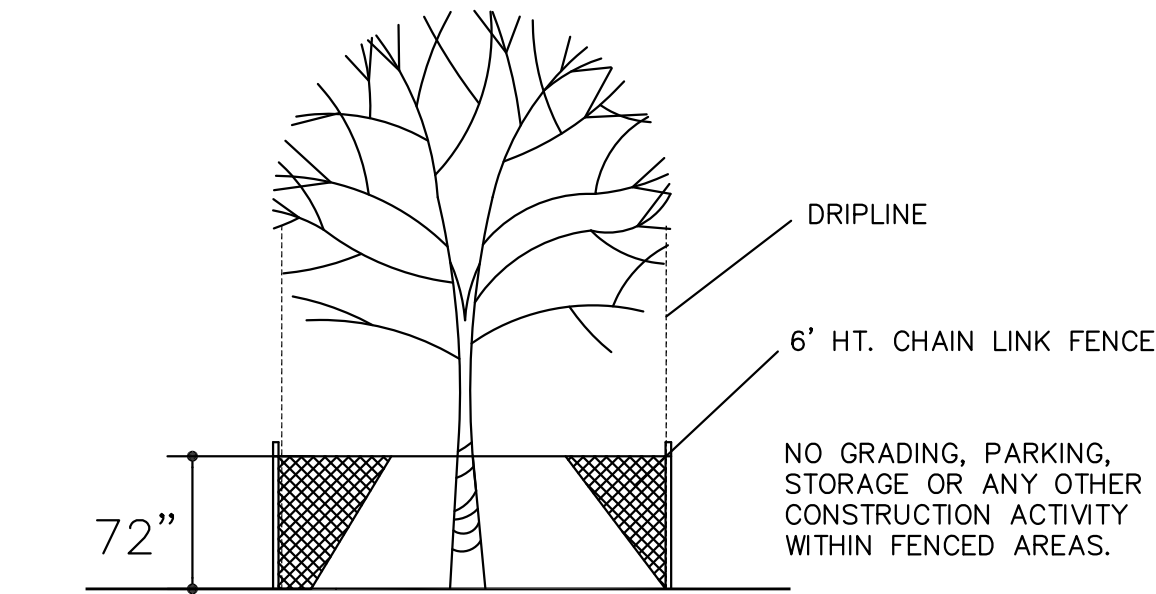
TREE TABULATIONS:
TOTAL PROTECTED TREES ON SITE: 18
TOTAL PROTECTED TREES TO BE REMOVED: 14
TOTAL PROTECTED TREES TO REMAIN: 4
TOTAL SPECIMEN TREES CAL INCHES ON SITE: 122
TOTAL SPECIMEN TREES CAL. INCHES TO BE REMOVED: 60
TOTAL SPECIMEN TREE MITIGATION: 60 CAL. INCHES (60X2 /3=40) (MITIGATION 40-3" TREES)
TOTAL PROTECTED TREES REMOVED FROM BUILDABLE AREA: 14 (MITIGATION 14 - 3" TREES)
TOTAL SPECIMEN TREE MITIGATION: 40 - 3" CALIPER TREES
TOTAL PROTECTED TREE MITIGATION: 14 - 3" CALIPER TREES
LESS BUILDABLE AREA SPECIMEN TREE PRESERVATION CREDITS
FOR TREE #s 6, AND 21 (11 - 3" CALIPER TREES)
LESS CREDITS FOR PROTECTED TREES PRESERVED WITHIN THE BUILDABLE AREA:
(3 - 3" CALIPER TREES)
TOTAL PROTECTED TREE MITIGATION: 14 - 11 - 3 = 0 - 3" CALIPER TREES
TOTAL TREES REQUIRED TO OFFSET TREE MITIGATION: 40 - 3" CALIPER TREES
40 x \$375 = \$15,000 TO BE PAID TO THE TOWN OF FLOWER MOUND AT THE PRE-CONSTRUCTION MEETING IN LIEU OF TREE PLANTING.

LEGEND

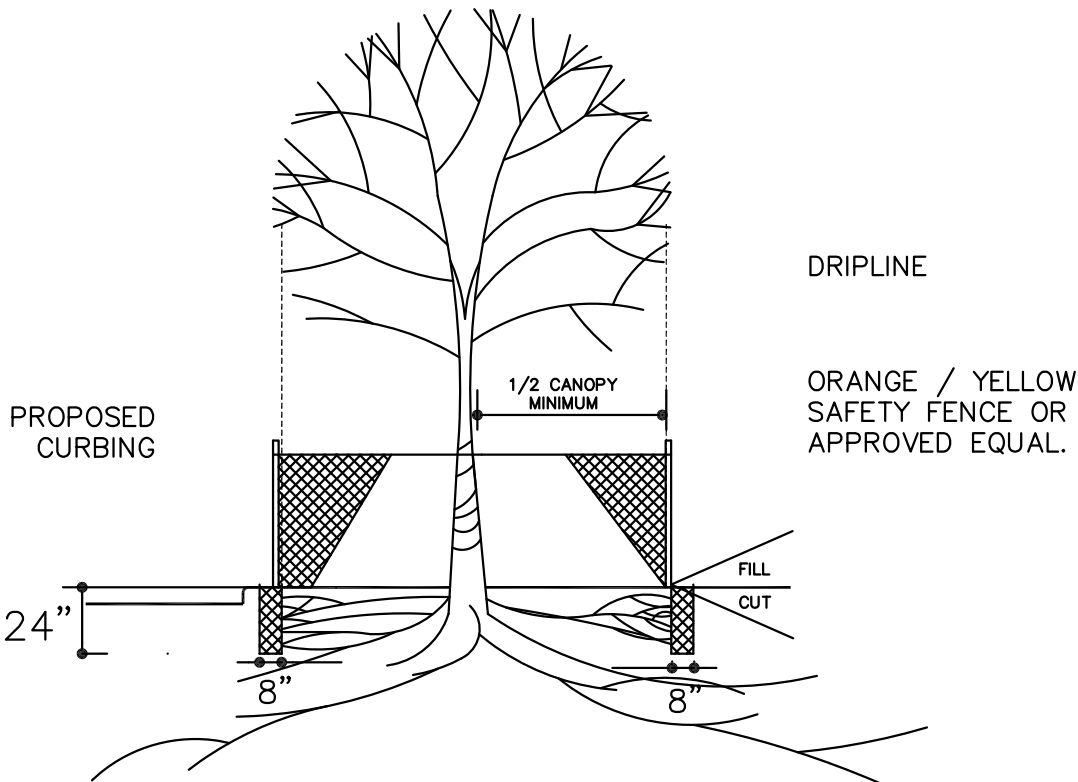
-  SPECIMEN TREE TO BE REMOVED
-  SPECIMEN TREE TO BE PRESERVED
-  PROTECTED TREE TO BE REMOVED
-  PROTECTED TREE TO BE PRESERVED



MINIMUM TREE PROTECTION- PROTECTED TREES
N.T.S.



MINIMUM TREE PROTECTION- SPECIMEN TREES
N.T.S.



- HAND DIG TRENCH (NO MECHANICAL TRENCHES)
- CUT ROOTS WITH A SHARP TOOL
- BACKFILL WITH EXISTING SOIL
- PERFORM ROOT PRUNING A MINIMUM OF TWO WEEKS PRIOR TO CONSTRUCTION

ROOT PRUNING DETAIL
N.T.S.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: November 14, 2016

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0028 – Parker Square Addition) to create three non-residential lots. The property is generally located north of Cross Timbers Road and west of Timber Creek Road.**

I. ITEM SUMMARY

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

The project has a companion site plan application (SP16-0025) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this replat application is to subdivide Lot 1R-A and Lot 8R, Block 1, of the Parker Square Addition in order to create three lots. The existing Lot 1R-A contains approximately 14.50 acres and the existing Lot 8R contains approximately 0.55 acres.

The replat enlarges the existing Lot 8R to include a portion of Lot 1R-A with a resulting size of approximately 1.95 acres. The new Lot 8R-A will contain both the proposed new education building (See SP16-0025) as well as surface parking for the new building. Lot 1R-A is being further subdivided to create Lot 13, which will be approximately 1.30 acres in size and contain surface parking. Lot 1R-A will contain approximately 11.24 acres as a result of the subdivision and will continue to contain surface parking and drive aisles.

The subject property is currently zoned Planned Development District-24 (PD-24) with Office District (O) and Retail District-2 (R-2) uses. The proposed replat will consolidate property under common ownership, but will not impact any cross parking or cross access agreements currently in place. The proposed replat application is consistent with the PD-24 standards.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

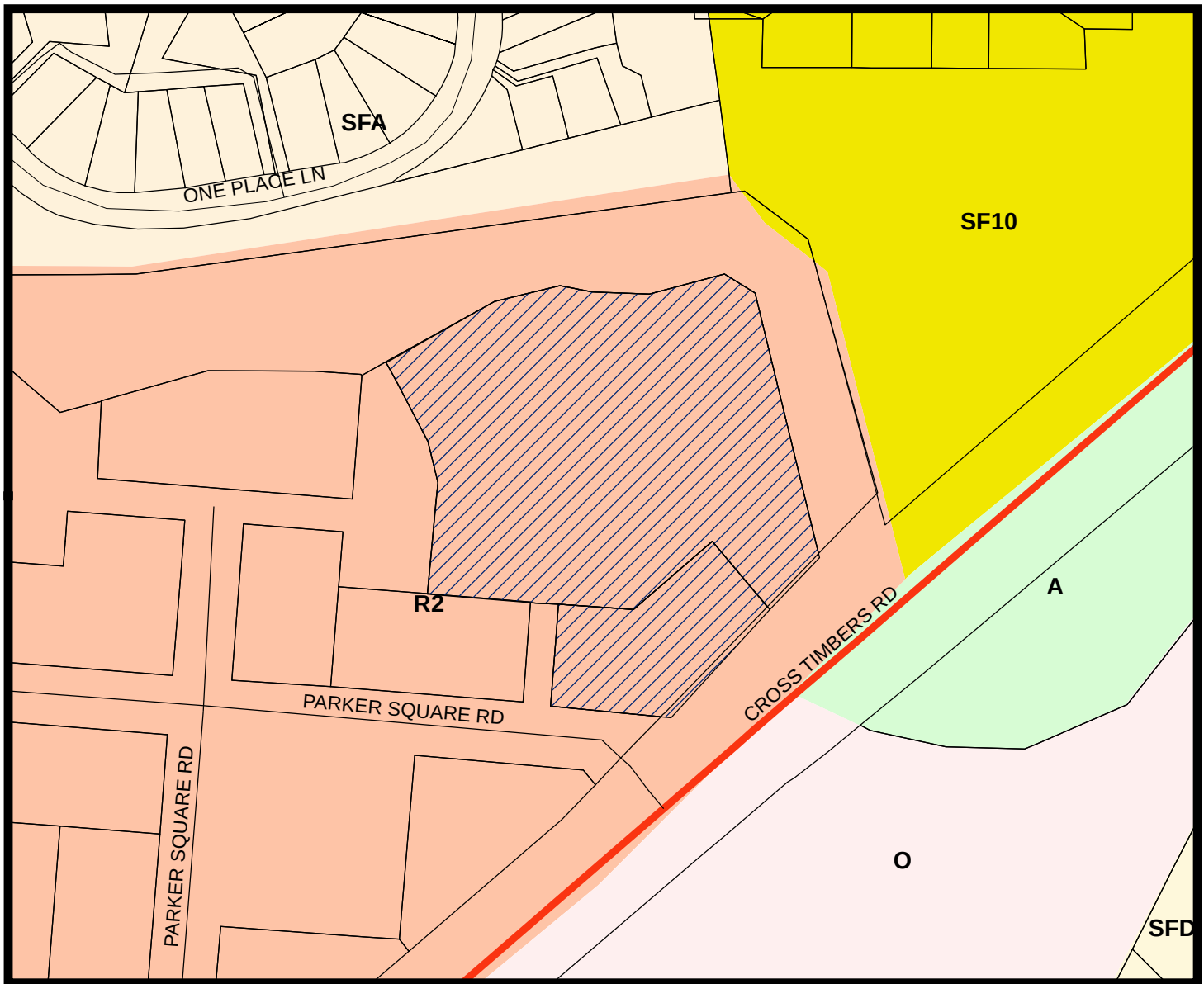
B. Application Details

1. Replat Package

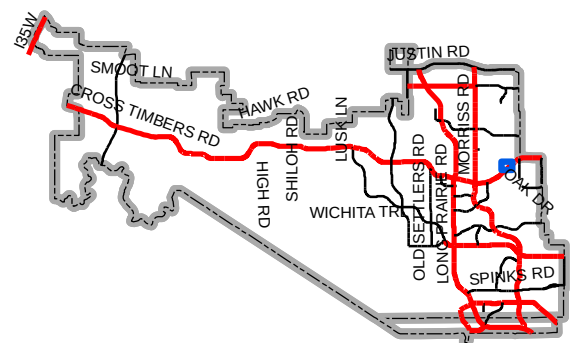
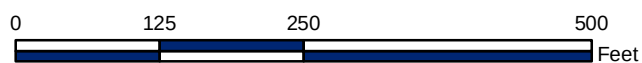
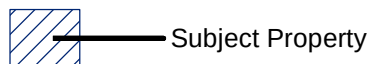
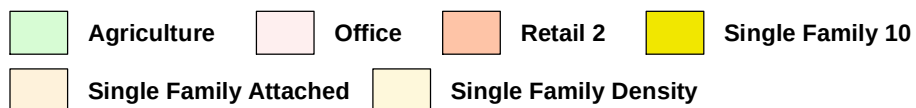


Vicinity Map

Reference Project: RP16-0028 & SP16-0025



LEGEND



Map Location

LETTER OF INTENT

Site Plan Application 100 Parker Square

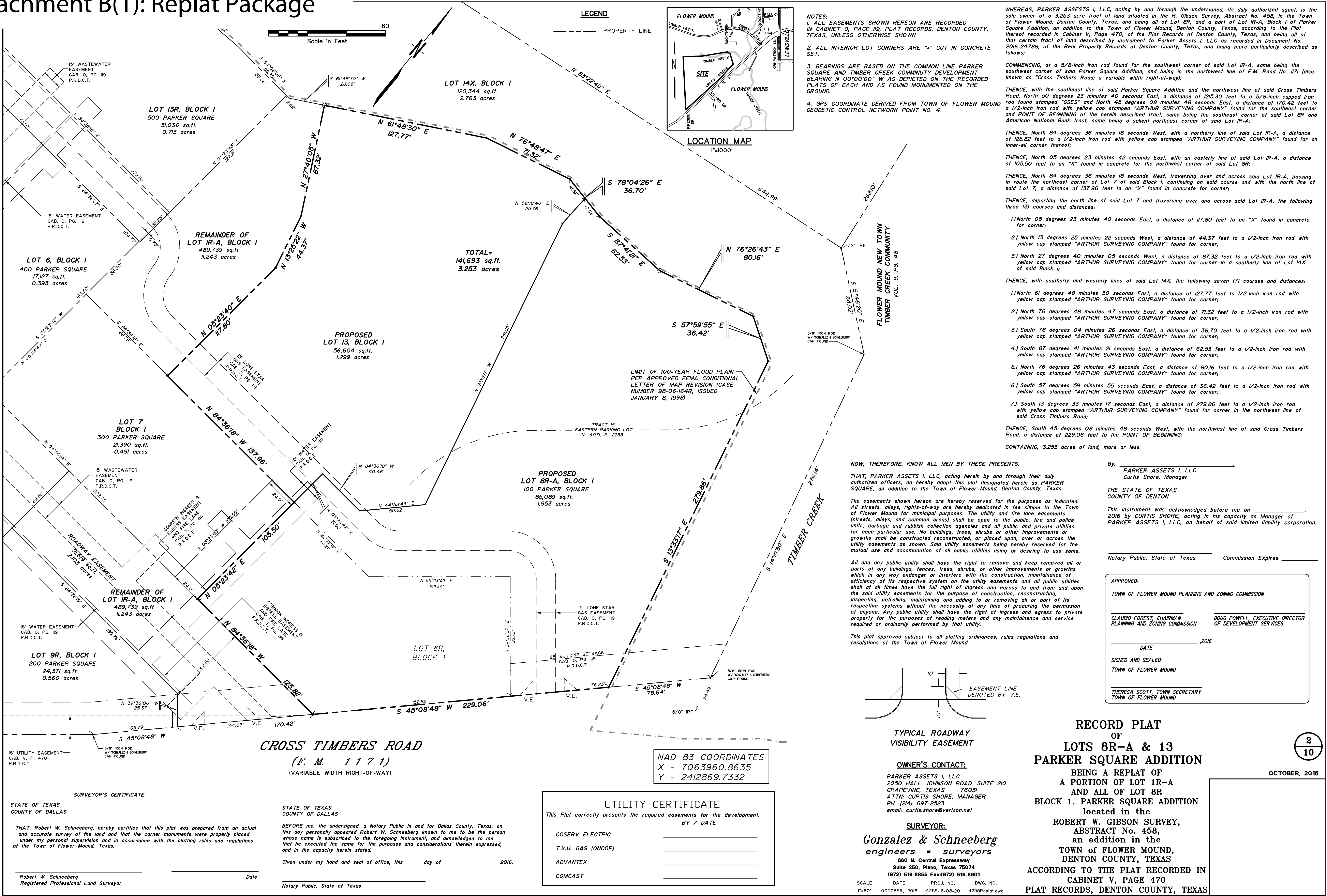
This Site Plan Application is made in connection with the development and construction of improvements on Lot 8R-A, Block 1 of Parker Square. The existing zoning district is PD-24 (Parker Square), Ordinance 80-30, which permits (O) Office District and (R-2) Retail District-2 uses. On October 10, 2007, the Board of Adjustment of the Town of Flower Mound granted a variance from the set-back requirements in PD-24 for Lot 8R along FM 1171, reducing that set back requirement to ZERO FEET.

Lot 8R-A contains approximately 1.953 acres.

The proposed improvements are a two-story building for educational use. The building will contain approximately 31,325 gross square feet in area. At this time, the owner has entered into a lease agreement for all premises in the building.

Attachment B(1): Replat Package

P:\255 100 Parker Square\425Replat\Lot 8R-A and Lot 13-30 scale.dwg, 11/7/2016 11:35:26 AM





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: November 14, 2016

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Site Plan (SP16-0025 - Parker Square Building 100) to develop a non-residential building. The property is generally located north of Cross Timbers Road and west of Timber Creek Road.

I. ITEM SUMMARY

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

The project has a companion replat application (RP16-0028) 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 31,325-square-foot, two-story educational building to be located on proposed Lot 8R-A of the Parker Square development. The subject property is partially vacant with the remainder being utilized for surface parking and contains approximately 1.95 acres. The entire Parker Square development contains 24.56 acres and is currently zoned Planned Development District-24 (PD-24) with Office District (O) and Retail District-2 (R-2) uses. The proposed education building (Building #100) will be the final building within the Parker Square development.

Primary access to the lot will be mutual access easements that connect the site to Cross Timbers Road. A required right-turn deceleration lane on westbound Cross Timbers Road will be constructed as a part of this project. The required parking for the proposed educational building is 138 spaces and the site plan provides 138 parking spaces. The site plan depicts necessary setbacks, landscape buffer and easements. The building elevations reflect an architectural design that is complementary to the surrounding Parker Square development. The materials used for the building are predominantly brick, similar to what has been approved with all previous phases. The proposed site plan is consistent with the development standards for PD-24.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

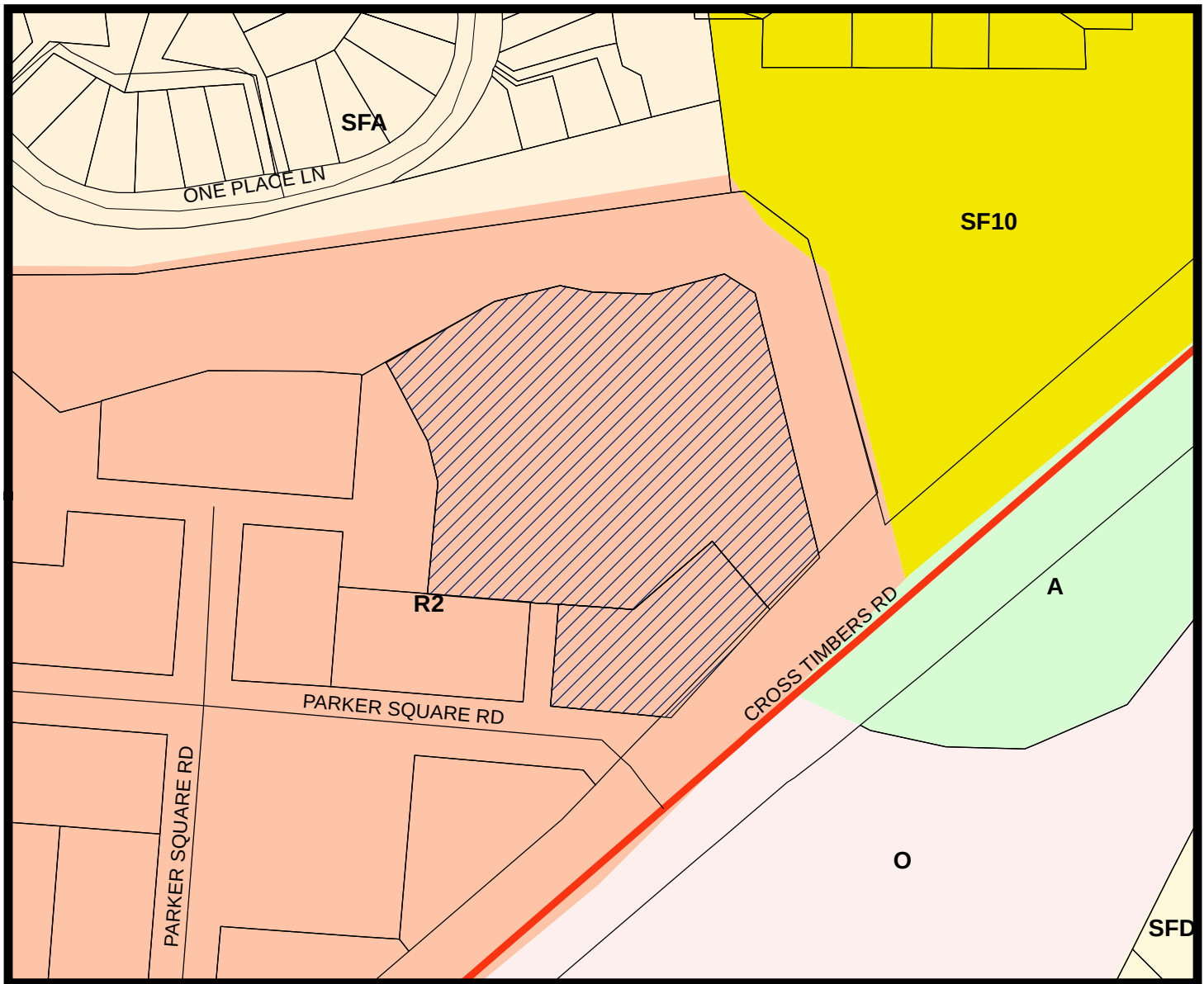
B. Application Details

1. Site Plan Package

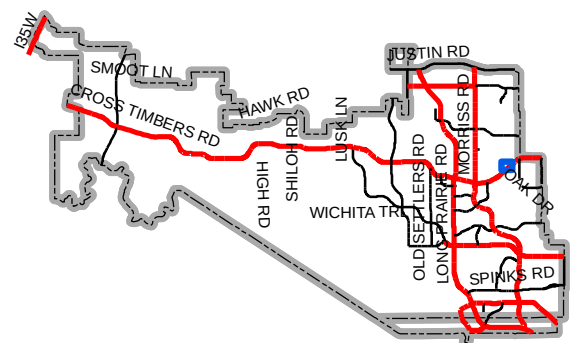
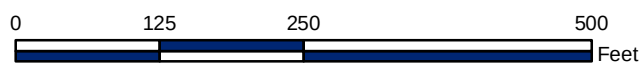
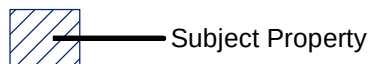
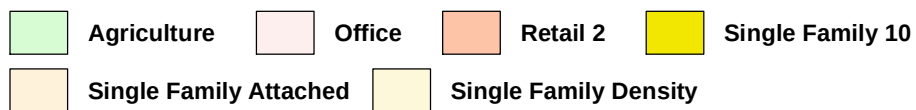


Vicinity Map

Reference Project: RP16-0028 & SP16-0025



LEGEND



Map Location

LETTER OF INTENT

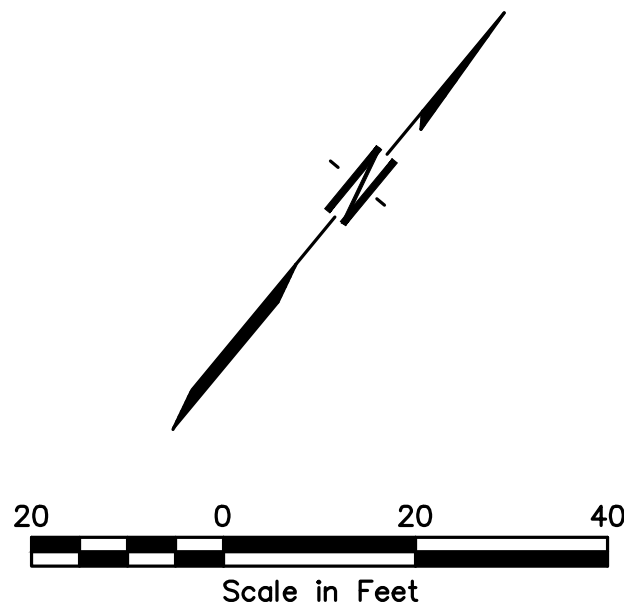
Site Plan Application 100 Parker Square

This Site Plan Application is made in connection with the development and construction of improvements on Lot 8R-A, Block 1 of Parker Square. The existing zoning district is PD-24 (Parker Square), Ordinance 80-30, which permits (O) Office District and (R-2) Retail District-2 uses. On October 10, 2007, the Board of Adjustment of the Town of Flower Mound granted a variance from the set-back requirements in PD-24 for Lot 8R along FM 1171, reducing that set back requirement to ZERO FEET.

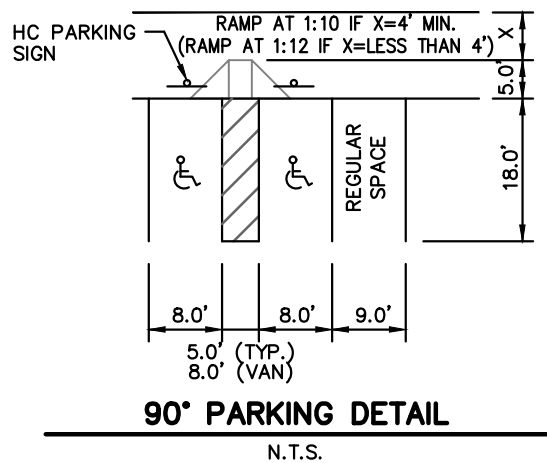
Lot 8R-A contains approximately 1.953 acres.

The proposed improvements are a two-story building for educational use. The building will contain approximately 31,325 gross square feet in area. At this time, the owner has entered into a lease agreement for all premises in the building.

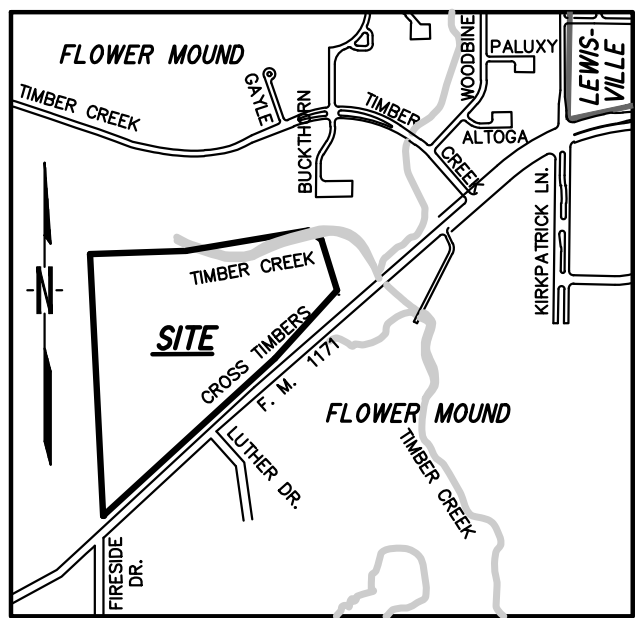
Attachment B(1): Site Plan Package



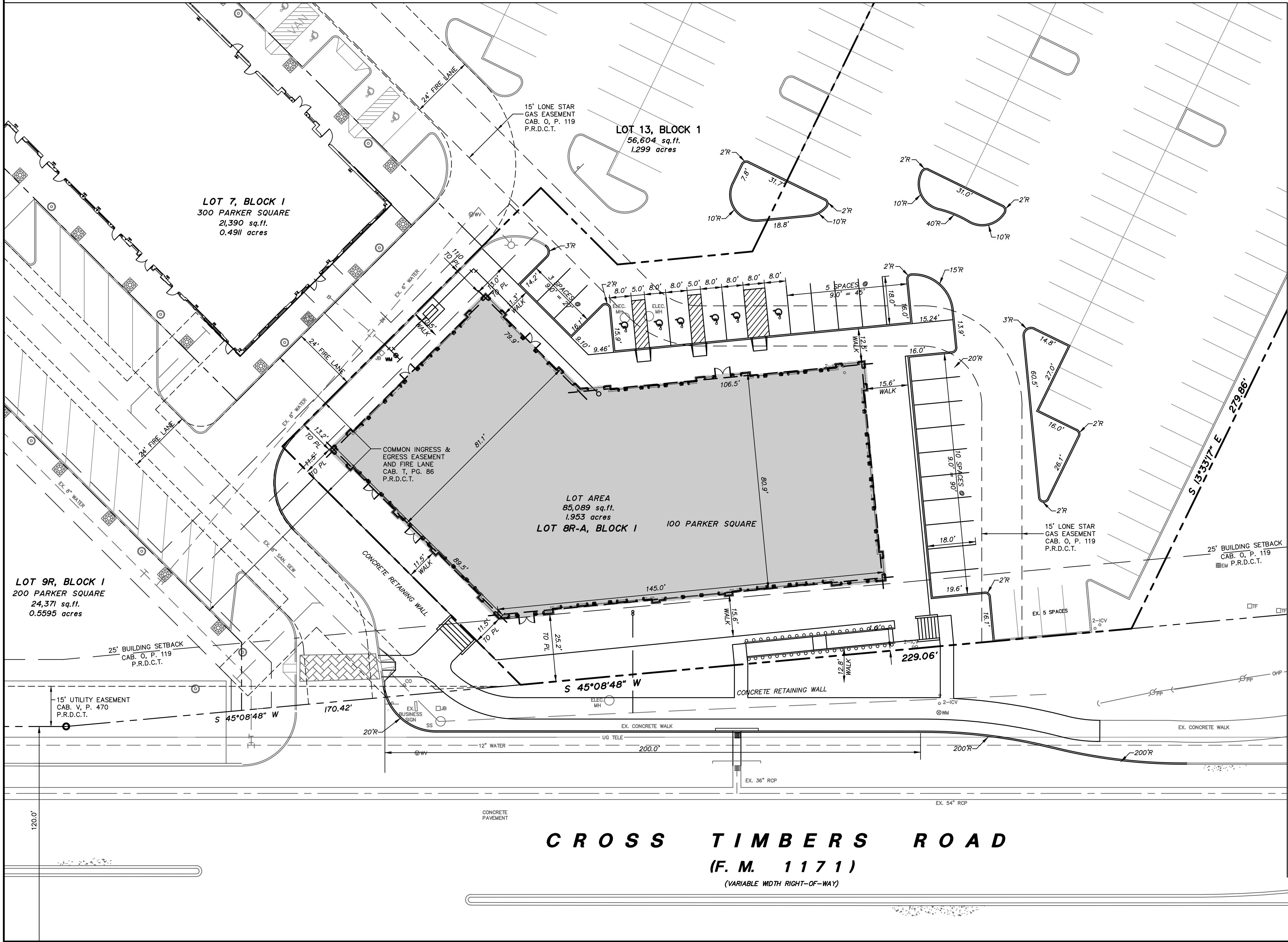
- PP POWER POLE
- WM WATER METER
- WV WATER VALVE
- LS LIGHT STANDARD
- TF TRANSFORMER
- FD FIRE HYDRANT
- CO CLEANOUT
- ICV IRRIGATION CONTROL VALVE
- JB JUNCTION BOX
- WV WATER VAULT
- GM GAS METER
- GV GAS VALVE
- MS METAL SIGN
- PPA POWER POLE ANCHOR
- SS SANITARY SEWER MANHOLE
- OHP OVERHEAD POWER LINE
- X FENCE
- PROPERTY LINE



MASTER PLAN 2001 FEATURES	
Land Use Plan	Long Prairie District
Specific Plans	N/A
Urban Design Plan	Long Prairie District
Parks and Trails	Parker Square Park and trail system (completed)
Open Space Plan	N/A
Thoroughfare Plan	Cross Timbers Road (FM 1171); Major Arterial variable width of right-of-way
Water Plan	Long Prairie District, 12" waterline in Cross Timbers Road
Wastewater Plan	Long Prairie District, 27" wastewater line in Timber Creek
Economic Impact	N/A



LOCATION MAP
1"=1000'



LOT 8R-A -- SITE DATA TABLE		
Physical Address	100 Parker Square	
Gross Site Area	1.953 acres, 85,089 s.f.	
Zoning		
Current use	PD 24 W/R2 USES	
Lot Coverage Data		
Building Coverage	18.49% / 15,730 s.f.	
Impervious Area	91.51% / 77,869 s.f.	
Pervious Area	8.49% / 7,220 s.f.	
Parking Summary	Required	Provided
Surface Parking		
SEE TABULATIONS		
Total Parking	138	138
Building Data		
Building	2-story	
Peak Height	35 Feet - 3 inches	
Mean Height	33 Feet - 9.4 inches	
Total Square Footage	31,325 s.f.	

PARKING TABULATIONS - 100 PARKER SQUARE

PARKING REQUIREMENTS	
College / University:	• 1 space per classroom/instruction area • 1 space per 3 students accommodated
Restaurant:	• 1 space per 75 square feet

TABULATIONS:				
College / University				
ROOM ID	FLOOR	ROOM NAME	ROOM COUNT	STUDENTS ACCOMMODATED
1	1st	Lecture Lab	1	44
2	1st	Lecture Lab	1	42
3	2nd	ITV 3	1	30
4	2nd	ITV 2	1	30
5	2nd	Conference/Seminar	1	32
6	2nd	ITV 1	1	30
7	2nd	Science Lab 2	1	32
8	2nd	Science Lab 2	0	0
9	2nd	Science Lab 1	1	32
10	2nd	Science Lab 1	0	0
11	2nd	Conference/Seminar	1	48
12	2nd	Tutoring/Study Lounge	1	40

Total Classrooms/Instruction areas:	10	360
Total Student Accommodated:		

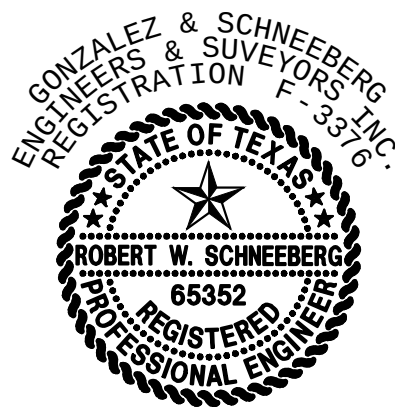
Restaurant	Grab and Go Food Service (561 sf / 75 sf)	8
------------	---	---

PARKING REQUIRED		
Classrooms/Instruction areas:		10
Student Accommodated (424/3):		120
Grab and Go Food Service:		8
TOTAL PARKING REQUIRED:		138
Included in Total Parking Required		
HC Stalls:	5	
Van Accessible:	1	

NOTE:

- VARIANCE HAS BEEN GRANTED TO REDUCE THE BUILDING SETBACK LINE TO ZERO FEET.
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW, PERMITTING AND BIDDING. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF ROBERT W. SCHNEEBERG, P.E. TEXAS REGISTRATION NO. 65352
DATE: 11/07/2016



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHNEEBERG, P.E. 65352 ON 11/07/2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

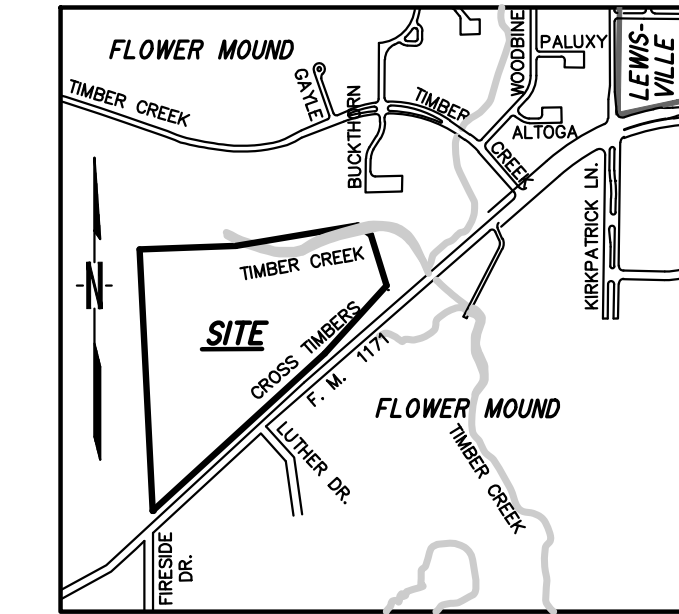
OWNER:
PARKER ASSETS I, LLC
2050 HALL JOHNSON ROAD, SUITE 210
GRAPEVINE, TEXAS 76051
ATTN: CURTIS SHORE, MANAGER
PH. (214) 697-2523
email: curtis.shore@verizon.net

PROJ. NO.: 4255-16-08-20
Gonzalez & Schneeberg
engineers - surveyors
660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax:(972) 516-8901

PARKER SQUARE					
SITE PLAN					
100 PARKER SQUARE					
TOWN OF FLOWER MOUND, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
GONZALEZ & SCHNEEBERG		SEPTEMBER 2016	H. 1"=20'	GSES	

NO.	DATE	REVISION

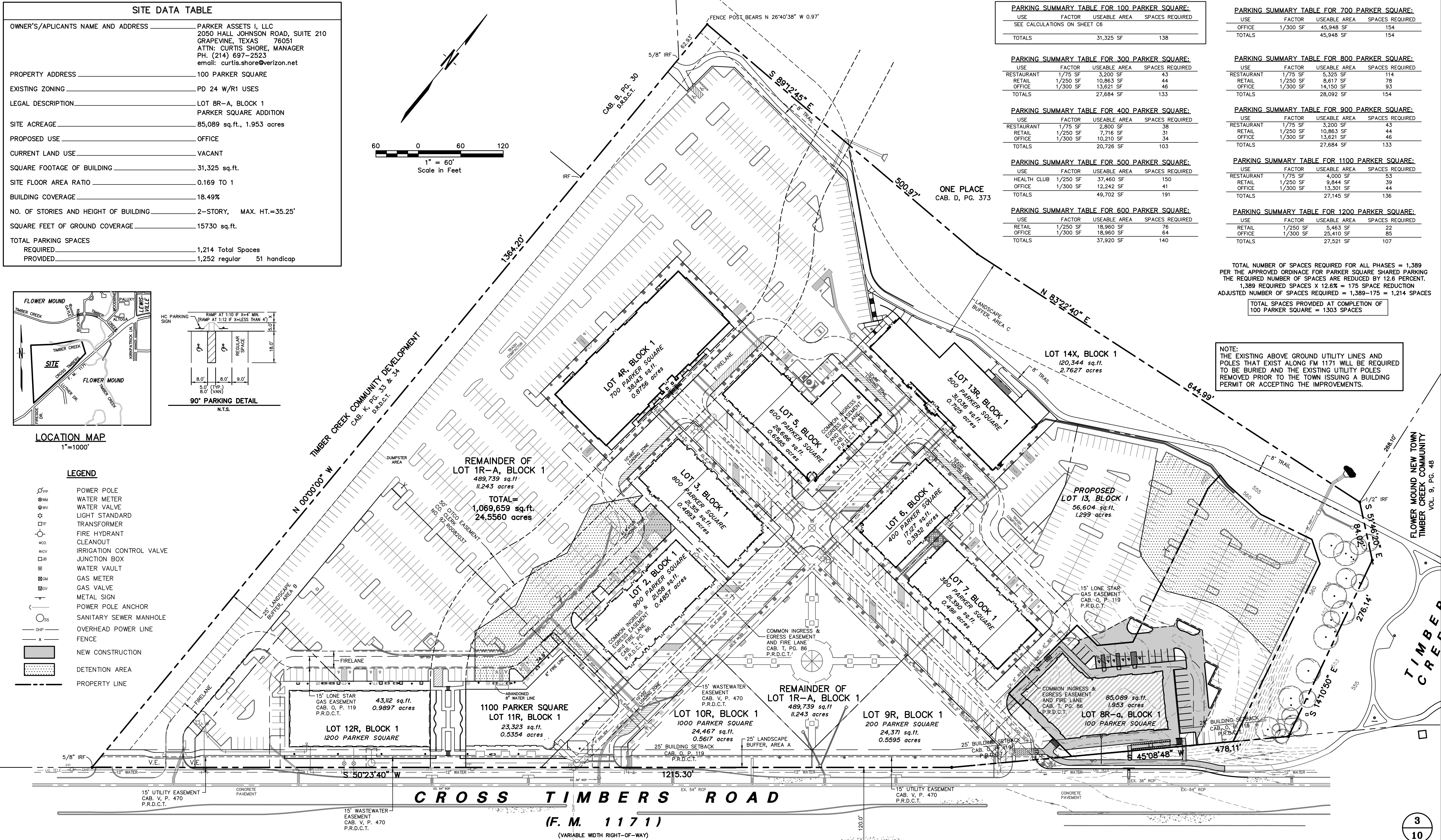
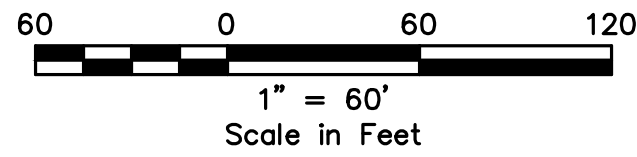
SITE DATA TABLE	
OWNER'S/APLICANTS NAME AND ADDRESS	PARKER ASSETS I, LLC 2050 HALL JOHNSON ROAD, SUITE 210 GRAPEVINE, TEXAS 76051 ATTN: CURTIS SHORE, MANAGER PH. (214) 697-2523 email: curtis.shore@verizon.net
PROPERTY ADDRESS	100 PARKER SQUARE
EXISTING ZONING	PD 24 W/R1 USES
LEGAL DESCRIPTION	LOT 8R-A, BLOCK 1 PARKER SQUARE ADDITION
SITE ACREAGE	85,089 sq.ft., 1.953 acres
PROPOSED USE	OFFICE
CURRENT LAND USE	VACANT
SQUARE FOOTAGE OF BUILDING	31,325 sq.ft.
SITE FLOOR AREA RATIO	0.169 TO 1
BUILDING COVERAGE	18.49%
NO. OF STORIES AND HEIGHT OF BUILDING	2-STORY, MAX. HT.=35.25'
SQUARE FEET OF GROUND COVERAGE	15730 sq.ft.
TOTAL PARKING SPACES	
REQUIRED	1,214 Total Spaces
PROVIDED	1,252 regular 51 handicap



LOCATION MAP
1"=1000'

LEGEND

- POWER POLE
- WATER METER
- WATER VALVE
- LIGHT STANDARD
- TRANSFORMER
- FIRE HYDRANT
- CLEANOUT
- IRRIGATION CONTROL VALVE
- JUNCTION BOX
- WATER VAULT
- GAS METER
- GAS VALVE
- METAL SIGN
- POWER POLE ANCHOR
- SANITARY SEWER MANHOLE
- OVERHEAD POWER LINE
- FENCE
- NEW CONSTRUCTION
- DETENTION AREA
- PROPERTY LINE



PARKING SUMMARY TABLE FOR 100 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
SEE CALCULATIONS ON SHEET C6			
TOTALS		31,325 SF	138

PARKING SUMMARY TABLE FOR 300 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RESTAURANT	1/75 SF	3,200 SF	43
RETAIL	1/250 SF	10,863 SF	44
OFFICE	1/300 SF	13,621 SF	46
TOTALS		27,684 SF	133

PARKING SUMMARY TABLE FOR 400 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RESTAURANT	1/75 SF	2,800 SF	38
RETAIL	1/250 SF	7,716 SF	31
OFFICE	1/300 SF	10,210 SF	34
TOTALS		20,726 SF	103

PARKING SUMMARY TABLE FOR 500 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
HEALTH CLUB	1/250 SF	37,460 SF	150
OFFICE	1/300 SF	12,242 SF	41
TOTALS		49,702 SF	191

PARKING SUMMARY TABLE FOR 600 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RETAIL	1/250 SF	18,960 SF	76
OFFICE	1/300 SF	18,960 SF	64
TOTALS		37,920 SF	140

PARKING SUMMARY TABLE FOR 700 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
OFFICE	1/300 SF	45,948 SF	154
TOTALS		45,948 SF	154

PARKING SUMMARY TABLE FOR 800 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RESTAURANT	1/75 SF	5,325 SF	114
RETAIL	1/250 SF	8,617 SF	78
OFFICE	1/300 SF	14,150 SF	93
TOTALS		28,092 SF	154

PARKING SUMMARY TABLE FOR 900 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RESTAURANT	1/75 SF	3,200 SF	43
RETAIL	1/250 SF	10,863 SF	44
OFFICE	1/300 SF	13,621 SF	46
TOTALS		27,684 SF	133

PARKING SUMMARY TABLE FOR 1100 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RESTAURANT	1/75 SF	4,000 SF	53
RETAIL	1/250 SF	9,844 SF	39
OFFICE	1/300 SF	13,301 SF	44
TOTALS		27,145 SF	136

PARKING SUMMARY TABLE FOR 1200 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RETAIL	1/250 SF	5,463 SF	22
OFFICE	1/300 SF	25,410 SF	85
TOTALS		27,521 SF	107

TOTAL NUMBER OF SPACES REQUIRED FOR ALL PHASES = 1,389
PER THE APPROVED ORDINANCE FOR PARKER SQUARE SHARED PARKING
THE REQUIRED NUMBER OF SPACES ARE REDUCED BY 12.6 PERCENT
1,389 REQUIRED SPACES X 12.6% = 175 SPACE REDUCTION
ADJUSTED NUMBER OF SPACES REQUIRED = 1,389-175 = 1,214 SPACES
TOTAL SPACES PROVIDED AT COMPLETION OF
100 PARKER SQUARE = 1303 SPACES

NOTE:
THE EXISTING ABOVE GROUND UTILITY LINES AND
POLES THAT EXIST ALONG FM 1171 WILL BE REQUIRED
TO BE BURIED AND THE EXISTING UTILITY POLES
REMOVED PRIOR TO THE TOWN ISSUING A BUILDING
PERMIT OR ACCEPTING THE IMPROVEMENTS.

PROJ. NO.: 4255-16-08-20

Gonzalez & Schneeberg
engineers - surveyors

PARKER SQUARE
OVERALL SITE PLAN
100 PARKER SQUARE
TOWN OF FLOWER MOUND, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GONZALEZ & SCHNEEBERG		SEPTEMBER 2016	H. 1"=60'	GS&S		

DWG. NO. 4255-16-08-20-100parker.dwg

660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax:(972) 516-8901

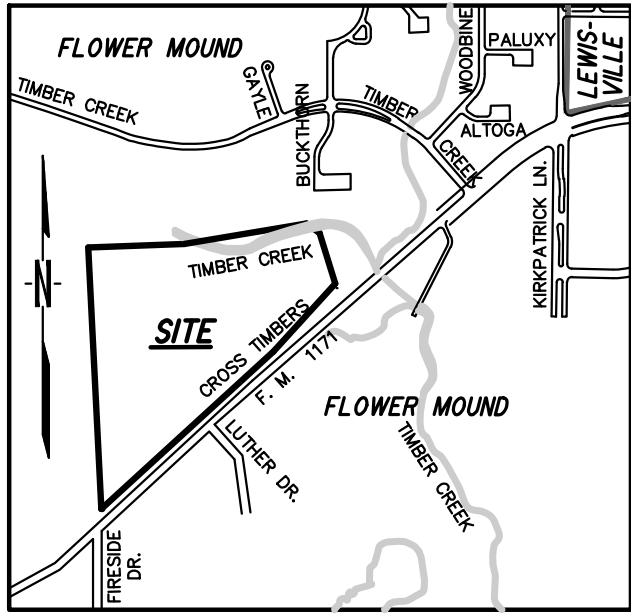
OWNER:
PARKER ASSETS I, LLC
2050 HALL JOHNSON ROAD, SUITE 210
GRAPEVINE, TEXAS 76051
ATTN: CURTIS SHORE, MANAGER
PH. (214) 697-2523
email: curtis.shore@verizon.net

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE
PURPOSE OF REVIEW, PERMITTING AND
BIDDING. IT IS NOT INTENDED FOR
CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF ROBERT W. SCHNEEBERG, P.E.
TEXAS REGISTRATION NO. 65352
DATE: 11/07/2016

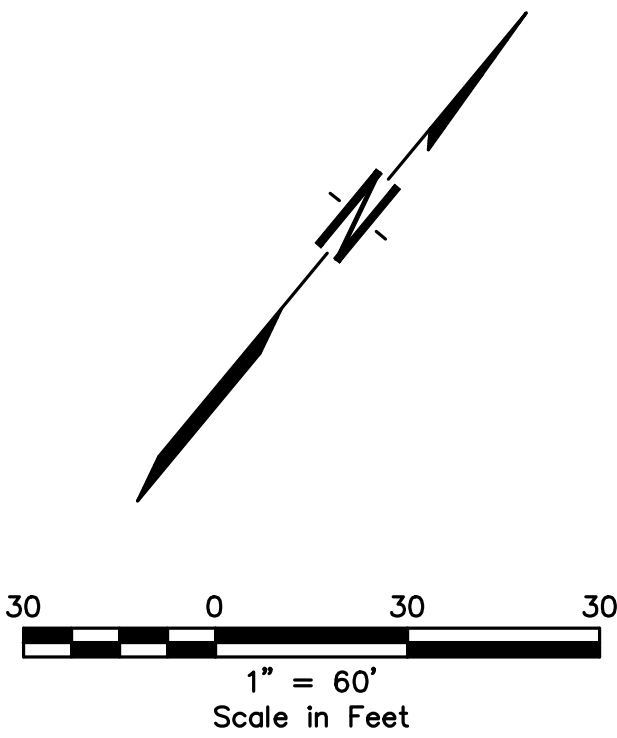
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY ROBERT W. SCHNEEBERG, P.E. 65352 ON
11/07/2016. ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

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

PARKER SQUARE
FLOWER MOUND, TX.



LOCATION MAP
1"=1000'



LEGEND

SOLID BLOCK
BERMUDA SOD.

BENCHMARKS:

BM 1: "I" CUT FOUND ON TOP OF THE
NORTHEAST CORNER OF TIMBER CREEK RD.
& NORTH BRIDGE OVER TIMBER CREEK.
ELEV. = 565.09

BM 2: "I" CUT SET ON THE NOSE OF
MEDIAN OF FM 1171 ON THE WEST SIDE
OF TIMBER CREEK.
ELEV. = 566.44

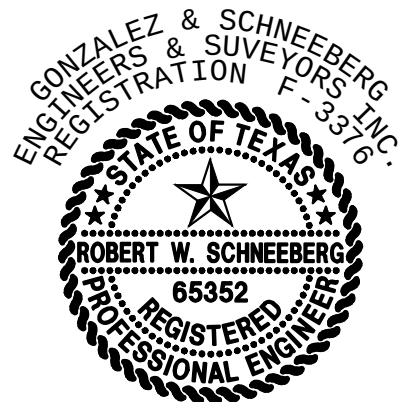
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE
PURPOSE OF REVIEW, PERMITTING AND
BIDDING. -- IT IS NOT INTENDED FOR
CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF ROBERT W. SCHNEEBERG, P.E.
TEXAS REGISTRATION NO. 65352
DATE: 10/14/2016



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY ROBERT W. SCHNEEBERG, P.E. 65352 ON
10/14/2016. ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

OWNER:

PARKER ASSETS I, LLC
2050 HALL JOHNSON ROAD, SUITE 210
GRAPEVINE, TEXAS 76051

ATTN: CURTIS SHORE, MANAGER
PH. (214) 697-2523
email: curtis.shore@verizon.net

PROJ. NO.: 4255-16-08-20

DWG. NO.: 4255site-100parker.dwg

Gonzalez & Schneeberg
engineers ■ surveyors

660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax: (972) 516-8901

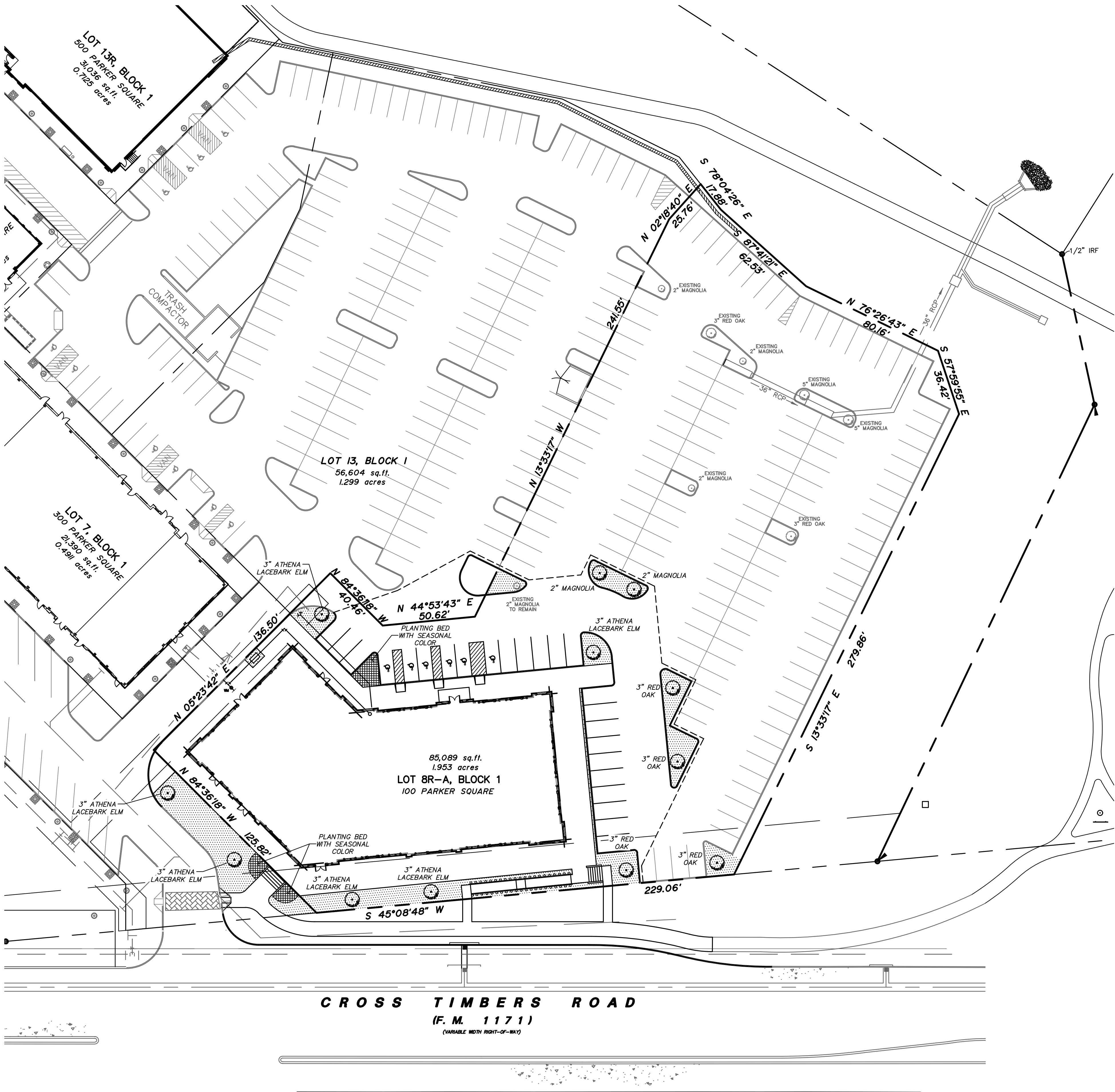
PARKER SQUARE

LANDSCAPE PLAN

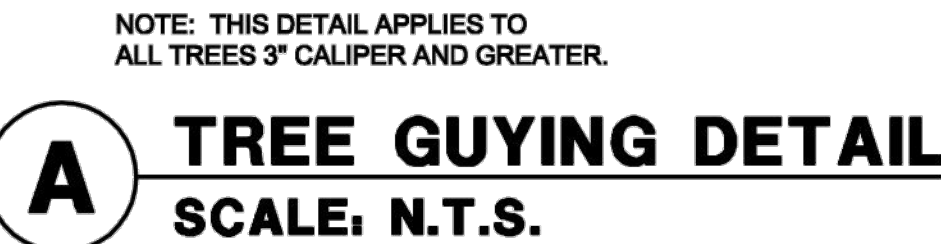
100 PARKER SQUARE
TOWN OF FLOWER MOUND, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GONZALEZ & SCHNEEBERG		SEPTEMBER 2016	H. 1"=60'	GSES		

NO.	DATE	REVISION



CROSS TIMBERS ROAD
(F. M. 1171)
(VARIABLE WIDTH RIGHT-OF-WAY)

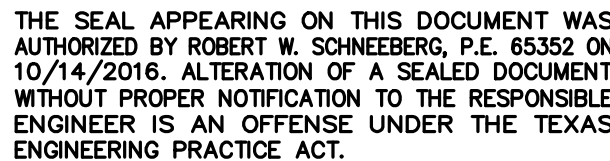


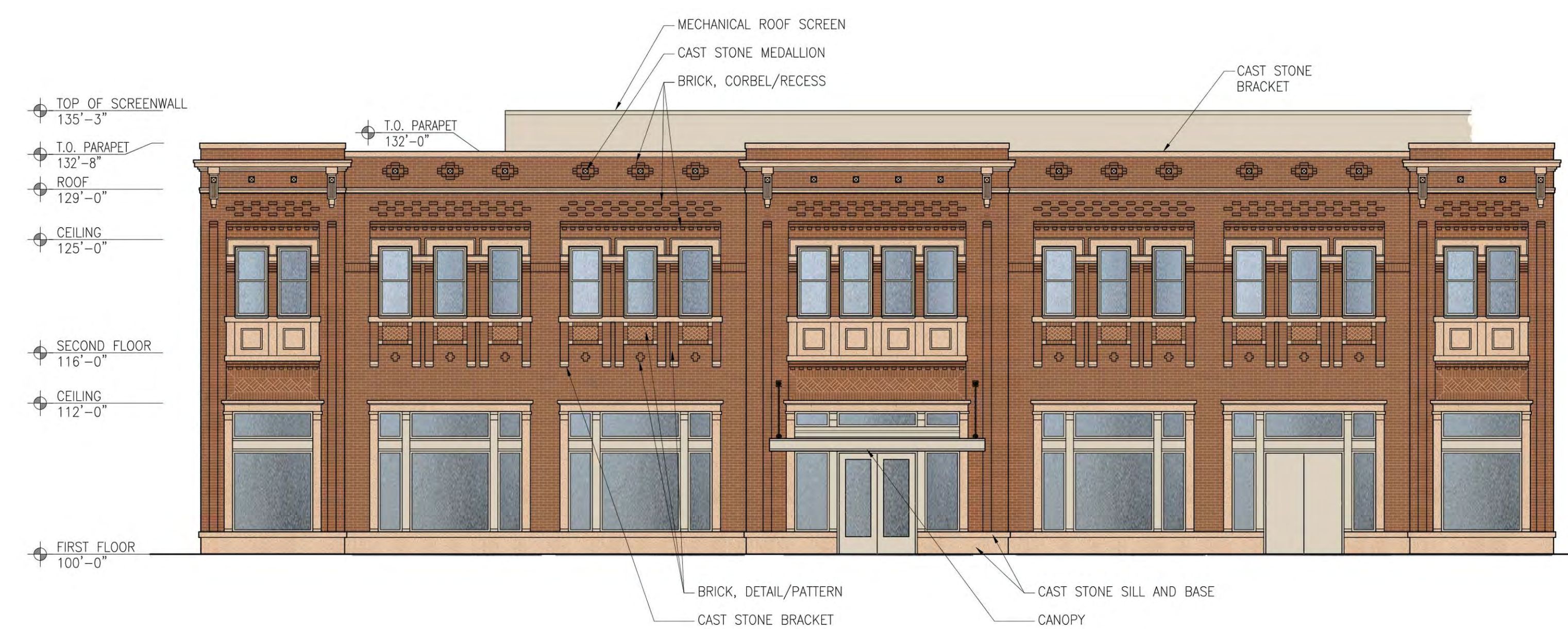
BLDG. 100 PLANT LIST:

GENERAL NOTES:

- MAINTENANCE NOTES (PER CITY OF FLOWER MOUND CODE):

-





06 EXTERIOR ELEVATION - NORTHWEST
SCALE: 1/8"=1'-0"



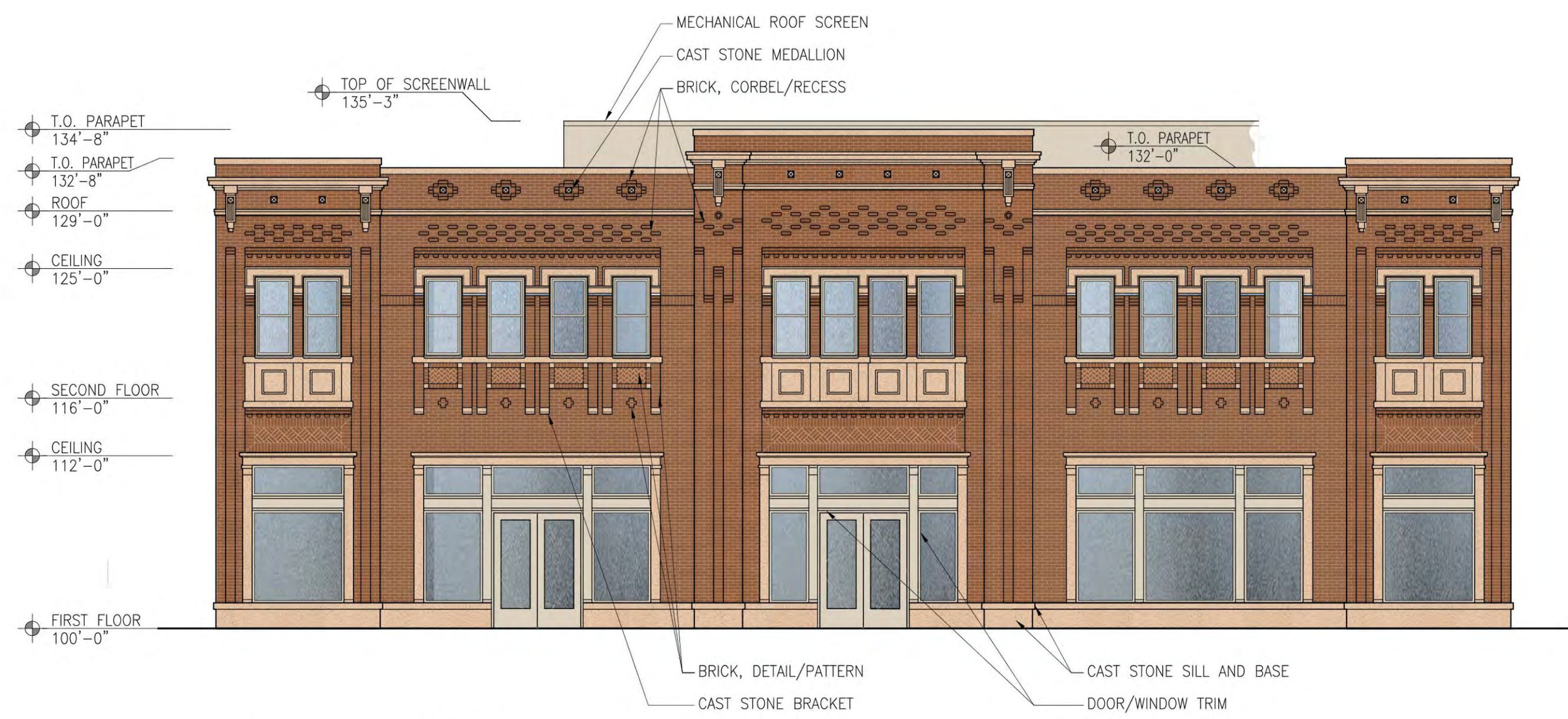
05 EXTERIOR ELEVATION - NORTH
SCALE: 1/8"=1'-0"

MATERIAL TABULATION CHART	WEST		SOUTHEAST		SOUTH		NORTHEAST		NORTH		NORTHWEST	
	SF	%	SF	%	SF	%	SF	%	SF	%	SF	%
1 Total Facade S.F.	2,661		4,762		2,938		2,661		1,616		3,444	
2 Facade S.F. (exclusive of doors and windows)	1,985		3,585		2,221		1,996		1,202		2,579	
3 Doors and Windows S.F.	676		1,177		717		665		414		865	
4 Primary Masonry Totals (Min. 80%)	1,899	95.67%	3,440	95.96%	2,133	96.03%	1,910	95.69%	1,159	96.42%	2,445	94.80%
• Brick s.f. (as applicable)	1,394	70.23%	2,452	68.40%	1,553	69.92%	1,394	69.84%	833	69.30%	1,752	67.93%
• Cast Stone s.f. (as applicable)	505	25.44%	988	27.56%	580	26.11%	516	25.85%	326	27.12%	693	26.87%
• Tilt Wall s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
5 Secondary Masonry Totals (Max. 20%)	86	4.33%	145	4.04%	88	3.96%	86	4.31%	43	3.58%	134	5.20%
• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
• EIFS s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
• Hardiplan s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
• Window/Door Trim	86	4.33%	145	4.04%	88	3.96%	86	4.31%	43	3.58%	134	5.20%

% Percentages are based on each line item as it relates to line #2, Facade S.F. (exclusive of doors and windows)



04 EXTERIOR ELEVATION - NORTHEAST
SCALE: 1/8"=1'-0"



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

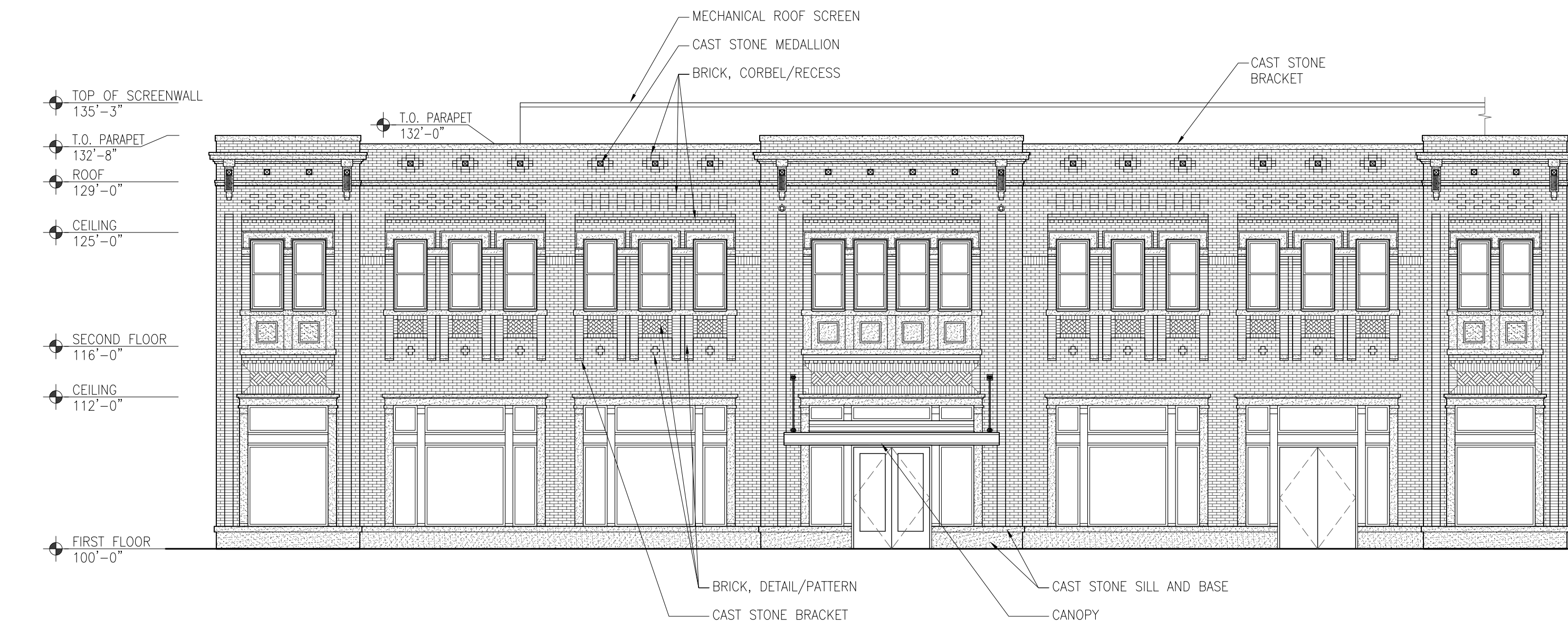
LEGEND	
BRICK:	SIOUX CITY BRICK, CANTERBURY VELOUR MODULAR (RED)
CAST STONE:	STANDARD BUFF, TO MATCH EXISTING BUILDINGS
WINDOWS:	EAGLE GEOMETRICS STOREFRONT, COLOR: FLAGSTONE
BRICKMOULD/WINDOW TRIM:	TO MATCH WINDOW COLOR
DOORS:	TO MATCH WINDOW COLOR
MECHANICAL ROOF SCREEN:	EIFS COLOR TO MATCH WINDOW COLOR
METAL CLADDING CANOPY:	TO MATCH WINDOW COLOR



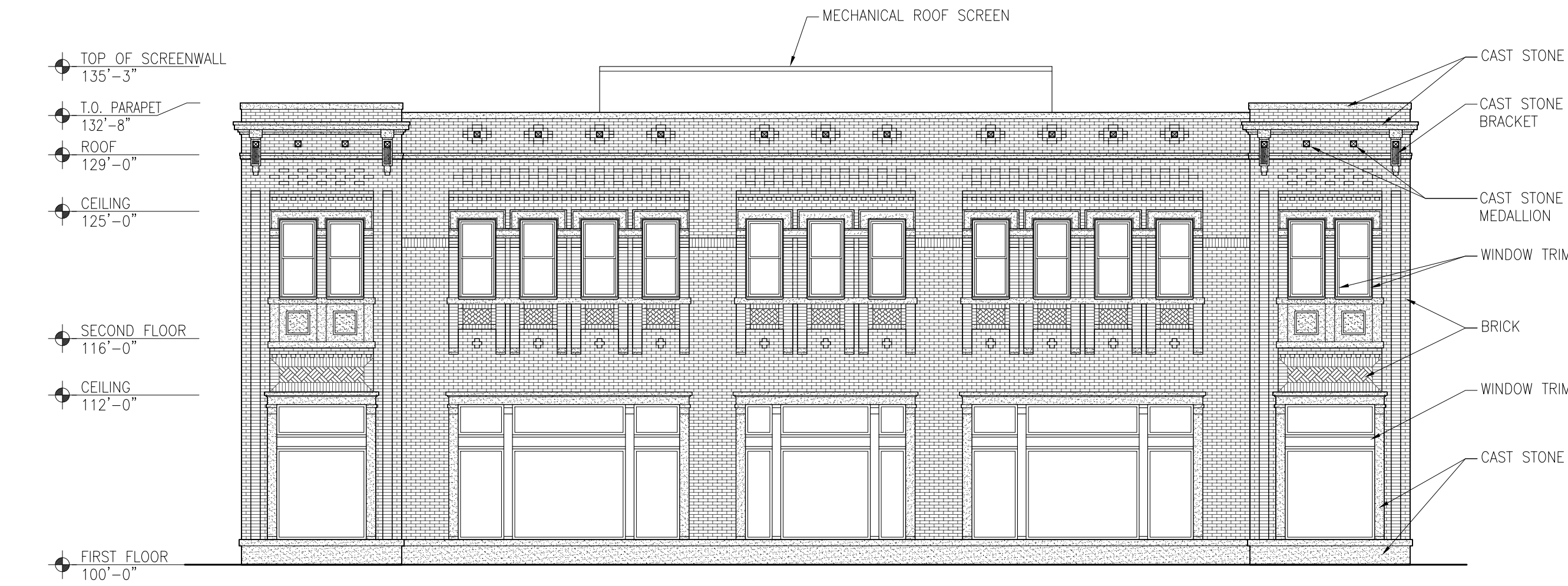
02 EXTERIOR ELEVATION - SOUTHEAST
SCALE: 1/8"=1'-0"



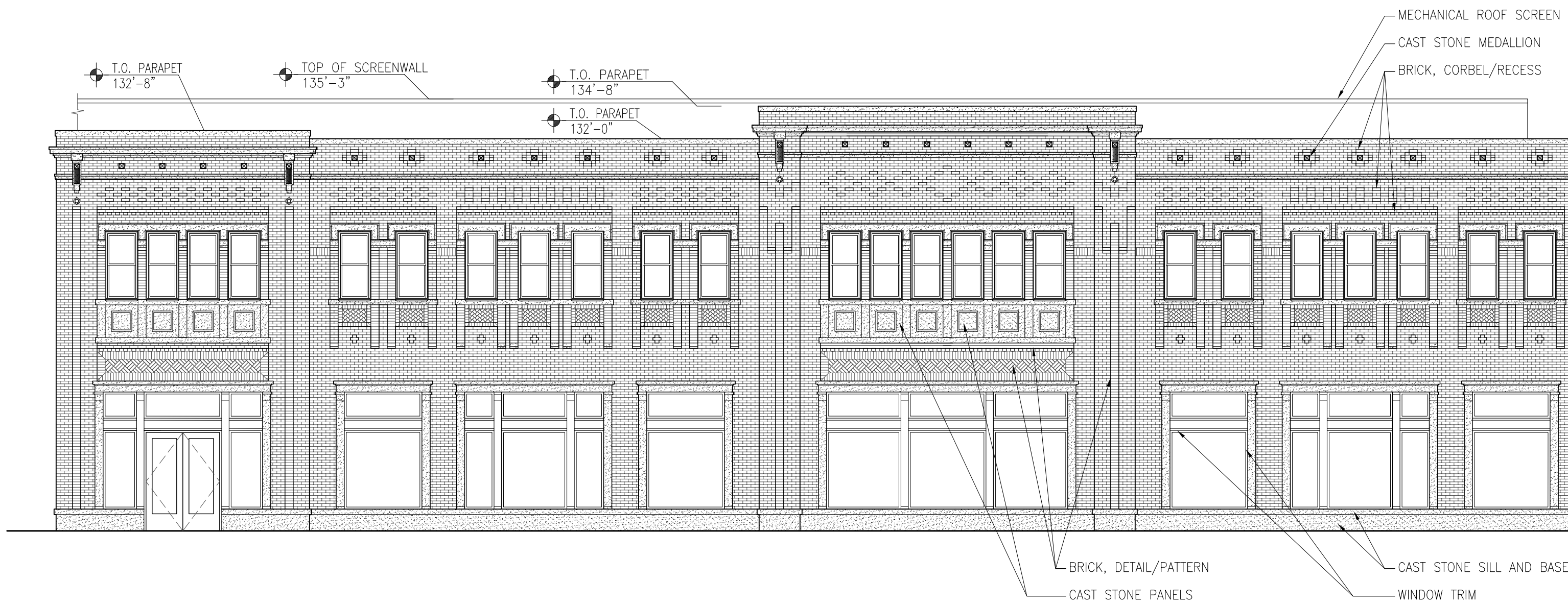
01 EXTERIOR ELEVATION - WEST
SCALE: 1/8"=1'-0"



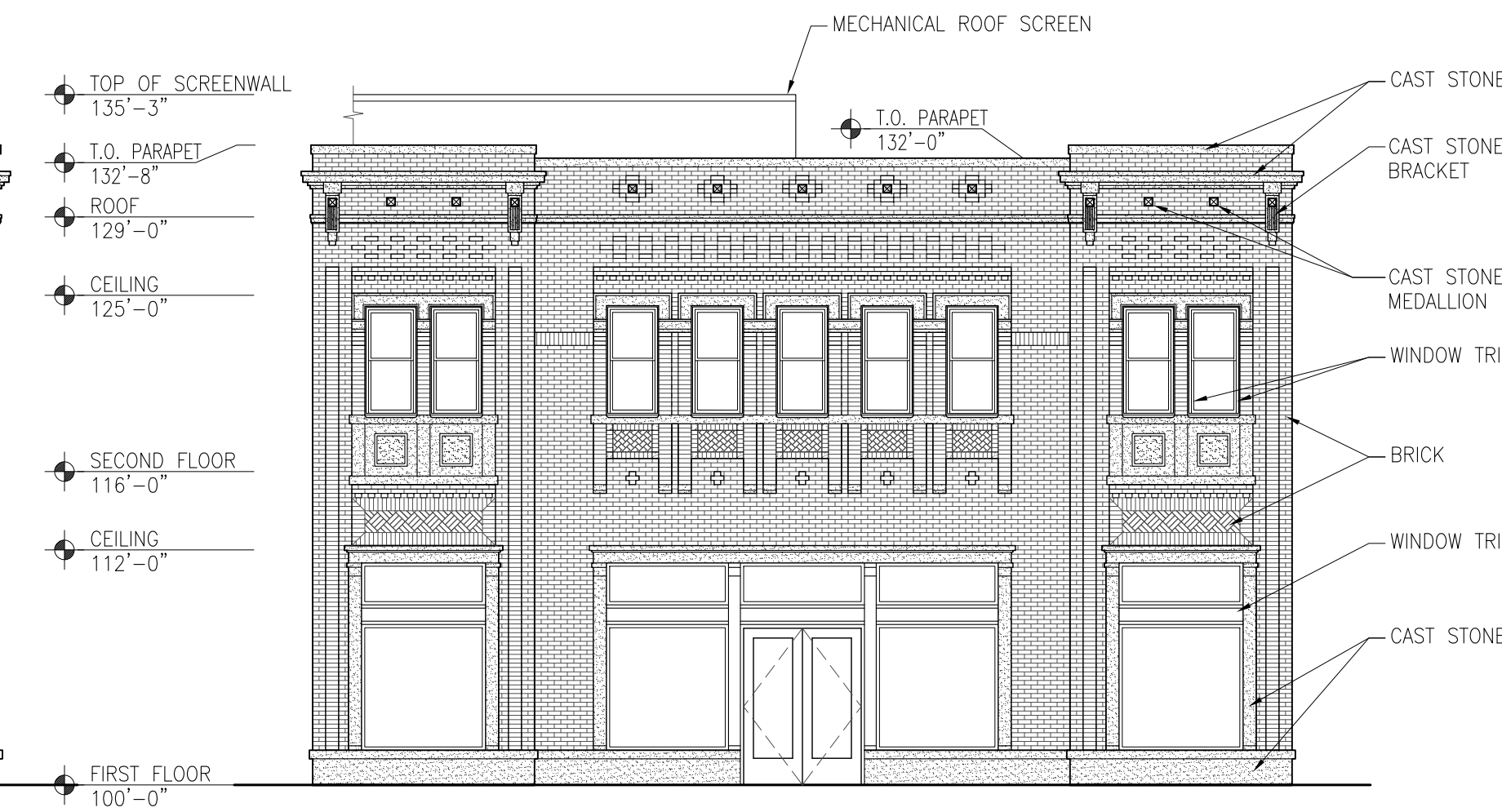
06 EXTERIOR ELEVATION - NORTHWEST
SCALE: 1/8"=1'-0"



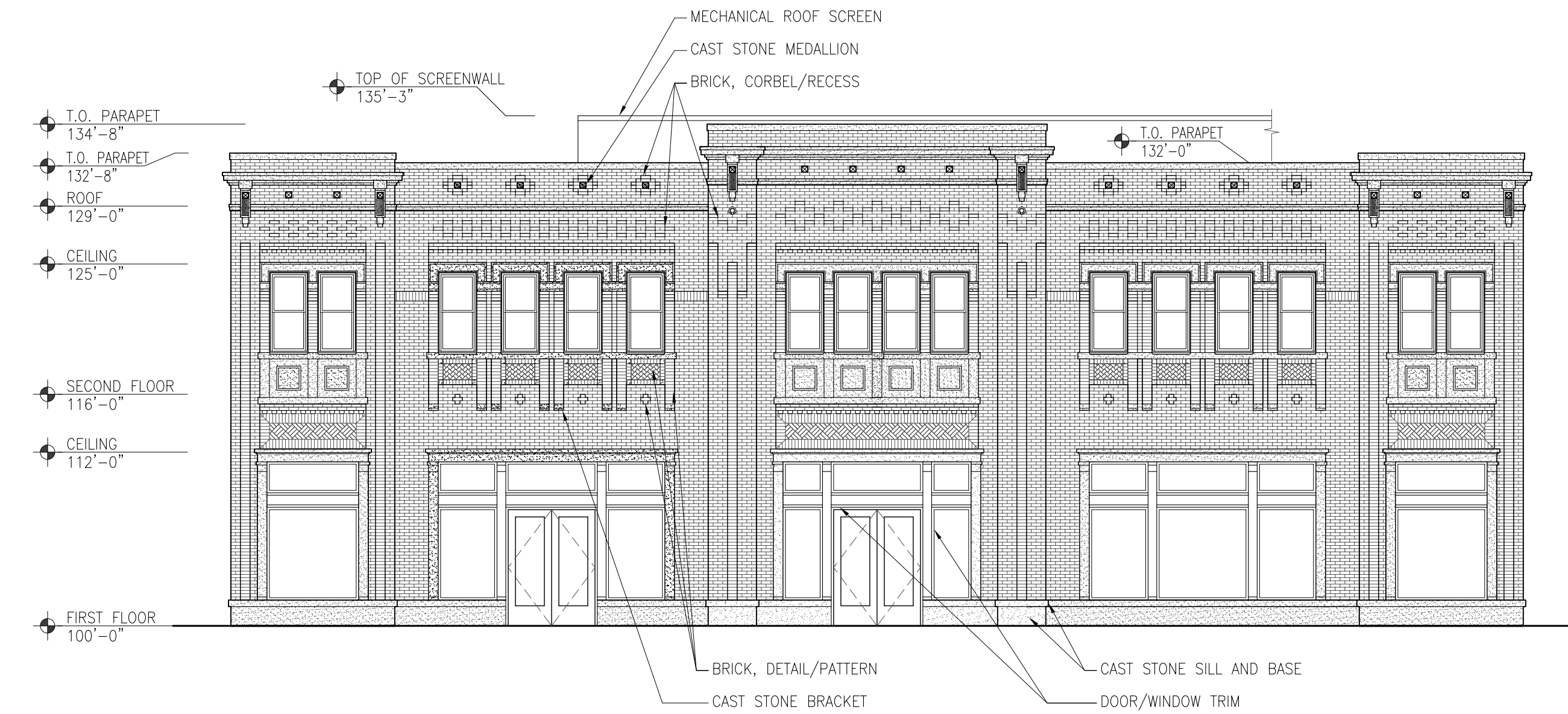
04 EXTERIOR ELEVATION - NORTHEAST
SCALE: 1/8"=1'-0"



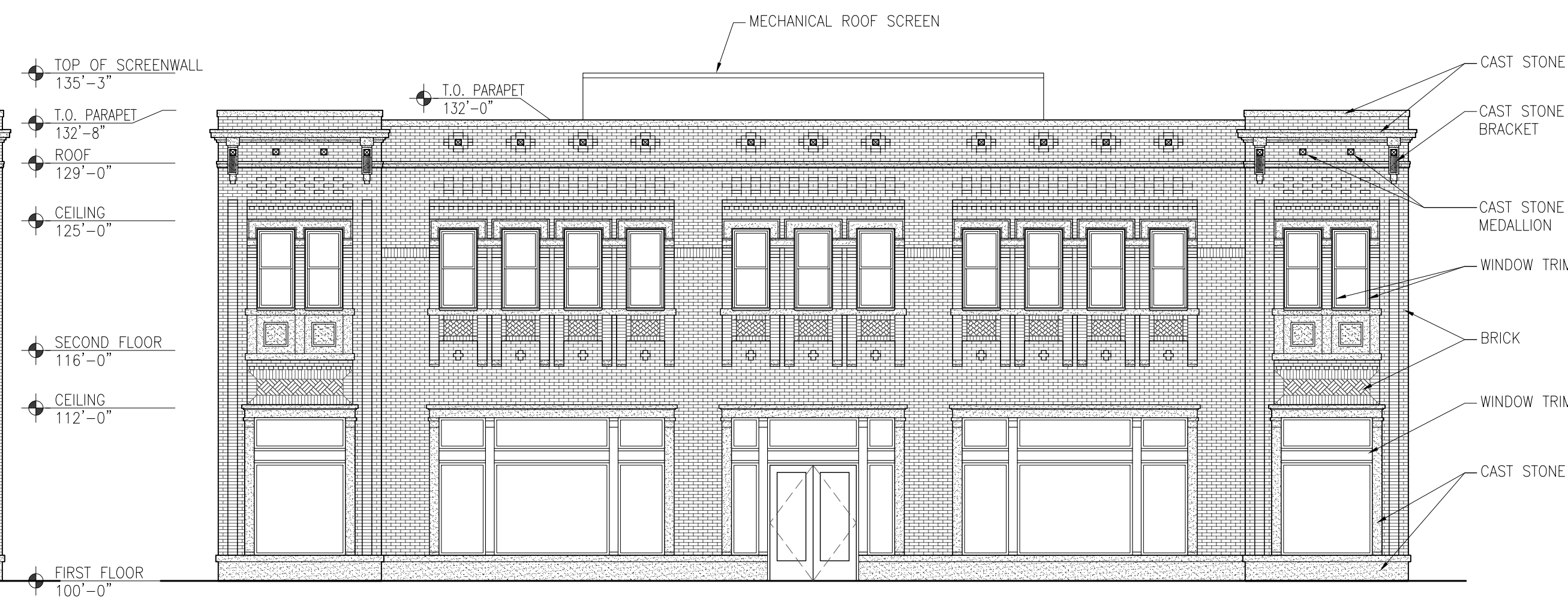
02 EXTERIOR ELEVATION - SOUTHEAST
SCALE: 1/8"=1'-0"



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



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



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

MATERIAL TABULATION CHART	WEST		SOUTHEAST		SOUTH		NORTHEAST		NORTH		NORTHWEST	
	SF	%	SF	%	SF	%	SF	%	SF	%	SF	%
1 Total Facade S.F.	2,651		4,762		2,938		2,661		1,616		3,444	
2 Facade S.F. (exclusive of doors and windows)	1,985		3,585		2,221		1,996		1,202		2,579	
3 Doors and Windows S.F.	676		1,177		717		665		414		865	
4 Primary Masonry Totals (Min. 80%)	1,899	95.67%	3,440	95.96%	2,133	96.03%	1,910	95.69%	1,159	96.42%	2,445	94.80%
• Brick s.f. (as applicable)	1,394	70.23%	2,452	68.40%	1,553	69.92%	1,394	69.84%	833	69.30%	1,752	67.93%
• Cast Stone s.f. (as applicable)	505	25.44%	988	27.56%	580	26.11%	516	25.85%	326	27.12%	693	26.87%
• Tilt Wall s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
5 Secondary Masonry Totals (Max. 20%)	86	4.33%	145	4.04%	88	3.96%	86	4.31%	43	3.58%	134	5.20%
• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
• EIFS s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
• Hardiplan s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
• Window/Door Trim	86	4.33%	145	4.04%	88	3.96%	86	4.31%	43	3.58%	134	5.20%

% Percentages are based on each line item as it relates to line #2, Facade S.F. (exclusive of doors and windows)

LEGEND	
BRICK:	SIoux CITY BRICK, CANTERBURY VELOUR MODULAR (RED)
CAST STONE:	STANDARD BUFF, TO MATCH EXISTING BUILDINGS
WINDOWS:	EAGLE GEOMETRICS STOREFRONT, COLOR: FLAGSTONE
BRICKMOULD/WINDOW TRIM:	TO MATCH WINDOW COLOR
DOORS:	TO MATCH WINDOW COLOR
MECHANICAL ROOF SCREEN:	EIFS COLOR TO MATCH WINDOW COLOR
METAL CLADDING CANOPY:	TO MATCH WINDOW COLOR

DULASO ASSOCIATES, LLC
2742 N. JORDY LANE, SUITE 246
DALLAS, TEXAS 75245
P: 214-658-2235
F: 214-658-2235

ARCHITECT
DULASO ASSOCIATES, LLC
2742 N. JORDY LANE, SUITE 246
DALLAS, TEXAS 75245
P: 214-658-2235
F: 214-658-2235

STRUCTURAL ENGINEER
MILLET ENGINEERING GROUP
7727 HAWTHORNE DRIVE
FIRE ARMS, TEXAS 75024
P: 972-950-1000
F: 972-950-1000

MEP ENGINEER
PURDY-McGUIRE, INC.
17300 NORTH DALLAS PARKWAY, SUITE 300
DALLAS, TEXAS 75245
P: 972-239-5337
F: 972-239-5337

CIVIL ENGINEER
GONZALEZ & SCHNEEBERG
600 N. CENTRAL EXPRESSWAY, SUITE 200
DALLAS, TEXAS 75208
P: 972-239-5337
F: 972-239-5337

LANDSCAPE ARCHITECT
LANDPATTERNS, INC.
604 W. COMMERCE, SUITE 200
DALLAS, TEXAS 75208
P: 214-219-3933
F: 214-219-3933

OWNER
A PROJECT FOR
100 PARKER SQUARE
PARKER ASSETS I, LLC
2650 HALL JOHNSON ROAD, SUITE 20
FLOWER MOUND, TEXAS 75028

REVISIONS STATUS
DATE
BY
REVISION
STATUS
DATE
BY
REVISION
STATUS

PROJECT INFORMATION
DRAWN BY
CHECKED BY
PROJECT MANAGER
DATE

SHEET / DESCRIPTION
EXTERIOR ELEVATIONS

A4.00



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: November 14, 2016

FROM: Poornima Srinarasi, Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD16-0008 - Prairie Plaza) from Agricultural District (A) to Planned Development District No. 150 (PD-150) with Office District (O) uses, with an exception to Section 90-423, "Underground utilities," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

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. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 5.0 acres of land currently zoned Agricultural District (A) in order to develop six buildings, containing approximately 42,190 square feet, with uses allowed under the Office zoning district. The subject property is located within Specific Plan Area 4 (SPA 4) which recommends professional office use on the west side of Long Prairie Road. The proposal is consistent with this recommendation.

The conceptual site plan depicts the layout of the proposed buildings, parking lots, open space and landscaped areas. Primary access to the lot will be provided by mutual access easements from properties located to the north and to the south. The proposed use requires 270 parking spaces and the plan depicts 217 parking spaces indicating that the development is within the 20% deviation as allowed by the Town's parking regulations.

The proposed elevations comply with the design standards in SPA 4, as well as the Town's Urban Design Plan, and show sloped roofs consistent with the surrounding developments.

The conceptual landscape plan shows the areas planned for landscaping which are in compliance with the Town's Land Development Regulations. In accordance with SPA 4, a 30-foot compatibility buffer, six-foot masonry wall, and 60-foot building setback are being provided along the western property boundary, and a 60-foot building setback along with a 25-foot landscape buffer are being provided along Long Prairie Road.

A. Exception to Overhead Utilities

Approximately 335 feet of overhead power lines are located within the subject property along the frontage of Long Prairie Road. The applicant is requesting an exception to Section 90-423, Underground utilities, of the Code of Ordinances to allow the overhead power lines to remain in the existing location. At the Town's request, the applicant has provided email correspondence from CoServ stating that CoServ does not allow overhead primary facilities to be placed underground where the facilities to be placed underground measure less than 1,200 linear feet (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 rezoning requests. At the time this report was written, staff had not received any correspondence regarding this request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Correspondence from CoServ
4. Specific Plan Area 4

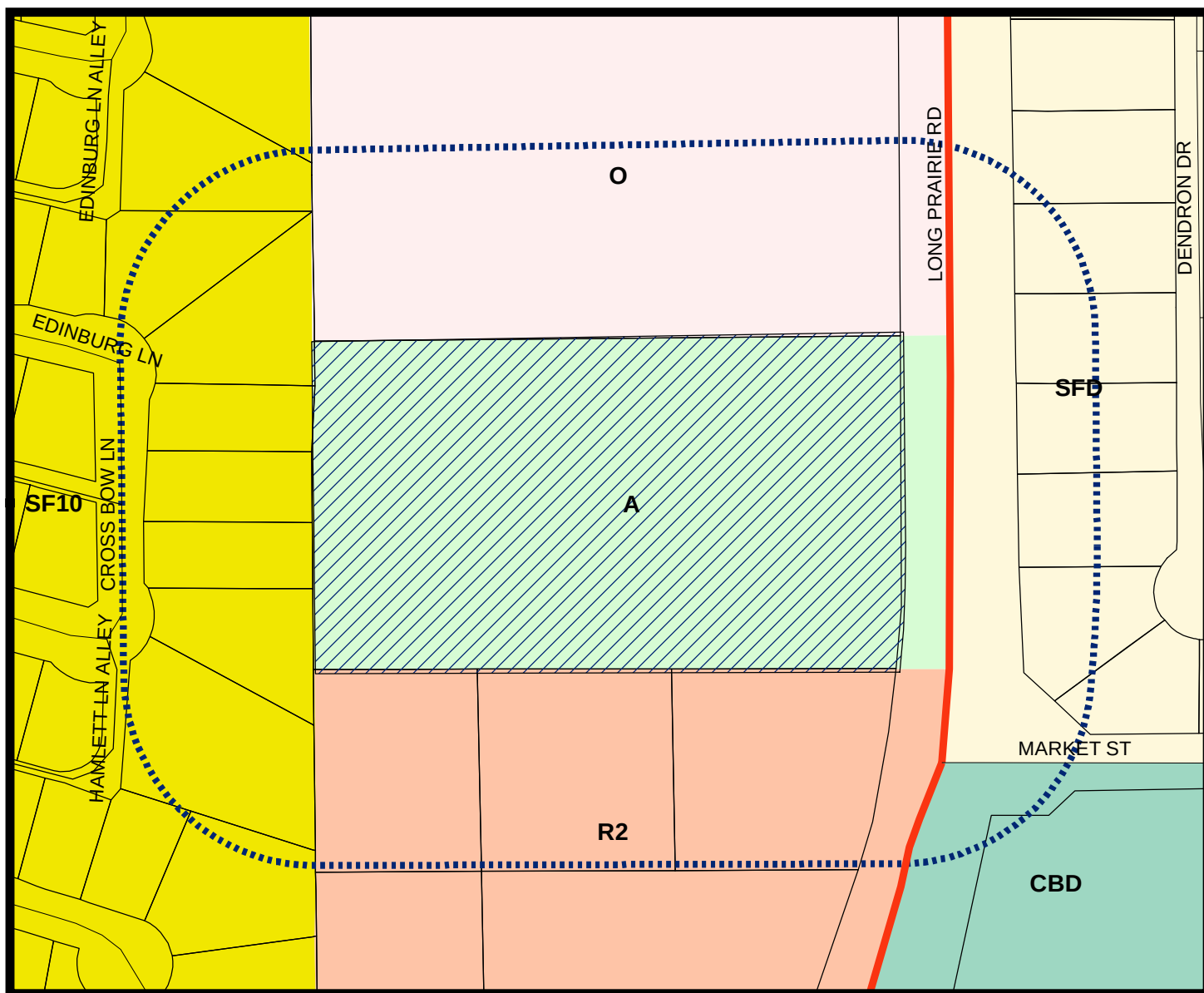
B. Application Details

1. Zoning Planned Development Package
2. Draft Development Standards

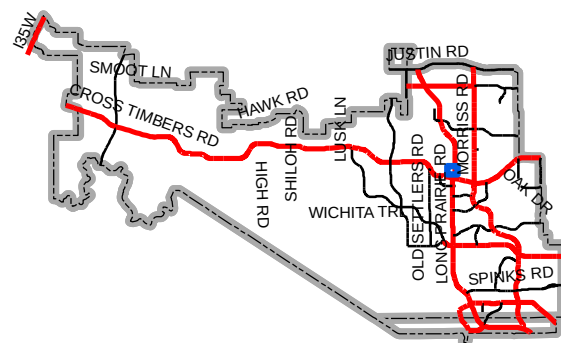
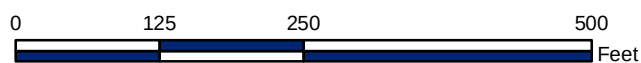
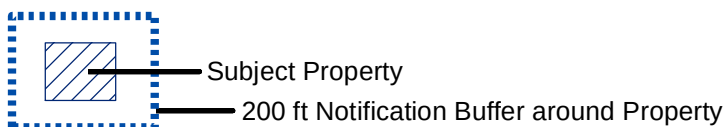
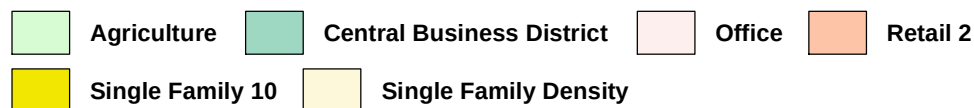


Vicinity Map

Reference Project: ZPD16-0008



LEGEND



Map Location



11 August 2016
REVISED 04 October 2016

Ms. Poornima Srinarasi, AICP
Senior Planner, Panning Services Division
Town of Flower Mound
1001 Cross Timbers Road
2121 Cross Timbers Road (Mailing Address)
Flower Mound, TX 75028
972.874.6349

RE: Letter of Intent (*Revised*)

Ms. Srinarasi,

On behalf of our Client, we submit the following statements of intent for Prairie Plaza (ZPD16-0008).

The Client is looking to rezone the property from Agriculture to a Planned Development that conforms with SPA4. The reason for this reason is to take the property from a single family use to the parcel's highest and best use – which are the allowable uses under the “Office” zoning within this SPA.

The gross acreage of the property is 5.000 acres. 0.2396 acres of this property are in the ROW Easement which results in a net acreage of 4.7604 acres of developable property.

The proposed development will be in phases. Phase I is all of the infrastructure of the project and the two buildings on the East side of the project (closest to FM2499). The remainder of the buildings will be built in Phase II.

Pertaining to the SPA4 district that this project is within, the development sets forth a design that is complimentary and in keeping with the surrounding and adjacent projects. Vernacular architecture in conformance with the Urban Design Guidelines are being used and are depicted in the submitted renderings. The buildings are designed in such a way as to be in keeping with the transitional nature of this area from Residential (Single Family) to the more intense Retail area at the intersection of FM2499 and FM1171. The uses within the site will conform to the allowable uses under the Office designation. These will include Medical Office Buildings, Professional Services along with the allowable Retail and Restaurant uses stipulated within the Office zoning designation.



We are requesting an exception, such as it is, pertaining to the existing 335' of overhead power lines on this property along FM2499. As requested by the Town of Flower Mound, our Client reached out to CoServ pertaining to the burying of this overhead line. The response email is included within our submittal. The letter states that CoServ has implemented a policy to not bury sections of overhead power lines of less than 1200' in length. As such, we are unable to comply with the request to bury these overhead lines. The remainder of the project will have underground electric lines.

We appreciate your consideration and time with this project – we feel that the design is complimentary of the surrounding sites and will add value to the citizens of Flower Mound.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew J Peterson', followed by a horizontal line and a period.

Matthew J Peterson, AIA
Architect – Vice-President – Design

cc : Jeff Toon, President, db constructors, inc
Rajeshnani Dasari



Rajesh Dasari [REDACTED]

3901 Long Prairie: Manager's contact

Dean Rhea [REDACTED] >
To: Rajesh Dasari [REDACTED] >

Mon, Oct 3, 2016 at 3:12 PM

From: Brant Hargrave
Sent: Friday, September 30, 2016 7:40 AM
To: Dean Rhea [REDACTED]
Subject: RE: 3901 Long Prairie: Manager's contact

Rajesh,

This is to confirm that the overhead power lines running parallel to Long Prairie Rd in Flower Mound, Texas are CoServ Electric's.

Due to the large number of failure points created by short sections of CoServ Electric's distribution system being placed underground, CoServ Electric implemented a policy that does not allow overhead facilities of less than 1,200' in length to be placed underground.

Upon written request, and if approved by CoServ Engineering, CoServ Electric will provide a ballpark estimate to convert an overhead section of not less than 1,200' in length, to underground; however, the Town of Flower Mound's request for a letter does not meet CoServ's minimum requirements for a ballpark estimate, being that your property line along Long Prairie Rd is approximately 335' in length. It is CoServ's position that burying this section of overhead primary line is not practical, in that it would jeopardize the integrity of the electrical circuit and possibly affect the quality of service provided in this area; therefore, CoServ will forgo any consideration of converting these facilities to underground. If you have any questions or need additional information, please don't hesitate to contact me.



Thank you,

Attachment A(3): Correspondence from CoServ

Brant Hargrave

Engineering Services Manager

O (940) 321-7854 | C [REDACTED]

7701 S Stemmons, Corinth, TX 76210



*"CoServ's Mission is to deliver excellent service to our Members
and Customers by providing safe and reliable energy solutions."*

From: Dean Rhea

Sent: Thursday, September 29, 2016 4:41 PM

To: Brant Hargrave [REDACTED]

Subject: FW: 3901 Long Prairie: Manager's contact

Brant,

How do we need to respond to Mr. Dasari on his request for a letter? The city is apparently requesting that he obtain a letter from us.

From: Rajesh Dasari [mailto:[REDACTED]]

Sent: Thursday, September 29, 2016 3:46 PM



3.0 SPECIFIC PLANS

Specific Plan Area #4

The study area that is proposed as Specific Plan Area #4 is defined by property that exists on both sides of FM 2499, north of Euclid and south of Timber Creek.

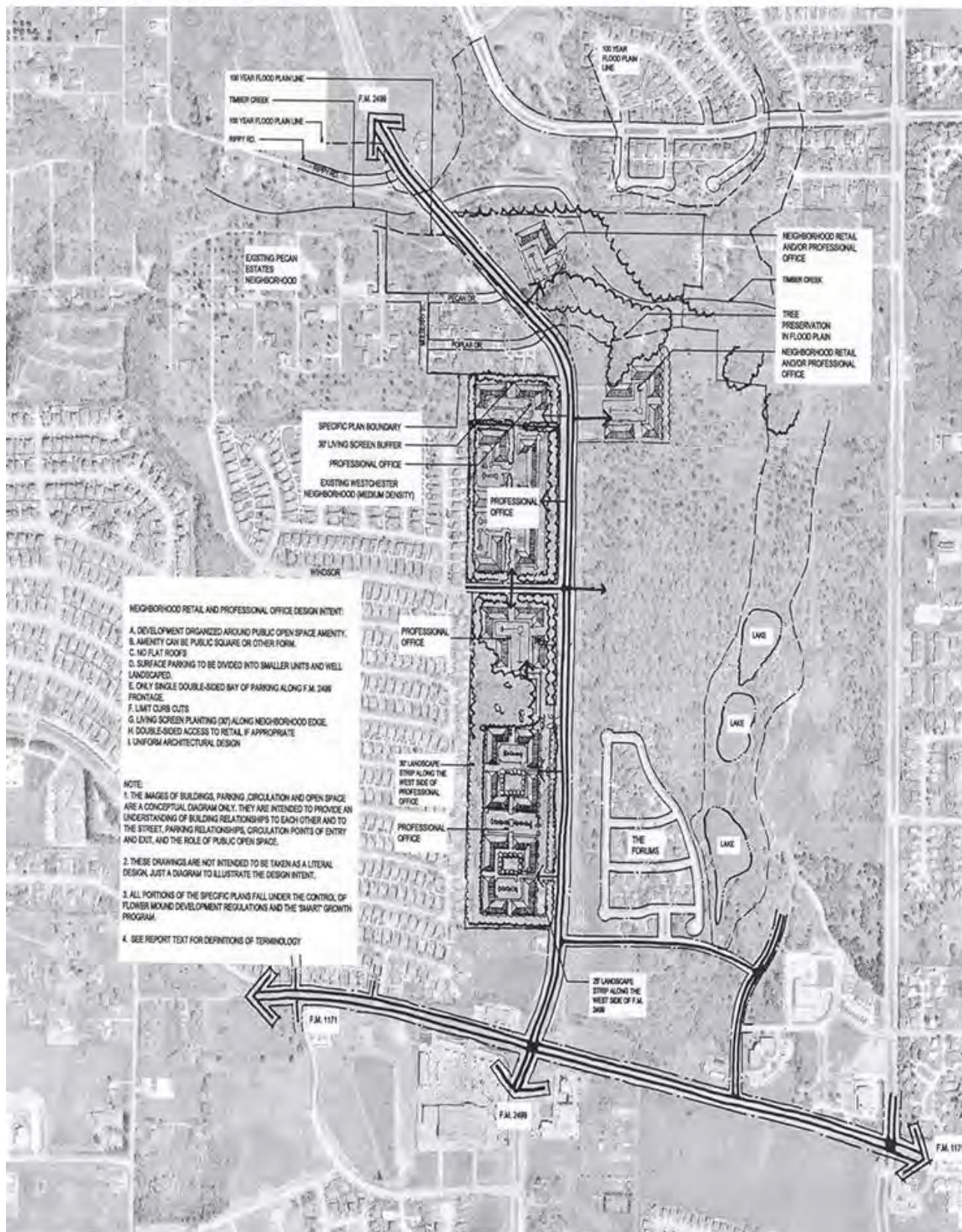
The general land use concept for Specific Plan Area #4 is one that mixes medium density residential with neighborhood retail, professional office and a combination of the two. The locations for commercial land uses are established from an analysis of the proposed transportation system and existing development patterns. Many, if not all, of the land use recommendations are established to be compatible with existing development patterns and natural features in the existing landscape.

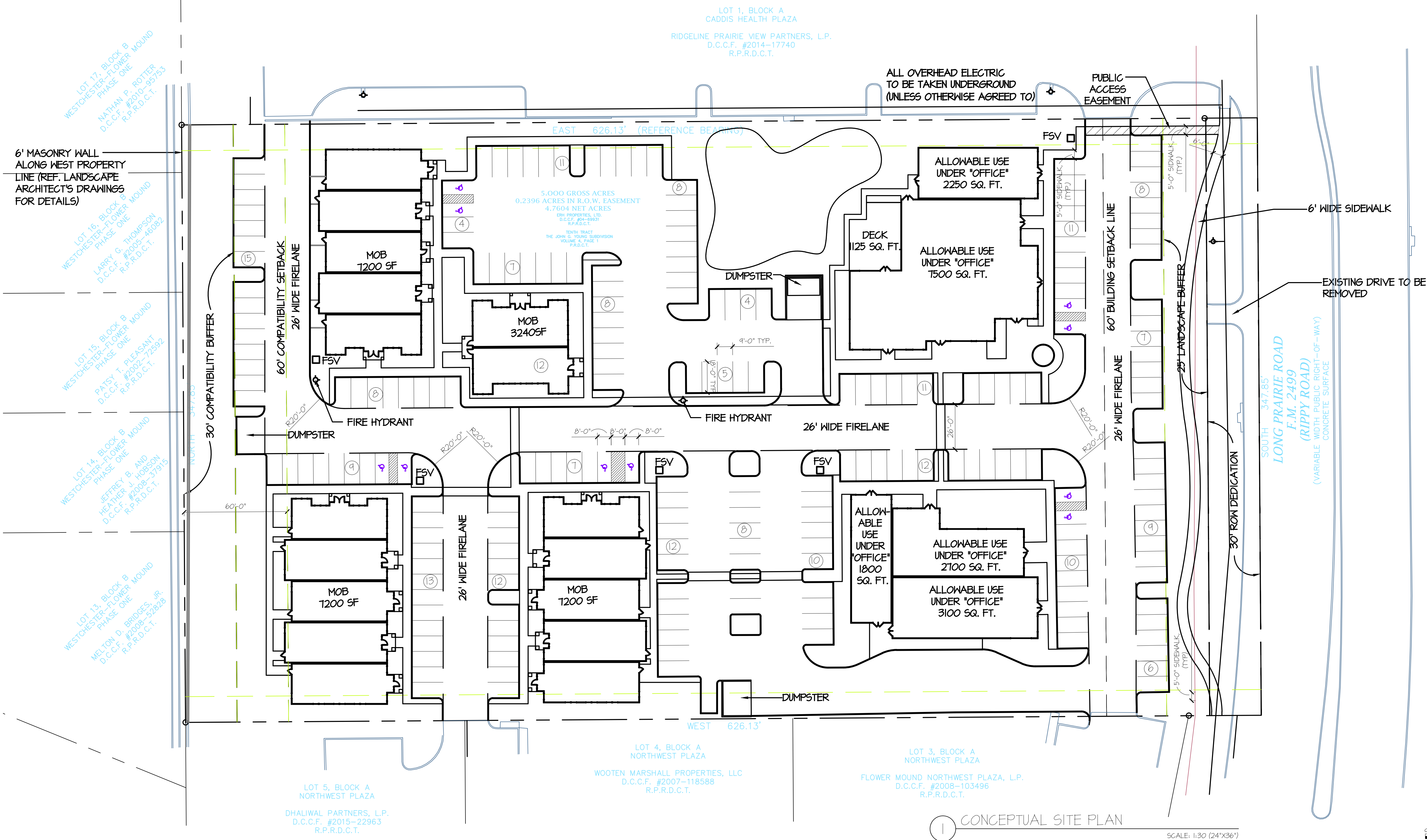
Elements included in Specific Plan Area #4 are as follows:

- a. Professional office is recommended along the west side of FM 2499. This land use should be developed in a pattern that creates courtyards and pedestrian-scaled spaces. Surface parking for the development should be screened from FM 2499 and the Westchester neighborhood with a wide landscaped area. This site is proposed to be nestled into areas of existing trees in a manner intended to save natural trees stands and make maximum use of their screening and buffering potential.
- b. Neighborhood retail and/or professional office are recommended along the eastern side of FM 2499 with appropriate landscape buffers and development controls. In this area no development or fill can occur in the adjacent 100-year flood plain. Protection and preservation of mature trees in accordance with the Town's Tree Ordinance is required for development along this side of FM 2499.
- c. A 30' wide living screen landscape buffer is recommended between commercial developments adjacent to all residential land uses. These buffers would also be required to include masonry walls between dissimilar land uses, as required by the Town's Land Development Regulations. One example of a location where the landscape screen would be required would be between the Pecan Estates/Westchester neighborhoods and the adjoining land, which is recommended to be professional office.
- d. Limited curb cuts will be allowed along FM 2499. Access drives should be coordinated so that they allow cross-vehicular movement for more than one property.
- e. The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The specific locations of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as defined by a transportation planner.
- f. Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.
- g. No development should occur in the Timber Creek 100-year floodplain.

3.0 SPECIFIC PLANS

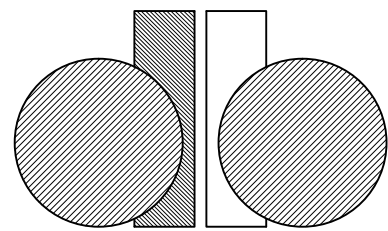
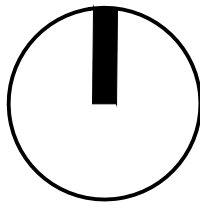
Specific Plan Area #4





- FIRE AND EMERGENCY SERVICES NOTES :
1. ALL FIRE LANES TO BE 26' WIDE
 2. NO SPEED BUMPS ALLOWED
 3. FIRE LANES TO BE POURED AND CURED PRIOR TO VERTICAL CONSTRUCTION.
 4. FIRE HYDRANTS TO BE 300' APART
 5. CHECK VALVES FOR SPRINKLERS TO BE LOCATED IN APPROVED ABOVE GROUND FREEZE PROTECTED VAULT IN A LOCATION APPROVED BY THE FIRE MARSHAL.
 6. INSTALLATION OF UNDERGROUND FIRE LINE REQUIRES A SEPARATE PERMIT
 7. REMOTE FDC TO BE LOCATED BY FIRE MARSHAL, BE 50' FROM A HYDRANT, 5' FROM A FIRE LANE, AND ON THE SAME SIDE OF THE ROADWAY AS THE FIRE HYDRANT. LOCATION TO BE SHOWN ON CIVIL SITE PLAN.
 8. NO GRADES STEEPING THAT 8%
 9. FIRE LANE INSIDE RADIUS AT 25' AND OUTSIDE AT 45'
 10. ALL BUILDINGS OVER 5,000 SQ. FT. TO BE SPRINKLERED.
 11. ALL COMMERCIAL BUILDINGS TO HAVE A FIRE ALARM.
 12. KNOX BOXES REQUIRED FOR EACH BUILDING OR OCCUPANCY
 13. INDIVIDUAL PERMITS FOR FIRE SPRINKLER AND FIRE ALARM ARE OBTAINED FROM THE FIRE DEPARTMENT

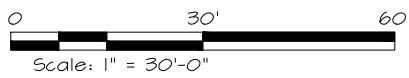
- NOTE :
1. THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE DENTON COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4812(C05406) MAP EFFECTIVE : APRIL 18, 2011, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 2. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANELEVATION ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



d/b constructors inc.

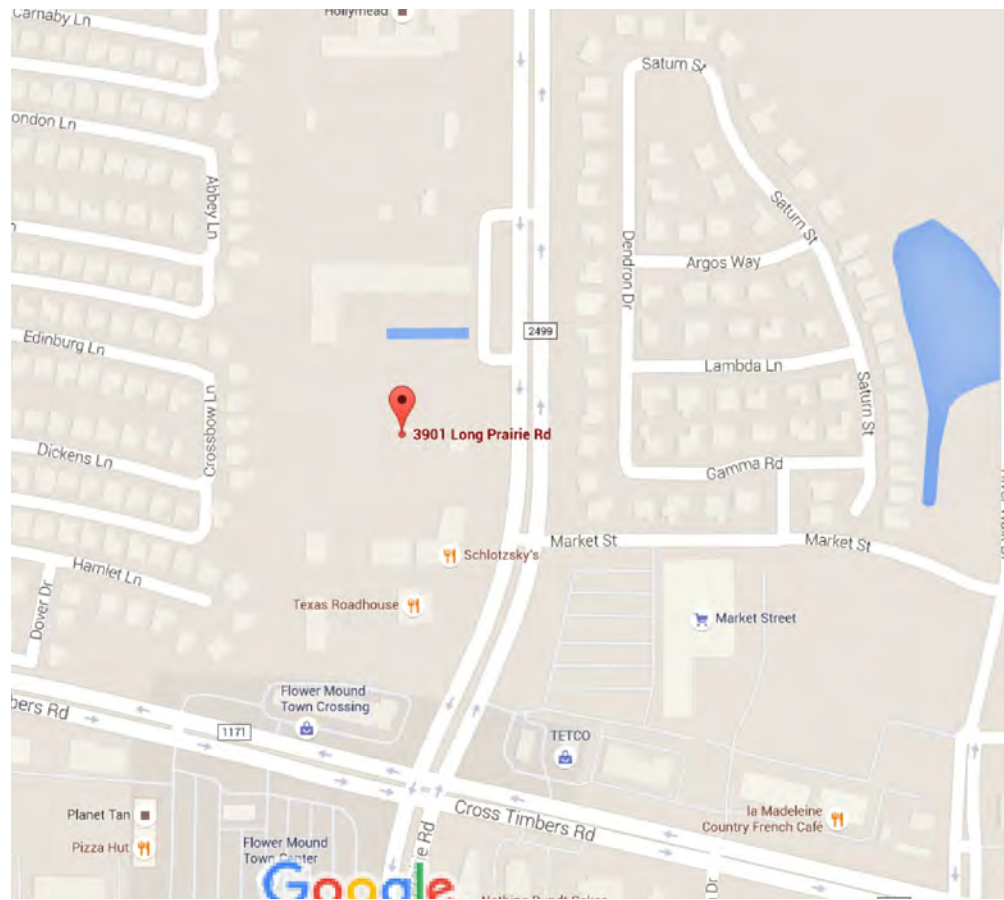
GENERAL CONTRACTOR

2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1300



1 CONCEPTUAL SITE PLAN

SCALE: 1:30 (24"X36")



SCALE: N.T.S. (24"X36")

SITE DATA TABLE :		PARKING SUMMARY :		
PHYSICAL ADDRESS :	3901 LONG PRAIRIE ROAD, FLOWER MOUND, TX	SURFACE PARKING	REQUIRED	PROVIDED
GROSS SITE AREA :	5.00 ACRES / 217,800 SQ. FT.	MEDICAL OFFICE	154 SPACES	
NET SITE AREA :	4.7604 ACRES / 207,363 SQ. FT.	APPROVED OFFICE USE (RETAIL)	17 SPACES	
ZONING :	AGRICULTURE / SPA-4	APPROVED OFFICE USE (RESTAURANT)	94 SPACES	
CURRENT USE :	SINGLE FAMILY HOME LOCATED ON LOT	TOTAL PARKING	270 SPACES	
PROPOSED ZONING :	PLANNED DEVELOPMENT TO COMPLY WITH THE GUIDELINES OF SPA 4			217 SPACES (APPROX. 80% OF REQUIRED PER THE ALLOWANCE)
LOT COVERAGE DATA :				
BUILDING COVERAGE :	42,140 SQ. FT. / 19%			
IMPERVIOUS AREA :	112,334 SQ. FT. / 52%			
PERVIOUS AREA :	63,271 SQ. FT. / 30%			
BUILDING DATA :				
BUILDINGS :	ALL BUILDINGS ARE ONE (1) STORY			
PEAK HEIGHT :	BUILDING 1 : 31'-2"			
	BUILDING 2 : 33'-5"			
	MOB : 31'-7"			
MEAN HEIGHT :	BUILDING 1 : 21'-10"			
	BUILDING 2 : 25'-7"			
	MOB : 24'-3"			
TOTAL SQUARE FOOTAGE :	42,140 SQ. FT.			

MASTER PLAN FEATURES	
LAND USE PLAN :	PROFESSIONAL OFFICE USES
SPECIFIC PLAN :	SPA 4
URBAN DESIGN PLAN :	LONG PRAIRIE DISTRICT
PARKS AND TRAILS :	6' WIDE SIDEWALK TO CONNECT TO ADJACENT DEVELOPMENTS
OPEN SPACE PLAN :	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN :	LONG PRAIRIE ROAD - MAJOR ARTERIAL W/130' ROW; SPA4 MUTUAL ACCESS - CROSS ACCESS BETWEEN ADJACENT LOTS TO BE PROVIDED
WATER PLAN :	STONE HILL/PINTAIL DISTRICT, EXISTING LINE 12" ON THE EAST SIDE OF THE PROPERTY ALONG FM 2499 EAST (LOW) PRESSURE PLANE
WASTEWATER PLAN :	LONG PRAIRIE SERVICE AREA, EXISTING LINE 8" TO PROPERTY, SOUTHEAST PROPERTY CORNER. AN 8" SEWER LINE WILL BE EXTENDED THROUGH THE PROPERTY AS PART OF THIS DEVELOPMENT

PD SUBMITTAL
for

**PRAIRIE
PLAZA**

3901 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS

LEGAL DESCRIPTION :

THE TENTH TRACT OF THE
JOHN G. YOUNG SUBDIVISION
5.000 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Drawing :

**CONCEPTUAL
SITE PLAN**



2 LEFT ELEVATION

SCALE: 1/4" = 1'-0" (24"X36")



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0" (24"X36")



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0" (24"X36")



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0" (24"X36")



2 MEDICAL OFFICE BUILDING : SOUTH ELEVATION
SCALE: 1/4" = 1'-0" (24"X36")

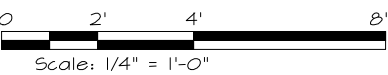


ELEVATIONS : MATERIAL CALCULATIONS TABLE
MEDICAL OFFICE BUILDING

	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	846	796	1609	1458
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	634	679	1119.5	1240.5
DOORS AND WINDOWS SQ. FT.	212	117	489.5	217.5
PRIMARY MASONRY TOTALS (%)	100.00%	100.00%	99.11%	99.19%
BRICK SQ. FT.	467	382	621	739
STONE SQ. FT.	167	297	488.5	491.5
SECONDARY MASONRY TOTALS (%)	0.00%	0.00%	0.89%	0.81%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	0	0	10	10

*All numbers with the column are in square feet (SQ. FT.), U.N.O.

1 MEDICAL OFFICE BUILDING : EAST ELEVATION
PER CONCEPTUAL SITE PLAN, 3 BUILDINGS OF THIS ELEVATION ARE BEING PROPOSED. A FOURTH MEDICAL OFFICE BUILDING IS ALSO SHOWN, THIS BUILDING (HALF OF THE ONE DEPICTED) WILL MATCH THESE IN ARCHITECTURE, DESIGN, COLOR AND CONSTRUCTION.
SCALE: 1/4" = 1'-0" (24"X36")



prairie plaza
3901 long prairie road
flower mound, tx



2 MEDICAL OFFICE BUILDING : NORTH ELEVATION
SCALE: 1/4" = 1'-0" (24"X36")

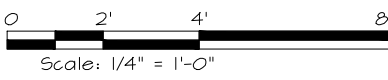


1 MEDICAL OFFICE BUILDING : WEST ELEVATION
SCALE: 1/4" = 1'-0" (24"X36")

ELEVATIONS : MATERIAL CALCULATIONS TABLE
MEDICAL OFFICE BUILDING

	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	846	796	1609	1458
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	634	679	1119.5	1240.5
DOORS AND WINDOWS SQ. FT.	212	117	489.5	217.5
PRIMARY MASONRY TOTALS (%)	100.00%	100.00%	99.11%	99.19%
BRICK SQ. FT.	467	382	621	739
STONE SQ. FT.	167	297	488.5	491.5
SECONDARY MASONRY TOTALS (%)	0.00%	0.00%	0.89%	0.81%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	0	0	10	10

*All numbers with the column are in square feet (SQ. FT.), U.N.O.



prairie plaza
3901 long prairie road
flower mound, tx

Weathered Wood Shingles
(typical roof)

Galvalume Standing Seam
Metal Roof (at accent roofs)

Stained cedar brackets

Fibercement Siding (painted)
Color to be similar to Bleeker
Beiger (BM HC-80)

Recliamed or faux recliamed
wood beams (headers)

Brick (tones to be darker reds,
browns and greys, mortar to be
slurried onto brick)

Bronze finished Iron Doors

Bronze annodized window
frames (at storefront &
operable office windows)

Low-e Glass with light
gray tint

Austin chopped Chalk Stone



2 BUILDING 1 : SOUTH ELEVATION

SCALE: 1/4" = 1'-0" (24"X36")



1 BUILDING 1 : EAST ELEVATION

SCALE: 1/4" = 1'-0" (24"X36")

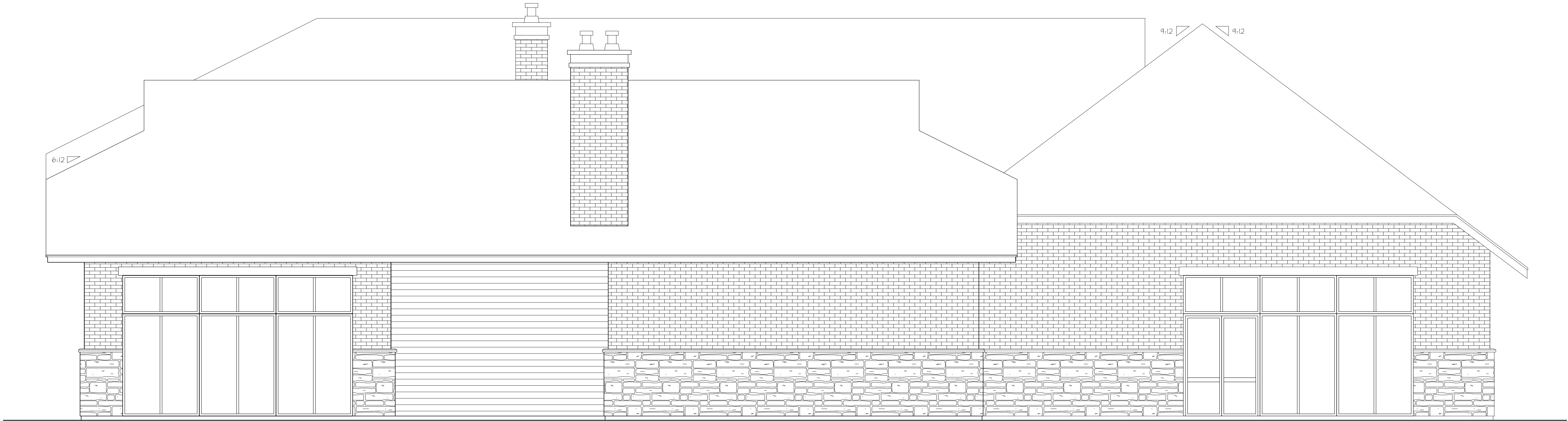
ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 1

	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	1436	1692	2011	1766
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1040	1032	1079	1452
DOORS AND WINDOWS SQ. FT.	396	660	932	314
PRIMARY MASONRY TOTALS (%)	80.67%	100.00%	97.78%	81.13%
BRICK SQ. FT.	534	672	965	629
STONE SQ. FT.	305	360	90	549
SECONDARY MASONRY TOTALS (%)	19.33%	0.00%	2.22%	18.87%
FIBERCEMENT (AKA HARDPLANK) SQ. FT.	201	0	24	274

*All numbers with the column are in square feet (SQ. FT.), U.N.O.

prairie plaza

3901 long prairie road
flower mound, tx



2 BUILDING 1 : NORTH ELEVATION

SCALE: 1/4" = 1'-0" (24"x36")



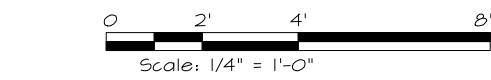
1 BUILDING 1 : WEST ELEVATION

SCALE: 1/4" = 1'-0" (24"x36")

ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 1

	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	1436	1692	2011	1766
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1040	1032	1079	1452
DOORS AND WINDOWS SQ. FT.	396	660	932	314
PRIMARY MASONRY TOTALS (%)	80.67%	100.00%	97.78%	81.13%
BRICK SQ. FT.	534	672	965	629
STONE SQ. FT.	305	360	90	549
SECONDARY MASONRY TOTALS (%)	19.33%	0.00%	2.22%	18.87%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	201	0	24	274

*All numbers with the column are in square feet (SQ. FT.), U.N.O.



prairie plaza

3901 long prairie road
flower mound, tx



2 BUILDING 2 : NORTH ELEVATION

SCALE: 1/4" = 1'-0" (24"X36")

BRICK DETAIL
DECORATIVE CHIMNEY



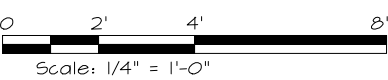
FIBER CEMENT FASCIA (PAINTED)
BRICK
APPROX. SIGN LOCATIONS
STANDING SEAM METAL ROOF

WOOD BEAM HEADER (DECORATIVE / STAINED)
WOOD BRACKET (STAINED)
ALUMINUM STOREFRONT GLAZING

STONE CAP
STONE VENEER

ELEVATIONS : MATERIAL CALCULATIONS TABLE BUILDING 2				
	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	1802	2119	1742	1180
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1069	1939	1158	736
DOORS AND WINDOWS SQ. FT.	733	180	584	444
PRIMARY MASONRY TOTALS (%)	80.36%	83.60%	100.00%	96.20%
BRICK SQ. FT.	528	1106	912	480
STONE SQ. FT.	331	515	246	228
SECONDARY MASONRY TOTALS (%)	19.64%	16.40%	0.00%	3.80%
FIBERCEMENT (AKA HARD/PLANK) SQ. FT.	210	318	0	28

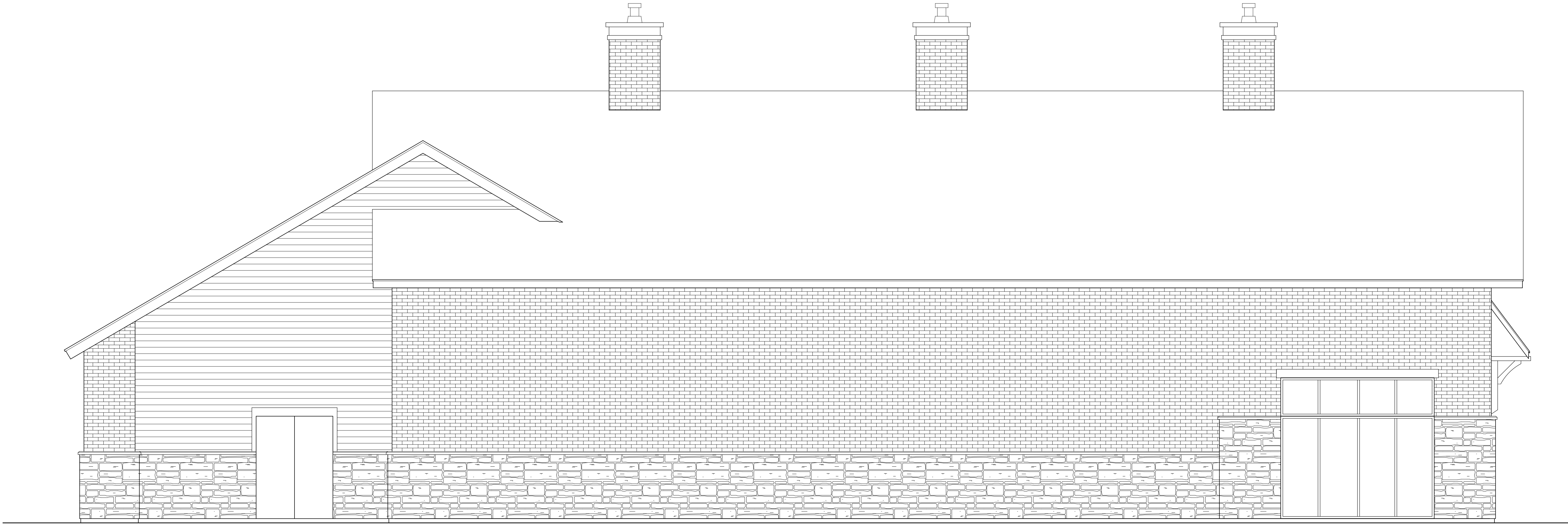
*All numbers with the column are in square feet (SQ. FT.), U.N.O.



1 BUILDING 2 : EAST ELEVATION

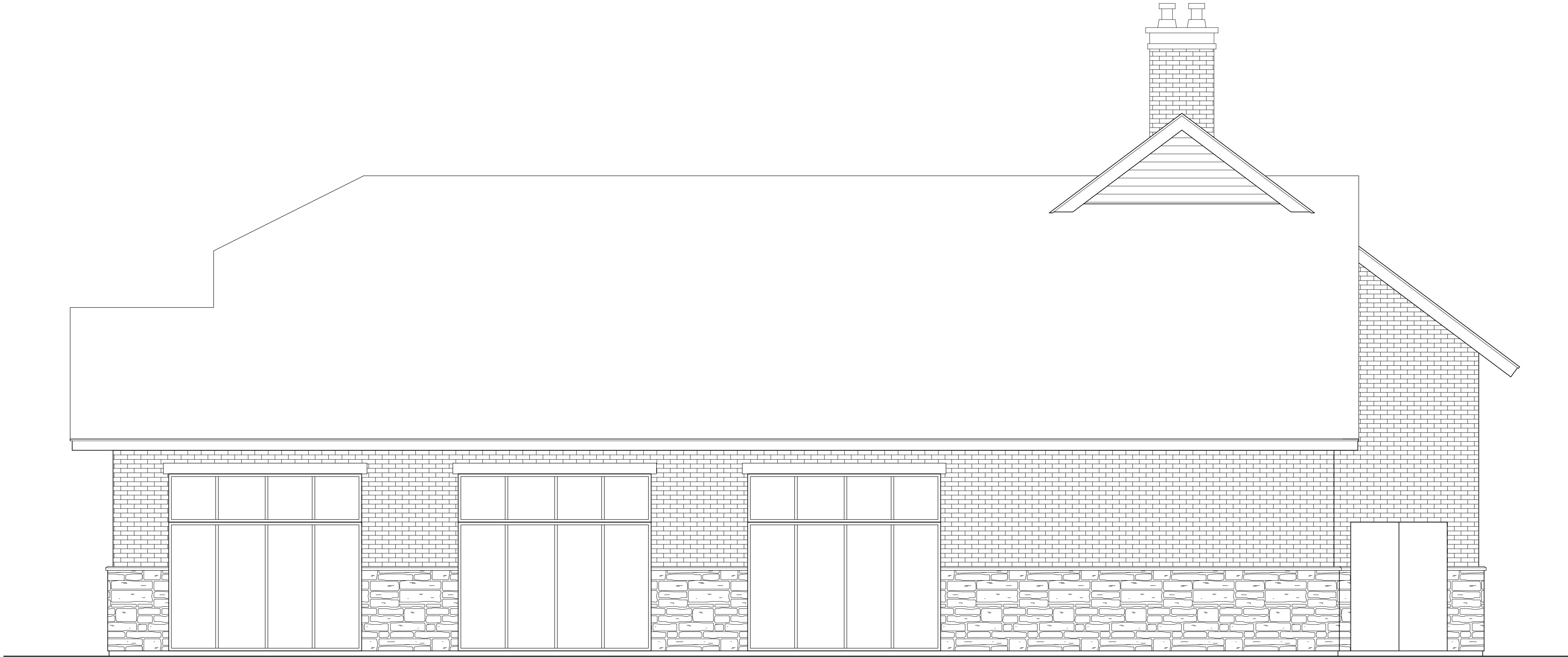
SCALE: 1/4" = 1'-0" (24"X36")

prairie plaza
3901 long prairie road
flower mound, tx



2 BUILDING 2 : SOUTH ELEVATION

SCALE: 1/4" = 1'-0" (24"X36")



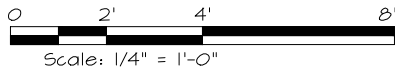
1 BUILDING 2 : WEST ELEVATION

SCALE: 1/4" = 1'-0" (24"X36")

ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 2

	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	1802	2119	1742	1180
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1069	1939	1158	736
DOORS AND WINDOWS SQ. FT.	733	180	584	444
PRIMARY MASONRY TOTALS (%)	80.36%	83.60%	100.00%	96.20%
BRICK SQ. FT.	528	1106	912	480
STONE SQ. FT.	331	515	246	228
SECONDARY MASONRY TOTALS (%)	19.64%	16.40%	0.00%	3.80%
FIBERCEMENT (AKA HARDPLANK) SQ. FT.	210	318	0	28

*All numbers with the column are in square feet (SQ. FT.), U.N.O.



prairie plaza
3901 long prairie road
flower mound, tx



2 MEDICAL OFFICE BUILDING : SOUTH ELEVATION
SCALE: 1/4" = 1'-0" (24"X36")

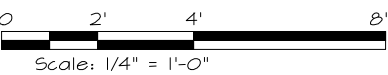


ELEVATIONS : MATERIAL CALCULATIONS TABLE
MEDICAL OFFICE BUILDING

	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	846	796	1609	1458
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	634	679	1119.5	1240.5
DOORS AND WINDOWS SQ. FT.	212	117	489.5	217.5
PRIMARY MASONRY TOTALS (%)	100.00%	100.00%	99.11%	99.19%
BRICK SQ. FT.	467	382	621	739
STONE SQ. FT.	167	297	488.5	491.5
SECONDARY MASONRY TOTALS (%)	0.00%	0.00%	0.89%	0.81%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	0	0	10	10

*All numbers with the column are in square feet (SQ. FT.), U.N.O.

1 MEDICAL OFFICE BUILDING : EAST ELEVATION
PER CONCEPTUAL SITE PLAN, 3 BUILDINGS OF THIS ELEVATION ARE BEING PROPOSED. A FOURTH MEDICAL OFFICE BUILDING IS ALSO SHOWN, THIS BUILDING (HALF OF THE ONE DEPICTED) WILL MATCH THESE IN ARCHITECTURE, DESIGN, COLOR AND CONSTRUCTION.
SCALE: 1/4" = 1'-0" (24"X36")



prairie plaza
3901 long prairie road
flower mound, tx



2 MEDICAL OFFICE BUILDING : NORTH ELEVATION
SCALE: 1/4" = 1'-0" (24"X36")

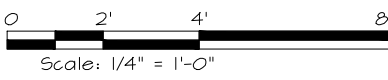


1 MEDICAL OFFICE BUILDING : WEST ELEVATION
SCALE: 1/4" = 1'-0" (24"X36")

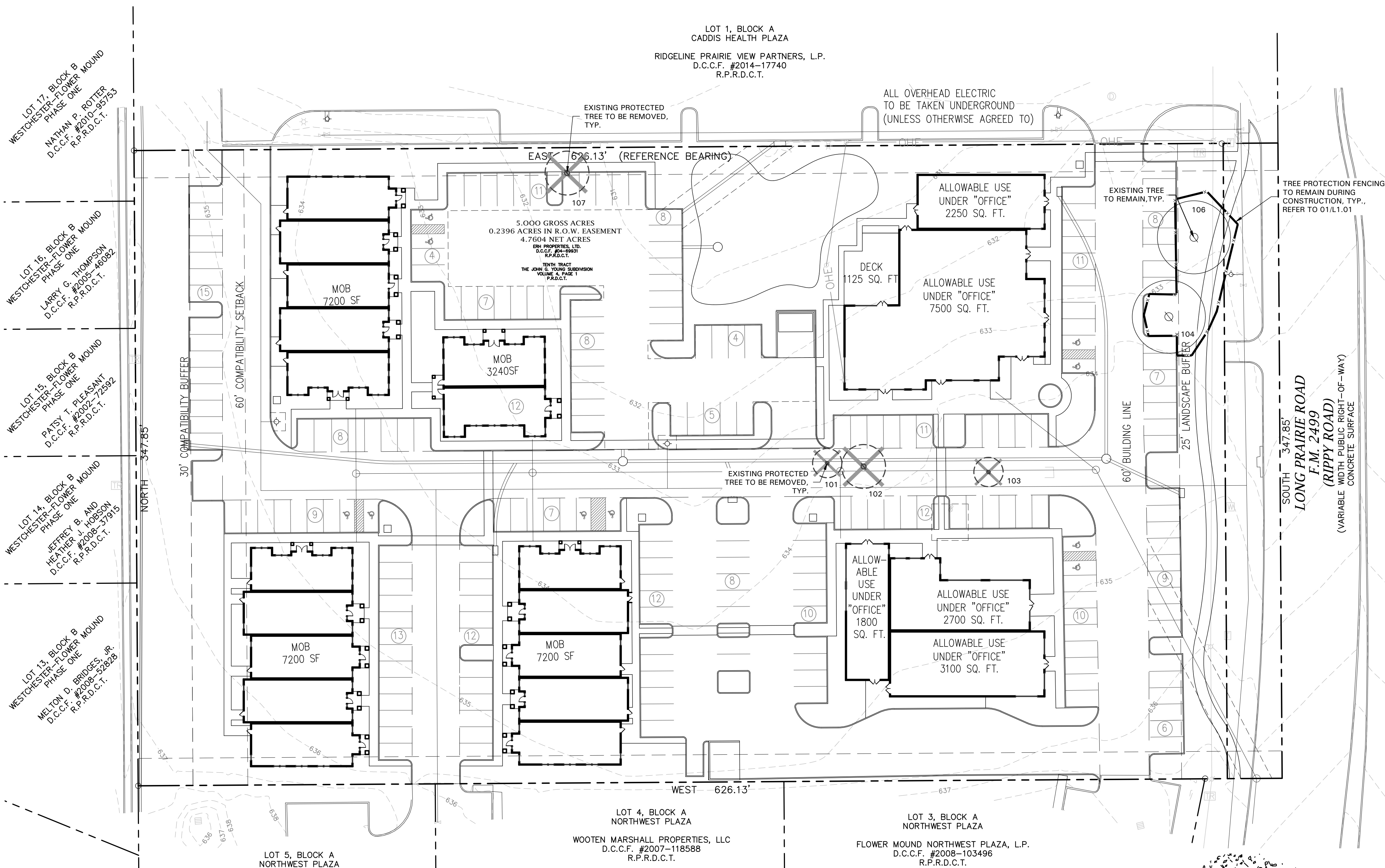
ELEVATIONS : MATERIAL CALCULATIONS TABLE
MEDICAL OFFICE BUILDING

	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	846	796	1609	1458
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	634	679	1119.5	1240.5
DOORS AND WINDOWS SQ. FT.	212	117	489.5	217.5
PRIMARY MASONRY TOTALS (%)	100.00%	100.00%	99.11%	99.19%
BRICK SQ. FT.	467	382	621	739
STONE SQ. FT.	167	297	488.5	491.5
SECONDARY MASONRY TOTALS (%)	0.00%	0.00%	0.89%	0.81%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	0	0	10	10

*All numbers with the column are in square feet (SQ. FT.), U.N.O.



prairie plaza
3901 long prairie road
flower mound, tx

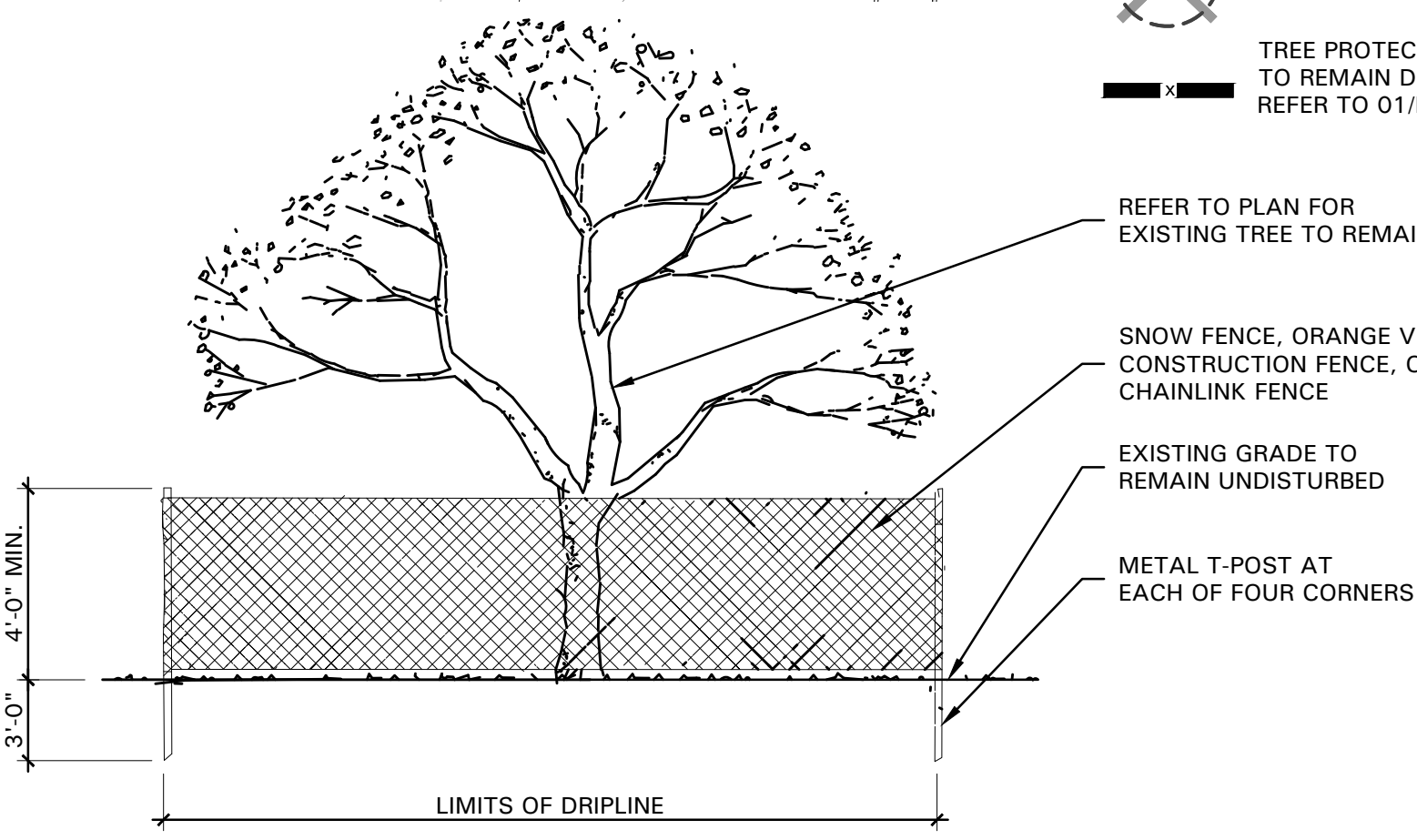


TREE PRESERVATION NOTES

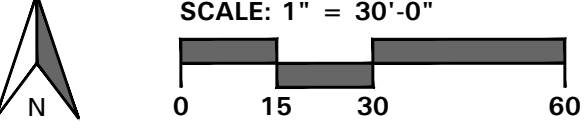
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF SOIL WITHIN THE LIMITS OF THE DRIP LINE OF A PROTECTED TREE, ONLY HAND CLEARING IS PERMITTED.
4. NO WORK IS PERMITTED WITHIN THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY- EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

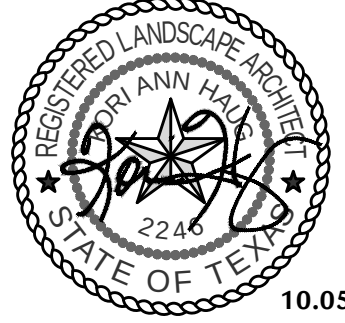
- EXISTING TREE TO REMAIN
- EXISTING PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION, REFER TO 01/L1.01



01 TREE PROTECTIVE FENCING
NOT TO SCALE



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



3901 Long
Prairie Road
PRAIRIE PLAZA
Flower Mound, Texas

Project Number: 16055
Issue Date: 10.05.2016
Drawn By: APL
Checked By: KAH

Revisions
No. Date: Detail:

Sheet Title:
TREE
PRESERVATION
PLAN

Sheet Number:

L1.01



Project Number: 16055
Issue Date: 10.05.2016
Drawn By: APL
Checked By: KAH

Sheet Number

L2.01

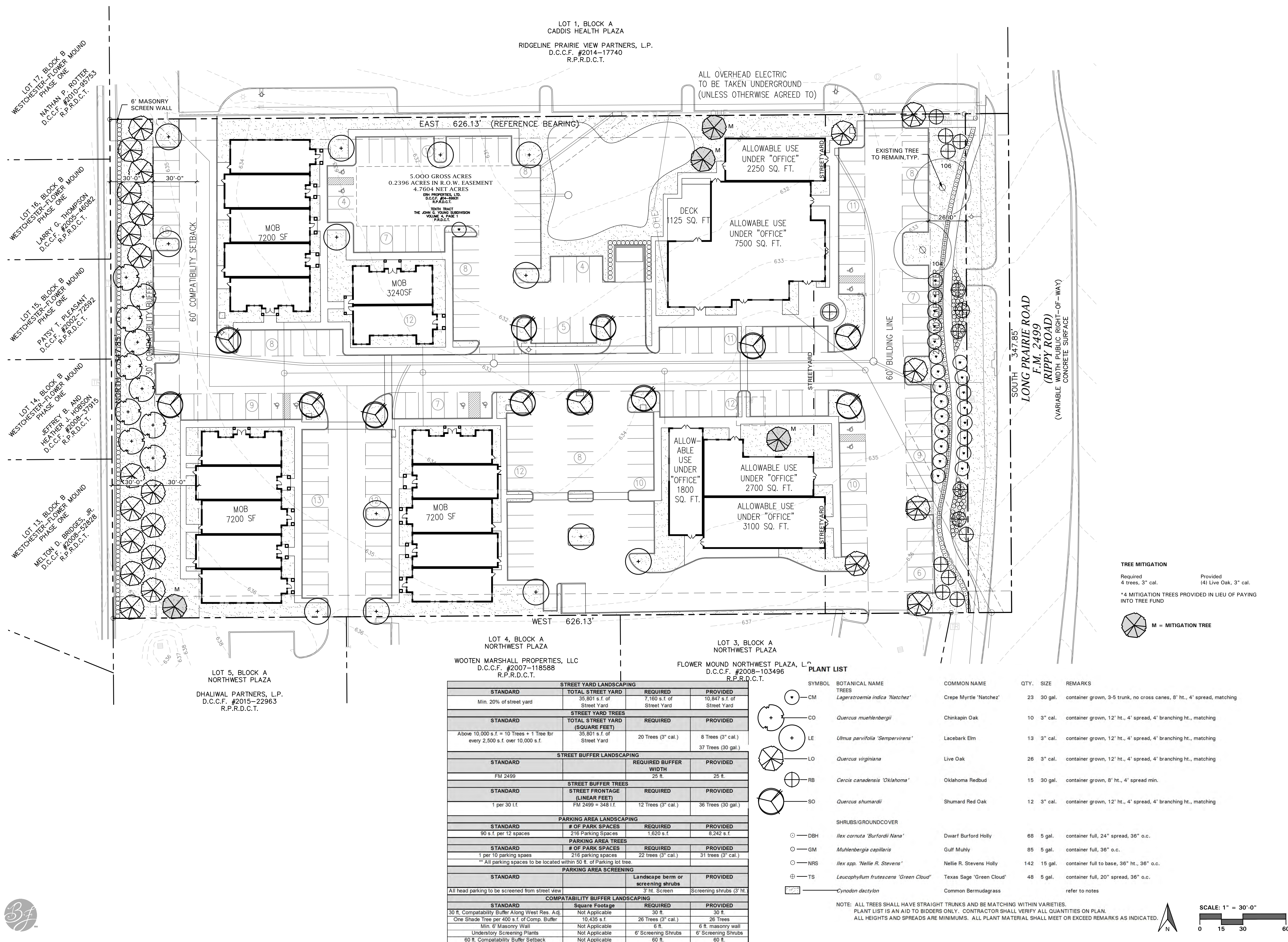


EXHIBIT “B”

Development Standards Planned Development District No. 150 (PD-150) with Office District (O) uses

PRAIRIE PLAZA

The Development depicted on the Conceptual Plan shall be in accordance with the Town of Flower Mound’s Master Plan and Land Development Regulations as amended, and shall be subject to the following requirements and conditions.

A. Office District (O) uses.

Development of PD-150 as designated on Exhibit “C”, the Concept Plan for Prairie plaza, comprised of approximately 5.00 gross acres of land / 4.7604 net acres developable, shall be in compliance with all regulations applicable to Office District (O) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

B. PROHIBITED USES: Uses will be limited to the Permitted Uses, Specific Uses and/or Temporary Uses as set forth by the above mentioned Office District (O).

C. ARCHITECTURAL STANDARDS: Development of Planned Development District No. 150 is subject to the Town’s Urban Design Plan and the following specific building component elements:

1. The Development’s Architectural theme will utilize cultured stone, brick, asphalt roof, metal roof accents, and the use of natural wood accents represented by the North Texas adapted Texas Hill Country aesthetic. The scale and use of materials will allow a visual transition in this area from more intense commercial uses to the surrounding single family residential.
2. Building Component Standards; Building Elevation Profiles and Roof Form shall substantially conform to the approved Concept Elevations.
3. Contrasting wall planes, architectural elements, and rooflines shall be used to create these approved elevations. Building entries will be identified by various architectural features including decorative doors, porches, canopies, and building projections or recessions to draw attention to these entries. Additionally, the building design will ultimately incorporate lighting to accent the entries.
4. All building elevations will be articulated to meet the Town of Flower Mound Urban Design Plan. The buildings and site were designed in a

way that creates a cohesive design theme throughout the development.

5. Franchise utility panels and connection points shall be painted to match the color and texture of the building and located so that they are not visible from public roadways, except that Franchise utility panels and connection points facing Arterial Roadways will be kept at a minimum and adequately screened, with additional landscaping or other approved material during the Site Plan approval process, to obstruct visibility from Long Prairie Road.
6. Colors will be warm earth tones.
7. Roof pitches shall conform to the Town's Master Plan. Sloped roofing shall be required for structures 15,000 square feet in area and less. Buildings of one or two stories over 15,000 square feet in area may have a flat or low-slope roof, but shall use a parapet wall or mansard roof along the building perimeter, so that the flat or low-slope roof and any roof top mounted mechanical equipment is not visible from the public right-of-way or from neighboring residential buildings.
8. Specific Building Material Standards shall comply with the Town's Urban Design Plan and Specific Plan Area 4 requirements.

D. LANDSCAPE STANDARDS

1. Landscaping shall be in accordance with the Town's landscape ordinance as amended, Urban Design Plan, and the Town's Median and Right of Way Design Guidelines.

E. MISCELLANEOUS STANDARDS:

1. Any onsite fencing, not to include perimeter fencing, shall be decorative metal that is primed and painted with rust prohibiting paint.
2. Open Space and Pedestrian connectivity requirements within Planned Development is subject to the Town's Urban Design Plan and the following specific elements:
 - a. Town required sidewalks shall be provided that establish connection to the adjacent properties to the north and south.
 - b. Internal sidewalks shall be provided that establish connection from the public sidewalks to the internal property.
 - c. The retention pond, acting as the public amenity, shall be designed to serve as a prominent visual enhancement for the development

and include enhanced landscape plantings and features that are connected to the development by sidewalks.

3. Phasing: Phase I shall include installation of infrastructure for the entire site, compatibility buffer landscaping and wall, landscape buffer and sidewalk along FM 2499, retention pond, and the amenity area.
4. Retention pond requirements:
 - a. If retaining walls are required for the Retention pond, these retaining walls shall utilize stacked stone, stone veneer, cut stone or engineered block walls that complement the material standards and colors for the development.
 - b. An aerator shall be provided in the retention pond.
 - c. Any pump equipment for the aerator that is above-ground shall be screened in accordance with Sec. 82-272, "Outdoor storage areas." Such screening shall be designed and constructed of materials that complement the development.
5. Site retaining wall requirements: If any site retaining walls are required, these walls shall utilize stacked stone, stone veneer, cut stone, or faux stone that complements the material standards and colors for the development.
6. Reciprocal Easement requirements: The development shall be subject to an overall reciprocal easement agreement granting cross-access to the properties to the north and south.

F. EXCEPTION

The following exception shall be granted with the approval of the Planned Development District:

1. Section 90-423-Underground utilities: Approximately 335 feet of overhead power lines located within the subject property along the frontage of Long Prairie Road shall remain in the existing location.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: November 14, 2016

FROM: James Hoefert, Environmental Review Analyst

ITEM: Public Hearing to consider approval of an ordinance amending Chapter 94, "Trees", of the Land Development Regulations (LDR16-0006 – Tree Ordinance Amendments) of the Code of Ordinances by amending Section 94-34, entitled "Tree removal permit," and Section 94-37, entitled "Review of application." (*The Environmental Conservation Commission recommended denial by a vote of 6 to 0 at its November 1, 2016, meeting.*)

I. ITEM SUMMARY

The proposed ordinance amendment to Chapter 94, "Trees", was considered by the Environmental Conservation Commission (ECC) at its November 1, 2016, regular meeting. The ECC recommended denial of the proposed amendments which would allow specimen tree removal permits to be processed administratively.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The Town's tree ordinance was originally adopted in 1993 and subsequently amended in 2000. The original ordinance was then replaced in 2008, and recently amended in 2015 to remove a mitigation exception clause in Section 94-81 for non-residential uses within the Lakeside Business District, the Denton Creek District, and all Specific Plan Areas (SPAs). The ECC and Planning and Zoning Commission recently recommended amendments to Ch. 94 which included addressing provisions such as post oak specimen tree sizes and preservation incentive options. Those amendments are currently scheduled to be considered by the Town Council on November 21, 2016.

Following the recent tree ordinance review process, staff received direction at Town Council work sessions in September and October to bring forward an additional proposed amendment to allow specimen tree removal requests to be processed administratively. Specimen tree removal permit requests are currently required to receive a recommendation from ECC and final consideration from Town Council. The proposed amendments would allow the permits to be

processed administratively at the staff level and would not require a recommendation from ECC or subsequent Town Council consideration.

III. CORRESPONDENCE

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all Land Development Regulation amendments. At the time this report was written, staff had not received additional correspondence.

IV. ATTACHMENTS

1. Draft Redline Ordinance
2. Chapter 94 "Trees"

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AMENDING SUBPART B, "LAND DEVELOPMENT REGULATIONS," THROUGH THE AMENDMENT OF CHAPTER 94, "TREES."

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended the amendment of Chapter 94 of the Code of Ordinances, entitled "Trees."; and

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 hearing, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the Town to amend the Town Code of Ordinances as set forth herein.

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

SECTION 2

From and after the effective date of this Ordinance, Section 94-34 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby amended to read as follows:

"Sec. 94-34. Tree removal permit.

Tree removal permits are required for the removal of protected trees located outside the buildable area of a lot or site, and for any specimen trees and historic trees that are intended for

removal from a lot or site in conjunction with the development, redevelopment, subdivision and/or re-subdivision of real property within the town.

An application for a tree removal permit, when required, shall be submitted at the earliest point in the application process where entitlements and/or buildable area are established. The following outlines the process associated with tree removal permit applications.

(1) Tree removal permit applications, when required, shall be submitted in conjunction with a zoning planned development (ZPD) or a development plan and shall be **processed administratively and approved, approved with conditions, or denied, as appropriate** ~~considered by the environmental conservation commission prior to the project proceeding to the planning and zoning commission. The application shall be placed on the same town council agenda for action as the ZPD or development plan; or~~

(2) Tree removal permit applications, when required, shall be submitted in conjunction with site plans or record plats for the development of subdivisions of four lots or less where the construction of necessary infrastructure necessitates a tree removal permit, and shall be **processed administratively and approved, approved with conditions, or denied as appropriate** ~~considered by the environmental conservation commission and acted upon by the town council prior to the site plan or record plat proceeding to the planning and zoning commission for approval; or~~

(3) Tree removal permit applications, when required, shall be submitted in conjunction with the development of individual residential or nonresidential platted lots and shall be **processed administratively and approved, approved with conditions, or denied, as appropriate** ~~considered by the environmental conservation commission and acted upon by the town council prior to the issuance of a building permit.~~

No protected trees located outside the buildable area, specimen trees, or historic trees approved for removal in accordance with this chapter shall be removed from any building lot or site until:

(1) Proper mitigation or replacement requirements have been determined and approved for the lot or site; and

(2) A preconstruction meeting has been held with proper town staff authorizing grading and construction activities to begin on the lot or site; and/or

(3) A building permit, where needed, has been issued for the lot or site.

(a) *Tree removal permits for fewer than ten protected trees or four specimen trees.* A tree removal permit shall be obtained by making application to the town's tree preservation and enforcement officer or authorized designee on forms prescribed by the town. The application shall include the following:

(1) A written document indicating the reasons for removal of the protected, specimen, or historic trees on the lot or site.

(2) Photographs of each tree requested for removal.

~~(3) Photographs of required signage on the site as described below.~~

(4-3) Two copies of a tree survey for the lot or site prepared as described in section 94-23 of this chapter.

(b) *Tree removal permits for greater than ten protected trees or four specimen trees.* Applicants requesting to remove greater than ten protected trees or greater than four specimen trees, shall have the option of requesting a comprehensive tree removal permit. The fee for this permit will be \$1,000.00. All other requirements and incentives remain unchanged.

~~(c) A sign shall be placed on each separate lot or tract for which a tree removal permit is requested to inform the general public that an application for a tree removal permit has been filed relative to a protected, specimen, or historic tree.~~

~~(1) The size of the signs shall be three feet by four feet.~~

~~(2) The signs shall be made out of aluminum or corrugated plastic material.~~

~~(3) The signs shall be mounted on stakes/poles.~~

~~(4) The signs shall be visible from the street.~~

~~(5) There shall be one sign for each street frontage.~~

~~(6) The signs shall have a white background, with letters and borders being green in color. The signs shall state the following:~~

TOWN _____ OF _____ FLOWER _____ MOUND, _____ TX
 A _____ TREE _____ REMOVAL _____ REQUEST
 IS _____ BEING _____ MADE _____ ON _____ THIS _____ PROPERTY
 FOR _____ INFORMATION _____ CALL _____

SECTION 3

From and after the effective date of this Ordinance, Section 94-37 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby amended to read as follows:

Sec. 94-37. – Review of application.

(a) An application for a tree removal permit for a protected tree located outside of the buildable area shall be accompanied by an administrative fee per tree proposed for removal in the amount listed in appendix A of this Code, not to exceed a total per permit application in an amount listed in appendix A of this Code. An application for a tree removal permit for a specimen tree, or historic tree shall be accompanied by an administrative fee per tree proposed for removal in the amount listed in appendix A of this Code. Upon receipt of a properly completed application accompanied by the appropriate fee, the tree preservation and enforcement officer or his authorized designee shall review the application and may conduct field inspections of the development and/or refer the permit application to other departments for review and recommendations as deemed necessary and appropriate by the tree preservation and enforcement officer or his authorized designee.

(b) The application for a tree removal permit, if required, shall be considered an integral part of the application for development plan or site plan approval, or the application for an oil and gas well permit. No development plan or site plan for any development, or oil and gas well permit, subject to the terms and provisions of this subdivision, shall be approved without approval of such tree removal permit. It is further provided that if a property owner or developer does not submit a tree removal permit application prior to town approval of a development plan covering a particular site, then if a tree removal permit application for the site is submitted later, approval of the development plan may be revoked. In this event, a revised development plan must be submitted for review by the town.

(c) The tree preservation and enforcement officer may approve, approve with conditions, or deny a request for a tree removal permit for protected ~~or specimen~~ trees located outside the buildable area of a lot or site, ~~provided that the requested tree removal permit is for the removal of trees in a development district other than the Cross Timbers Conservation Development District.~~ An appeal of the decision of the tree preservation and enforcement officer may be made to the Environmental Conservation Commission.

(d) An application for a tree removal permit for specimen, historic, or protected trees located outside the buildable area of a lot or site within the Cross Timbers Conservation Development District or an application for a tree removal permit for specimen, or historic trees within all other districts shall be submitted to the ~~town's tree preservation officer for review and mitigation assessment.~~ ~~environmental conservation commission for review and recommendation to the town council that the permit application be approved, approved with conditions or denied.~~ The ~~environmental conservation commission shall not recommend an application for a tree removal permit be approved or approved with conditions, unless the commission finds that the subject development, redevelopment, subdivision or re-subdivision cannot reasonably be developed, based on economic and/or practical considerations, without removal of the trees included in the permit application.~~

(e) ~~The environmental conservation commission's recommendation concerning an application for tree removal permit shall be reviewed by the town council. The town council may then approve the application, approve it with conditions, or deny the application; however, the town council may overturn the denial of an application for tree removal permit by the environmental conservation commission only upon a finding that the subject development, redevelopment, subdivision or re-subdivision cannot reasonably be developed, based on economic and/or practical considerations, without removal of the trees included in the permit application.~~

(f- e) Approval for removal of a historic tree shall require a three-fourths majority vote of the environmental conservation commission and the town council, respectively.”

SECTION 4

This Ordinance shall be cumulative of all provisions of ordinances of the Town of Flower Mound, Texas, except where the provisions of this Ordinance are

in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5

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

SECTION 6

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

SECTION 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.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE
TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ___ TO___ , ON THIS
THE ___ DAY OF _____, 2016.**

APPROVED:

Thomas E. Hayden, MAYOR

ATTEST:

Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, TOWN ATTORNEY

Chapter 94 - TREES

ARTICLE I. - GENERALLY

Sec. 94-1. - Purpose.

The terms and provisions of this chapter are intended to accomplish the following public purposes:

- (1) Establish rules and regulations for the protection and preservation of native and/or established trees within the town.
- (2) Encourage the preservation and replacement of the town's tree canopy by establishing a 35 percent canopy goal for the town as outlined in guidelines established by "American Forests," the nation's oldest nonprofit citizens' conservation organization.
- (3) Encourage the protection of healthy trees and provide for the replacement and/or replanting of trees that are necessarily removed during construction, development or redevelopment.
- (4) Provide for the preservation and protection of larger native and/or established trees, which provide a valuable amenity to the urban environment and which, once destroyed, can only be replaced after generations, if at all.
- (5) Provide for shade, windbreaks and the cooling of air; thereby, reducing the requirements for air conditioning and heating and the utilization of scarce energy sources.
- (6) Provide for open space and more efficient drainage of land; thereby, reducing the effects of soil erosion and the need for additional drainage facilities.
- (7) Reduce the clear-cutting of land.
- (8) Preserve the country atmosphere and natural environment that define the community character of the town and make it a unique and desirable community.
- (9) Mitigate the ill effects of rapid and intense urbanization.

Sec. 94-2. - Applicability of chapter provisions.

The terms and provisions of this chapter shall apply to real property within the town's corporate limits and extraterritorial jurisdiction as follows:

- (1) All real property upon which any protected, specimen, or historic tree is located, excluding property that has already been developed for single-family and two-family residential uses.
- (2) All vacant and undeveloped real property.
- (3) All real property to be subdivided or re-subdivided, including record plats and replats.
- (4) The yard areas of all developed property, excluding property already developed for single-family and two-family residential uses.

Secs. 94-3—94-12. - Reserved.

ARTICLE II. - MEASUREMENT

Sec. 94-13. - Landscape, nursery, or replacement trees.

Unless specified otherwise, tree caliper (diameter) or circumference shall be measured at a height of 12 inches above ground level. The caliper of multi-trunk trees shall be measured by determining the diameter or circumference of the largest trunk at full caliper added to one-half of the diameter or circumference of each remaining trunk, measured at a height of 12 inches above ground level.

Sec. 94-14. - Existing, established, and/or native trees.

The caliper or circumference of existing, established, and/or native trees shall be measured in accordance with the measuring rules and procedures as developed and updated by the Texas Forest Service. A copy of these procedures shall be made available for review in the office of the tree preservation and enforcement officer. The current procedure is outlined below.

(1) *Caliper width or circumference.*

General rule: Measure the smallest trunk caliper width or circumference between the diameter at breast height ("DBH") point (4.5 feet) and the ground, but below the lowest fork. Also record the height above the ground, in inches, where the measurement was taken.

(2) *Determining DBH point.*

Tree on slope: Measure up 4.5 feet along the axis of the trunk on both the high and low sides of the trunk; DBH point is midway between these two planes.

Leaning tree: Measure 4.5 feet along both the top and under sides of the trunk; DBH point is midway between these two planes.

Low branches: When determining where on the trunk to measure circumference, ignore portions of the tree that do not form part of the tree's crown, such as dead branches or forks, and epicormic sprouts.

Obstruction at DBH: If there is a bump, burl, branch, or other obstruction at the DBH point, measure the circumference of the trunk above and below the obstruction and record the smaller value. A buttress that forms between the trunk and root system as a natural feature of the species (e.g.—bald cypress, water tupelo) should not be considered an obstruction.

(3) *Multiple trees.* In practice, it must be determined whether a tree has a single trunk, or whether it represents two or more stems growing very close to one another. Trunks that have clear separation or included bark at or near the ground line should be considered separate trees; trunks of different species should also be considered separate stems, no matter how closely aligned. When following the measurement rules above, if the point below the lowest fork places the measurement at the ground line, the stems should be considered and measured as separate.

Secs. 94-15—94-20. - Reserved.

ARTICLE III. - PRESERVATION

Sec. 94-21. - Tree designations.

Protected, specimen, and historic trees, except as specified in this section, shall possess the following respective characteristics or criteria:

- (1) *Protected trees.* Any tree listed on the small, medium, or large protected tree lists in section 94-22 that measures six inches in caliper width or greater and which is at least ten feet in height and located outside of existing public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements, or other existing public rights-of-way or easements.
- (2) *Specimen tree.* Except as specified in this section, any tree listed on the town's small, medium, or large protected tree lists can be considered a specimen tree if it reaches the designated size for that list. For the small tree list, a specimen tree shall be any tree that measures 13 inches or more in caliper width. For the medium tree list, a specimen tree shall be any tree that measures 19 inches or more in caliper width. For the large tree list, a specimen tree shall be any tree that measures 25 inches or more in caliper width. All measurements shall be taken in accordance with the measuring rules and procedures as outlined and maintained by the Texas Forest Service. These procedures are outlined in section 94-14 of this chapter. In addition to the provisions of this subsection, a specimen tree shall be any other tree that has been designated by the town council, upon recommendation by the environmental conservation commission, after public hearing and due notice to the owner of the tree, to be of high value because of its type, size, age or other relevant criteria. Specimen trees shall not be regulated as protected trees. Specific requirements are set forth in this chapter regarding specimen trees.
- (3) *Historic tree.* Upon recommendation by the environmental conservation commission, a historic tree shall be any tree that has been designated by the town council, after public hearing and due notice to the owner of the tree, as a tree of notable historical interest and value to the town because of its location or historical association with the community. A listing and map of all designated historic trees shall be maintained and updated by the tree preservation and enforcement officer or authorized designee and made available to the public upon request. Historic trees are not dependant on or determined by diameter or caliper width as are protected and specimen trees. Specific requirements are set forth in this chapter regarding historic trees.

Subject to the review and approval of the tree preservation and enforcement officer or authorized designee, a protected or specimen tree shall not include any living tree that a registered arborist or landscape architect certifies in writing is injured, dying, diseased or infested with harmful insects; that is in danger of falling, interferes with utility service or creates unsafe vision clearance; in any manner creates a hazardous or dangerous condition so as to endanger the public health, welfare or safety. Further, a protected tree shall not include any living tree that is identified on approved subdivision construction plans as necessary to be removed to comply with EPA storm water permitting requirements or FHA lot grading plans.

Subject to review and approval of the tree preservation and enforcement officer or authorized designee, a protected, specimen, or historic tree shall not include any tree that a registered arborist or landscape architect certifies in writing is dead.

Sec. 94-22. - Protected tree lists.

- (a) *Generally.* The tree species lists contained in this section have been developed and will be periodically updated by the town's environmental conservation commission and shall be maintained and distributed to the public by the tree preservation and enforcement officer or authorized designee as guides for the identification and selection of tree species that meet the various standards and requirements of this chapter. Trees included on this tree species list were selected on the basis of one or more of the following criteria or factors: hardiness, resistance to disease, suitability relative to local climate and soil conditions, adaptability for transplantation, longevity, adaptability to various landscape conditions, resistance to drought, aesthetic qualities, shade provision, windbreak provision, and screening qualities.

- (b) *Lists of trees that are protected.* Unless otherwise specified in this chapter, only those tree species found on the following lists shall be subject to the preservation, protection and replanting requirements of this section.

Small Tree List

Common Name	Scientific Name
Carolina buckthorn	(Rhamnus caroliniana)
Yaupon holly	(Ilex vomitoria)
Possum haw	(Ilex deciduas)
Redbud	(Cercis species)
Texas buckeye	(Aesculus glabra variety arguta)
Chickasaw plum	(Prunus agustifolia)
Mexican plum	(Prunus mexicana)

Medium Tree List

Common Name	Scientific Name
Slippery elm	(Ulmus rubra)
Cedar elm	(Ulmus crassifolia)
Winged elm	(Ulmus alata)
Blackjack oak	(Quercus marilandica)
Persimmon species	(Diospyros species)
Chittamwood	(Bumelia languinosa)
Western soapberry	(Sapindus drummondii)

Sweetgum	(Luquidambar styraciflua)
----------	---------------------------

Large Tree List

Common Name	Scientific Name
Post oak	(Quercus stellata)
Shumard red oak	(Quercus shumardi)
Texas red oak	(Quercus texana)
Southern live oak	(Quercus virginiana)
Water oak	(Quercus nigra)
Bur oak	(Quercus macrocarpa)
Chinquapin oak	(Quercus muehlenbergii)
American elm	(Ulmus Americana)
Pecans and Hickories	(Cayra species)
Magnolia	(Magnolia grandiflora)
Bald cypress	(Taxodium distichum)
Pine species	(Pinus species)
Ash species	(Fraxinus species)
Sycamore	(Plantanus occidentalis)
Black walnut	(Juglans nigra)

Sec. 94-23. - Tree survey; development projects.

Tree surveys are required to accompany an application for a development plan, site plan, record plat, replat, oil and gas well drilling permit, oil and gas pipeline permit, tree removal permit, or tree transplanting permit. A tree survey may be required to accompany a zoning application or a master plan amendment if it is deemed necessary by the town's tree preservation and enforcement officer. Each tree survey shall contain, but not be limited to, the following information/parts:

- (1) The location of all specimen trees and historic trees on the subject site.
- (2) The location of the trunk and the extent of the canopy spread of each specimen tree and historic tree on the subject site.
- (3) A table containing the following information for each specimen tree and historic tree:
 - a. Tree number;
 - b. Common and scientific name of each tree;
 - c. Diameter (DBH) of each tree measured in accordance with section 94-14 of this chapter;
 - d. General health/condition of each tree;
 - e. Average canopy spread;
 - f. Status (specimen or historic) of each tree;
 - g. Whether each identified tree will remain or be removed; and
 - h. Location coordinates (northings and eastings, State Plane - NAD 1983) for each tree.
- (4) Each specimen tree and historic tree shall be affixed with a permanent tag bearing the corresponding number on the tree survey. This tag shall be placed on the trunk of the tree, between five and six feet in height on the south face of the tree's trunk.
- (5) Each tree survey shall contain a count of all protected trees located on the property.
- (6) Each tree survey shall contain a count of all protected trees that will be removed from the buildable area on the property. The phrase "buildable area" is defined in section 94-32 of this chapter.
- (7) Protected trees designated for preservation shall be flagged in a distinguishing manner approved by the town for such purpose. In addition, those trees designated for removal shall be flagged in a different distinguishing manner as approved by the town.
- (8) The tree survey must be signed, and stamped or sealed, by a certified arborist, certified forester, or a registered landscape architect. Each tree survey submitted shall contain one sheet of the tree survey as described above, one sheet with the tree survey data overlain with the site information, and one sheet with the site information overlain on an aerial photo for the site. The tree survey shall be on drawings measuring 24 inches x 36 inches and shall be drawn to a scale of no less than 100 feet to one inch, unless otherwise approved by the tree preservation and enforcement officer. When necessary the tree survey shall be on several sheets accompanied by an index sheet, showing the entire area of the survey. Necessary site information includes:
 - a. The location and dimensions of all existing or proposed public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements or other public rights-of-way or easements;
 - b. The location and dimensions of the designated parking area and designated stockpile area required in this subdivision and of any site proposed or anticipated to be proposed for a temporary batching plant permit; and,

- c. The location of all existing or proposed property lines, lot lines, building lines, setback and yard requirements, any proposed building footprint or floor plan, and other special relationships or significant features of the proposed development plan, record plat or site plan of the development.

Sec. 94-24. - Tree survey; residential lots.

Tree surveys are required to accompany an application for a building permit for the construction of homes on undeveloped residential lots. For lots that are one acre in size or larger, the tree survey shall be completed as described in section 94-23 of this chapter. For lots that are less than one acre in size, the tree survey shall contain, but not be limited to, the following information/parts:

- (1) A site plan showing: The location and configuration of the proposed house/structure, all required setbacks, sidewalks, driveway locations, porches, etc.
- (2) Further, the site plan shall show the location of all specimen or historic trees located on the site.
- (3) The survey shall depict the location of the trunk and the extent of the canopy spread of each specimen or historic tree.
- (4) A table (spreadsheet) shall be supplied containing the common name, caliper width (DBH), and tree number of each specimen tree and historic tree shown on the site plan/tree survey. All measurements shall be in accordance with section 94-14 of this chapter.
- (5) A count of all protected trees on the site and all protected trees proposed for removal shall be included on the tree survey.

Secs. 94-25—94-30. - Reserved.

ARTICLE IV. - PERMITS, MITIGATION, PENALTIES, AND INCENTIVES

Sec. 94-31. - Generally.

No person, directly or indirectly, shall cut down, destroy, remove or effectively destroy through damaging any protected, specimen, or historic tree on any real property within the town without first obtaining a tree removal permit as required in the terms and provisions of this article. Further, the replanting of any protected, specimen, or historic tree requires a tree replanting permit in accordance with the terms and provisions of this article.

Sec. 94-32. - Trees located in a buildable area.

The phrase "buildable area" shall mean and include all that portion of the building lot, oil and gas pad site, development site or other site inclusive of the approved footprint of the building, structure, or oil and gas pad site, and projected ten feet from the outside of each such structure or facility. "Buildable area" shall also mean and include those areas on a building lot, oil and gas pad site, development site, or other site as shown on the required site plan or development plan that is necessary for the construction of other improvements such as driveways, parking areas, pools, detention ponds/structures, tennis courts, and accessory buildings including sufficient adjacent area to allow the normal operation of construction equipment. Further, "buildable area" shall also mean and include all new commercial and residential rights-of-way and easements as shown on newly approved record plats, replats, and amended plats. Buildable area shall not include TXDOT rights-of-way or town-required easements.

The following provisions shall apply to trees located within the buildable area:

- (1) For residential building lots one acre in size or larger, no protected, specimen, or historic trees shall be removed from the lot or site prior to the issuance of a building permit relating to the lot or site, prior to the issuance of any necessary tree removal permits, and prior to determining mitigation or replacement requirements on the lot or site. The removal of protected and/or non-protected trees located within the approved buildable area on a lot or site does not require a tree removal permit; however, such trees shall not be removed from a lot or site prior to all of the other conditions listed above being met.
- (2) For residential building lots less than one acre in size, as well as for existing public rights-of-way and easements, protected and non-protected trees located within the buildable area of a building lot or site may be removed without a tree removal permit and prior to the issuance of a building permit, with prior approval of the tree preservation and enforcement officer and after determining mitigation or replacement requirements for the lot or site. However, a tree removal permit is required prior to the removal of any specimen or historic trees on the lot or site.
- (3) For all other development projects, no protected, specimen, or historic trees shall be removed from the lot or site prior to the approval of a record plat, site plan, development plan, zoning planned development, or oil and gas well permit, where buildable area is established, and prior to a preconstruction meeting with appropriate town staff authorizing grading and construction activities to begin on the lot or site, and prior to the issuance of any necessary tree removal permits, and prior to determining mitigation or replacement requirements on the lot or site. The removal of protected and non-protected trees located within the approved buildable area on a lot or site does not require a tree removal permit, however; such trees shall not be removed from a lot or site prior to all of the other conditions listed above being met.

Sec. 94-33. - Tree transplanting permit.

An application for a tree transplanting permit for protected trees located on undeveloped property or developed nonresidential property within the town may be submitted at any time and need not be submitted in conjunction with a development plan or record plat or a building permit. Tree transplanting permits shall be obtained by making application to the town's tree preservation and enforcement officer or authorized designee on forms prescribed by the town when a protected tree is proposed to be transplanted within the town. No fee shall be charged to make application for a tree transplanting permit. The application shall also be accompanied by a written document indicating the reasons for transplanting the protected tree and two copies of a legible tree survey. The tree survey should be prepared in accordance with section 94-24 of this chapter.

Upon receipt of a proper application for a tree transplanting permit, the town's tree preservation and enforcement officer or authorized designee shall review the application and may conduct field inspections of the site or development and/or refer the permit application to other departments for review and recommendations as deemed necessary and appropriate by the town manager or authorized designee. The application for a tree transplanting permit shall be approved unless the town's tree preservation and enforcement officer or authorized designee determines that the proposed transplanting will unnecessarily damage or jeopardize the health of the trees proposed to be transplanted. A denial of an application for a tree transplanting permit by the tree preservation and enforcement officer or authorized designee may be appealed to the environmental conservation commission. The decision of the environmental conservation commission regarding the appeal from the denial of such tree transplanting permit application shall be final.

Sec. 94-34. - Tree removal permit.

Tree removal permits are required for the removal of protected trees located outside the buildable area of a lot or site, and for any specimen trees and historic trees that are intended for removal from a lot or site in conjunction with the development, redevelopment, subdivision and/or re-subdivision of real property within the town.

An application for a tree removal permit, when required, shall be submitted at the earliest point in the application process where entitlements and/or buildable area are established. The following outlines the process associated with tree removal permit applications.

- (1) Tree removal permit applications, when required, shall be submitted in conjunction with a zoning planned development (ZPD) or a development plan and shall be considered by the environmental conservation commission prior to the project proceeding to the planning and zoning commission. The application shall be placed on the same town council agenda for action as the ZPD or development plan; or
- (2) Tree removal permit applications, when required, shall be submitted in conjunction with site plans or record plats for the development of subdivisions of four lots or less where the construction of necessary infrastructure necessitates a tree removal permit, and shall be considered by the environmental conservation commission and acted upon by the town council prior to the site plan or record plat proceeding to the planning and zoning commission for approval; or
- (3) Tree removal permit applications, when required, shall be submitted in conjunction with the development of individual residential or nonresidential platted lots and shall be considered by the environmental conservation commission and acted upon by the town council prior to the issuance of a building permit.

No protected trees located outside the buildable area, specimen trees, or historic trees approved for removal in accordance with this chapter shall be removed from any building lot or site until:

- (1) Proper mitigation or replacement requirements have been determined and approved for the lot or site; and
 - (2) A preconstruction meeting has been held with proper town staff authorizing grading and construction activities to begin on the lot or site; and/or
 - (3) A building permit, where needed, has been issued for the lot or site.
- (a) *Tree removal permits for fewer than ten protected trees or four specimen trees.* A tree removal permit shall be obtained by making application to the town's tree preservation and enforcement officer or authorized designee on forms prescribed by the town. The application shall include the following:
- (1) A written document indicating the reasons for removal of the protected, specimen, or historic trees on the lot or site.
 - (2) Photographs of each tree requested for removal.
 - (3) Photographs of required signage on the site as described below.
 - (4) Two copies of a tree survey for the lot or site prepared as described in section 94-23 of this chapter.
- (b) *Tree removal permits for greater than ten protected trees or four specimen trees.* Applicants requesting to remove greater than ten protected trees or greater than four specimen trees, shall have the option of requesting a comprehensive tree removal permit. The fee for this permit will be \$1,000.00. All other requirements and incentives remain unchanged.
- (c) A sign shall be placed on each separate lot or tract for which a tree removal permit is requested to inform the general public that an application for a tree removal permit has been filed relative to a protected, specimen, or historic tree.
- (1) The size of the signs shall be three feet by four feet.

- (2) The signs shall be made out of aluminum or corrugated plastic material.
- (3) The signs shall be mounted on stakes/poles.
- (4) The signs shall be visible from the street.
- (5) There shall be one sign for each street frontage.
- (6) The signs shall have a white background, with letters and borders being green in color. The signs shall state the following:

TOWN		OF		FLOWER		MOUND,		TX
A		TREE		REMOVAL				REQUEST
IS	BEING	MADE		ON		THIS		PROPERTY
FOR				INFORMATION				CALL

Sec. 94-35. - Tree removal permit on property zoned agricultural district (A) uses.

No fee shall be charged to make application for a tree removal permit for the removal of protected trees located on real property having an agricultural zoning district classification. However, if within any 12-month period, tree removal permits for the removal of 20 or more protected trees are issued for the same agricultural property or tract, or any of its portions, the agricultural zoning district classification of such property cannot be changed, nor can an application for approval of a development plan, planned development or zoning amendment relative to such property be made, for a period of 60 months following the most recent 12-month period during which 20 or more protected trees were removed from such agricultural zoned property.

Sec. 94-36. - Special provisions for agricultural district (A) uses.

Notwithstanding anything contained in this chapter to the contrary, for tracts zoned agricultural district (A) uses, the tree survey requirements contained in this article shall be limited in their application to proposed rights-of-way, easements and an area equal to 20 feet on any side of such rights-of-way and easements, provided that the applicant executes a development agreement with the town that all trees on the tract and outside of such areas, for the purposes of such agreement, are protected trees (regardless of their species or caliper width) and that the unauthorized removal of such trees shall result in the revocation of any previously approved development plan and record plat for a period of 60 months from the date of the most recent unauthorized removal of one or more trees from the subject property.

Sec. 94-37. - Review of application.

- (a) An application for a tree removal permit for a protected tree located outside of the buildable area shall be accompanied by an administrative fee per tree proposed for removal in the amount listed in appendix A of this Code, not to exceed a total per permit application in an amount listed in appendix A of this Code. An application for a tree removal permit for a specimen tree, or historic tree shall be accompanied by an administrative fee per tree proposed for removal in the amount listed in appendix A of this Code. Upon receipt of a properly completed application accompanied by the appropriate fee, the tree preservation and enforcement officer or his authorized designee shall review the application and may conduct field inspections of the development and/or refer the permit application to other departments for review and recommendations as deemed necessary and appropriate by the tree preservation and enforcement officer or his authorized designee.
- (b) The application for a tree removal permit, if required, shall be considered an integral part of the application for development plan or site plan approval, or the application for an oil and gas well

permit. No development plan or site plan for any development, or oil and gas well permit, subject to the terms and provisions of this subdivision, shall be approved without approval of such tree removal permit. It is further provided that if a property owner or developer does not submit a tree removal permit application prior to town approval of a development plan covering a particular site, then if a tree removal permit application for the site is submitted later, approval of the development plan may be revoked. In this event, a revised development plan must be submitted for review by the town.

- (c) The tree preservation and enforcement officer may approve, approve with conditions, or deny a request for a tree removal permit for protected trees located outside the buildable area of a lot or site, provided that the requested tree removal permit is for the removal of trees in a development district other than the Cross Timbers Conservation Development District. An appeal of the decision of the tree preservation and enforcement officer may be made to the Environmental Conservation Commission.
- (d) An application for a tree removal permit for specimen, historic, or protected trees located outside the buildable area of a lot or site within the Cross Timbers Conservation Development District or an application for a tree removal permit for specimen, or historic trees within all other districts shall be submitted to the environmental conservation commission for review and recommendation to the town council that the permit application be approved, approved with conditions or denied. The environmental conservation commission shall not recommend an application for a tree removal permit be approved or approved with conditions, unless the commission finds that the subject development, redevelopment, subdivision or re-subdivision cannot reasonably be developed, based on economic and/or practical considerations, without removal of the trees included in the permit application.
- (e) The environmental conservation commission's recommendation concerning an application for tree removal permit shall be reviewed by the town council. The town council may then approve the application, approve it with conditions, or deny the application; however, the town council may overturn the denial of an application for tree removal permit by the environmental conservation commission only upon a finding that the subject development, redevelopment, subdivision or re-subdivision cannot reasonably be developed, based on economic and/or practical considerations, without removal of the trees included in the permit application.
- (f) Approval for removal of a historic tree shall require a three-fourths majority vote of the environmental conservation commission and the town council, respectively.

Sec. 94-38. - Per-caliper-inch cash value; replacement trees.

A per-caliper-inch cash value for replacement trees shall be set, and updated as necessary by the town council after review and recommendation by the environmental conservation commission. The per-caliper-inch cash value shall be used to calculate mitigation costs for authorized and unauthorized removals of protected, specimen, and historic trees. the tree preservation and enforcement officer or his authorized designee shall maintain a record of the current per-caliper-inch cash value of replacement trees.

Sec. 94-39. - Mitigation requirements for authorized tree removal.

- (a) *Replacement trees required for the removal of protected trees located within the buildable area on a lot or site.* It shall be the responsibility of any person removing a protected tree located within the buildable area of a lot or site to replace each protected tree removed with one, two and one-half to three-inch caliper tree measured in accordance with section 94-13 of this chapter. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations approved by the tree preservation and enforcement officer or authorized designee. Acceptable locations shall include reforestation sites designated by the town. At the discretion of the tree

preservation and enforcement officer or authorized designee, money in an amount equal to the per-caliper-inch cash value of the removed tree(s) may be paid to the town instead of providing the replacement trees required by this article. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations. A per-caliper-inch cash value for replacement trees shall be set by the town council in accordance with section 94-38 of this article.

- (b) *Replacement trees required for the removal of protected trees located outside the buildable area on a lot or site.* It shall be the responsibility of any person obtaining a tree removal permit for a protected tree located outside of the buildable area on a lot or site to provide replacement with trees having a total caliper width equivalent to one and one-half times that of the tree(s) to be removed. Total caliper width for replacement trees shall be calculated using measurements taken in accordance with section 94-14 of this chapter. For example, if a ten-inch protected tree is removed, then that tree must be replaced by trees having a total caliper width of 15 inches. This total caliper width could be satisfied by an approved combination of replacement trees to meet the required caliper width replacement. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Such replacement trees shall be container-grown and each replacement tree shall have a minimum caliper width of two and one-half inches to three inches, measured in accordance with section 94-13 of this chapter. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations approved by the tree preservation and enforcement officer or his authorized designee. Acceptable locations shall include reforestation sites designated by the town. At the discretion of the tree preservation and enforcement officer or authorized designee, money in an amount equal to the per-caliper-inch cash value of the removed tree(s) may be paid to the town instead of providing the replacement trees required by this article. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations. A per-caliper-inch cash value for replacement trees shall be set by the town council in accordance to section 94-38 of this chapter.
- (c) *Replacement trees required for the authorized removal of specimen trees.* It shall be the responsibility of any person obtaining a tree removal permit for a specimen tree to provide replacement trees having a total caliper width equivalent to two times that of the tree(s) to be removed. Total caliper width for replacement trees shall be calculated using measurements taken in accordance with section 94-14 of this chapter. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Such replacement trees shall be container-grown and have a minimum caliper width of two and one-half inches to three inches, measured in accordance with section 94-13 of this chapter. Replacement trees shall have a minimum height of at least six feet, and shall be planted in a location approved by the tree preservation and enforcement officer or authorized designee. Acceptable locations shall include reforestation sites designated by the town. At the discretion of the tree preservation and enforcement officer or authorized designee, money in an amount equal to the per-caliper-inch cash value of the removed tree(s) may be paid to the town instead of providing the replacement trees required by this article. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations. A per-caliper-inch cash value for replacement trees shall be set by the town council in accordance to section 94-38 of this chapter.
- (d) *Replacement trees required for the authorized removal of historic trees.* It shall be the responsibility of any person obtaining a tree removal permit for a historic tree to provide replacement trees having a total caliper width equivalent to two and one-half times that of the tree(s) to be removed. Total caliper width for replacement trees shall be calculated using measurements taken in accordance with section 94-14 of this chapter. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Such replacement trees shall be container-grown and have a minimum caliper width of two and one-half inches to three inches, measured in accordance

with section 94-13 of this chapter. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations as approved by the tree preservation and enforcement officer or authorized designee. Acceptable locations shall include reforestation sites designated by the town. At the discretion of the tree preservation and enforcement officer or authorized designee, money in an amount equal to the per-caliper-inch cash value of the removed tree(s) may be paid to the town instead of providing the replacement trees required by this article. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations. A per-caliper-inch cash value for replacement trees shall be set by the town council in accordance to section 94-38 of this chapter.

Any fees or payments made to the town to satisfy the mitigation or replacement requirements of this article shall be paid at the time of a preconstruction meeting authorizing grading or construction activities to occur on the lot or site. In cases where a preconstruction meeting is not required, all fees or payments shall be made prior to the issuance of a building permit for the lot or site.

Sec. 94-40. - Incentives for preservation of protected, specimen, and historic trees.

If any protected, specimen, or historic tree is preserved within an area that would otherwise be considered a buildable area, credit for preservation shall be given that will be counted toward the mitigation requirements for the removal of protected trees within the buildable area on a site or project. Such mitigation credits shall be given only for those trees whose critical root zones are left predominately in their natural state. No cutting, filling, or other construction related activities are allowed within the critical root zones of trees eligible for mitigation credit unless otherwise approved in writing and in advance by the town. Following is a list of credits available for the preservation of protected and specimen trees on a site or project.

- (1) One mitigation tree credit will be given for each protected tree preserved within a buildable area on a site or project.
- (2) The following schedule outlines tree credits that will be given for each specimen tree preserved within a buildable area on a site or project.

Buildable Area Mitigation Specimen Tree Credit Schedule

Caliper Size (Diameter)	Tree Credits
13—18 inches	3
19—24 inches	4
25—30 inches	5
Greater than 30 inches	6

For purposes of this section, one mitigation tree credit shall be the equivalent of one container-grown tree of a variety selected from the replacement tree list having a minimum caliper width of two and one-half inches to three inches, measured in accordance with section 94-13 of this chapter. In the event the tree preservation and enforcement officer or authorized designee approves the payment of money in an amount equal to the per-caliper-inch cash value of the removed tree(s) instead of providing the replacement trees required by this article one mitigation tree credit shall be the equivalent of the per-caliper-inch cash value for a replacement tree having a minimum caliper width of two and one-half inches to three inches.

Sec. 94-41. - Penalties for unauthorized removal of protected, specimen, and historic trees.

If any protected, specimen, or historic trees are removed from any real property without a tree removal permit, or if a protected, specimen, or historic tree is injured because of failure to follow required tree protection measures such that the tree dies or may reasonably be expected to die, the town shall have the authority to impose one or more of the following administrative and civil penalties on the developer and/or owner of the property:

- (1) A monetary penalty of \$250.00 per-caliper-inch of width of the protected tree(s) removed or damaged, payable to the town. A monetary penalty of \$500.00 per-caliper-inch of width of the specimen tree(s) removed or damaged, payable to the town. A monetary penalty of \$750.00 per-caliper-inch of width of the historic tree(s) removed or damaged, payable to the town. Funds paid to the town as tree removal penalties shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town, and/or to support the administration and enforcement of the town's tree preservation regulations.
- (2) For each protected tree that is removed or damaged, replacement with new trees having a total tree caliper width equivalent to five times that of the removed or damaged tree(s). For each specimen tree that is removed or damaged, replacement with new trees having a total tree caliper width equivalent to ten times that of the removed or damaged tree(s). For each historic tree that is removed or damaged, replacement with new trees having a total tree caliper width equivalent to 15 times that of the removed or damaged tree(s). Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Such replacement trees shall be container-grown and have a minimum caliper width of two and one-half inches to three inches, measured in accordance with section 94-13 of this chapter. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations as approved by the tree preservation and enforcement officer or authorized designee. Acceptable locations shall include reforestation sites designated by the town. At the discretion of the tree preservation and enforcement officer or authorized designee, money in an amount equal to the per-caliper-inch cash value of the removed or damaged tree(s) may be paid to the town instead of providing replacement trees required by this article. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations. A per-caliper-inch cash value for replacement trees shall be set by the town council in accordance with section 94-38 of this article.

Secs. 94-42—94-50. - Reserved.

ARTICLE V. - TREE PROTECTION

Sec. 94-51. - Enumeration.

The following tree protection measures shall be required:

- (1) Prior to any and all construction or land development activity, the developer or property owner shall install four-foot-high plastic (or equivalent) safety fencing around the drip line of protected trees and six-foot-high chain-link fencing around the drip line of specimen and historic trees.
- (2) Prior to any and all construction or land development activity, the developer or property owner shall establish designated parking areas for the parking and maintenance of all vehicles, trailers, construction equipment and related items, designated stockpile areas for the storage of construction supplies and materials during construction of the subdivision and designated drive areas for vehicles and equipment. The location and dimensions of such designated areas shall be clearly identified on both subdivision construction and site plans and shall be approved by the tree preservation and enforcement officer or authorized designee prior to any construction or land development activity in, on or about the subdivision. Such designated areas shall be completely fenced with chain-link fencing and gates for safety purposes and to separate protected, specimen, or historic trees from the construction area and related construction activity. With the approval of the tree preservation and enforcement officer or authorized designee, the designated parking and stockpile areas may be combined into one fenced area, provided that the preservation of protected trees is not adversely affected or jeopardized. Supplies and pipe and other items that are customarily unloaded where installed shall not be required to be stored within the designated stockpile areas. Sites approved for temporary batching plant permits shall be fenced and gated in the same manner as designated parking and stockpile areas. Temporary batching plant permits shall also be required for the operation of all batching plants, pursuant to the regulations of this chapter.
- (3) During construction, the developer or property owner shall prohibit the cleaning of equipment or materials and/or the disposal of any waste material, including, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy or drip line of any protected, specimen, or historic tree or group of such trees.
- (4) No attachments or wires of any kind, other than those of a protective nature, shall be attached to any protected tree(s).
- (5) With major grade changes of six inches or greater, a retaining wall or tree well of rock, brick, landscape timbers or other approved materials shall be constructed around the tree no closer than the drip line of the tree. The top of the retaining wall or tree well shall be constructed at the new grade.
- (6) Unless otherwise approved by the town, no construction or construction-related activity shall occur under the canopy or drip line of any protected, specimen, or historic tree or group of such trees.
- (7) Any tree(s) removed during land development, construction or construction-related activities shall be chipped or hauled offsite. Burning of removed trees is prohibited unless prior approval is given by the town's fire marshal.
- (8) The tree preservation and enforcement officer or authorized designee may require additional protection measures or best management practices as needed on a case by case basis to adequately protect protected, specimen, or historic trees.

Secs. 94-52—94-60. - Reserved.

ARTICLE VI. - TREE PLANTING REQUIREMENTS AND PLANTING LISTS

Sec. 94-61. - Street yard trees.

Trees shall be planted or existing trees preserved within the street yard of a nonresidential lot or building tract according to the following provisions:

- (1) For street yards less than 10,000 square feet in area, one tree shall be provided for each 1,000 square feet, or fraction of such amount, of street yard.
- (2) For street yards between 10,000 and 110,000 square feet in area, ten trees shall be required for the first 10,000 square feet plus one additional tree shall be required for each 2,500 square feet, or fraction of such amount, of street yard area in excess of 10,000 square feet.
- (3) For street yards over 110,000 square feet in area, 50 trees shall be required for the first 110,000 square feet plus one additional tree shall be required for each 5,000 square feet, or fraction of such amount, of street yard area in excess of 110,000 square feet.
- (4) Street yard trees shall be a minimum of three-inch caliper.
- (5) Trees required to satisfy other provisions of this article and lying within the street yard may be used to satisfy the requirements of this section.

Sec. 94-62. - Street buffer trees.

Trees shall be planted or existing trees preserved within the street buffer landscaping area required by section 82-242 of this Code, street buffer landscaping, according to the following provisions:

- (1) Street buffer trees shall be provided in a ratio of one tree for every 30 feet of lineal frontage, except that a ratio of one tree for every 25 feet of lineal frontage shall be provided along scenic roadways.
- (2) Street buffer trees shall be a minimum of three-inch caliper.

Sec. 94-63. - Parking area trees.

Trees shall be planted or existing trees preserved within off-street parking areas according to the following provisions:

- (1) One tree shall be provided for each ten parking spaces provided on the site; provided, however, that churches and/or schools shall be required to provide one tree for each 20 parking spaces provided on the site.
- (2) Parking area trees shall be minimum of three-inch caliper, except as provided in subsection (4) of this section.
- (3) All parking spaces shall be located within 50 feet of a tree that is located within the same parking area, measured from the trunk of the tree; provided, however, that for churches and/or schools, all parking spaces shall be located within 100 feet of a tree that is located within the same parking area, measured from the trunk of the tree.
- (4) A maximum of 30 percent of the trees used to satisfy the requirements of this section may come from subsection 94-66(b), approved median and right-of-way planting list.

Sec. 94-64. - Median and right-of-way trees.

Trees may be planted in medians and rights-of-way only with the approval of the town, provided that such trees are selected from subsection 94-66(b), approved median and right-of-way planting list.

Sec. 94-65. - Residential lots.

The following tree planting requirements shall be satisfied prior to the issuance of a certificate of occupancy for a single-family, duplex or multi-family use:

- (1) A minimum of three trees, with a minimum caliper width of two and one-half inches to three inches, and at least six feet in height, shall be provided on each single-family and duplex lot prior to the issuance of a certificate of occupancy. At least one of the required trees shall be located within the front yard area of the lot.
- (2) A minimum of one tree, with a minimum caliper width of two and one-half inches to three inches, shall be provided for each 3,000 square feet of gross lot area on each multi-family lot prior to the issuance of a certificate of occupancy. At least 50 percent of the required trees shall be located within either the front or side yard area of the lot.
- (3) From July 1 until September 1 of each year, only container grown trees shall be used to satisfy the requirements of this section; and, the builder/developer shall certify that any such trees are container grown.
- (4) Homeowners desiring to plant trees of a caliper width in excess of two times the requirements of this article may, from July 1 until September 1 of each year, file a town-approved affidavit with the town manager to this effect. Such trees shall be planted by March 1 of the following year in which the affidavit was filed. Failure to comply with the requirements of this article shall be considered a misdemeanor, punishable as such by a fine in accordance with section 1-13 of this Code.

Sec. 94-66. - Approved tree planting lists.

Unless otherwise specified in this chapter, only those tree species included in this section shall satisfy the tree planting requirements of this article.

Generally. The tree species lists contained in this section have been developed and will be periodically updated by the town's environmental conservation commission and shall be maintained and distributed to the public by the tree preservation and enforcement officer or authorized designee as guides for the identification and selection of tree species that meet the various standards and requirements of this article. Trees included on these tree species lists were selected on the basis of one or more of the following criteria or factors: hardiness, resistance to disease, suitability relative to local climate and soil conditions, adaptability for transplantation, longevity, adaptability to various landscape conditions, resistance to drought, aesthetic qualities, shade provision, windbreak provision, and screening qualities.

- (1) *Approved tree planting list.* Only those tree species found on the following approved tree planting list shall satisfy the tree planting standards and requirements of this article:

Approved Tree Planting List

Common Name	Scientific Name
Southern live oak	(Quercus virginiana)

Escarpment live oak	(Quercus fusiformis)
Shumard oak	(Quercus shumardi)
Chinkapin oak	(Quercus muehlenbergii)
Bur oak	(Quercus macrocarpa)
Texas red oak	(Quercus texana)
Water oak	(Quercus nigra)
American elm	(Ulmus americana)
Cedar elm	(Ulmus crassifolia)
Winged elm	(Ulmus alata)
Lacebark elm	(Ulmus parvifolia)
Bald Cypress	(Taxodium distichum)
Pecans and hickories	(Carya species)
Juniper tree	(Juniperus species)
White ash	(Fraxinus Americana)
Green ash	(Fraxinus pennsylvanica)
Texas ash	(Fraxinus texensis)
Western soapberry	(Sapindus drummondii)
Sweet gum	(Liquidambar styraciflua)
Eastern red cedar	(Juniperus virginiana)
Pines	(Pinus species)

Chinese pistache	(Pistachia chinensis)
Leyland Cypress	(Cypressocyparis leylandi)
Black Walnut	(Juglans nigra)
Magnolia	(Magnolia grandiflora)

- (2) *Approved median and right-of-way tree planting list.* The following tree species shall be allowed to be planted in medians and rights-of-way when approved by the town. Additional tree species with non-aggressive root systems/deep root systems maybe authorized for planting in such areas by the director of recreational services:

Approved Median and ROW Tree Planting List

Common Name	Scientific Name
Sweet gum	(Liquidambar styraciflua)
Crepe myrtle	(Lagerstroemia indica)
Wax myrtle	(Myrica cerifera)
Plum	(Prunus species)
Holly	(Ilex species)
Possum haw	(Ilex decidua)
Native pecan	(Carya species)
Redbuds/whitebuds	(Cercis species)
Fruitless crabapples	(Malus species)
Southern live oak	(Quercus virginiana)
Escarpment live oak	(Quercus fusiformis)

Texas red oak	(Quercus texana)
Shumard oak	(Quercus shumardi)
Chinkapin oak	(Quercus muehlenbergii)
Bur oak	(Quercus macrocarpa)
Water oak	(Quercus nigra)
Winged elm	(Ulmus alata)
Cedar elm	(Ulmus crassifolia)
Lacebark elm	(Ulmus parvifolia)
Slippery elm	(Ulmus rubra)
Bald Cypress	(Taxodium distichum)
Hickories	(Carya species)
Pines	(Pinus species)
Chinese pistache	(Pistachia chinensis)
Juniper tree	(Juniperus species)
Texas buckeye	(Aesculus glabra variety arguta)
Common persimmon	(Diospyros virginiana)
Texas ash	(Fraxinus texensis)
White ash	(Fraxinus Americana)
Green ash	(Fraxinus pennsylvanica)
Western soapberry	(Sapindus drummondii)

Black walnut	(Juglans nigra)
Magnolia	(Magnolia grandiflora)
Yaupon holly	(Ilex vomitoria)
Carolina buckthorn	(Rhamnus caroliniana)
Thornless honey locust	(Gleditsia triacanthos variety inermis)

- (3) *Approved mitigation and replacement tree planting list.* The following list of tree species shall be allowed to be planted to satisfy mitigation and replacement standards for trees removed from the buildable area on sites, trees removed with approved tree removal permits, and/or trees removed without authorization.

Approved Mitigation and Replacement Tree Planting List

Common Name	Scientific Name
Native pecan	(Carya species)
Texas red oak	(Quercus texana)
Shumard oak	(Quercus shumardi)
Bur oak	(Quercus macrocarpa)
Water oak	(Quercus nigra)
Winged elm	(Ulmus alata)
Slippery elm	(Ulmus rubra)
Post oak	(Quercus stellata)
Cedar elm	(Ulmus crassifolia)

- (4) *Approved overhead utility easement tree planting list.* The following list of tree species shall be allowed to be planted in overhead utility easements where required. These species were selected due to their relatively small mature size and growth characteristics. Trees planted in these areas shall be planted at a ratio of three trees for every one tree required.

Common Name	Scientific Name
Yaupon holly	(Ilex vomitoria)
Carolina buckthorn	(Rhamnus caroliniana)
Possum haw	(Ilex decidua)
Plum	(Prunus species)
Redbuds/whitebuds	(Cercis species)
Wax myrtle	(Myrica cerifera)
Crepe myrtle	(Lagerstroemia indica)

Sec. 94-67. - Landscape credit for large trees.

- (a) Trees that are newly planted or already established and growing shall be counted for credit toward the requirements of section 82-241 of this Code, street yard landscaping, and section 82-243 of this Code, parking area landscaping, as follows, provided that they are located within the street yard and/or parking area:

12 inches or greater diameter:	2,000 square feet
6 inches or greater diameter:	1,000 square feet

No credit shall be allowed or given if, in the opinion of the tree preservation and enforcement officer or authorized designee, grade alterations surrounding the established tree are detrimental to the survival of the tree. It shall be incumbent upon the developer to demonstrate the site development follows recommended procedures to guarantee survival of established trees. If existing trees are to be retained in a parking lot area, sufficient ground (the drip line) shall be left ungraded around each tree to allow for the survival of the tree. Special consideration shall be given to the preservation of large oak, elm, pecan and hickory trees. Preservation of trees shall be in conformance with article V of this chapter.

Existing trees that have either been preserved or replanted and meet the minimum standards of the following tree credit schedule may be substituted or credited toward the requirements of this article, tree planting requirements and planting lists as follows. Fractional measurements shall be rounded to the nearest whole number. Caliper width shall be measured at a point four and one-half feet above natural grade level.

Tree Credit Schedule

Caliper Size (Diameter)	Tree Credits
Less than 6 inches	0
6—10 inches	2
11—14 inches	3
15—20 inches	4
21—26 inches	5
27—32 inches	6
Greater than 32 inches	7

However, no tree credits shall be allowed or permitted for trees that are dead, dying, diseased or infested with harmful insects; trees which have not been adequately protected using required tree protection measures, as defined in article V of this chapter, or which are otherwise likely to die; trees that are not included on the protected tree list; or trees that are located within recreational tracts, golf courses or similar sub-areas of planned developments which are not intended to be developed for either residential or nonresidential uses.

Sec. 94-68. - Limits on credit for preservation of existing or established trees.

Existing protected trees, which are not being applied toward compliance with landscaping requirements, may be applied as a credit against required buildable area mitigation. Similarly, existing specimen trees, which are not being applied toward compliance with landscaping requirements, may be applied as credit toward required buildable area mitigation. In order for trees to qualify for credit, all standards described in article V of this chapter, shall be met completely. Further, all requirements set forth in section 94-40 shall also be met for credit to apply toward required buildable area mitigation for such trees. If the trees are compromised in any way, credit will not be given. Eligibility for credit will be determined by the tree preservation and enforcement officer or authorized designee. In no event shall any tree be counted for credit against both the landscaping requirements and the buildable area mitigation requirements.

Secs. 94-69—94-80. - Reserved.

ARTICLE VII. - MISCELLANEOUS

Sec. 94-81. - Exceptions.

The following exceptions from the terms and provisions of this chapter are hereby authorized and granted:

- (1) If any protected, specimen, or historic tree shall be determined to be in a hazardous or dangerous condition so as to endanger the public health, welfare or safety, and require immediate removal without delay, authorization for removal may be given by the town manager, upon recommendation of the tree preservation and enforcement officer or authorized designee, and such protected, specimen, or historic tree may then be removed without obtaining a written permit as required in this article.
- (2) During the period of an emergency, such as a tornado, storm, flood or other act of God, the requirements of this article may be waived as may be deemed necessary by the town council.
- (3) All licensed plant or tree nurseries shall be exempt from the terms and provisions of this article only in relation to those trees planted and growing on the premises of such licensee that are so planted and growing for the sale or intended sale to the general public in the ordinary course of such licensed business.
- (4) Utility companies, franchised or otherwise, that are authorized to provide utility service within the town may remove protected, specimen, or historic trees that endanger public safety and welfare by interfering with utility service, except that where such trees are on owner-occupied properties developed for single-family or duplex use, removal of such trees shall be at the option of the property owners and require the property owners' consent and approval.
- (5) For recreational property or uses, such as golf courses and baseball, soccer, football or similar athletic facilities, and public works projects such as water or wastewater treatment plants, pump stations, storage tanks, and public streets and drainage improvements, the buildable area of the property shall include that portion of the property necessary for the construction of such recreational and public works improvements, including sufficient adjacent area, to allow the normal operation of construction equipment.
- (6) The terms and provisions of this article shall not apply to any development, subdivision or re-subdivision for which a record plat has been approved by the town council and filed in the plat records of the county prior to October 6, 2008.
- (7) All easements and rights-of-way included on a record plat approved by the town and filed in the plat records of the county.
- (8) Trees that are situated within a town-required easement shall not be considered as being located within the "buildable area" as that term is defined herein above.

Sec. 94-82. - Penalty upon failure to comply with chapter provisions.

- (a) Any person violating or failing to comply with any provision or requirement of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall, without exception, be fined the maximum amount provided in section 1-13 of this Code. A separate offense shall be deemed

committed upon each day or portion of a day during or on which each separate violation or failure to comply occurs or continues to occur and shall be punishable as such.

- (b) Notwithstanding the foregoing, any violation by any person of any provision of this chapter that constitutes an immediate danger or threat to any protected, specimen, or historic tree shall be subject to the administrative penalties set forth in this chapter.
- (c) Notwithstanding the foregoing, any violation by any person of any provision of this chapter that constitutes an immediate danger or threat to the health, safety and welfare of the public may be enjoined in a suit brought by the town for such purpose.
- (d) In addition to any other remedies or penalties contained in this section, the town may enforce the provisions of this chapter pursuant to the applicable provisions of V.T.C.A., Local Government Code ch. 54, which chapter provides for the enforcement of municipal ordinances.
- (e) Allegation and evidence of a culpable mental state is not required for the proof of an offense defined by this chapter.

Sec. 94-83. - Informational assistance.

- (a) In furtherance of the purposes and provisions of this article, the town's tree preservation and enforcement officer or authorized designee shall develop and distribute to persons making application for either tree removal permits or tree replanting permits and make available to the general public an informational pamphlet identifying appropriate and useful facts, guidelines and how-to information relative to the preservation, protection and replanting of trees.
- (b) The tree preservation and enforcement officer or authorized designee shall also develop, maintain and make available to applicants for tree removal permits or tree replanting permits and to the general public a tree species reference book to provide more detailed information concerning tree care in general and the characteristics, soil and growth requirements and other traits of specific tree species identified on the town's protected tree list and approved tree planting and replacement list.
- (c) A current edition of the Texas Association of Nurserymen Grades and Standards, as applicable to the tree species on the town's protected tree list and approved tree planting and replacement list, shall be maintained by the tree preservation and enforcement officer or his authorized designee and made available to applicants for building permits, tree removal permits or tree replanting permits and to the general public, as only those trees meeting and planted or replanted in accordance with the applicable Texas Association of Nurserymen Grades and Standards shall satisfy the tree planting, replanting and/or replacement standards and requirements contained in this chapter.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 8

DATE: November 14, 2016

FROM: Doug Powell, Executive Director of Development Services

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA16-0013 – Land Use Definitions) to amend Section 1, Land Use Plan, by modifying the Medium Density and High Density definitions, and by creating two new residential land use categories, “Medium High Density” and “High Density Single-Family Detached.”**

I. ITEM SUMMARY

There are no outstanding issues with this request.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

This item is the culmination of the discussion of the perceived “density gap” between the Town’s Medium Density and High Density land use definitions. In 2015, several work sessions were held at both Planning and Zoning Commission (Commission) and Town Council to discuss this item. Subsequently, on February 8, 2016, the Commission held a public hearing and recommended not to change the Master Plan by a vote of 4 to 3. The discussion can be viewed at: <http://flowermoundtx.swagit.com/play/02082016-1250>.

After revisiting the issue with the Commission at the joint work session on October 20, 2016, the Town Council directed staff to bring back the item. This item is, therefore, a continuation of the earlier effort contained in MPA16-0002.

The density gap issue was initially raised as part of the Highland Court rezoning request which was approved by the Town Council in April of 2015. At the May 29, 2015, Strategic Planning Session, the Town Council directed staff to review the issue with the Commission. The issue was raised again with the Canyon Falls Master Plan amendment request, which failed to receive a supermajority vote of approval by the Town Council in August of 2015.

Two work sessions were held by the Planning and Zoning Commission, one on August 10, 2015, and the other on November 9, 2015. The feedback from the Commission was presented to the Town Council at a work session on November 19, 2015. Although there was discussion at that time about possible

corresponding amendments to the Land Development Regulations, the direction was to proceed with a narrow focus and to only amend the Master Plan. This direction was presented to the Commission at its December 14, 2015, meeting. That resulted in the following options for amending the Master Plan land use definitions:

- A. Medium High (new definition under Medium Density) – Residential development, typically being single family detached residential development with minimum 7,500 square foot lots or greater.
- B. High SFD (new definition under High Density) – Residential development, typically being single family detached residential development with minimum 3,000 square foot lots or greater.
- C. High (revised definition under High Density) – Residential development with 5 dwelling units per net acre or greater. ~~Single family detached residential development with 5,000 to 8,000 square foot lots falls within this category, as do zero-lot line houses~~ Included in this category are duplexes, townhouses and garden apartments.

Approval of this item will amend the Master Plan's residential land use category definitions. It will not amend the Town's Future Land Use Map or Zoning Map. The result will be that new applications for zoning changes will be able to request the new land use designations. For example, a new residential zoning application for minimum 3,500-square-foot, single-family detached lots can be approved under the designation of High SFD; this would require both a Master Plan and zoning amendment. The designation of High SFD would restrict the property from being zoned for apartment development without a Master Plan amendment.

Attached are several documents from the earlier discussion regarding the proposed amendments.

III. CORRESPONDENCE

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all Master Plan amendment requests. At the time this report was written, staff had received no new correspondence regarding the request. Correspondence received in February regarding MPA16-0002 is attached.

IV. ATTACHMENTS

A. Background Information

- 1. Density Gap Memo
- 2. Density Gap Presentation
- 3. Residential Lot Sizes

B. Correspondence

- 1. February 2016 Correspondence

**MEMORANDUM – NOVEMBER 9, 2015**

TO: Planning and Zoning Commission
FROM: Tommy Dalton, Director of Strategic Services
THROUGH: Doug Powell, Exec. Dir. Dev. Services
RE: Work Session on Density Gap

During the August 10, 2015, Planning and Zoning Commission work session discussion regarding a perceived density gap in the Town's Master Land Use Plan, a Commissioner suggested a study of the Town's current medium density land use layer. The suggestion included reviewing the average lot size of residential developments currently identified as medium density residential (MDR) on the Town's Land Use Map.

In order to collect this information, staff worked with the Town's Geographic Information System (GIS) department to pull data from all residential properties currently master planned as MDR. GIS is explained in the following section. The data pull returned 16,908 records or parcels contained within the Town's MDR land use layer. For quality control purposes, the data was filtered to only reflect parcels within a typical subdivision such as Wellington, Bridlewood, Westchester, etc. Further discussion on the data is provided below. The Commission has been provided an Excel copy of this data for its information. An electronic copy of the Excel file is available upon request by contacting the Town's Planning Services Division at 972-874-6350, or by emailing planning@flowermound.com.

Production of the corresponding map (Attachment 1) illustrating the Town's MDR land use layer is a straightforward GIS process. The subject parcels underneath that layer are simply selected and highlighted. The map is then formatted for presentation purposes.

Staff also analyzed land use data for the remaining undeveloped properties east of Skillern/Flower Mound Road/Lusk Lane (Attachment 2). This information represents the remaining developable residential properties in eastern Flower Mound and should be taken into consideration when making any recommended changes to the Town's density definitions.

The work session will consist of two parts: the first will cover the data presented in this memo, and the second will review options for the Commission to consider for addressing the perceived gap.

GEOGRAPHIC INFORMATION SYSTEM

The Town's GIS is a computerized system of hardware, software, data, storage and analytics. The GIS allows for the display of spatial data to make maps and models, the ability to identify spatial relationships between data layers or types, as well as trends over time. It also provides the potential to model future situations. The GIS allows for better decision making by combining location information with other attributes.

**MEMORANDUM – NOVEMBER 9, 2015****PARCEL DATA**

In order to accurately analyze the data several parcels were filtered out of the dataset to create a representative sample. Items filtered out of the final data include the following:

1. Open space lots
2. Unbuildable X-lots
3. Properties with non-residential uses (i.e. daycares, churches, schools, civic buildings, etc.)
4. Rights-of-way (i.e. roads, easements, etc.)
5. Undeveloped properties
6. Atypical subdivisions (i.e. Allison 1 Addition, Ivy estates [2 lots], Cundiff Addition [2 lots], seven lots within Churchill Crossing all facing and accessed off of Sagebrush Drive)
7. New subdivisions lacking parcel data

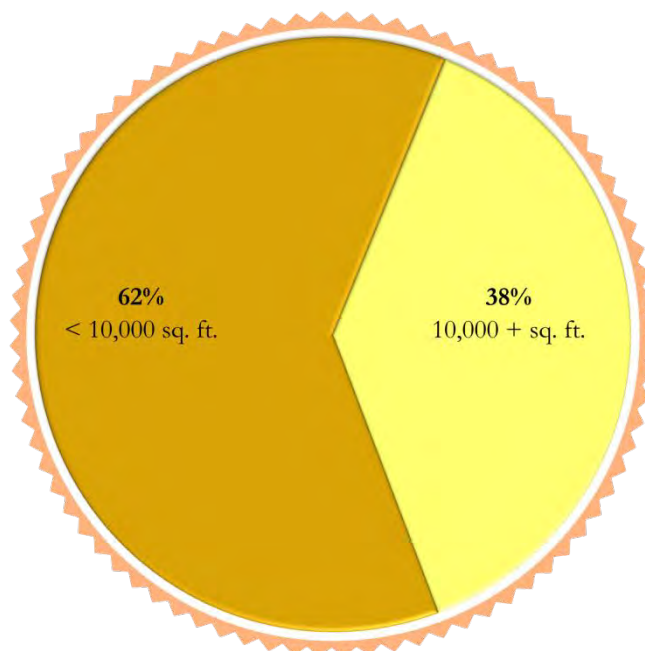
The analyzed dataset contains 16,269 parcels and represents 96.2% of the initial data pull. Below are a few statistics.

PARCEL DATA STATISTICS

Average Lot Size	9,638
Median Lot Size	8,886
Mode	5,001

Of the MDR parcels analyzed, 62% are less than 10,000 square feet, and 38% are greater than 10,000 square feet.

Medium Density Lot Sizes



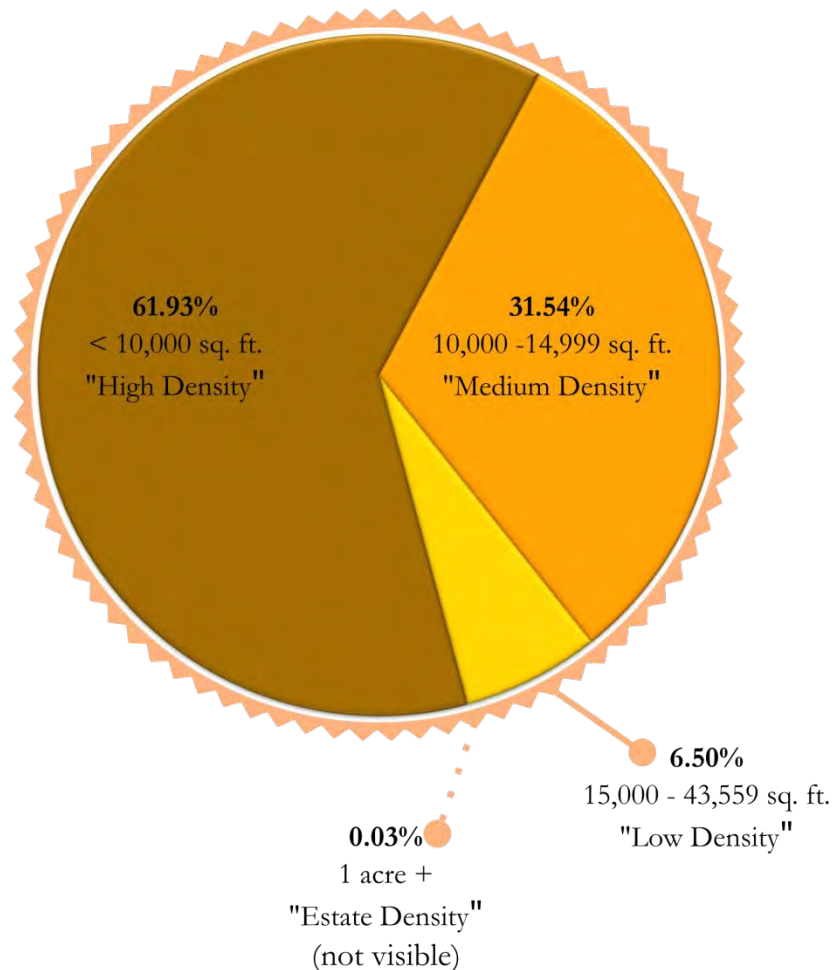
**MEMORANDUM – NOVEMBER 9, 2015**

The following table provides the distribution of the dataset along with the number of lots within each segment, the average lot size of the segment, and finally the percentage the segment accounts for in the dataset.

Lot Size	No. of Lots	Average Lot Size	Percentage of Total lots
5,000 & Fewer	107	4,507	0.658%
5,001 – 6,000	1,385	5,424	8.513%
6,001 – 7,000	1,449	6,602	8.907%
7,001 – 8,000	2,612	7,455	16.055%
8,001 – 9,000	2,870	8,518	17.641%
9,001 – 9,999	1,653	9,473	10.160%
10,000 – 11,000	2,172	10,371	13.351%
11,001 – 12,000	1,259	11,460	7.739%
12,001 – 13,000	783	12,467	4.813%
13,001 – 14,000	570	13,481	3.504%
14,001 – 14,999	347	14,426	2.133%
15,000 – 43,559	1,057	18,961	6.497%
43,560 +	5	44,629	0.031%

The following chart provides the distribution into fewer segments.

Distribution of Lot Sizes

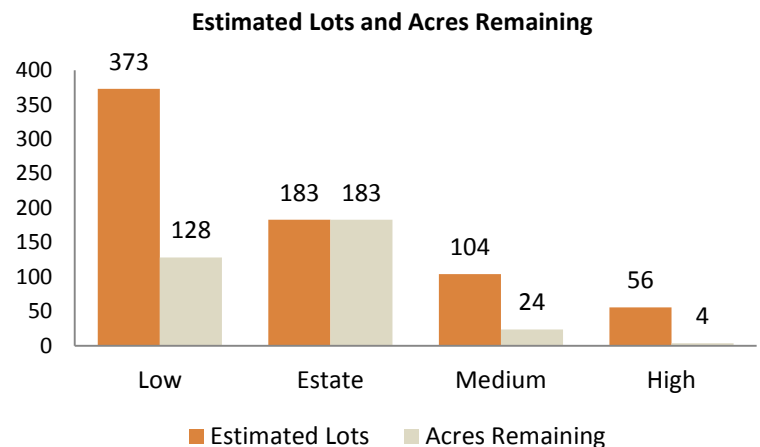


**MEMORANDUM – NOVEMBER 9, 2015****LAND USE DATA**

The Town's current land use plan provides approximately 54% (15,525 acres) of the land to be residential uses; 72% (11,255 acres) is developed, leaving 28% or 4,270 total acres remaining to be developed as residential. MDR accounts for about 36% of all of the residential land use designations on the Town's Master Plan.

There are approximately 339 developable acres east of Skillern/Flower Mound Road/Lusk Lane designated for residential under the Town's current Master Plan. The chart below provides the land use breakdown for the remaining acreage, and the graph provides estimated gross lot yield per land use category compared to the acreage remaining per land use. The high density category assumes a minimum 3,000 square foot lot.

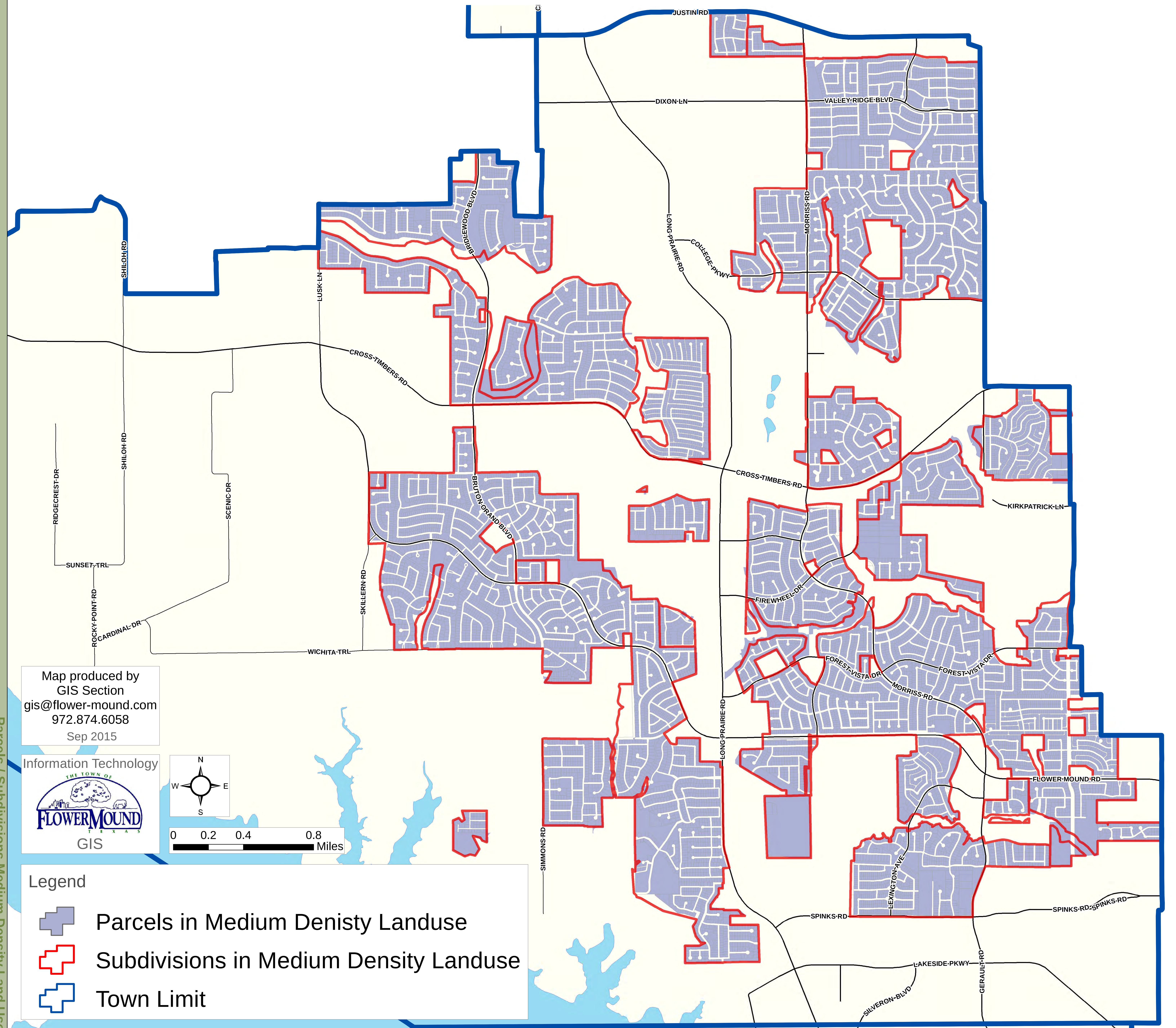
Land Use Category (min lot size)	Acres	% of Remaining
Estate (min 1 ac)	183	54%
Low (min 15,000)	128	38%
Medium (min 10,000)	24	7%
High (less than 10,000)	4	1%

**ATTACHMENTS**

1. Medium Density Residential Location Map
2. Remaining Developable Acres in east Flower Mound Map

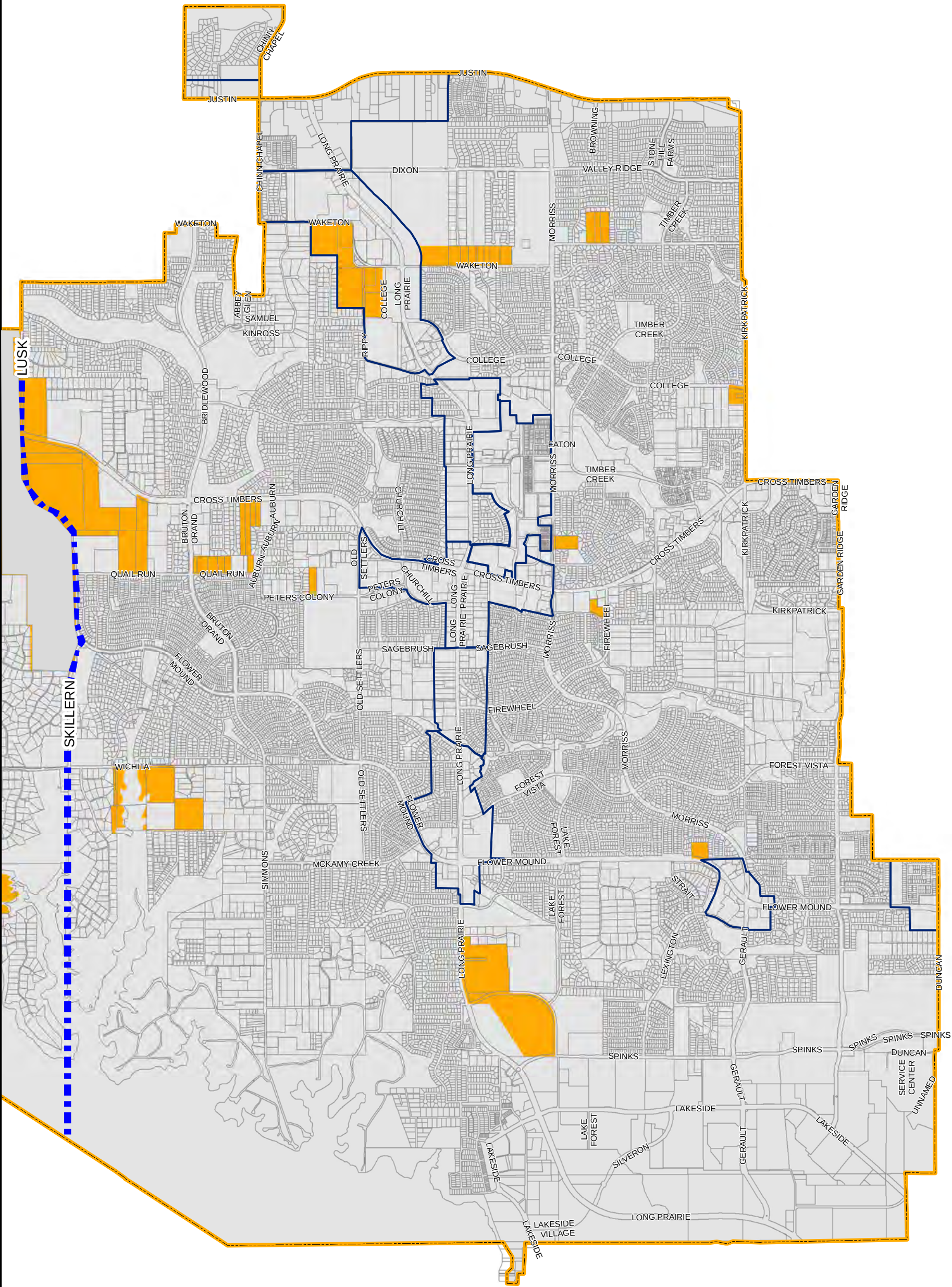


Parcels & Subdivisions Within Medium Density Landuse





Undeveloped Residential Areas



Developed and Undeveloped Areas - 11/5/15

Developed and Undeveloped Areas - 11/5/15

LEGEND

- Specific Plan Area
- Undeveloped Residential
- Dividing Line



0 2,500

SCALE IN FEET

Density Gap Work Session

Planning and Zoning Commission
November 9, 2015

Part 1

Review

Overall Land Uses

Medium Density Map

Data

Undeveloped areas in eastern FM

Data

Review

August 10, 2015 – Last work session discussion

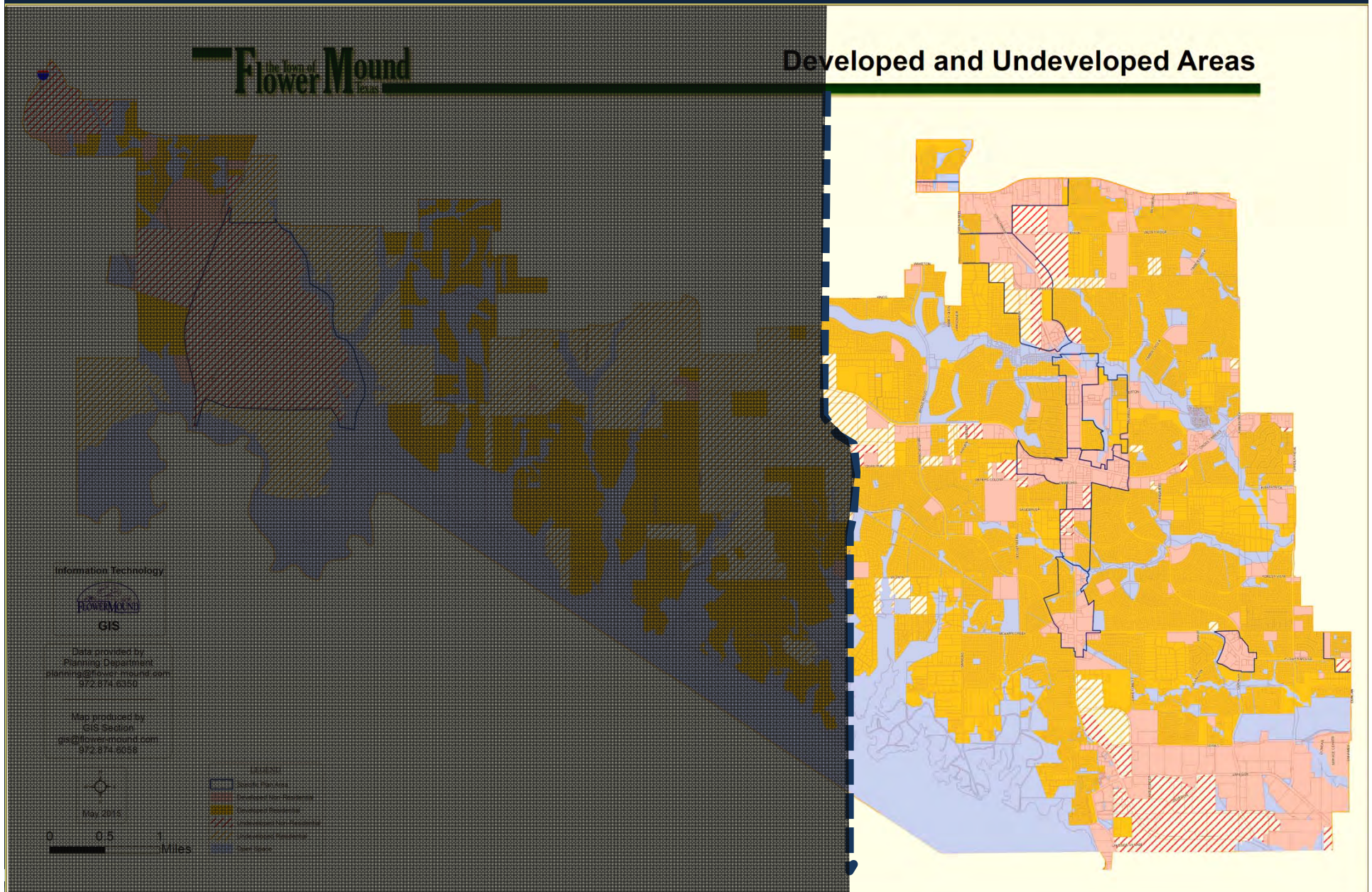
Analyze Medium Density Land Use layer

Overall Land Uses

Totals	Acres	%
Residential	15,525	53.9%
Non-Residential	5,439	18.9%
Open Space	7,823	27.2%
Total	28,787	100%

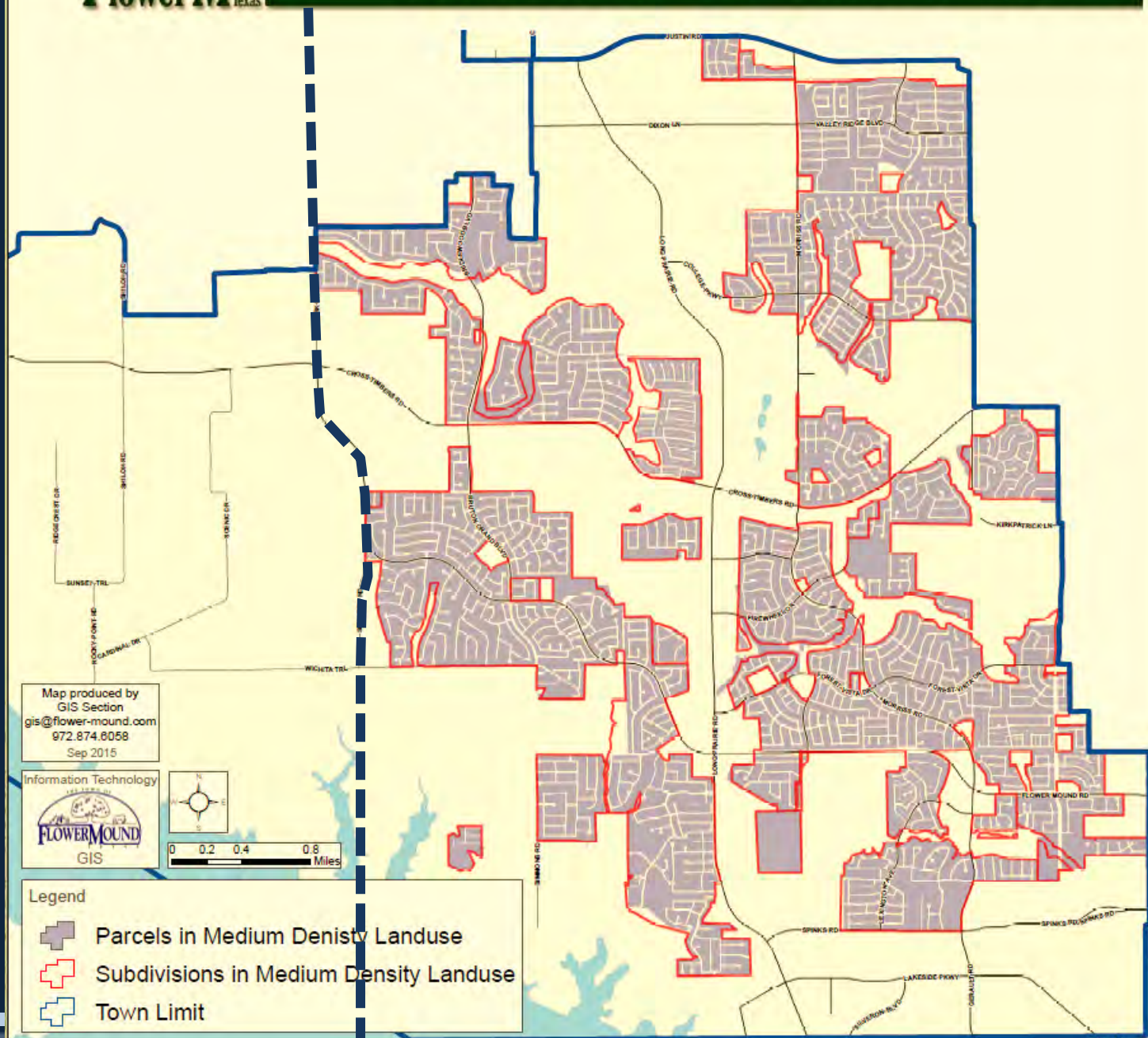
Developed	Acres	%
Residential	11,255	72.5%
Non-Residential	2,912	53.5%
Total	14,167	67.6%

Undeveloped	Acres	%
Residential	4,270	27.5%
Non-Residential	2,527	46.5%
Total	6,797	32.4%





Parcels & Subdivisions Within Medium Density Landuse





16,908 records

Excluded Categories:

- Non-residential
- Open Space
- Exclusions
- Excess Lots
- Roads
- Easements
- Incomplete Data



16,269 records



Overall Stats

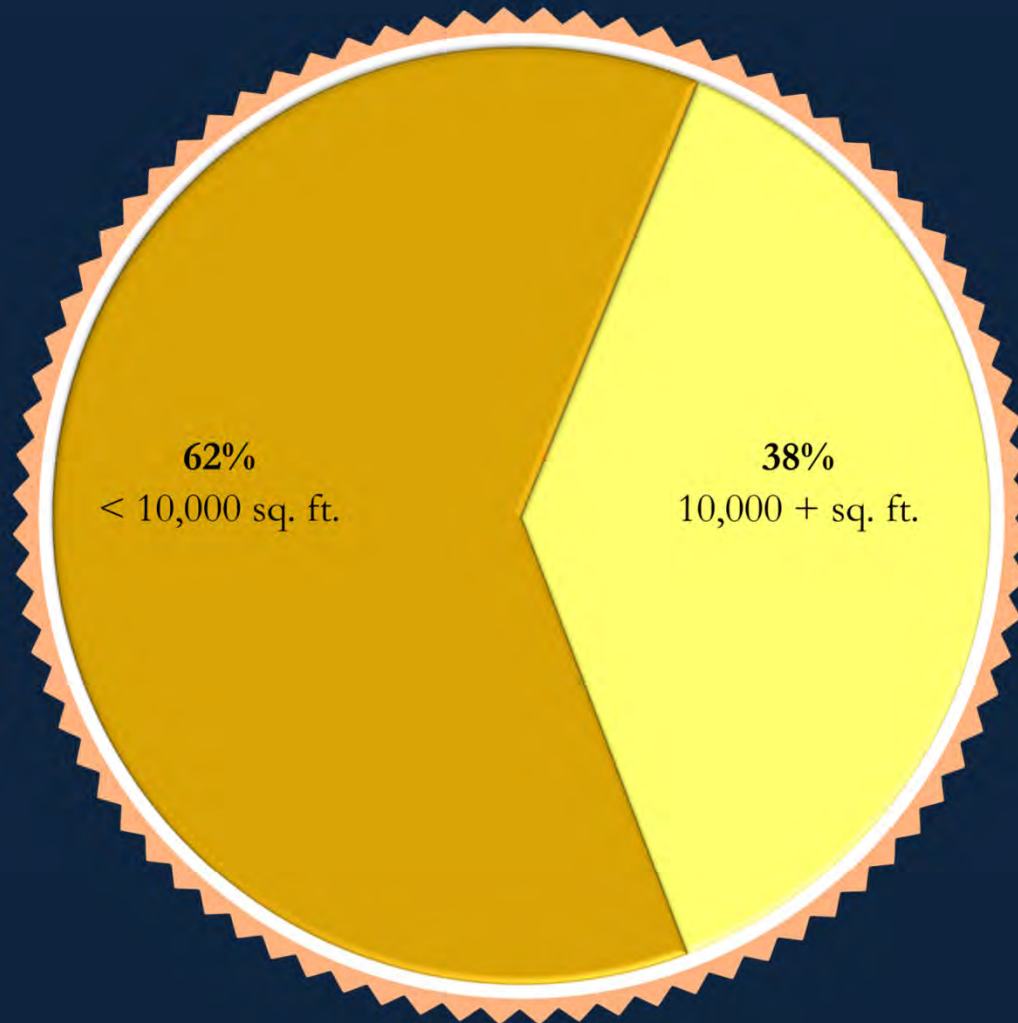
**Average Lot Size:
9,638 sq. ft.**

**Median Lot Size:
8,886 sq. ft.**

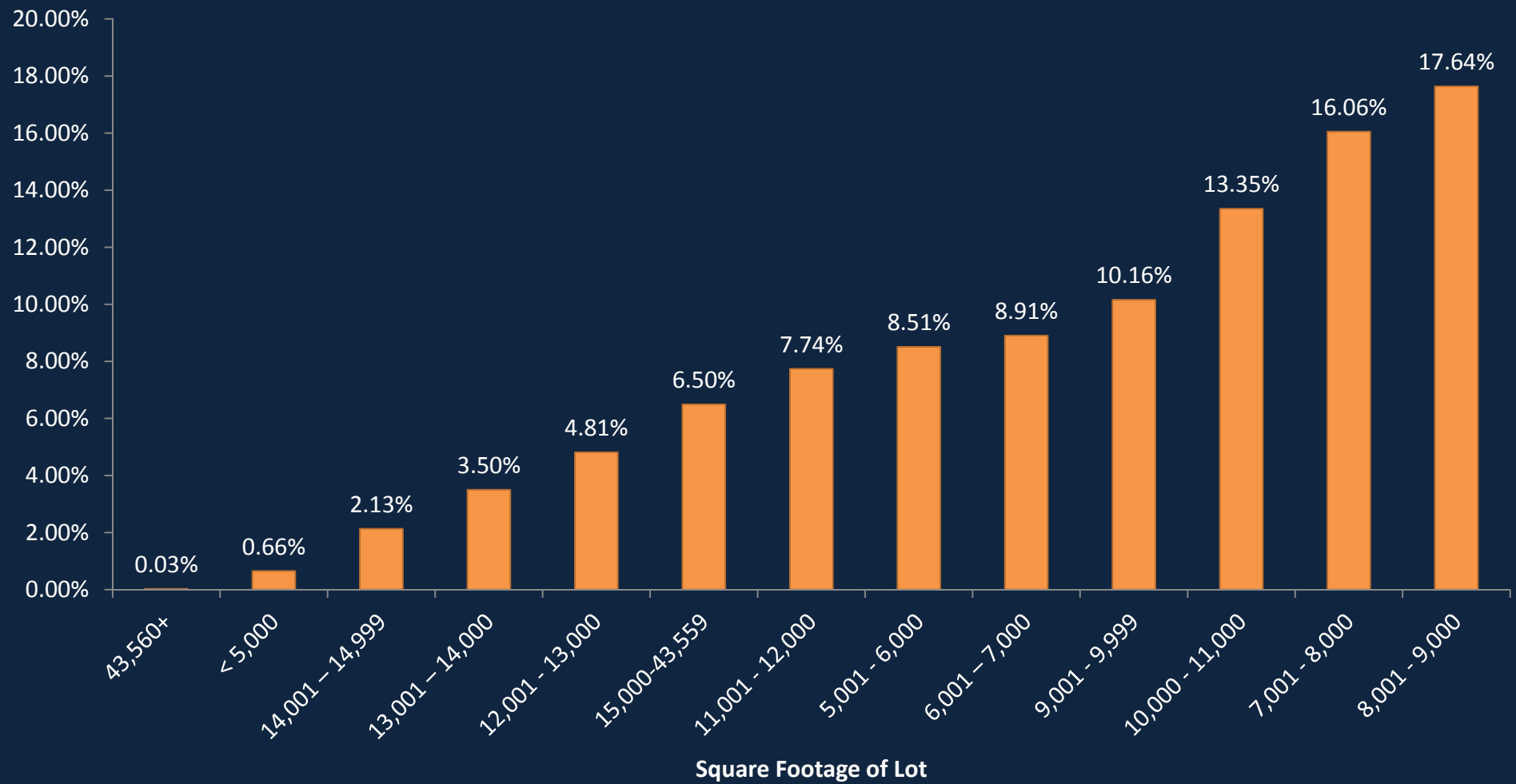
**Mode:
5,001 sq. ft.**

291 parcels
2% of data set

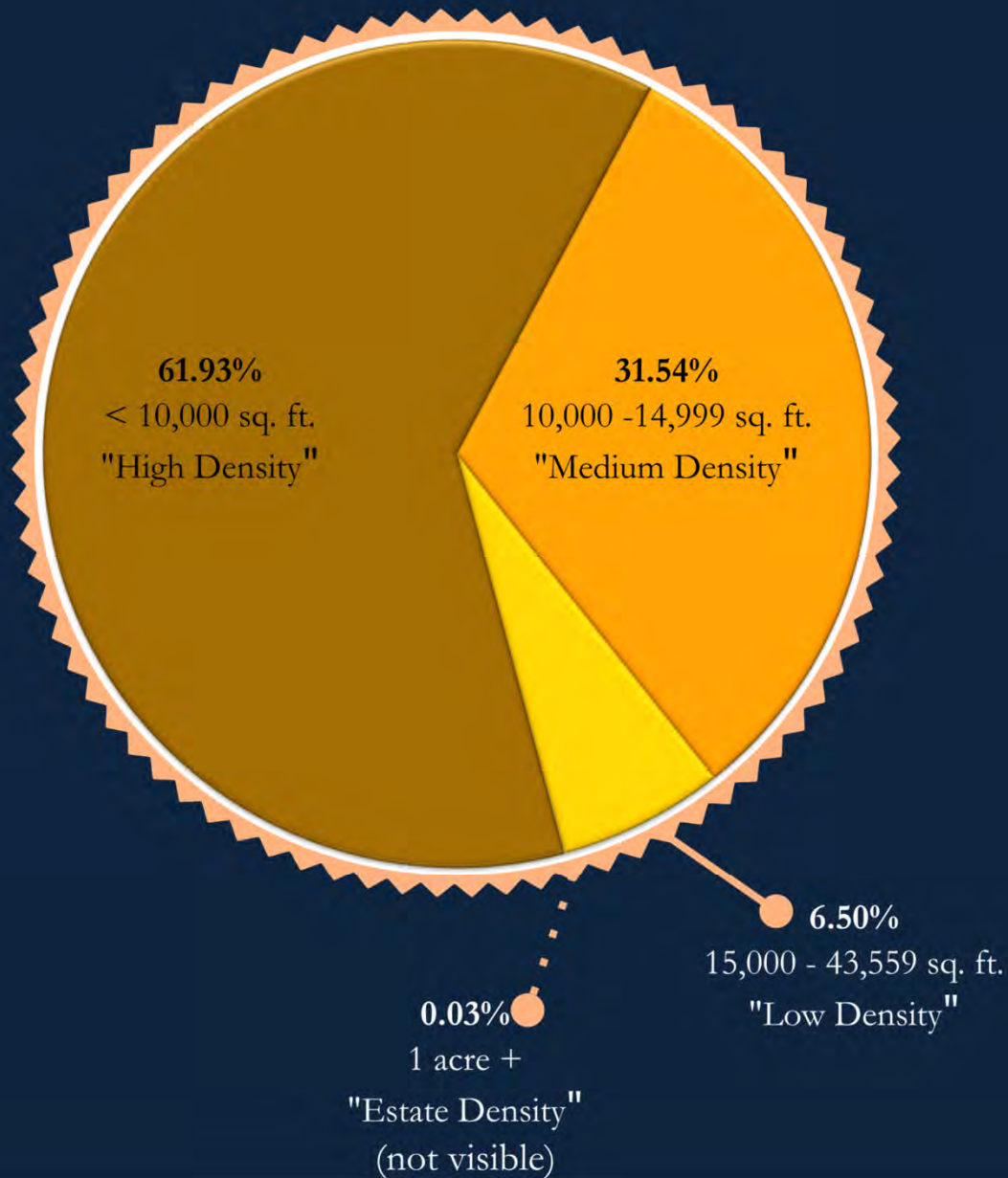
Medium Density Lot Sizes



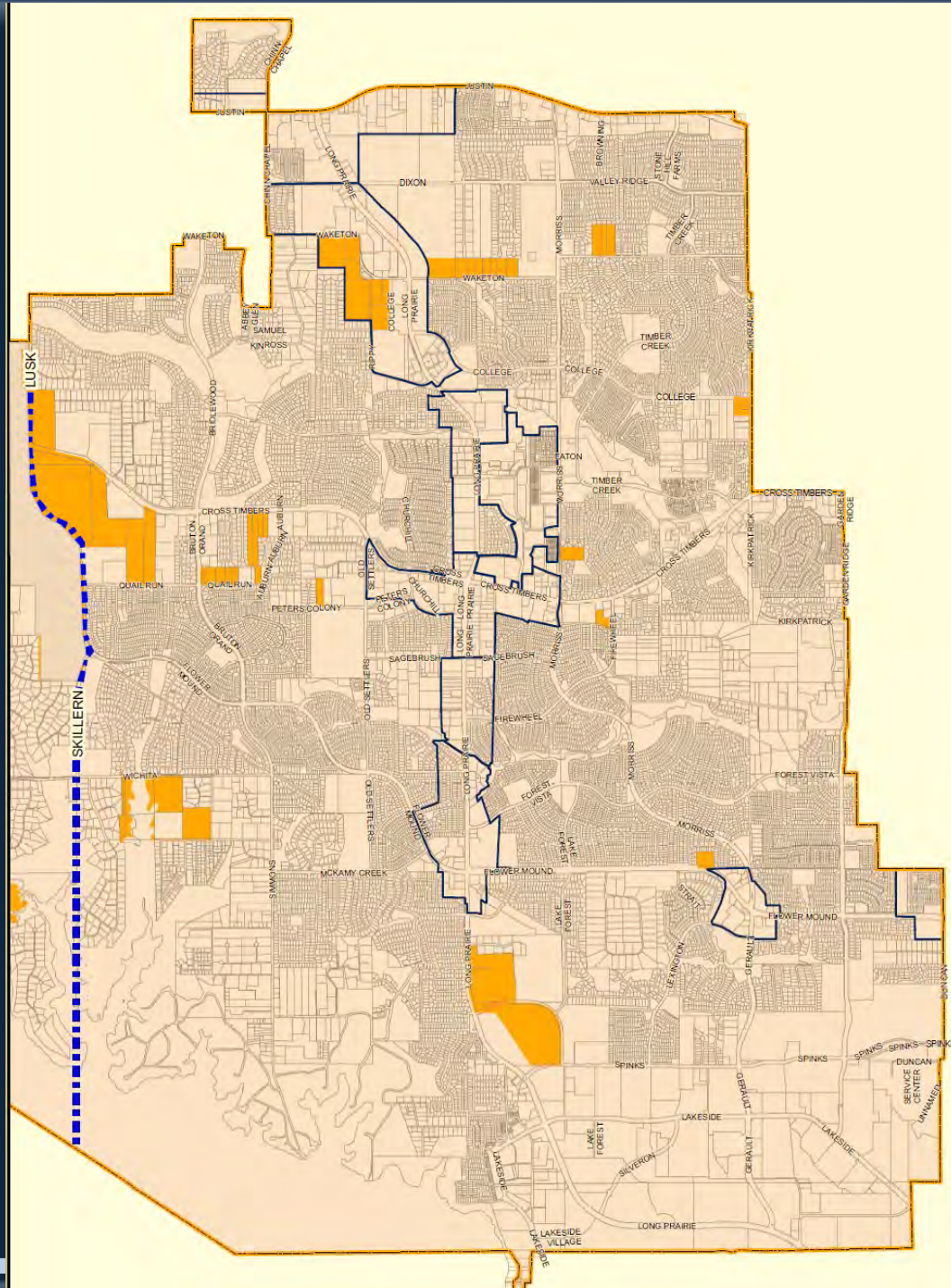
Lot Size Percentage



Distribution of Lot Sizes



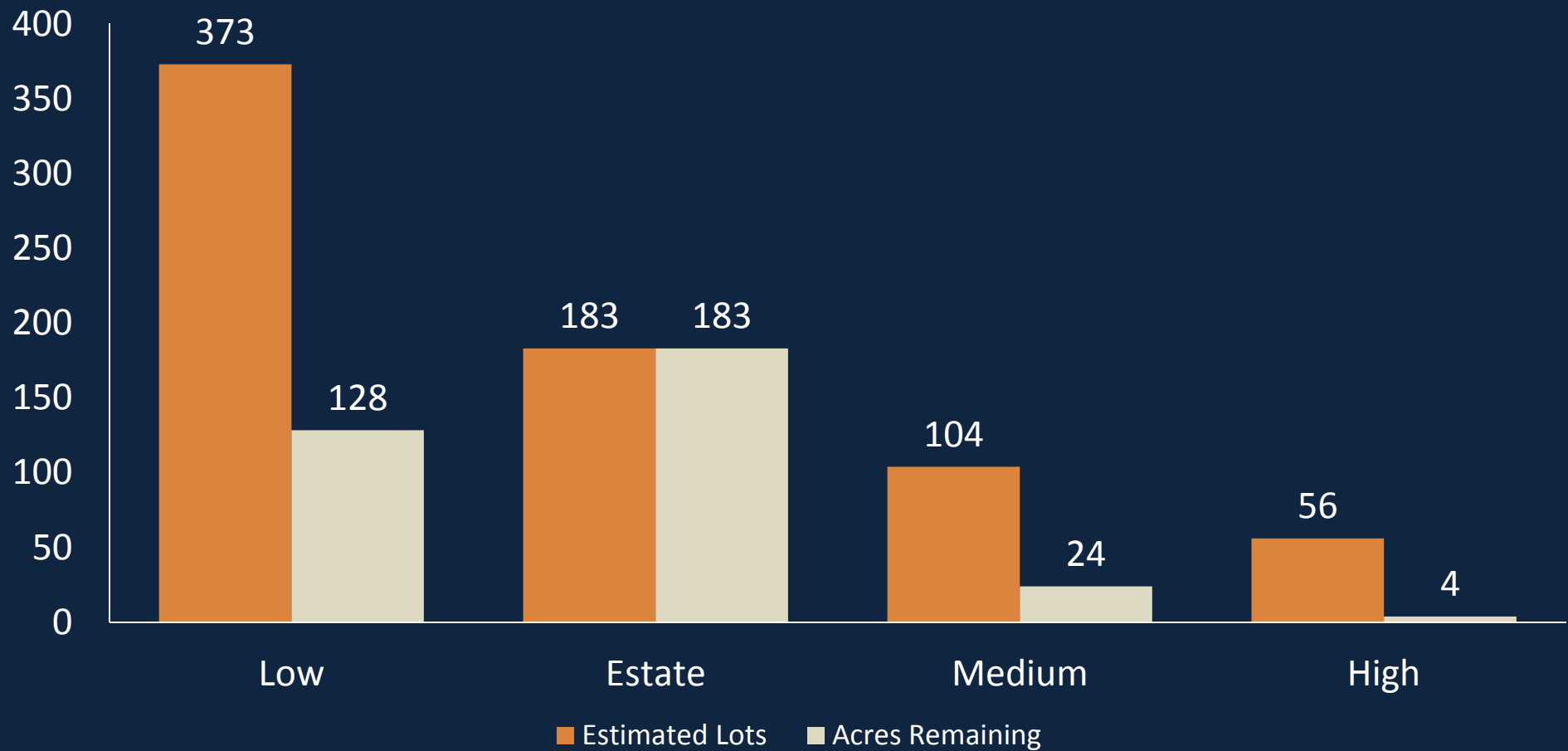
Undeveloped areas in eastern FM

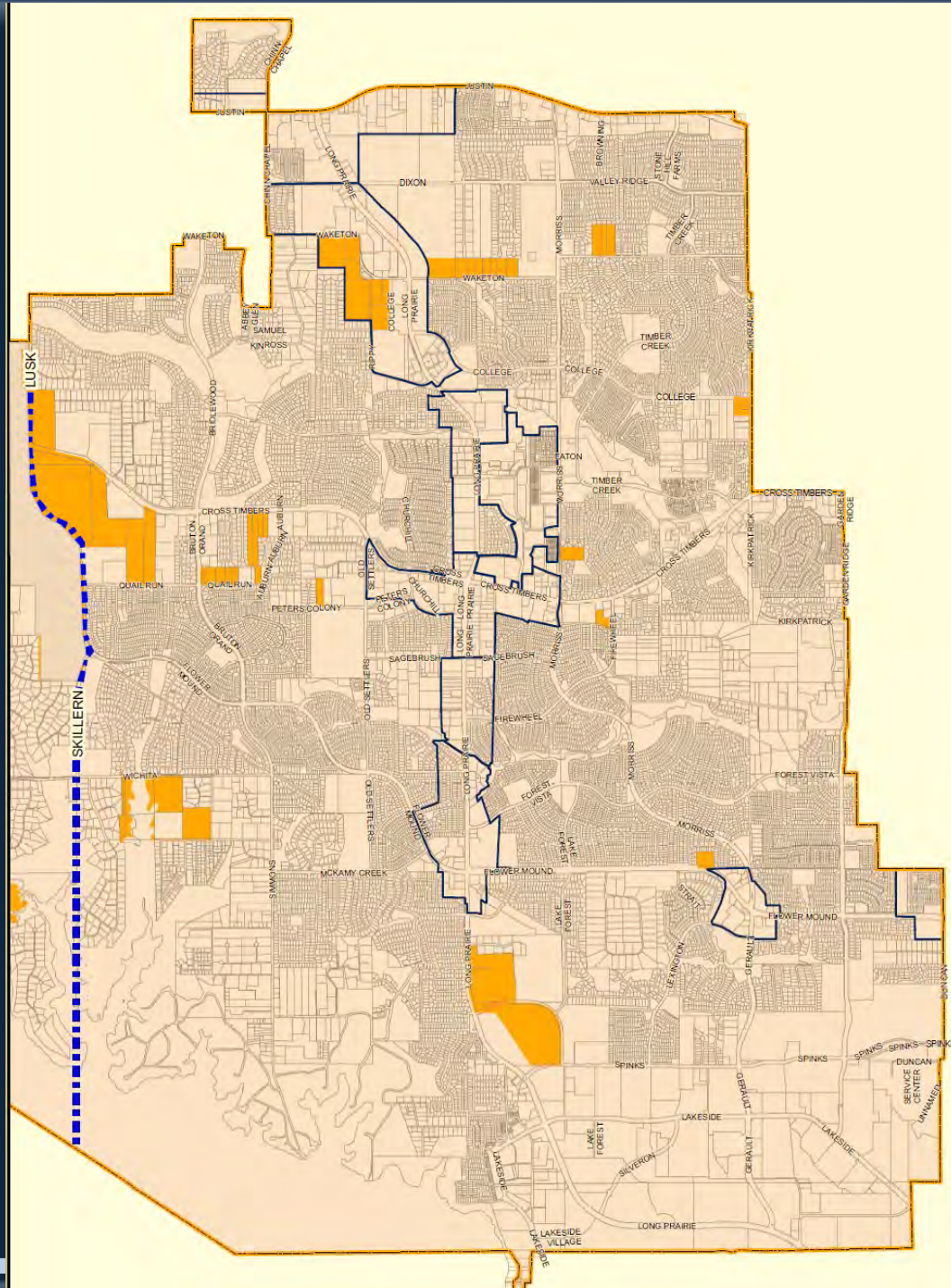


Remaining Acres by Land Use

Land Use Category (min lot size)	Acres	% of Remaining
Estate (min 1 ac)	183	54%
Low (min 15,000)	128	38%
Medium (min 10,000)	24	7%
High (less than 10,000)	4	1%

Estimated Lots (gross) and Acres Remaining

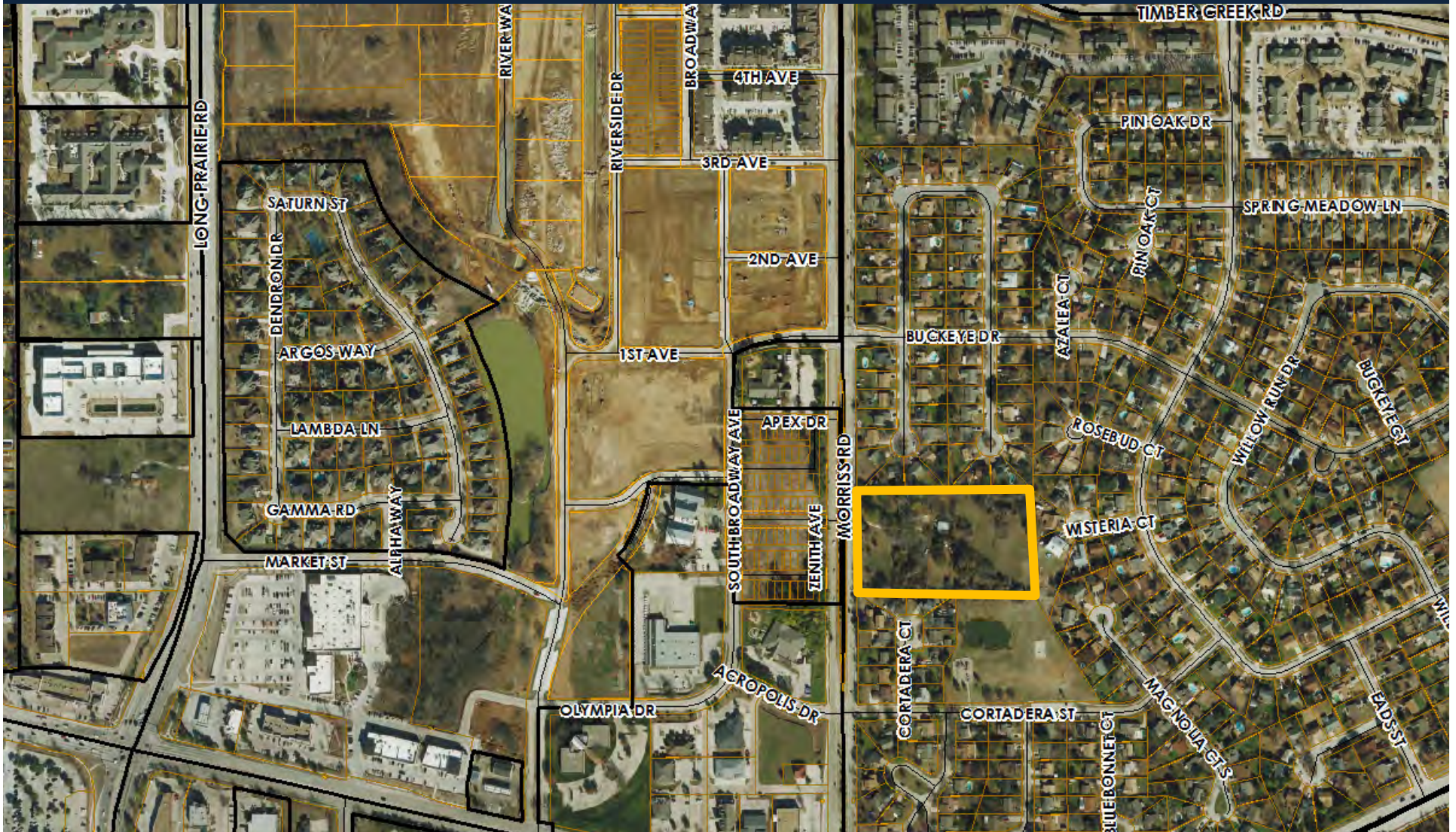




Remaining Parcels - High



Remaining Parcels - Medium



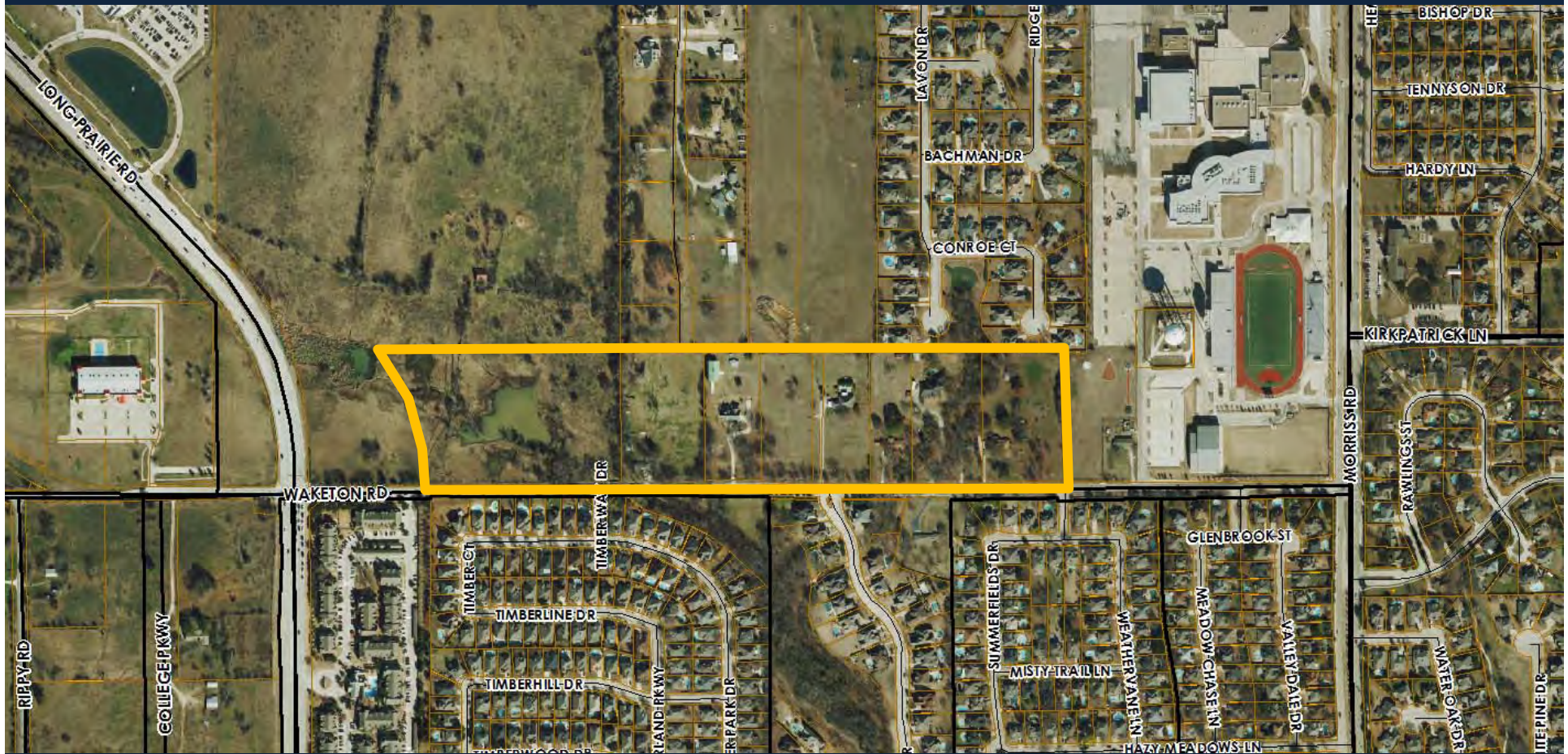
Remaining Parcels - Medium



Remaining Parcels - Medium



Remaining Parcels - Low



Remaining Parcels - Low



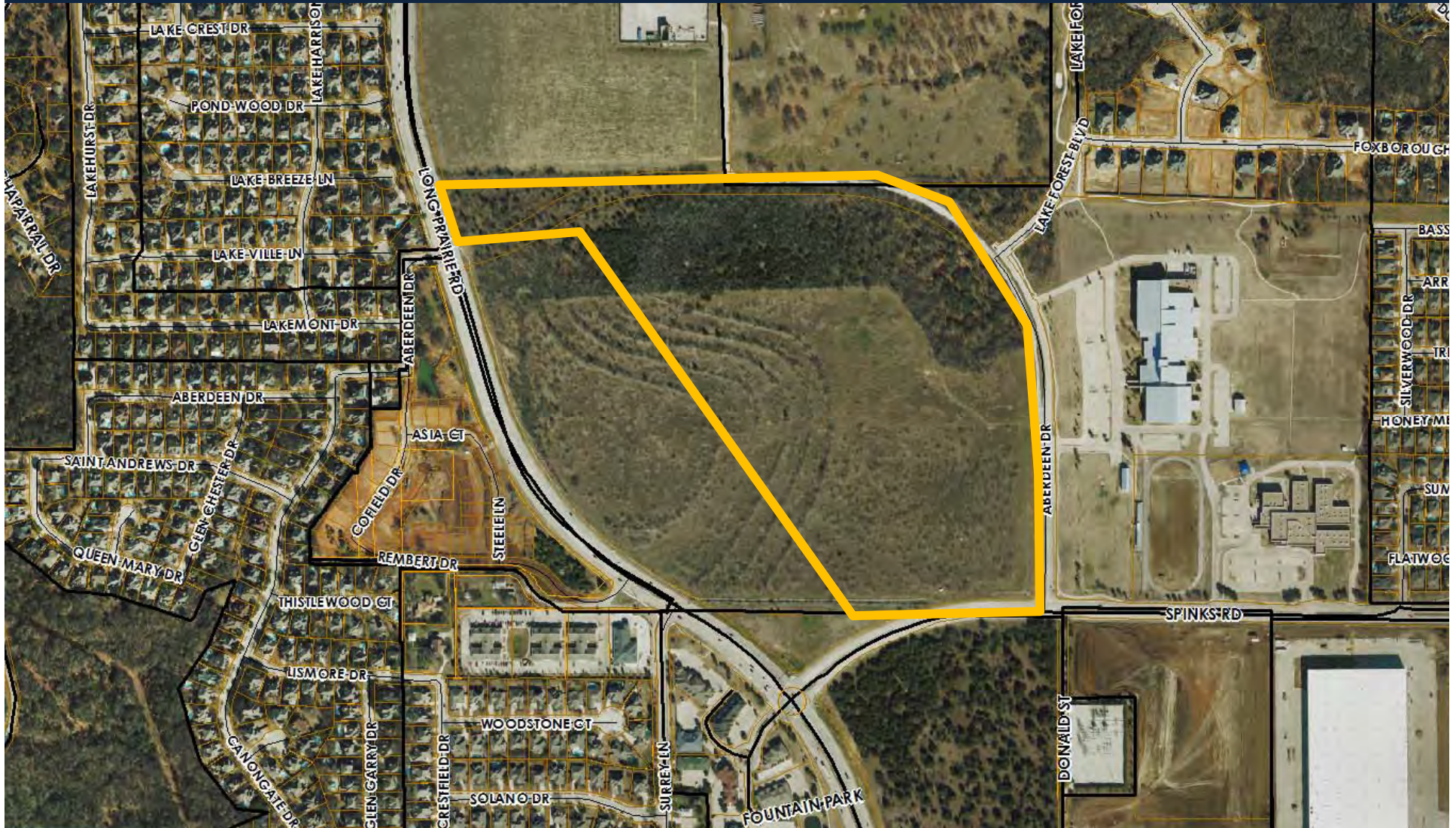
Remaining Parcels - Low



Remaining Parcels - Estate



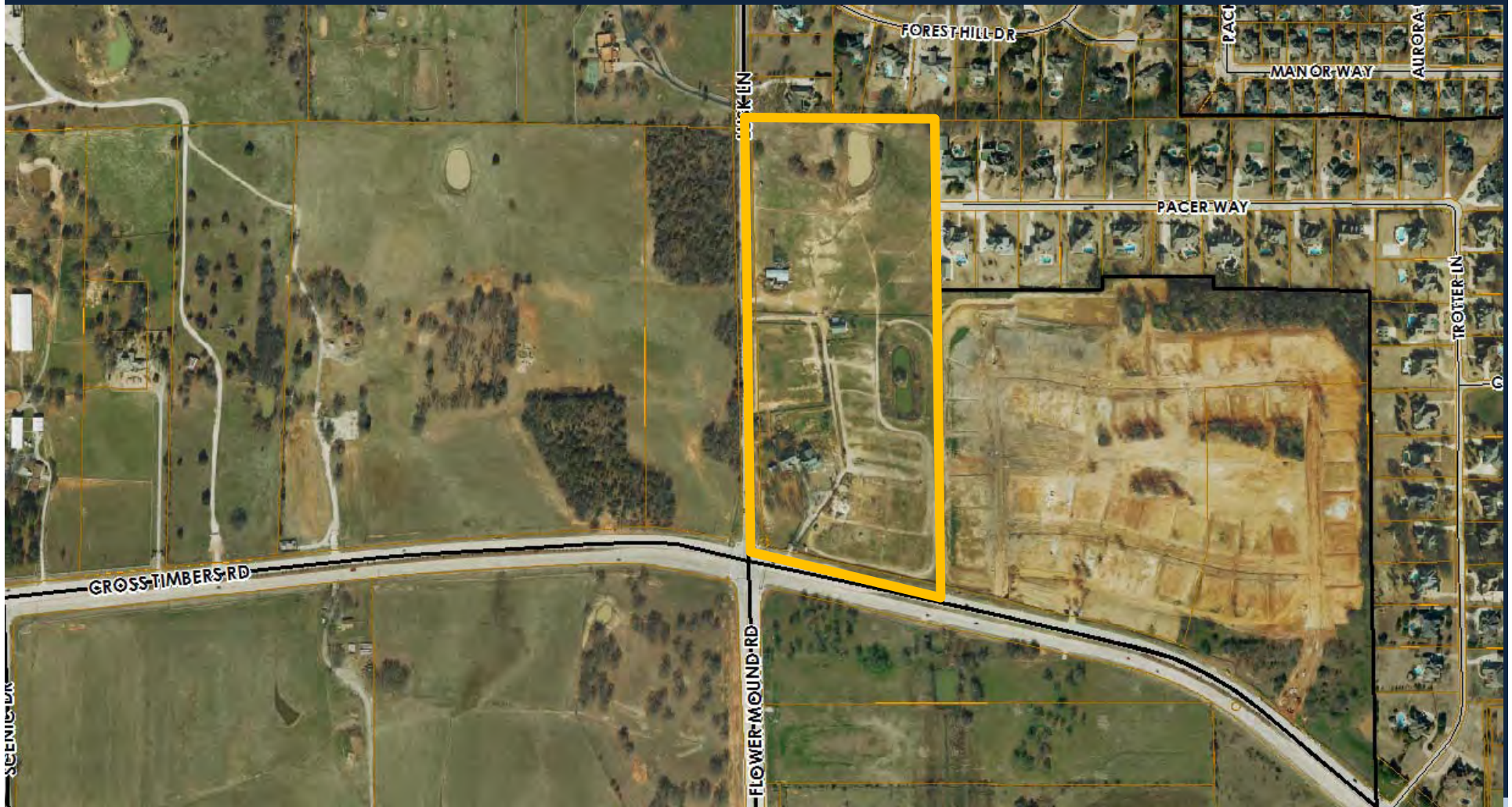
Remaining Parcels - Estate



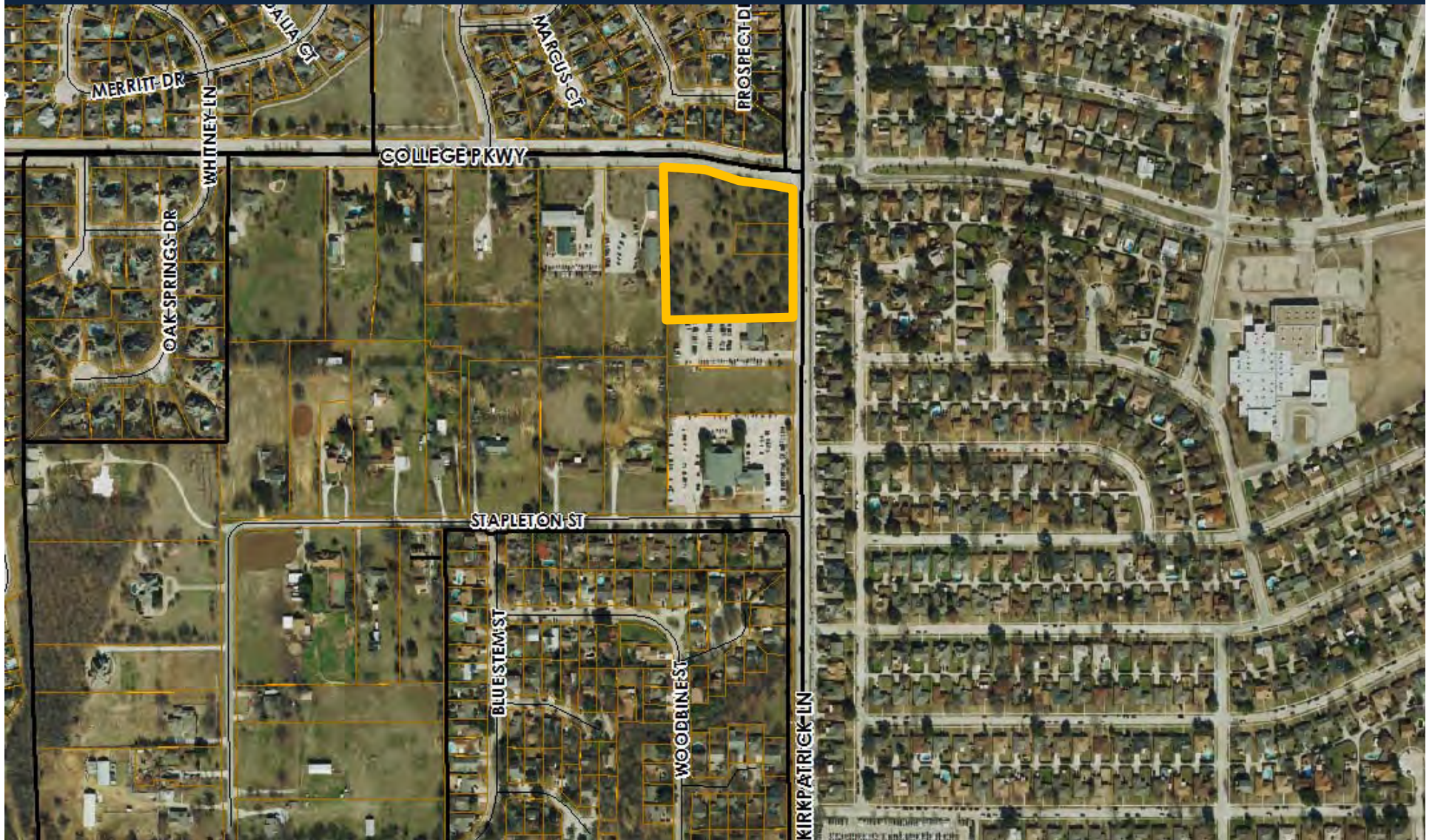
Remaining Parcels - Estate



Remaining Parcels - Estate



Remaining Parcels - Estate



Density Gap Work Session

Planning and Zoning Commission
November 9, 2015

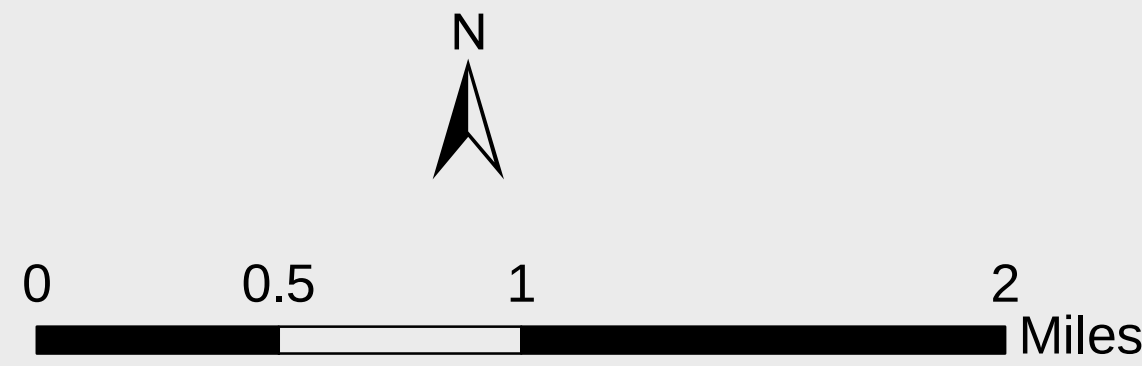
Residential Parcels
Square Feet

	<7,500
	7,501 - 10,000
	10,001 - 43,559
	>43,560

GIS.SDE.TownLimits_Poly

Information Technology

gis-helpdesk@flower-mound.com
972.874.6058





DEVELOPMENT SERVICES
PLANNING **S**ERVICES **D**IVISION
Memorandum

DATE: February 8, 2016
TO: Planning and Zoning Commission
FROM: Chuck Russell, Town Planner
SUBJECT: Land Use Definitions (MPA16-0002)

Chairman Forest and Commissioners,

Attached is correspondence we received regarding this item after the packets were completed from Commissioner Strittmatter and staff's responses.

Thank you.

From: Cindy Spilberg
Sent: Monday, February 08, 2016 1:44 PM
To: Chuck Russell
Subject: Master Plan redefined

Hi Chuck,

Hope all is well. I understand clarification of Master Plan definitions is on the agenda tonight. Unfortunately, I work this evening and will miss the discussion but I did want to forward my opinion on the matter.

First and foremost, I did a research project for a commercial evaluations company over the summer and apartments, and other multi-family dwellings that provide income, are considered commercial. Therefore, multi-family units should be considered commercial under land use and have a separate category for density.

Second, define "Net Acre." The Master Plan uses this term in several areas yet it is never defined. Based on resources I found it is usually just the land that will be built upon, sans infrastructure. Likewise, even "infrastructure" could use some definition because it is debateable whether it includes open spaces like parks and green belts.

Third, clarify the Master Plan statement "Residential development with 5 dwelling units per net acre or greater." In this statement the word *greater* actually refers to the acreage. Hence the number of dwellings will always be maxed at 5 regardless of the land size. While this may not make sense or even be the intent of the statement, it IS what's stated. Under the current definition if you take an acre and divide it by the max of 5 units you get lots that are 8,712 sq ft. This is well above the 5,000 to 8,000 square ft lots that are listed as the actual high density range.

Fourth, intent. It is important to recognize the reason that 8,000 - 10,000 sq ft lots went from being medium density to high density. Do those conditions exist today? What was being developed at that time? How fast were things being developed? What was the desired effect of raising those standards - Land preservation? Sustainability? Aesthetics? Are those factors still important, if not critical today?

Please feel free to share with the Planning and Zoning Commissioners.

Thank you,
Cindy Spilberg

Statement to Planning & Zoning
March 4, 2015

Re: MPA15-0001 Highland Court
ZPD15-0001 Highland Court

From: Cynthia Spilberg
5204 Bayberry St.
Flower Mound, TX 75028

In reading the Town's Land Use Definitions I discovered something that most of you probably already know but for the sake of this discussion I think it bears reviewing. Density, lot sizes and lot coverage, are not as cut and dry as I thought. In fact, some square footage isn't defined at all. And High Density apparently has two parts to its definition.

Table 1 – Town of Flower Mound Land Use Plan & Definitions

Density Category	Min Square Footage	Max Square Footage	Min Acre	Units Per Acre	Land Use Category Definitions as per Town of Flower Mound
Rural	87,120		2		Rural Density Residential development, typically being single family detached residential development with minimum 2-acre lots (87,120 square feet) or greater.
Estate	43,560	87,119	1	1	Estate Density: Residential development, typically being single family detached residential development with minimum 1-acre lots (43,560 square feet) or greater.
Low	15,000	43,559	1/3	3	Low Density Residential development, typically being single family detached residential development with minimum 15,000 square foot lots (nominally 1/3 acre) or greater.
Medium	10,000	14,999	1/4	4	Medium Density Residential development, typically being single family detached residential development with minimum 10,000 square foot lots (nominally 1/4 acre) or greater.
Moderate ?	8,001	9,999	?	?	Undefined
High	8,712	?	1/5	5	Residential development with 5 dwelling units per net acre or greater.
	5,000	8,000	?	?	Single family detached residential development with 5,000 to 8,000 square foot lots falls within this category, as do

					zero-lot line houses, duplexes, townhouses and garden apartments.
Super ?	1	4,999	?	?	Undefined

I find it interesting that it specifically states “5 dwellings” and not 5 or more, or even greater than 5 as 5 units yields a nominal lot of 8,712 sq ft. It also says “Net acre **or greater**”, noting that the area defined may be **no less than** an acre. But the real key word here is **NET** because that’s the “portion of an acre from which economic benefit can be derived directly.” It is the total or gross amount of land **minus** infrastructure.

Table 2 – Real Estate Definition

Real Estate Definition - net acre

Net Acre - that portion of an acre from which economic benefit can be derived directly. A net acre is usually a remaining area expressed in acres after the dedication of land for public use (streets, sidewalks, utilities, schools, fire stations, etc.), or the reservation of common areas such as a condominium complex's tennis courts, swimming pools, clubhouses, etc., are established, on which housing or commercial structures may be built.

To further make sure that not every inch of net land was built upon it appears the added designation of 5,000 to 8,000 sq feet was added. So if you have smaller 5,000 sq ft lots with only 5 units allowed you’d be preserving up to 42% of the natural land.

Obviously you can see my confusion. So I contacted Planning and Zoning to clarify. I learned that pre 2001, 8001 sq ft lots and above were considered medium density. Around 2001 there was apparently a change to help mitigate the effects of the massive development that was occurring in Flower Mound and the density definitions were changed. However, the 8,001 – 9,999 sq ft lots were not assigned a density designation. It’s now simply assumed that everything less than 10,000 sq ft is high-density. Likewise it appears it was deemed not necessary to define lots smaller than 5,000 sq ft. because at the time there was nothing smaller and it was foreseen that there would not be anything smaller.

My point in all this is that there are several areas, definitions if you will, that are subject to interpretation. What was once considered medium density and approved as such for the town is now assumed high density because the town wanted to raise the minimum standards. That’s a good thing. I think it’s fair to say that the Town’s density map does not reflect today’s definitions because there is no definition for the 8,001 to 9,999 sq ft range, and the less than 5,000 sq ft. lots aren’t even categorized.

Now I’d like to show you how this applies to Highland Court.

Table 3- Lots Per Net Acre

		1		acre		=	43560	sq ft
	# Lots	Lot Dimensions				Lot Sq Ft	Lots Per Net Acre	
small	95	30	x	90	=	2700	16.13	
medium	50	50	x	120	=	6000	7.26	
large	16	54	x	120	=	6480	6.72	

When you look at Highland Court in regards to square footage and total dwellings per net acre you see that 59% (95 out of 161) of the developers units don't meet the towns minimum square footage requirements and 100% of the development is over the 5 dwelling per **net acre** limit. In fact the developer specifically states in his proposal that the lots are "per Gross acre." (pg 1). If you add up all the square footage [(95x2700)+(50x6000)+(16x6480) = 660,180 then divide by square footage per acre /43560 =15)] you're looking at a lump sum of 15.16 total equitable Net acres.

Table 4- Total Net Acres

	# Lots	Lot Sq Ft	Total Lot Sq Ft	
small	95	2700	256500	
medium	50	6000	300000	
large	16	6480	103680	
				Total Net Acres
			660180	divide by 43560 = 15.16

Add to this the fact that each lot will be 90% covered by driveways, walkways, patios and house. When a lot is 90% covered that to me is not just high density, but super or even ultra-dense. From a taxation perspective, this is a gold mine, from a neighborhood perspective; this is excessive and mirrors density volumes in big city centers. The simple truth is the proposed densities are so far out there they're not recognized much less designated by the Town of Flower Mound. So what density is the developer actually looking to build? Even more worrisome what density are they looking to amend the Master Plan's Land Use Plan to? This new Super Density that they've created?

Simply put Direct Developments plan does not fit into the current neighborhoods. It is neither consistent with neighboring lot sizes nor cohesive with neighboring lot coverage. If they were proposing a congruent mix of densities that blends into the existing neighborhoods it would be a different story. But they're not. The fact that Direct Development is trying to fit a maximum of 170 dwellings, up to 35 feet tall, with 90% covered lots on a little more than 15 net acres makes Highland Court the single densest development in all of Flower Mound. (agenda packet pg.295/ pg2 of the Draft Development Standards)

For the Rippy Road area residents this is not a debate about being anti-density, it's about being pro-neighborhood and protecting what we love.

We ask that you vote to protect ours.

Thank you

References:

Direct Development's proposal – see Town of Flower Mound Planning & Zoning agenda packet (pg 157 – 161, 288, 294 -297)

<http://www.flower-mound.com/AgendaCenter/ViewFile/Agenda/02232015-1774>

Net Acre vs Gross Acre definition

http://www.homesurfer.com/real-estate-definitions/g/gross_acre.html

Town of Flower Mound - www.flower-mound.com

Current Land Use Plan

<http://www.flower-mound.com/DocumentCenter/Home/View/6733>

Current Land Use Map

<http://www.flower-mound.com/DocumentCenter/View/68>

GIS – Interactive Maps

<http://flowermound.dfwmaps.com/>

Current Specific Plan Areas – SPA 5

<http://www.flower-mound.com/DocumentCenter/View/767>

Historical Master Plans

<http://www.flower-mound.com/index.aspx?nid=1177>

SMARTGrowth Management Plan

<http://www.flower-mound.com/DocumentCenter/View/1436>

Master Plan Amendments

<http://www.flower-mound.com/DocumentCenter/View/9088>

Flower Mound Code of Ordinances

https://www.municode.com/library/tx/flower_mound/codes/code_of_ordinances

From: Kristi Hassett
Sent: Monday, February 08, 2016 1:03 PM
To: Tommy Dalton; Theresa Scott; Doug Powell
Subject: P&Z Agenda Item #9 Feb 8, 2016

I have comment for tonight's Planning and Zoning meeting as I am unable to attend. I apologize for the tardiness of my email.

I am against the changes to the land use plan listed on Agenda Item 9. I am against the change in the definition of Medium Density from 10,000 to 7,500 as well as a new definition of under High Density. I do not believe it should be the goal of the Master Plan to determine and define "density gap" issue. That is the purpose of the town's codes.

I had hoped to do more research on the town's comparison cities, but failed to make time to do so. I only looked at Southlake. Southlake's Comprehensive Plan does not have a definition of high density, yet its codes allow for two levels of high density.

I have several questions:

- What is the goal of these changes?
- What is the benefit to the town?
- What do the changes allow that could not be accomplished today?
- Is the town trying to define the remaining applicable areas? Is the town basing future development on current stock of Flower Mound's houses or according to the type of development that Flower Mound would like to offer going forward?

Sincerely,

Kristi Hassett
3500 Beringer Ct
Flower Mound, TX 75022

From: Kris Thompson < >

Date: February 8, 2016 at 4:12:18 PM CST

To: "planning@flower-mound.com" <planning@flower-mound.com>, Town Council
<towncouncil@flower-mound.com>

Subject: Opposition to MPA16-0002

Good afternoon Mayor, Councilmembers and Commissioners,

I am writing in opposition to MPA16-0002.

First of all, I am disappointed that after multiple meetings and work sessions regarding a possible Master Plan Amendment to amend our Land Use Definitions for Medium Density Residential and High Density Single-Family Detached, only two pages of detail were provided in the large agenda packet for tonight's meeting for this agenda item. I feel that more information should have been provided for the residents to review so that they could gain a better understanding of this agenda item so that they could send in emails or speak tonight in favor or against this Master Plan Amendment.

Second, I am disappointed that at least one email, possibly more, sent to the Town by a resident regarding this agenda item, was not included in tonight's agenda packet.

The Planning and Zoning Commissioners were told at the November 9th worksession that based on the current Land Use Definitions (not including this proposed Master Plan Amendment), the estimated build out population Flower Mound is 108,000 residents. That is already 40,000 more residents than we currently have today. 40,000 more residents. However there have already been changes approved by Town Council in the past year which have impacted that number. They were also told that the 108,000 estimated build out population was used to base our Town's infrastructure models on and in early 2015 plans were adopted for water and waste water.

If we change the Land Use Definitions now, and reduce medium density lot sizes from 10,000 square foot lots to 7,500 square foot lots, the estimated build out population of Flower Mound could potentially greatly increase, especially if a developer asks to have land previously designated as estate or low density residential rezoned to medium density residential.

That could have serious impacts on our Town's infrastructure. This is not something that we can afford to ignore.

I am also concerned that the Rippey Road residents may be impacted, once again, unfortunately, as there is another large tract of undeveloped land next to them. They should have been able to count on the Master Plan when they bought their homes. It truly is a disservice to the residents of Flower Mound to change our Master Plan in this manner, time and again.

I don't mind seeing high density residential further defined and split into sub categories, but to create a medium density level of 7,500 sq ft lots is unfair when medium density currently is a minimum of 10,000 sq ft lots. Residents who purchased homes next to land zoned for medium density residential could not have anticipated that the definition of medium density residential

would be changed to allow for smaller lot sizes than 10,000 sq ft lots via a Master Plan Amendment.

Please understand the power that you have as representatives of our town. You are shaping the direction of our future. There are almost 70,000 residents looking to you to make the right decision. This decision can not be short sighted. All potential impacts down the road should be considered. But most importantly, I would ask you to question why you are being asked to change the Land Use Definitions of our Master Plan in the first place. Who will it benefit? Who will it betray? Is it absolutely necessary?

Thank you for your time.

-Kris Thompson
1501 Holly Oak Court
Flower Mound, TX 75028

From: sharon.gentry
Sent: Monday, February 08, 2016 10:29 AM
To: planning
Subject: MPA16-0002 Land Use designation proposed change

Dear Planning and Zoning Members,

Agenda item MPA16-0002 Land Use designation proposed change

Let's talk process. When big land use changes are in the works, there is a Town-wide Master Plan review process. Experts in Town Planning are hired and committees of citizens are formed to collect the concerns of the Town Residents to feed into the process. This Review is very public with plenty of time and opportunity for Residents to provide their input and counterbalance the lobbying of the Development community.

Then for more localized changes to the Master Plan, a large sign goes up on the property in question. Letters are mailed to homeowners within 200' of the property under review. People in the area can drive by that sign and know they need to find out what is going on, write emails and show up a P&Z and Council. Often they have an opportunity to meet with the developer. Again a drawn out process of change.

However, this agenda item MPA16-0002 Land Use designation proposed change is an effort to get around this carefully constructed process. Now by a simple redefinition of Medium Density tonight you are proposing to change the Master Plan without following the rules. Suddenly, residents who think they are living next to land which will be developed one way, will be surprised when new houses go up to see the lots are considerably different than expected. How is this fair to slip in changes without due process?

Well, let's call it what it is: Giving developers a gift without alerting the residents.

I am asking you not to be a party to this deception. Vote No.

Regards,
Sharon Gentry
2750 Bob White Lane
Flower Mound, TX 75022

From: Janvier Scott
Sent: Monday, February 08, 2016 6:53 AM
To: planning
Subject: MPA16-0002 Land Use designation proposed change

I am writing to you in response to MPA16-0002 Land Use designation proposed changes.

I do not see a zoning “Gap” in regard to Medium Density. **What is the problem that we are trying to fix with this change?** If a residential developer wishes to build on a lot that is 7,500 SF and he gets approval, he can. I see no problem or “gap”.

The town is proposing to **CHANGE the meaning** of Medium Density so that developers can develop 7,500 SF lots and call it Medium Density. How is this not deception?

By making a change to the **definition** of Medium Density, our Town is nullifying our current Master Plan. All the build-out projections and balancing infrastructure requirements laid out by our Master Plan will be void.

Can YOU justify this change?

The packet does not contain much detail, but from what I have seen, I do not have a problem with the proposal to further define High Density. My problem is with changing the definition of Medium Density.

I have included the email that I sent last August on this subject. It was not included in the packet.

Please vote to reject the change to the minimum lot size definition of Medium Density.

Janvier Scott
2829 Bob White Lane
Flower Mound, TX 75022

From
To: towncouncil@flower-mound.com; planning@flower-mound.com
Subject: The Density GAP
Date: Wed, 12 Aug 2015 13:36:04 -0500

Town Council members and Planning & Zoning Commission:

I watched the Planning and Zoning work session on Monday, Aug 10th. I was alarmed that the conversation seemed to be centered on pleasing developers with our lot sizes!

Developers can maximize their profit by packing as many homes on an acre as a town will allow. I'm sure they can sell little tiny houses on little tiny lots to someone. That is not the goal of our town, however.

We have a Master Plan in Flower Mound for a reason. We have set minimum standards and minimum densities for development for a reason. And that reason is NOT to put more money in a developer's pocket.

I believe the medium-density category must remain the same. That density is tied to the current build-out projections and infrastructure capacity in our Master Plan.

I agree that we do need to further clarify the high density category.

I propose that high-density could be divided into three categories:

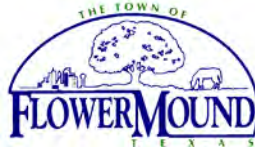
- ♣ single family minimum 8500 SF,
- ♣ single family minimum 5000 SF and
- ♣ multi-family/zero-lot-line "Urban Density" designations.

This could bridge the perceived "GAP" without adversely unbalancing our Master Plan and stressing our infrastructure.

One of the four vision statements of the Master Plan is to "Mitigate the ill effects of rapid and intense urbanization". Reducing the minimum density designations would only contribute to the intense urbanization of our town, rather than mitigate the ill effects.

Sincerely,

Janvier Scott
2829 Bob White Lane
Flower Mound, TX 75022



DEVELOPMENT SERVICES

Memorandum

DATE: November 14, 2016

TO: Planning and Zoning Commission

FROM: Doug Powell, Executive Director of Development Services

SUBJECT: "SPA" Work Session

This memo is intended to provide the Planning and Zoning Commission with background information to supplement the Specific Plan Area (SPA) work session discussion. The Town Council discussed the issue at their Strategic Planning Session held on July 22, 2016, and asked that it be part of a joint work session with the Commission. At the joint work session, held on October 20, 2016, the Town Council directed staff to further discuss with the Commission the elimination of the SPAs. The discussion on this topic can be viewed at: <http://flowermoundtx.swagit.com/play/10202016-827>.

A work session has been scheduled for Monday's agenda to allow the Commission to discuss this item in more detail. The intent is to determine the process and timing for bringing this item forward.

The first attachment is a memo from Tommy Dalton, Assistant Town Manager, describing the history of the SPAs and percentage of development for each area (the percentages have been updated to reflect recent approvals). The other attachments represent the full text of the SPAs contained within the Town's Master Plan, with the only difference being that the development controls for each have been inserted into a table format for further analysis. A checkmark under 'Not' indicates items which are not fully addressed by other regulations, such as the Town's Land Development Regulations (LDR) or Master Plan. Comments under 'How' clarify any redundancy or contradiction with other regulations. New colored maps have also been included to illustrate the SPA boundaries, current land uses, developed properties, and adjacency.

Attachments:

1. Memo from Tommy Dalton
2. Section 3 – Intro
3. SPA 1
4. SPA 2
5. SPA 3
6. SPA 4
7. SPA 5
8. SPA 6
9. SPA 8
10. SPA 9
11. SPA 10
12. SPA 11

Note: SPA 7 was eliminated in 2007

MEMORANDUM – JUNE 11, 2015

TO: Town Council

FROM: Tommy Dalton, Director of Strategic Services

COPY: Jimmy Stathatos, Town Manager; Doug Powell, Exe. Dir. Development Services

RE: Councilmember requested information on Specific Plan Areas (SPAs)

During the May 4, 2015, Town Council meeting a Council member requested information on the Town's SPAs including the creation date, purpose, maps, percent built, and the process to retire SPAs. This document provides general background information in addition to the specifics requested above.

Specific Plan Areas are contained in Section 3 of the Town's current [Master Plan](#). Their purpose is to describe land uses (office, retail, low density residential, etc.) and provide location specific development controls for each SPA such as access management, building form and orientation, and enhanced compatibility standards to name a few. SPAs are also addressed under the Town's SMARTGrowth Program ordinance Section 98-164 titled "Area and Specific Plans." Currently, there are 10 SPAs and each will be briefly addressed in the following sections of this memo. The majority of the SPAs (1-9) were initially created in conjunction with a comprehensive review of the Town's master plan. Others (SPA 10 and 11) were created individually by an ordinance. Please note that SPA 7 was eliminated in 2007, so although there is a SPA 11, there are only 10 SPAs.

SPECIFIC PLAN AREAS 1 – 3

The concept of using Specific Plan Areas (SPAs) for long-range land use planning was first considered during the creation of the [1994 Comprehensive Master Plan](#), where the first three SPAs were established. The general purpose of establishing the first three SPAs was to provide greater attention to the central area of Town along FM 2499 and its intersection with FM 1171. The explanation, as provided by the 1994 Comprehensive Master Plan, is provided in the snapshot from the 1994 document below (Figure 1). A snapshot of the [current land use map](#) is also provided (Figure 2) to show the location of SPAs 1-3.

In addition to describing land use, each individual SPA contains two significant components, regulating text (development controls) and non-binding concept plans. The regulating text and concept plans are not provided in this document for brevity purposes but may be accessed using the link to the 1994 plan above.

MEMORANDUM – JUNE 11, 2015

Figure 1: SPA Purpose (1994 Plan)

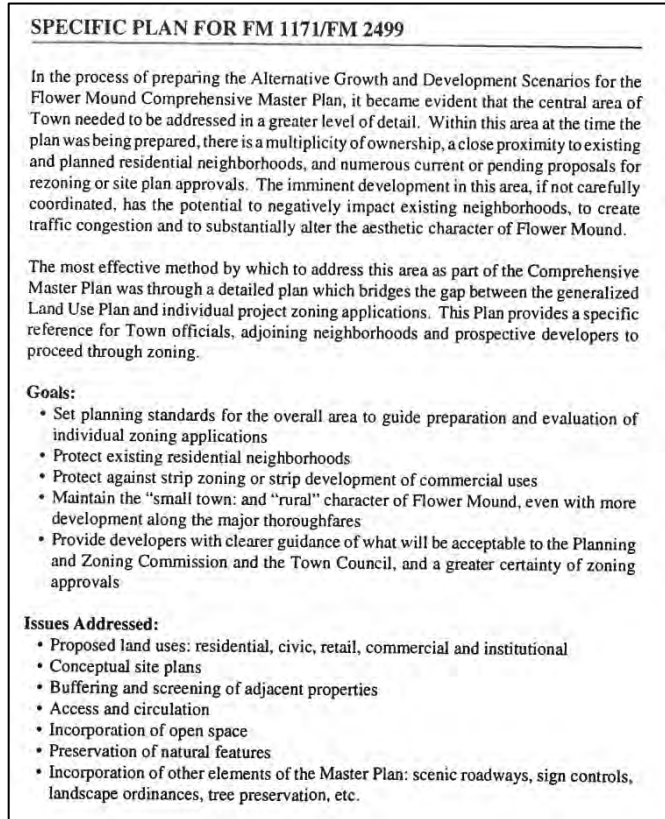
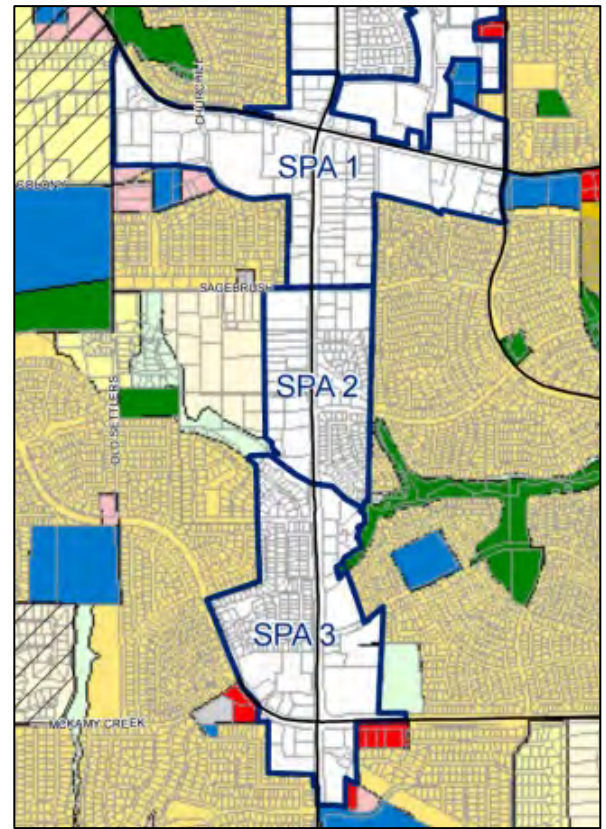


Figure 2: SPA 1-3 Location Map

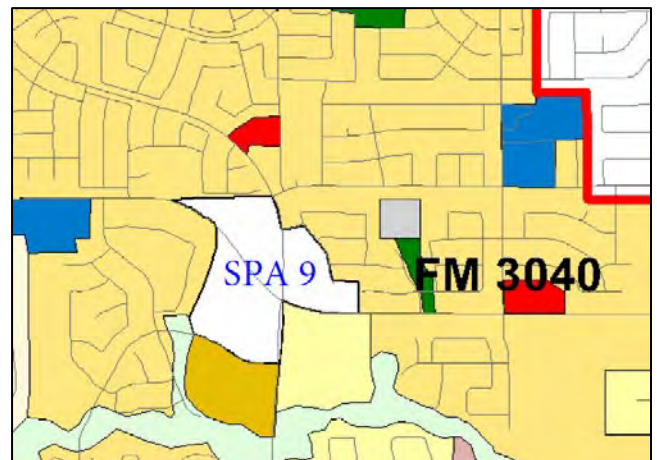
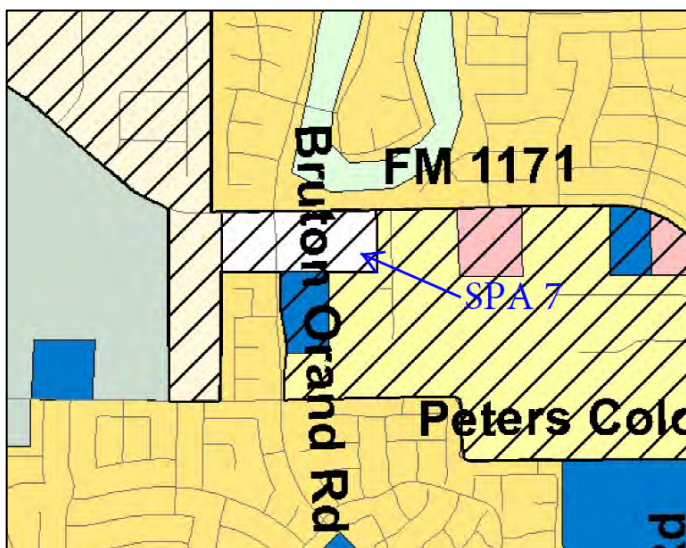
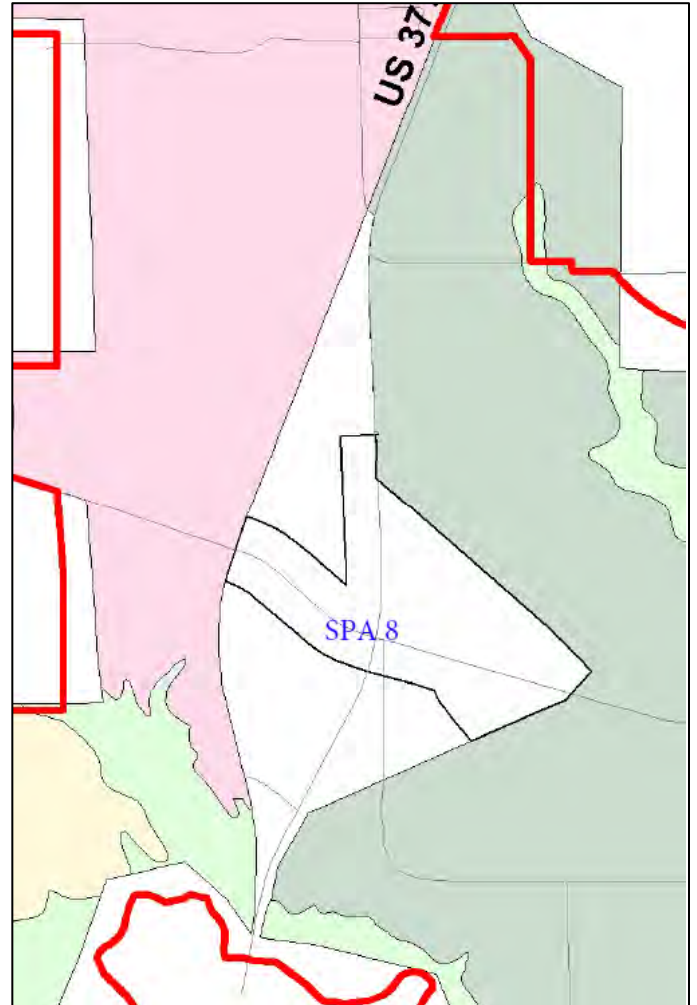
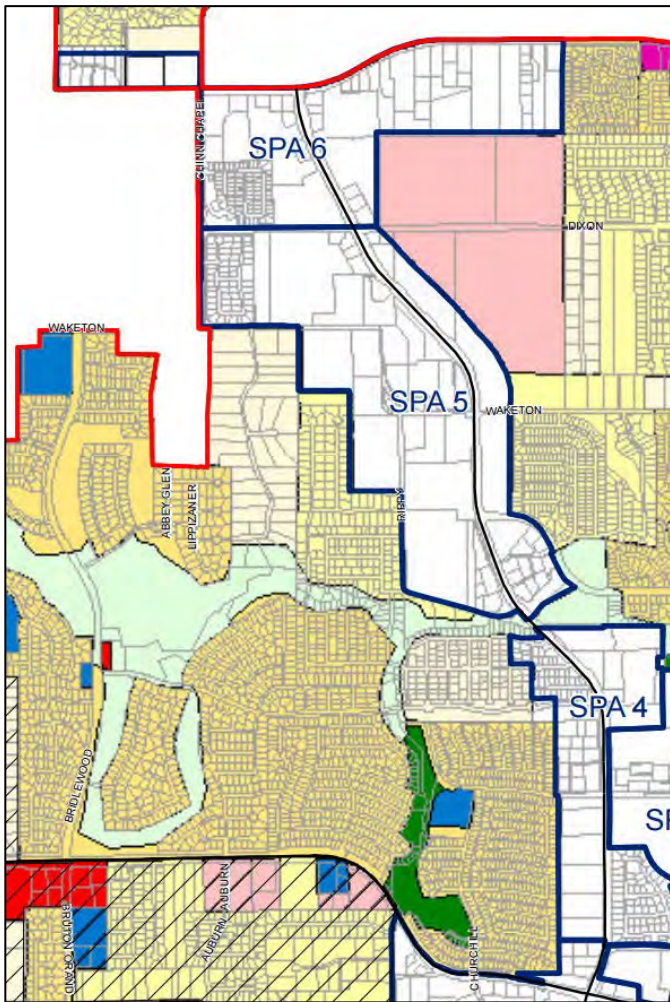


SPECIFIC PLAN AREAS 4 – 9

The use of SPAs was continued and expanded with the adoption of the [1999 Land Use Plan](#) on September 27, 1999. That land use plan noted SPAs on the map, but the regulating text and concept plans were not approved until the adoption of the [Master Plan 2001](#) on March 19, 2001. The purpose of expanding the use of SPAs is very similar to the 1994 Plan.

Again, in addition to describing land use, each individual SPA contains two significant components, regulating text (development controls) and non-binding concept plans. The regulating text and concept plans are not provided in this document for brevity purposes but may be accessed using the link to the 2001 plan above. Snapshot locations of SPAs 4-9 are provided on the following page.

MEMORANDUM – JUNE 11, 2015



MEMORANDUM – JUNE 11, 2015

SPECIFIC PLAN AREA AMENDMENTS AND ADDITIONS

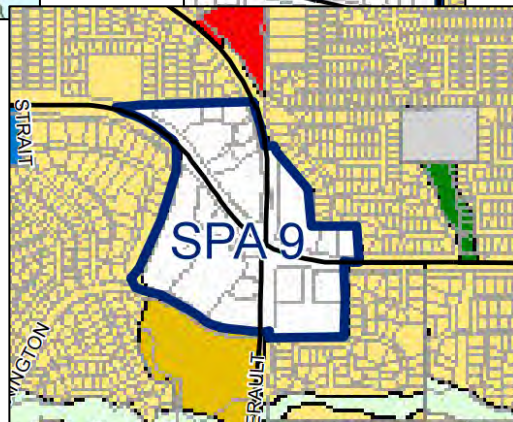
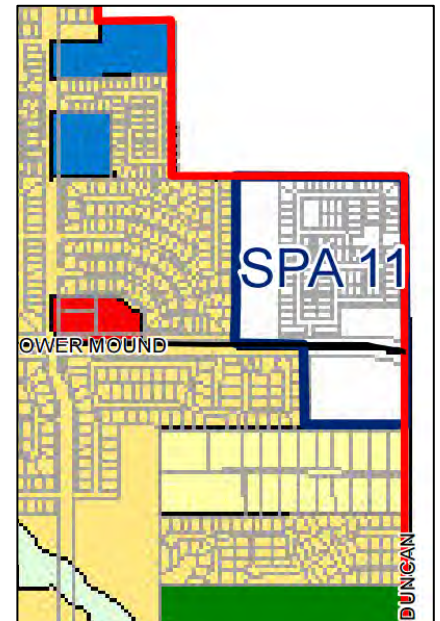
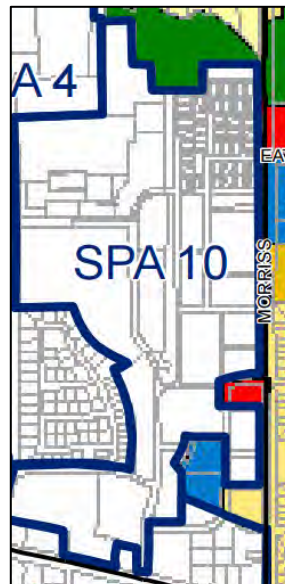
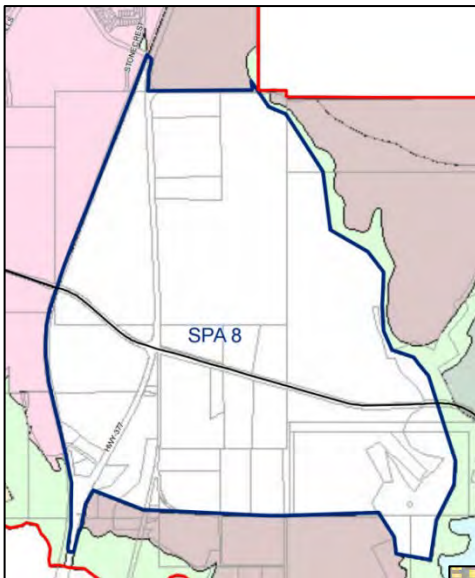
SPECIFIC PLAN AREA 7: SPA 7 was eliminated by Ordinance 26-07 (MPA 10-06) on April 16, 2007, and replaced by PD 34 (Cross Timbers Village). SPA 7 was eliminated because the PD request incorporated additional land outside the original boundary of SPA 7 and incorporated all of the relevant SPA 7 development controls into the PD.

SPECIFIC PLAN AREA 8: SPA 8 was updated and expanded by Ordinance 17-10 (MPA 05-09) on March 25, 2010. The property is still zoned for agricultural uses and planned for Mixed Use.

SPECIFIC PLAN AREA 9: SPA 9 was expanded by Ordinance 13-04 (MPA 08-03) on February 16, 2004. The SPA was expanded to the southeast and PD 78 (Flower Mound Market) was approved.

SPECIFIC PLAN AREA 10: SPA 10 was created by Ordinance 44-08 (MPA 17-07) on August 4, 2008, and incorporated areas of SPA1 and 4. SPA 10 created the Central Business District. The River Walk at Central Park zoning was subsequently approved.

SPECIFIC PLAN AREA 11: SPA 11 was created by Ordinance 20-11 (MPA 02-11) on May 16, 2011, and included the northwest intersection of FM 3040 and Old Orchard Lane. The SPA was expanded by Ordinance 10-12 (MPA 01-12) to include approximately 10 acres on the southwest corner of FM 3040 and Duncan Lane.



MEMORANDUM – JUNE 11, 2015

SPECIFIC PLAN AREAS BUILD-OUT

SPA	Date Originally Established	Acres	Developed Acres	Undeveloped Acres	Percentage Built/Entitled
1	January 4, 1994 (1994 Comprehensive Master Plan)	180.39	167.35	13.04	93%
2	January 4, 1994 (1994 Comprehensive Master Plan)	88.2	67.74	20.46	77%
3	January 4, 1994 (1994 Comprehensive Master Plan)	154.18	147.34	6.84	96%
4	March 19 2001 (Master Plan 2001)	142.36	124.03	18.33	87%
5	March 19 2001 (Master Plan 2001)	320.6	269.35	51.25	84%
6	March 19 2001 (Master Plan 2001)	229.36	229.36	0	100%
7	March 19 2001 (Master Plan 2001)	-	-	-	-
8	March 19 2001 (Master Plan 2001)	1,333.06	0	1,333.06	0%
9	March 19 2001 (Master Plan 2001)	56.7	56.7	0	100%
10	August 4, 2008 (Ordinance 44-08)	170.16	170.16	0	100%
11	March 19, 2012 (Ordinance 20-11)	50.49	40.19	10.3	80%
Total		2,725.50	1,272.22	1,453.28	

SPA 8 accounts for approximately 49% of all SPA land area. Combined, the SPAs account for approximately 9% of the Town's total land area.

PROCESS FOR RETIRING SPECIFIC PLAN AREAS

The minimum requirements to retire a SPA would follow the same process as any amendment to the Town's Master Plan i.e. a public hearing at both the Planning and Zoning Commission and Town Council. However, to fully retire all of the Town's SPAs would also trigger the need to amend the Town's SMARTGrowth Program ordinance Section 98-164 titled "Area and Specific Plans" to remove all references to "specific plans".

That said, the SPAs were created following an extensive process in the case of the 1994 and 2001 plans specifically, and after stakeholder meetings in all cases. As previously mentioned, the SPAs contain development controls, most of which came about through stakeholder meetings. Some of these development controls such as driveway spacing, and architectural controls, are now addressed by the Town's code of ordinances and Urban Design Plan respectively. Other development controls are only contained within the SPAs. For example, SPA 4 requires a minimum 30' landscape buffer adjacent to existing residential uses. The Town's Land Development Regulations also contain a similar landscape buffer as part of the compatibility standards; however the minimum is only 25'. If SPA 4 is retired, the Town will be unable to require the 30' of landscaping.

On the other hand, transferring the land use designations to the overall Land Use Plan map is less complicated. After completing the minimum requirements described in the first paragraph, it's a simple mapping function to apply the correct land use colors to the appropriate parcels.

Another consideration is the notice for such amendments if the process doesn't mirror the creation of the SPAs. The amendment to the Master Plan and SMARTGrowth would only require a notice in the paper. However, there may be a desire to notice the property owners affected and those within 200' of the change.

3.0 SPECIFIC PLANS

Specific Plan Use and Interpretation

The Specific Plans within the previous Master Plan have been carried over to this Master Plan. The following Specific Plans accommodate the need for quality neighborhood and village retail development, areas appropriate for professional office use, low-density residential land use and safeguards for adjacent developed residential subdivisions. The images of buildings, parking, circulation and open space are a conceptual diagram only. They are intended to provide an understanding of building relationships to each other and to the street, parking relationships, circulation points of entry and exit, and the role of public open space.

The drawings illustrating each Specific Plan are not intended to be taken as literal designs, but as diagrams which illustrate the planning and design intent.

All portions of the Specific Plans fall under the control of Flower Mound's Land Development Regulations and the "SMARTGrowth" Program.

Definitions

Special Land Use and Development Types

Campus Commercial

Large-scale developments such as corporate offices, office parks, hotels, resorts and similar uses, in a planned campus setting. Retail and restaurant uses serving the campus commercial uses could be included, if they are planned as integral elements of the developments. Architecture should be uniform in style and character.

Campus Industrial

Large-scale developments such as corporate offices, office parks, service/repair, light industry, clean-assembly and similar uses, in a planned campus setting. Retail and restaurant uses serving the campus industrial uses could be included, if they are planned as integral elements of the developments. Architecture should be uniform in style and character.

Major Retail

Major Retail is commercial development that provides a regional attraction for customers. Land uses include retail, office and professional office. The buildings should be oriented around an open space amenity and parking should be divided into smaller sized areas. Architectural style should be uniform, minimizing the franchise appearance. Large pad retail is included in this category, but it should have less than typical visual exposure to the street, broken up visually by the open space, existing trees and/or the layout of related structures. Large pad retail is governed by the regulations of the Flower Mound Big Box Ordinance.

Village Retail

Village Retail is a commercial development similar in design intent as neighborhood retail but with a more active and larger scale emphasis. The retail level of service is designed to attract a broader demographic and larger amount of population than just the local neighborhood customers. Land uses include retail, office and professional office and will be organized around an open space amenity. The architecture will be uniform in style and should have double-sided access if appropriate. Building height may be more than one story.

Neighborhood Retail

Neighborhood Retail is a development that provides neighborhood level retail services. The development is to be organized around an open space amenity. Scale of buildings should be responsive to residential scale, roofs should be hipped or gabled and the architectural style should be uniform. Parking should be broken into smaller sized areas and retail buildings should have double-sided access where appropriate.

3.0 SPECIFIC PLANS

Office

Office and services uses ranging from garden office developments for small professional practices to larger, multi-story facilities for large tenants. This category would not typically include retail uses, except for incidental service or convenience retail for the office-building tenants. In larger office districts, restaurants are encouraged within walking distance of the office buildings. Architecture should be uniform in style and character.

Flex Office

Office, distribution, warehouse, light industry, clean-assembly, possibly located within a single structure, with the street facing elevation having a typical office appearance and high-quality level of finish.

Mixed use

A variety of office, retail and residential uses within pedestrian oriented, vertical and horizontal mixed use environments. Components of a mixed use development include specialized street standards, open space and plazas and enhanced architectural standards. Mixed use developments are intended to accommodate a physical pattern of development often found in historic American downtown areas.

Site Plan Elements

Living Screen Buffer

A strong emphasis is given to the use of 30' wide landscape buffers to screen parking and dissimilar land uses. Living screen buffers to provide separations between retail and/or office uses from residential neighborhoods. These buffers are living screens made up of plant material only. The plant material should be an evergreen screen a minimum of six feet in height after two growing seasons. It should provide a soft, green and natural appearance while providing a secure barrier. If security is an issue, open fencing may be used in the center of the buffer such as wrought iron, steel, aluminum or green vinyl-clad chain link fence. These buffers must comply with the compatibility buffer and setback requirements of the Land Development Regulations.

Corridor Landscape

The corridor landscape concept is a sinuous landscape design inside and outside the right-of-way of US 377, FM 1171 and FM 2499 in the specific plan boundaries of plans 5, 6, and 8. The concept is to create an undulating landscape along these major corridors, establishing a vocabulary that is consistent in pattern for these two major gateways into Flower Mound. A curvilinear sidewalk should meander somewhere between the curb of the street and the limit of the 25' landscape buffer. Turf should occur between the curb of the street and the sidewalk. Plantings should occur between the sidewalk and the buffer limit line. The plantings should be a combination of groves of trees, separated by low shrubs, tall grasses and or wildflowers. Plantings and sidewalk should meander through the right-of-way line. Please refer to the Town's Median and Right-of-Way Design Guidelines for additional requirements.

Gateway

Definition for gateway treatments is defined in the Urban Design Plan element of the Master Plan.

Pedestrian Open Space

A pedestrian open space is an open area that can be composed of either hardscape or planting materials, or a combination of the two, offering visual and physical relief from the necessary parking and building environment. This pedestrian amenity should act as an organizing element around which structures and parking are placed. Open space could also include detention or retention ponds if they are integrated on the site in an aesthetically pleasing manner. Additional direction for Pedestrian Open Space is provided within the Urban Design Plan element of the Master Plan.

3.0 SPECIFIC PLANS

Parking/Loading/Refuse

Future development must comply with the parking/loading/refuse area requirements of the Land Development Regulations.

Design Guidelines

Buildings within a single development should adhere to a common architectural style. Building heights should be in conformity with the Land Development Regulations or specific requirements of a Planned Development. Construction materials should adhere to the requirements of the Land Development Regulations. Additional recommendations are included in the Town of Flower Mound Urban Design Plan.

3.0 SPECIFIC PLANS

Specific Plan Area #1

The general land use concept for Specific Plan Area #1 is one that proposes a high-end mix of retail, village retail, office and professional office development organized around pedestrian open space amenities on the two major roadways in the Town. The locations for these commercial uses are established from an analysis of the proposed transportation system, parking needs and existing development patterns. The primary area for this update of Specific Plan Area #1 is a change of proposed land use and development patterns between FM 2499 and Yucca Road, and modifications of other locations in Specific Plan Area #1 to relate to approved plans and developments.

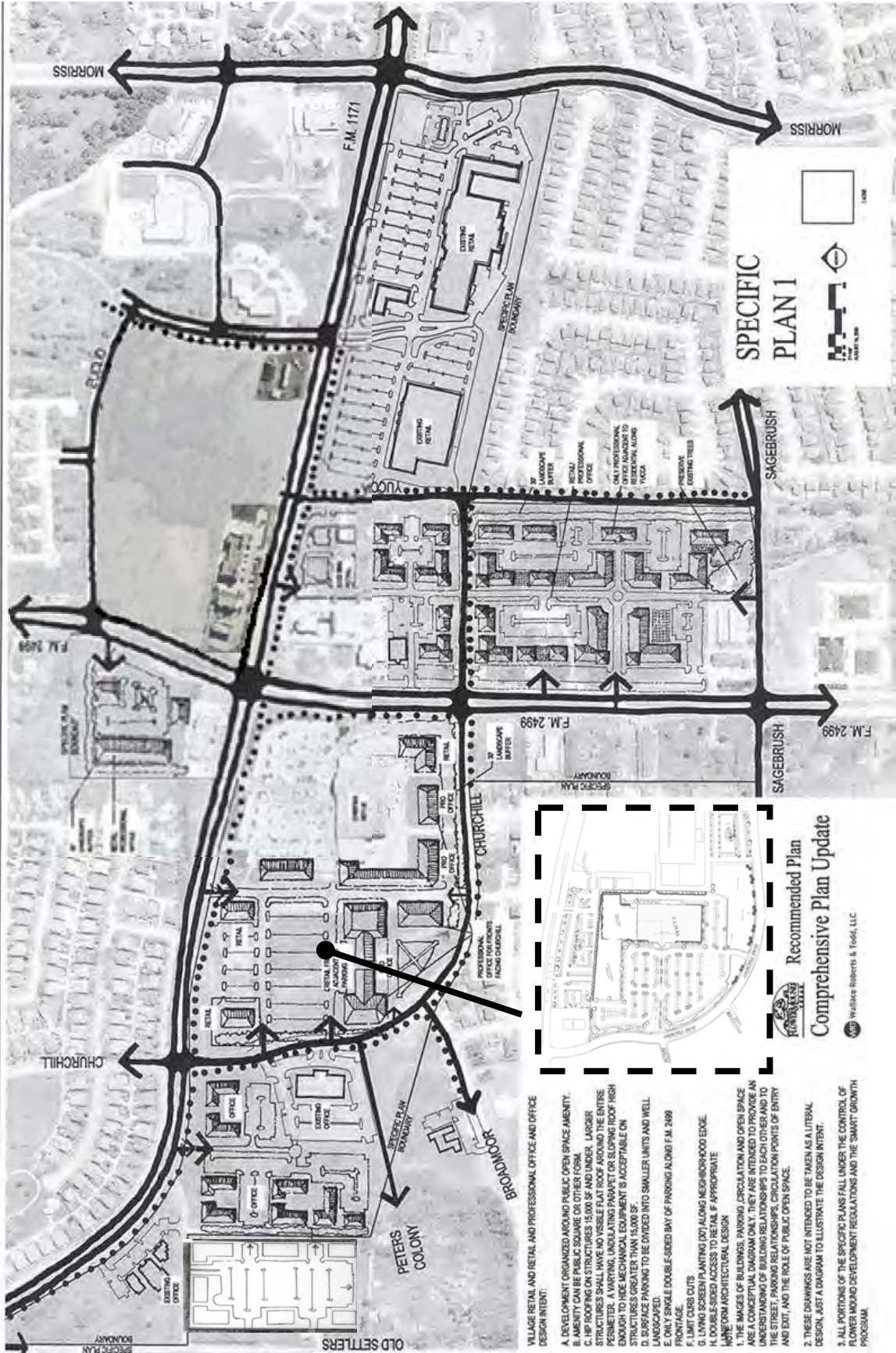
Elements included in Specific Plan #1 are as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	In the area bounded by FM 2499, FM 1171, Yucca Drive, and Sagebrush Drive, the following requirements are recommended:		
	Retail and professional office land uses along the east side of FM 2499.		Property mapping
	Along Yucca Drive, only professional office land uses are recommended.		Property mapping
	The existing trees should be preserved as this area redevelops.		Tree ordinance
	A 30' width landscape buffer should be built on the west side of Yucca as redevelopment occurs.	✓	Street buffer required is 15 feet.
	Surface parking to be divided into units of 100 cars or less, and landscaped in accordance with the Town's Land Development Regulations.	✓	LDR requires landscaping, but does not contain the provision of 100 space maximum.
b.	Additional retail land use, planned around a public open space or square, is recommended near the Town Center development.		Property developed, Lifetime Fitness (PD-70).
c.	Additional office land uses are recommended along FM 1171 on the southern side of the road, west of Churchill.		Property mapping
d.	A 30' wide living screen landscape buffer is recommended between commercial developments adjacent to all residential land uses. These buffers would also be required to include masonry walls between dissimilar land uses, as required by the Town's Land Development Regulations.	✓	Compatibility buffer requires a minimum of 25 foot landscape buffer.
e.	The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The specific locations of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as defined by a transportation planner.		Access Management Regulations

3.0 SPECIFIC PLANS

f.	Limited curb cuts will be allowed along FM 2499. Access drives should be coordinated so that they allow cross-vehicular movement for more than one property.		Access Management Regulations
g.	Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. The Town Council may approve upon recommendation from the Planning and Zoning Commission, a waiver request to this requirement for buildings within this SPA 1 provided that:		Urban Design Standards
	(1) any such building(s) being considered for a waiver shall be part of a multi-building development and,		Urban Design Standards
	(2) possessing a meritorious Unified Design Theme. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.		Urban Design Standards
h.	Additional office land uses are recommended along the east side of Old Settlers Road between Karnes and Peters Colony. Buildings fronting on Old Settlers shall be limited to one story in height.	✓	Property mapping, the LDR restricts the height to 3 stories or 35' in height.

3.0 SPECIFIC PLANS

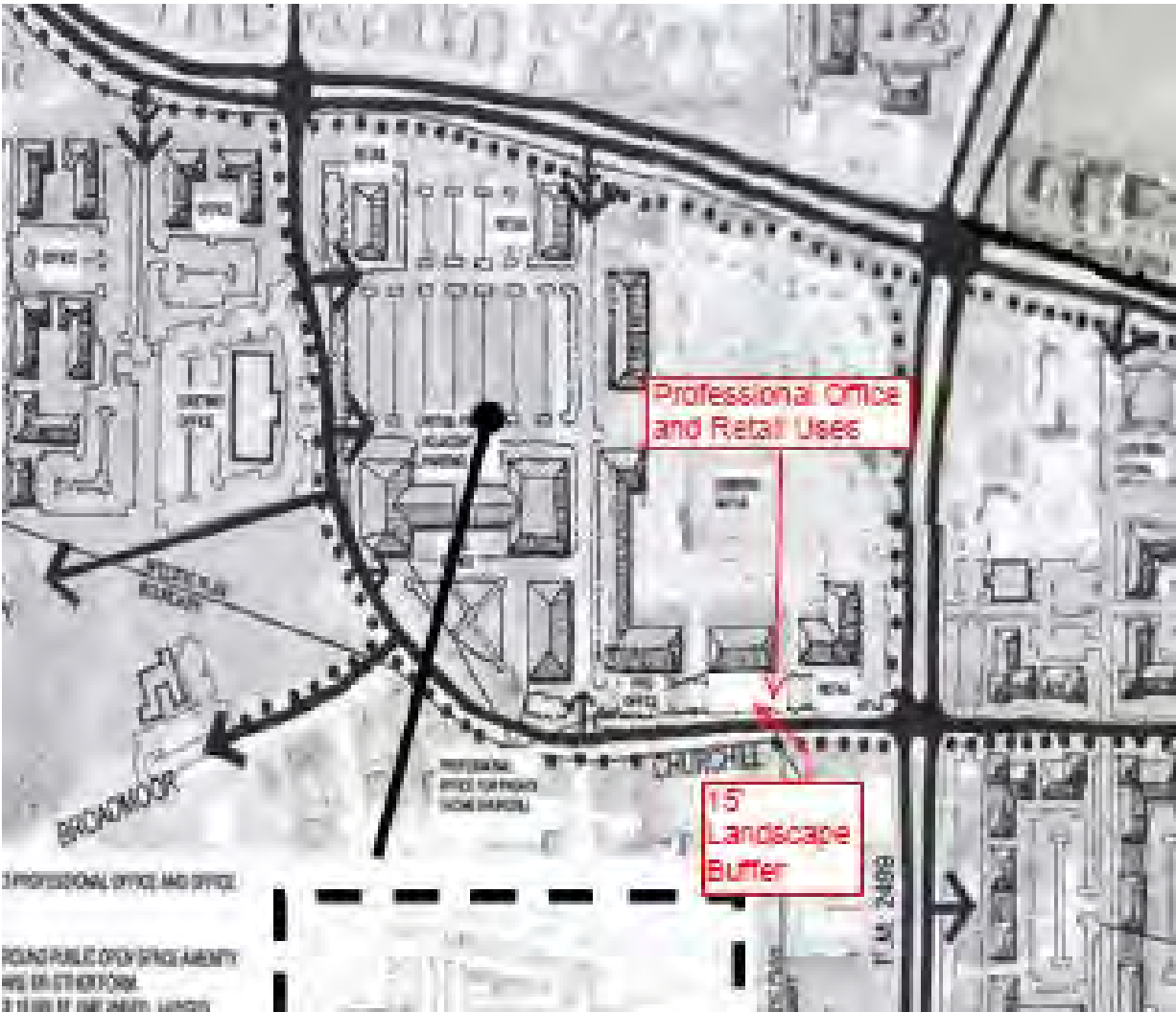


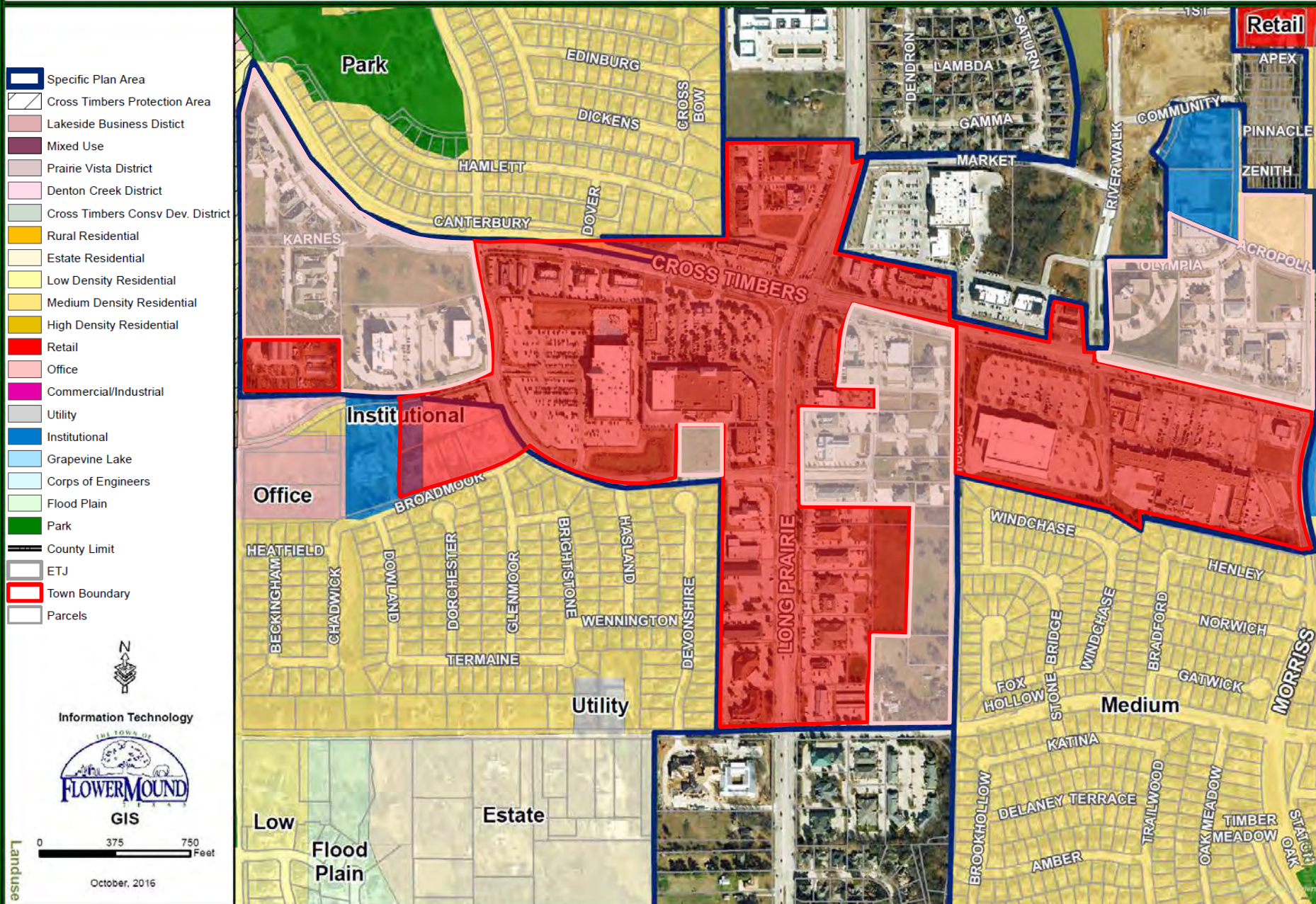
3.0 SPECIFIC PLANS

Amendment to Specific Plan Area #1 as follows:

Ordinance No. 20-15 – Specific to 1.286 Acres Situated in Downtown Flower Mound Addition, Lot 1, Block A
Adopted: April 6, 2015

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
i.	As depicted below, amended the land use from Professional Office to Professional Office and Retail uses; and amended the landscape buffer reference to a 15-foot-wide landscape buffer adjacent to Churchill Drive.		Property developed, (PD-70).





3.0 SPECIFIC PLANS

Specific Plan Area #2

The Specific Plan Area #2 development controls are recommended to protect existing residential neighborhoods from negative impacts caused by new development, to minimize traffic conflicts on FM 2499 and to prevent strip development along FM 2499 through limiting driveway curb cuts.

In particular, the following specific planning, design and construction restrictions will be required for the recommended Office, Retail, Institutional and/or Residential on the west side of FM 2499 between Sagebrush and the creek to protect the adjacent existing residential areas:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	No zoning to be approved for this area until a coordinated Master Plan for the overall area is approved as part of the zoning approval process. This provision is not applicable to Lot 1, Block A of the SC Flower Mound Senior Living Addition as shown on the Specific Plan Area Controls #2 map below.	✓	This provision has not been enforced as it has been deemed to be unenforceable.
2.	Architectural design of structures must be similar to residential designs and must comply with design and material requirements of the Land Development Regulations for residential subdivisions; facades facing FM 2499 and Sagebrush are to be "front" elevations, with no visible service elements. This provision is not applicable to Lot 1, Block A of the SC Flower Mound Senior Living Addition as shown on the Specific Plan Area Controls #2 map below.		Urban Design Standards
3.	All service areas, dumpsters, etc., are to be screened from view from FM 2499, Sagebrush and the abutting estate residential area.		LDR requires screening.
4.	Buildings are to be one-story with maximum 10,000 square foot footprints, and massing of the structures must be articulated into maximum 2,500 square foot footprint elements to attain a residential scale similar to attached townhouses, with 65' setbacks from property lines. This provision is not applicable to Lot 1, Block A of the SC Flower Mound Senior Living Addition as shown on the Specific Plan Area Controls #2 map below.	✓	The development pattern is somewhat established by the existing development, but there is no corresponding provision for this item in the LDR.
5.	Development patterns should follow the existing residential property lines when feasible, to promote the desired residential scale aesthetics for the area. This provision is not applicable to Lot 1, Block A of the SC Flower Mound Senior Living Addition as shown on the Specific Plan Area Controls #2 map below.	✓	The development pattern is somewhat established by the existing development, but there is no corresponding provision for this item in the LDR.
6.	Individual driveway connections to FM 2499 are to be eliminated at the time the use of the property changes from single family residential use; no curb cuts to FM 2499 or Sagebrush are allowed for new land uses except as shown on the Specific Plan Area Controls #2 map below.		Access Management Regulations

3.0 SPECIFIC PLANS

7.	Access from the Seller's remaining property and all those with ingress/egress easements over Bob White Lane will continue over Bob White Lane to FM 2499 in its current location since the spine road within SPA 2 was not designated or dedicated as a public street. • "Seller's remaining property" shall mean: the property described as Tract II in deed to Janvier Gentry Scott, recorded in Document Number 2013-60264 of the Real Property Records of Denton County, Texas, unencumbered by easements held by the Town of Flower Mound on said described property.	✓	
8.	Internal access for all parking and service is to be provided by an extension of Firewheel Drive to Sagebrush, aligned with the residential street across Sagebrush. This drive should be phased concurrently with development of the property.		Access Management Regulations
9.	No developments or uses may generate a noise level greater than 50dBA, measured at the property line of any adjacent residential property.		LDR contains provisions on noise level.
10.	To protect adjacent residential development from adverse impacts, development between the extension of Firewheel and the adjacent residential property lines south of the Firewheel extension cannot be retail or restaurant development.		Property developed, (PD-101).
11.	Minimum 50' landscape buffer with dense, natural plantings required adjacent to existing SF Residential (Estate) area.	✓	Compatibility buffer requires a minimum of 25 foot landscape buffer.
12.	All existing trees to be preserved as required by the Tree Preservation Ordinance.		Tree ordinance
13.	The existing natural creek environment is to be preserved.		SMARTGrowth, LDR regulations.
14.	Provision of a multi-purpose trail, for eventual connection to the overall Town trail system is required.		Parks Trails plan
15.	No parking or service areas are permitted between buildings and property lines along FM 2499 and Sagebrush; maximum 150-car parking lots, with minimum 25' landscaped buffer between lots. This provision is not applicable to Lot 1, Block A of the SC Flower Mound Senior Living Addition as shown on the Specific Plan Area Controls #2 map below.	✓	LDR restricts service areas to be screened and requires landscaping, but does not contain the provision of 150 space maximum or 25' landscaping between lots.
16.	Special landscape treatment along Sagebrush Drive west of FM 2499 required to reflect the character of the existing residences on Sagebrush.		Property developed, (PD-128).
17.	Entrances to internal drive for new development to have exceptional quality landscape and signage design due to their high visibility. The design should reflect the natural character of Flower Mound, and be compatible with the existing estate residences on Sagebrush.	✓	LDR contains provisions on landscaping and signs.
18.	All signs must comply with the then applicable provisions of the Town Code.		LDR contains provisions on signs.

3.0 SPECIFIC PLANS

Additionally, the following controls apply to all developments within this area:

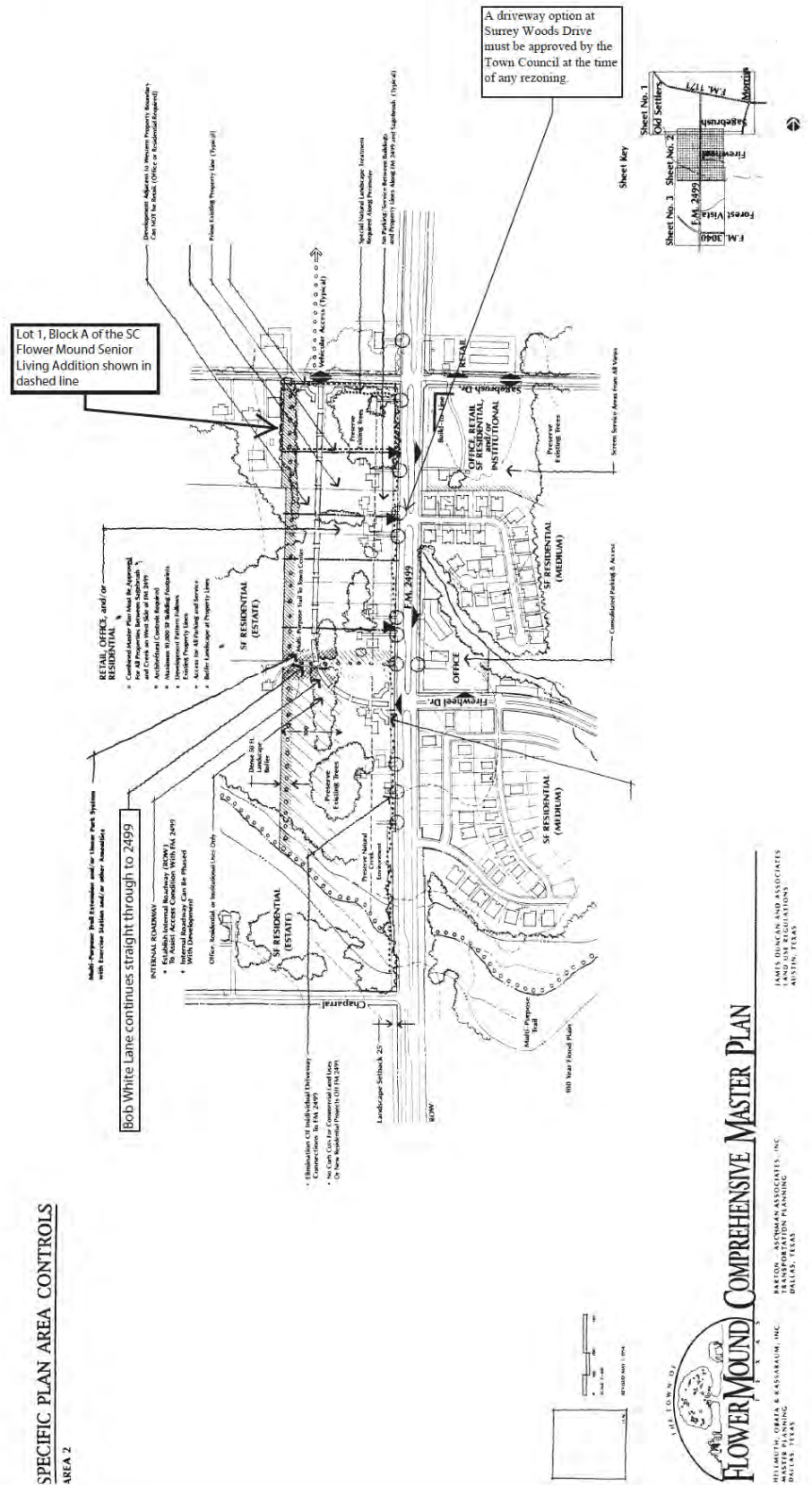
ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
19.	Minimum 25' landscape setback required along FM 2499 for new development.		LDR requires 25' landscaping.
20.	Consolidated parking and access plan required for existing and new professional offices at Firewheel and FM 2499 to minimize driveway curb cuts onto FM 2499.		Property developed, (PD-101).
21.	Minimum 25' landscape buffer required between development at Sagebrush/FM 2499 and adjacent existing residential neighborhood.		Property developed, (PD-128), Compatibility buffer requires a minimum of 25 foot landscape buffer.

3.0 SPECIFIC PLANS

3.0 SPECIFIC PLANS

Specific Plan Area Controls #2

SPECIFIC PLAN AREA CONTROLS



3.0 SPECIFIC PLANS

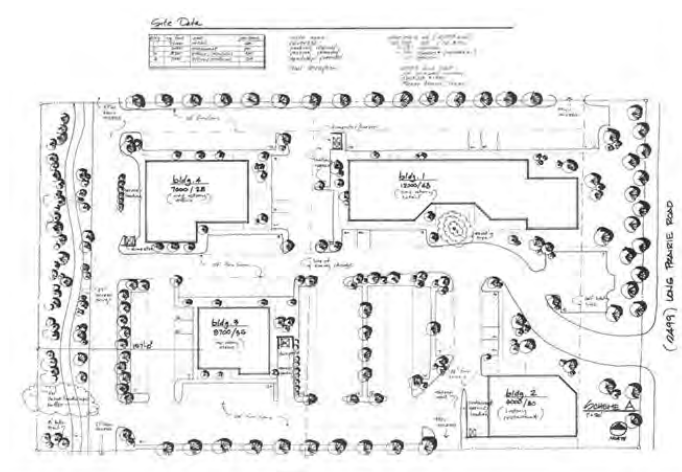
Amendments to Specific Plan Area #2 are as follows:

Resolution #31-97 – Specific to 4.60 Acres in J. Wizwell Survey, Abstract No. 1346

Adopted: December 1, 1997

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	No zoning to be approved on tracts within this area unless provisions are shown on a Conceptual Plan indicating that the other requirements of this section, as amended, are complied with.		Property entitled & partially developed, (PD-64 & 100).
2.	Buildings are to be a maximum of two story, with size, design, and material requirements to comply with the Land Development Regulations for commercial development.		PD-64 contains restrictions.
3.	Deletion of the wording: Development patterns should follow the existing residential property lines when feasible, to promote the desired residential scale aesthetics for the area.		Access Management Regulations
4.	Curb cuts along 2499 will be reviewed at the site plan approval process. Individual driveways along FM 2499 may be eliminated at the time each property is developed. Minimum spacing requirements between driveways shall be 500'.		Access Management Regulations
5.	Allowance shall be made for internal access for all parking service to be connected by an extension of Firewheel Drive to Sagebrush Drive. This drive should be phased concurrently with the development of the property. The cross access easement shall be a minimum of 27' in width with no direct access to parking spaces.		PD-64 contains restrictions.
6.	Developer shall make provisions within the 50' buffer zone for an eventual connection to the overall Town trail system.		PD-64 contains restrictions.

Concept plan: "For Informational Purposes Only"



3.0 SPECIFIC PLANS

Amendments to Specific Plan Area #2 are as follows:

**Ordinance #05-07 – Specific to 3.232 Acres in J. Wizwell Survey, Abstract No. 1346
Adopted: February 5, 2007**

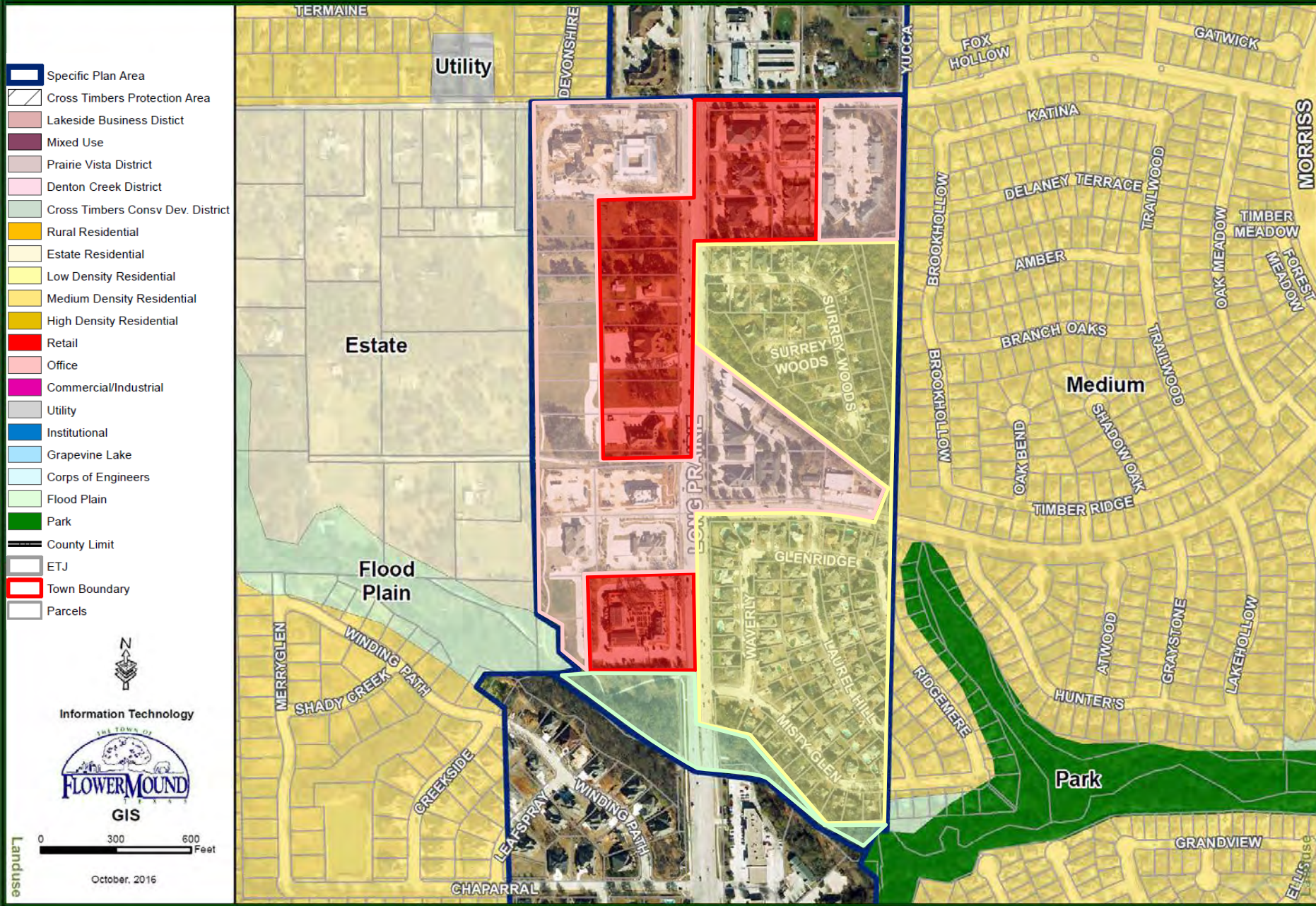
From and after the effective date of this Ordinance, the controls included in Specific Plan Area # 2 (SPA 2) of Section 3.0, the Specific Plans component of Master Plan 2001, shall apply to the subject property as they relate to the subject property and its location within SPA 2 save and except three specific controls described in detail below and which controls are hereby amended as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	The first (1st) bulleted paragraph, found on page 3.11, which currently states "No zoning to be approved for this area until a coordinated Master Plan for the overall area is approved as part of the zoning approval process" is hereby deleted in its entirety as it applies to this property.		Property developed, (PD-101).
2.	The ninth (9th) bulleted paragraph, found on page 3.11, which currently states "To protect adjacent residential development from adverse impacts, development between the extension of Firewheel and the adjacent residential property lines south of the Firewheel extension cannot be retail or restaurant development" is hereby amended to read and state "To protect adjacent residential development from adverse impacts, development of the subject property may include premium retail uses, which uses shall not include restaurants".		Property developed, (PD-101).
3.	The fourteenth (14th) bulleted paragraph, found on page 3.12, which currently states "No parking or service areas are permitted between buildings and property lines along FM 2499 and Sagebrush; maximum 150-car parking lots, with minimum 25' landscaped buffer between lots" is hereby amended to read and state "No parking or service areas are permitted between buildings and the property line along FM 2499; parking lots are limited to maximum 150-car parking lots.		Property developed, (PD-101).

A copy of the concept plan for the Calloway's Nursery development in the John Wizwell Survey, Abstract No. 1346, showing the layout of the development as submitted by the developer and reviewed and approved by the Town Council as the concept plan for the subject property shall be included in Specific Plan Area # 2 (SPA 2) as an allowed alternative for the development of the subject property.

A copy of the concept plan for the SC Flower Mound Senior Living development in the J. Stewart Survey, Abstract No. 1161, showing the layout of the development as submitted by the developer and reviewed and approved by the Town Council as the concept plan for the subject property shall be included in Specific Plan Area # 2 (SPA 2) as an allowed alternative for the development of the subject property.





3.0 SPECIFIC PLANS

Specific Plan Area #3

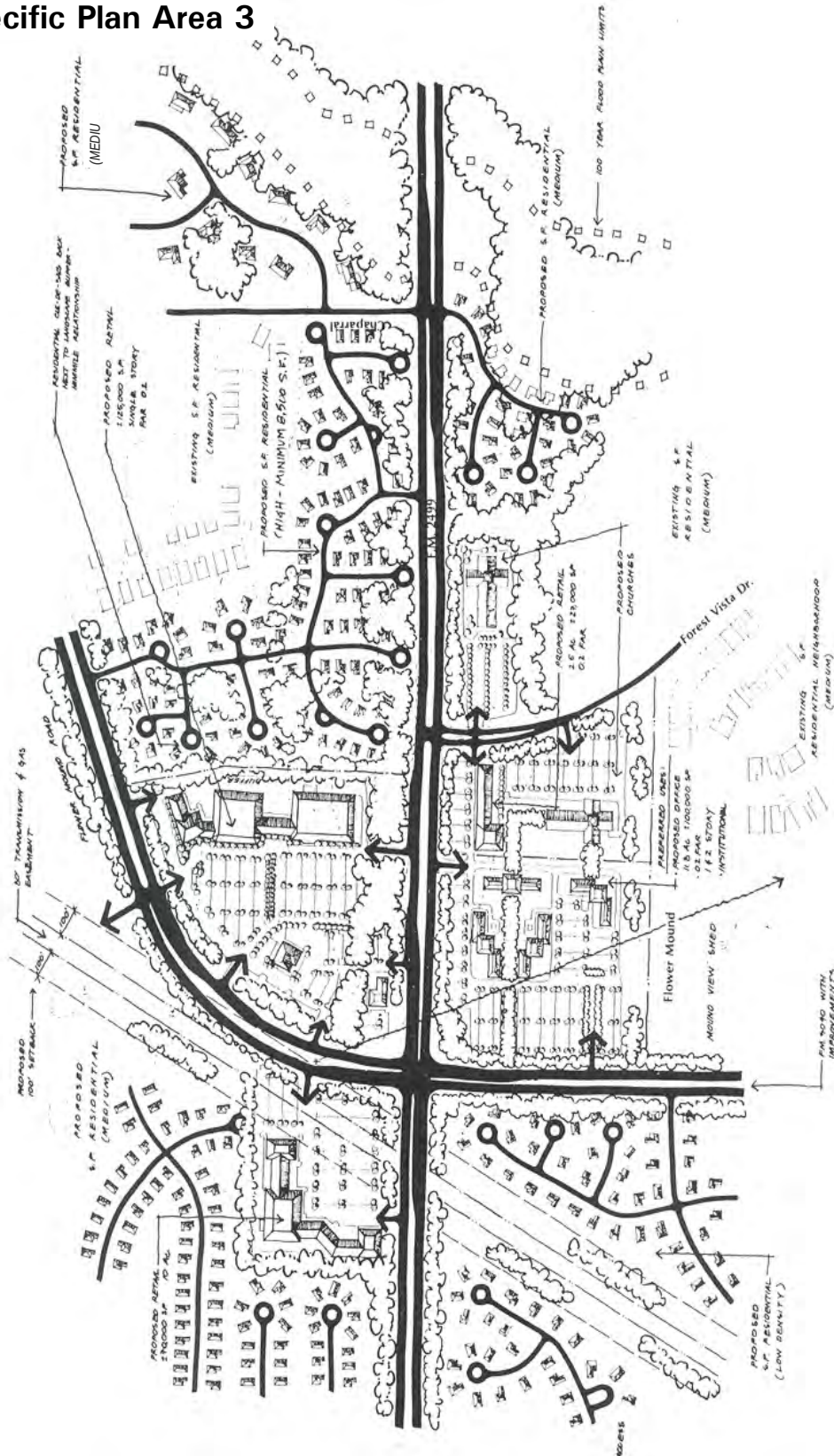
The intersection of FM 2499 and FM 3040/Flower Mound Road is a significant intersection in Flower Mound. Its commercial attraction is reflected in the fact that three of its corners are already zoned for retail use. The area north of Flower Mound contains a creek and its drainage tributaries, which contributes to its many trees and attractive natural environment. The recommended plan for Specific Plan Area #3 is intended to allow the development of commercial uses at the intersection of FM 2499 and Flower Mound Road, and to encourage residential development north of Forest Vista Drive to preserve the attractive natural amenities and to avoid the emergence of highway strip commercial development.

This area is also the location of The Flower Mound, from which the Town derived its name. This significant landmark needs to be preserved and protected as development occurs around it.

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	Retail land uses are proposed in the northwest and southwest corner of FM 2499/FM 3040. A 2.5-acre retail land use is also proposed adjacent to Forest Vista Drive. These tracts have existing retail zoning.		Property mapping
2.	Office land use is proposed in the northeast corner of FM 2499/FM 3040. While this tract has existing retail zoning, it is questionable whether there is enough market support for additional retail in this area. Also, retail uses on this corner will encourage through-traffic on Forest Vista in conflict with the residential neighborhood and elementary school. Office development will also be more compatible with the planned churches and adjacent to The Flower Mound.		Property mapping
3.	Proposed institutional land use (churches) are located near the Forest Vista Drive/FM 2499 intersection. These appear to be currently planned and are appropriate adjacent to the existing residential neighborhood.		Property mapping
4.	Residential uses are recommended north of Forest Vista to preserve the natural amenities, provide compatible land uses with existing residential neighborhoods and to avoid the emergence of highway strip commercial development.		Property mapping
5.	Access management techniques are proposed to limit curb-cuts and assist in the movement of traffic on the major arterials and through one of the more significant intersections in the Town.		Access Management Regulations

3.0 SPECIFIC PLANS

Specific Plan Area 3



3.0 SPECIFIC PLANS

Amendments to Specific Plan Area #3 are as follows:

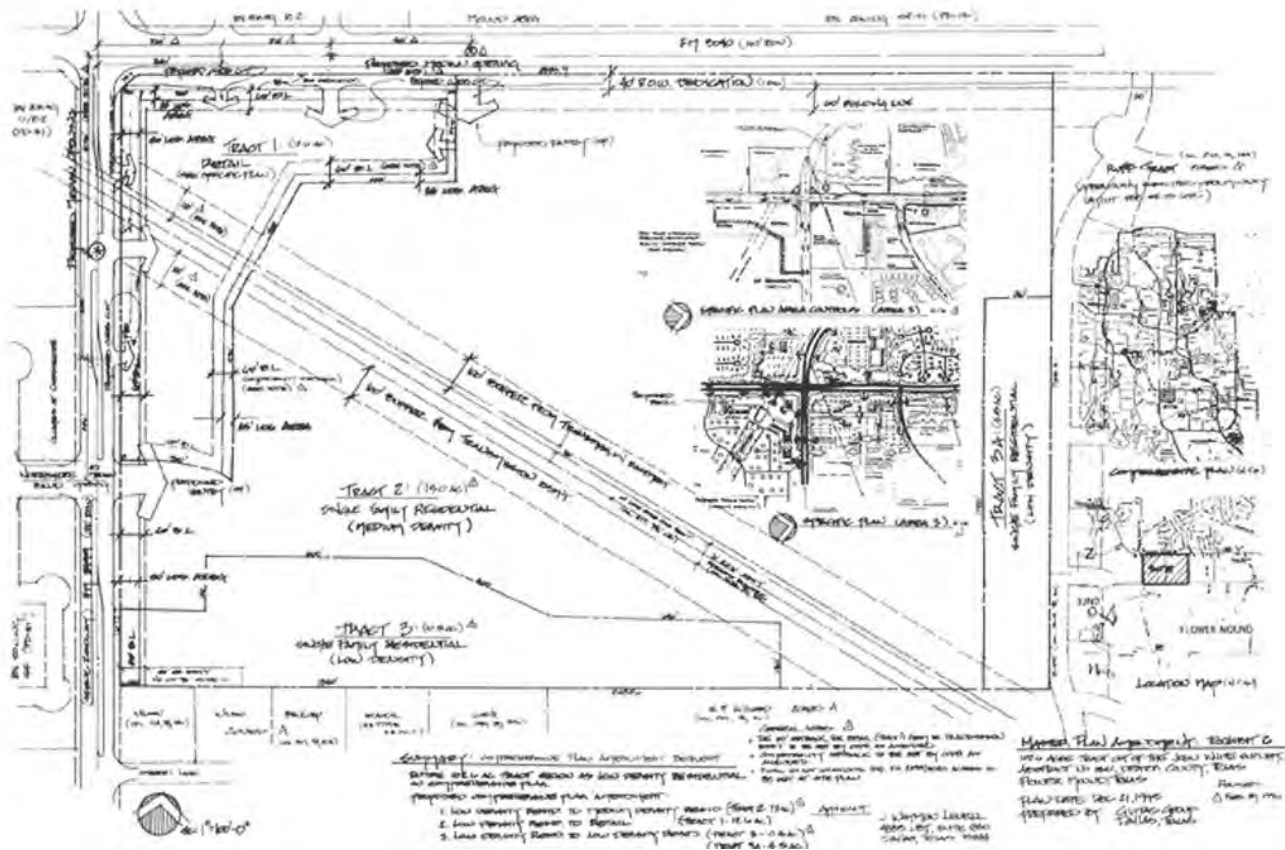
Resolution #7-96

Adopted: March 4, 1996

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	Paragraph #3, Page 45 of the 1994 Comprehensive Master Plan has been amended to read: Retail land uses are proposed in the northwest, southwest and southeast corner of FM 2499/FM 3040. A 2.5 acre retail land use is also proposed adjacent to Forest Vista Drive. With the exception of the southeast corner of FM 2499/Long Prairie Road and FM 3040/Flower Mound Road which is zoned agricultural, these tracts have existing retail zoning.		Property developed, (PD-60).
2.	Paragraph #9, Page 46 of the 1994 Comprehensive Master Plan has been amended to read: Retail land uses are proposed at the immediate southeast corner of FM 2499 and FM 3040. Said retail shall be limited to no more than 15 acres. Medium Density Residential, is to wrap around said retail and there shall be a pedestrian access between the Retail and Medium Density Residential, via the existing electrical easement. Said easement shall extend into the Medium Density Residential, from the Retail and be used for a green belt park corridor for Town dedication. In addition, Low Density Residential shall generally be located to buffer existing "estate type" residential to the south and "planned" Low Density Residential to the east. All buildings on the entire site shall be set back from the existing Brazos Electric easement in accordance with the Chapter 12, Land Development Regulations, of the Code of Ordinances, as amended.		Property developed, (PD-60).
3.	The change in the Comprehensive Master Plan, specifically the Master Land Use Map of the Town of Flower Mound, Texas, established and described in Section 1 herein, shall be hereby subject to the following conditions and requirements:		Property developed, (PD-60).
	A. The maximum amount of office/retail space shall be 125,000 square feet.		Property developed, (PD-60).
	B. Five drive openings shall be allowed to the retail site: Two on FM 3040/Flower Mound Road, one to match the median opening for the retail tract at the northeast corner of FM 2499/Long Prairie Road and FM 3040/Flower Mound Road (Flower Mound Crossing Shopping Center) plus one to match the westernmost access point proposed for the Flower Mound Crossing Shopping Center; and three drive openings on FM 2499/Long		Property developed, (PD-60).

3.0 SPECIFIC PLANS

	Prairie Road, one of which is to align with a median opening approximately 615' south of the centerline of FM 3040/Flower Mound Road. The northernmost drive opening to the retail site along FM 2499/Long Prairie Road will be restricted to "in-only" traffic. The final location of the third drive opening will be determined at the time of site plan and must be approved by the Town. All drive approaches and median openings as shown are conceptual in nature. The necessity and/or location of any and all drive approaches and median openings shall be determined in conjunction with final site plan approval for the site.		
	C. The Owner/Developer, at such time as a zoning request is submitted, shall file a zoning amendment application for a planned development district in order to ensure that the components of Specific Plan Area 3 are adhered to.		Property developed, (PD-60).

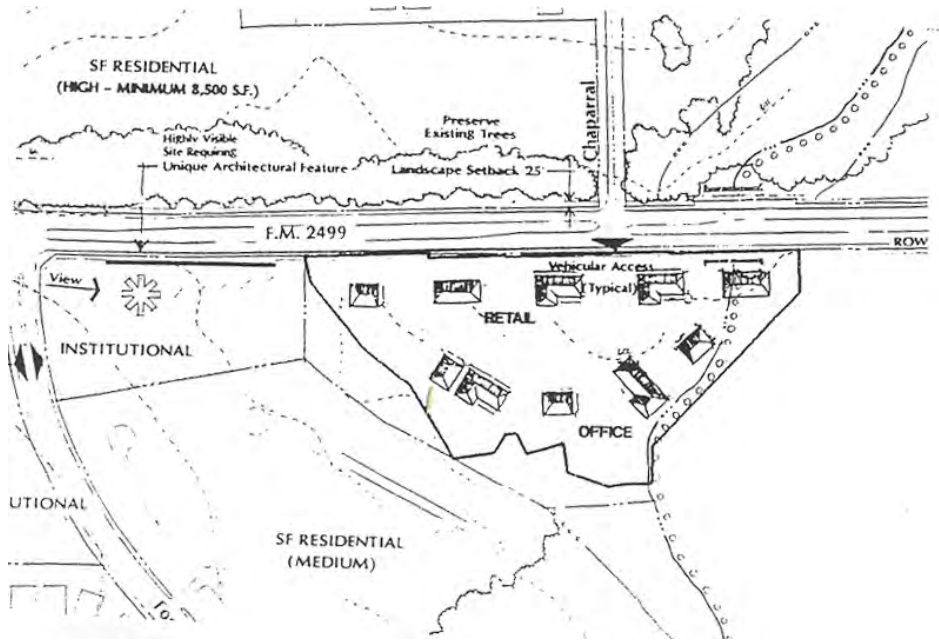


3.0 SPECIFIC PLANS

Amendments to Specific Plan Area #3 are as follows:

Resolution #1-97
Adopted: January 6, 1997

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	A. Paragraph #6, page 45 of the 1994 Comprehensive Master Plan was amended to read: "Office and retail uses are proposed for the site immediately north of Forest Vista. Natural amenities shall be preserved as a buffer for the residential neighborhoods currently provided by creeks and existing vegetation."		Property developed, Property mapping.
2.	B. Paragraph #6, page 46 of the 1994 Comprehensive Master Plan was amended to read: "The site directly across FM 2499 from Chaparral is proposed to be Retail and Office. Preservation of existing trees shall be maintained to the greatest extent possible."		Property developed, Property mapping.

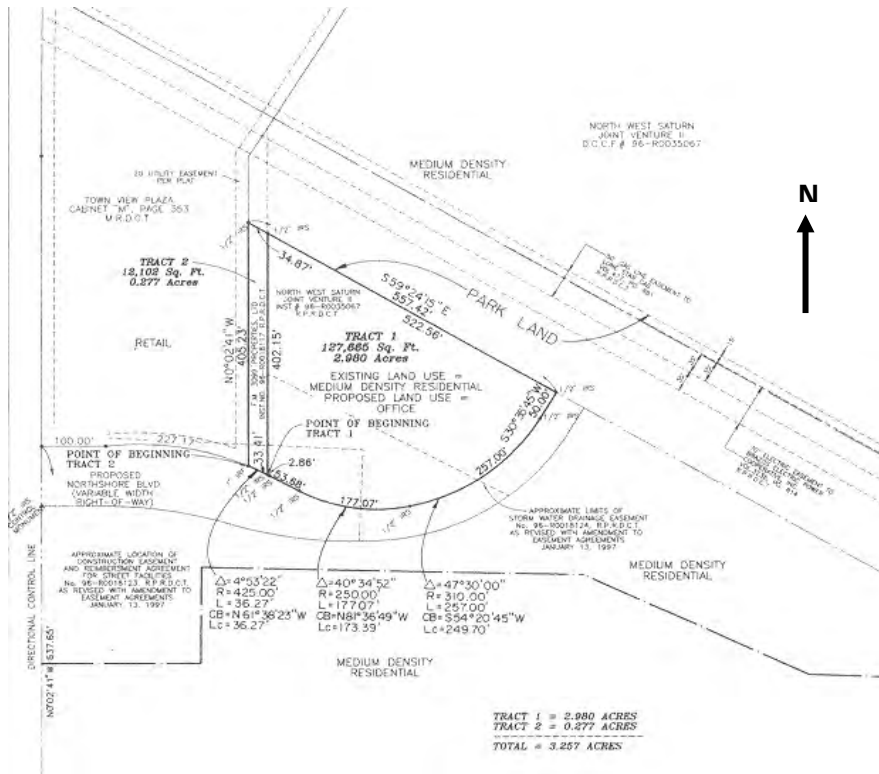


3.0 SPECIFIC PLANS

Resolution #26-97

Adopted: November 3, 1997

Changing the land use designation on a certain tract of land being approximately 3.25 acres in the J. White Survey, Abstract No. 1341, Flower Mound, Denton County, Texas, and presently master planned for medium density residential is changed to office.



3.0 SPECIFIC PLANS

Specific Plan Area #3 Controls

Development controls for Specific Plan Area #3 are recommended to allow the development of commercial development at the intersection without degrading the traffic characteristics of the FM 2499/Flower Mound Road intersection and the two major arterials. An emphasis is placed in this area on protection and preservation of the natural amenities, particularly the enforcement of the Town's Tree Preservation Ordinance. Because of the uncertainties of health risks associated with electromagnetic fields from the electrical transmission lines, 100' setbacks are recommended. A special view corridor to protect views of the Flower Mound is recommended.

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	Access management techniques are proposed to limit curb-cuts and assist in the movement of traffic.		Access Management Regulations
2.	Retail land uses are proposed for the southwest corner of FM 2499 and FM 3040. Buffers will be required between the adjacent Single Family, Medium Density Residential development and this site. A 100' building setback is required from the edges of the existing electricity and gas easement that runs through this site.		Property developed (PD-37).
3.	Retail land uses are also proposed for the northwest corner of FM 2499 and FM 3040. Buffers will be required between this site and the adjacent Single Family, Medium Density Residential development. Preservation of existing trees will be required. Special landscape and signage treatments will be required at the entrances. Traffic routes through the site should be discontinuous. The southeast corner of the site is considered a "High Visibility Site" and will require an exceptional architectural solution.		Property developed (PD-29).
4.	Single Family, High Density (minimum 8,500 square feet) Residential land use is proposed for the site south of Chaparral. Preservation of existing trees will be required on this site.		Property developed (PD-29).
5.	The site directly across FM 2499 from Chaparral is proposed to be Single Family, Medium Density Residential. Preservation of existing trees will also be required on this site.		Property developed, amended by Resolution 1-97.
6.	An Institutional land use is proposed for the northeast corner of Forest Vista Drive and FM 2499. Buffers should be provided on this site where adjacencies with residential uses exist. Because of existing views along FM 2499 into this site, a unique Architectural Feature should be developed on this site to act as a focal point.		Property developed (PD-13).
7.	Retail land uses are proposed at the northeast corner of FM 2499 and FM 3040. The building zone on this site is of great importance in order to maintain views to The Flower Mound and to planned architectural features. Service areas on this site should be internal, and shared by the retailers. A buffer should be provided between this site and the adjacent Single		Property developed (PD-13).

3.0 SPECIFIC PLANS

	Family Residential land use to the east of this site. Retail, Office, and/or Institutional land uses are proposed on this site adjacent to FM 3040.		
8.	A Single-Family, Low Density Residential land use is proposed for the southeast corner of FM 2499 and FM 3040. A 100' building setback is required from the edges of the existing electricity and gas easement that runs through this site.		Property developed, amended by Resolution 7-96.
9.	A 50' landscape setback is required on FM 2499 south of FM 3040 and a 25' setback is required north of FM 3040.		Property developed.
10.	A 25' landscape setback is required along FM 3040 east and west of FM 2499.		Property developed.
11.	All four corners at the intersection of FM 2499 and FM 3040 require special landscape treatments that should be coordinated on each corner.		Property developed.

-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels



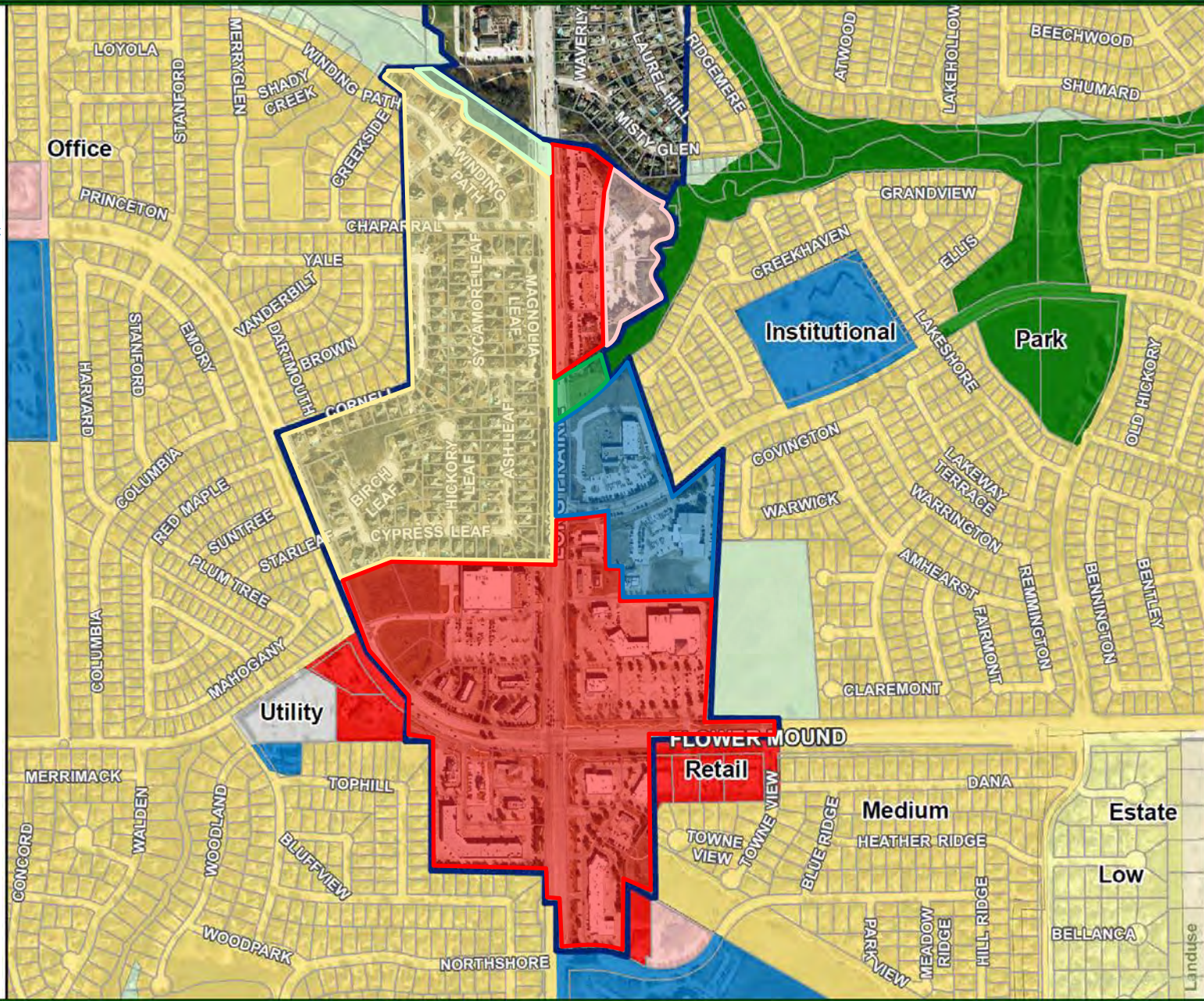
Information Technology



GIS

0 450 900 Feet

October, 2016



3.0 SPECIFIC PLANS

Specific Plan Area #4

The study area that is proposed as Specific Plan Area #4 is defined by property that exists on both sides of FM 2499, north of Euclid and south of Timber Creek.

The general land use concept for Specific Plan Area #4 is one that mixes medium density residential with neighborhood retail, professional office and a combination of the two. The locations for commercial land uses are established from an analysis of the proposed transportation system and existing development patterns. Many, if not all, of the land use recommendations are established to be compatible with existing development patterns and natural features in the existing landscape.

Elements included in Specific Plan Area #4 are as follows:

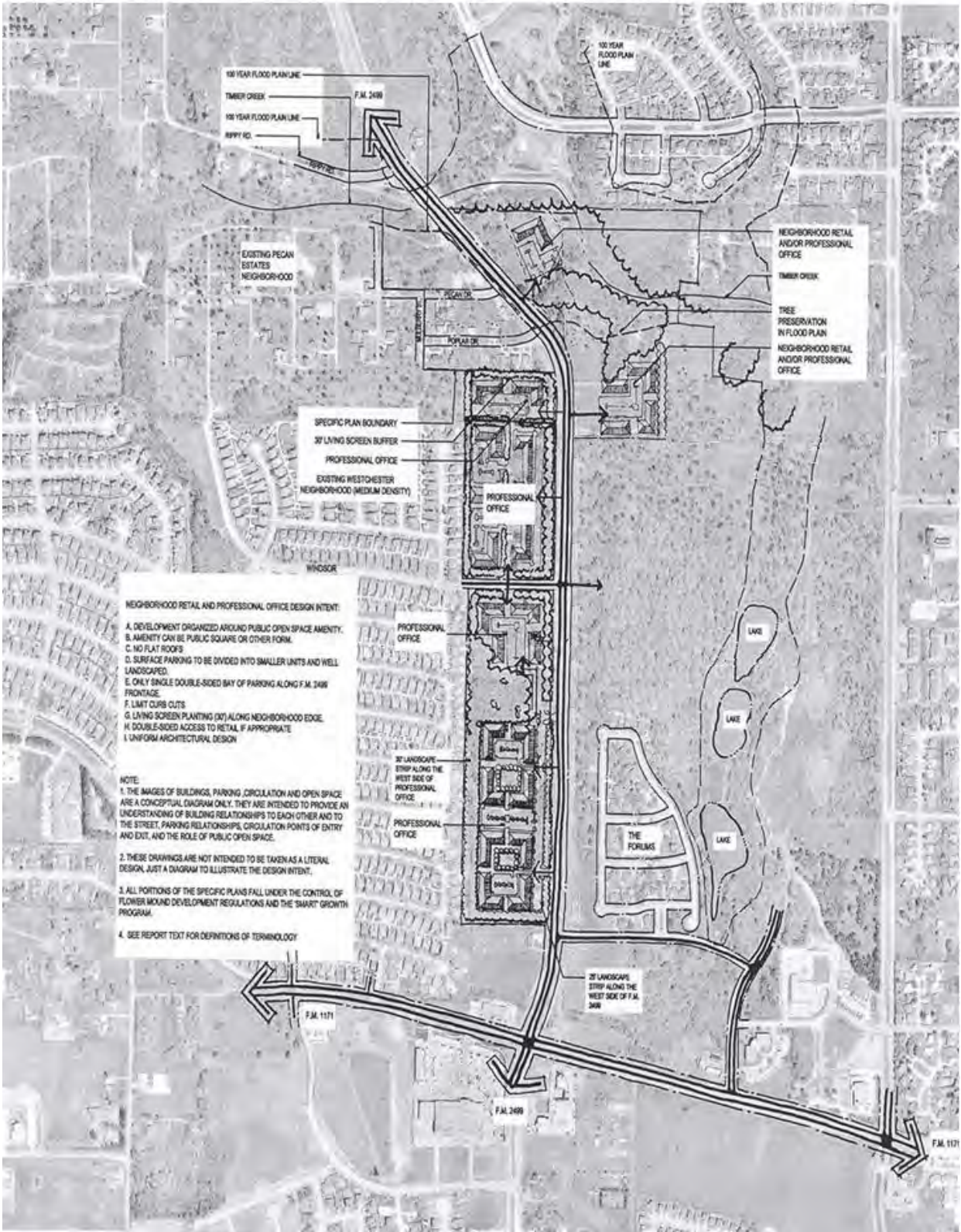
ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	Professional office is recommended along the west side of FM 2499. This land use should be developed in a pattern that creates courtyards and pedestrian-scaled spaces. Surface parking for the development should be screened from FM 2499 and the Westchester neighborhood with a wide landscaped area. This site is proposed to be nestled into areas of existing trees in a manner intended to save natural trees stands and make maximum use of their screening and buffering potential.		Property mapping, property partially developed. LDR requires screening and buffering.
b.	Neighborhood retail and/or professional office are recommended along the eastern side of FM 2499 with appropriate landscape buffers and development controls. In this area no development or fill can occur in the adjacent 100-year flood plain. Protection and preservation of mature trees in accordance with the Town's Tree Ordinance is required for development along this side of FM 2499.		Property entitled & partially developed, (PD-114).
c.	A 30' wide living screen landscape buffer is recommended between commercial developments adjacent to all residential land uses. These buffers would also be required to include masonry walls between dissimilar land uses, as required by the Town's Land Development Regulations. One example of a location where the landscape screen would be required would be between the Pecan Estates/Westchester neighborhoods and the adjoining land, which is recommended to be professional office.	✓	Compatibility buffer requires a minimum of 25 foot landscape buffer.
d.	Limited curb cuts will be allowed along FM 2499. Access drives should be coordinated so that they allow cross-vehicular movement for more than one property		Access Management Regulations
e.	The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The specific locations of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as defined by a transportation planner.		Access Management Regulations

3.0 SPECIFIC PLANS

f.	Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.		Urban Design Standards
g.	No development should occur in the Timber Creek 100-year floodplain		SMARTGrowth, LDR regulations.

3.0 SPECIFIC PLANS

Specific Plan Area #4





3.0 SPECIFIC PLANS

Specific Plan Area #5

Specific Plan Area #5 is bounded on its southern limit by Timber Creek and extends north to the intersection of FM 2499 and Dixon Road. Rippy Road, Waketon Road and Chinn Chapel Road form the western boundary of the plan area. The eastern element of the plan is a strip approximately five-hundred feet in depth that extends from Timber Creek to the south connecting to Dixon Road to the north.

The general land use concept for Specific Plan Area #5 is one that mixes low-density residential with neighborhood retail, village retail, and professional office. The locations for commercial were established from an analysis of the proposed transportation system and existing development patterns.

Within Specific Plan Area #5, College Parkway, Waketon Road and Dixon Road intersect with FM 2499. Possible development around these key intersections should serve to accommodate the Town's need for an expanded retail base.

In each of the neighborhood retail development areas emphasis is placed on orientation of buildings, creating public open space, landscape buffers and limited access to aid transportation and traffic flows.

On the west side of FM 2499 beyond the neighborhood retail and village retail land uses are segments of residential low density land use that extend to the limit of the plan area. Points of pedestrian access interconnect the neighborhood retail and residential developments.

A unique design element is the use of landscape screens that vary from 30' to 50' in width along both sides of FM 2499. Along the western and northern boundary abutting the roadways is the Town's pedestrian trail system extending through the plan area and linking with the trail system beyond.

Elements included in Specific Plan #5 are as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	Neighborhood and village retail and/or professional office land uses are identified along the corridor with major retail at and about the southwest corner of Dixon Road and Long Prairie Road (FM 2499) (the "Robertson's Creek development"). The key concerns for planning these developments are as follows:		
	Development organized around public open space amenity.		Urban Design Standards
	Amenity can be a public square or other form.		Urban Design Standards
	Surface parking to be divided into units of 100 cars or less, and landscaped in accordance with the Town's Land Development Regulations, except for the Robertson's Creek development.	✓	LDR requires landscaping, but does not contain the provision of 100 space maximum.
	Only single double-sided bay of parking along FM 2499 frontage.	✓	The majority of the property is entitled or developed and meets this requirement.

3.0 SPECIFIC PLANS

	Limit curb cuts from major roads by coordinating curb cuts between adjoining properties.		Access Management Regulations
	Double-sided access to retail that faces public open space amenity element.		Urban Design Standards
	Uniform architectural design within contiguous areas.		Urban Design Standards
b.	Realignment of Waketon Road with large radius curves for vehicular safety in two locations as Waketon Road transitions from a north-south alignment to an east-west alignment west of FM 2499. The intersection of Waketon and FM 2499 should be signalized at the time that it meets MUTCD warrants, as should other major intersections of public streets.		Property entitled & partially developed, (PD-89, 141 & 148).
c.	Except as described below, low density residential is recommended along the east side of Rippy Road south of Waketon Road. The depth of this land use is recommended to be 550' from Rippy Road, measured from the ROW line at Rippy Road and parallel to the Rippy Road ROW line. High density residential and medium density residential uses are recommended for the area north and east of Rippy Road and south of the future extension of College parkway as shown on the SPA 5 map. High density residential and medium density residential uses in this area shall only include single family detached residential uses		Property mapping, property entitled & partially developed, (PD-137).
d.	Medium Density and High Density residential is recommended along the west line of Rippy Road, between Pecan Meadows Drive and the southern east-west alignment of Waketon Road, with a depth of approximately 725 feet from Rippy Road, measured from the ROW line at Rippy Road and parallel to the Rippy Road ROW line, and along the west line of the north-south line of Waketon Road, between the southern section of the east-west alignment of Waketon Road and the south line of the northern section of the east-west alignment of Waketon Road, with a depth ranging from 795 feet to 1,380 feet from the north-south alignment of Waketon Road, measured from the ROW line at the Waketon Road ROW line, as this section of Waketon Road will be realigned as detailed on page 3.22.		Property mapping, property entitled & partially developed, (PD-137).
e.	Village retail is recommended along FM 2499, as indicated on the plan, to increase economic development opportunities and commercial land uses along FM 2499.		Property mapping
f.	Neighborhood retail is recommended along Dixon Road in the northern limits of this Specific Plan. The vehicular access to this retail should be coordinated with the access for the Major Retail north of Dixon Road in Specific Plan Area #6.		Property mapping, property developed.
g.	FM 2499 should have a landscape treatment of long sweeping curves of plantings that vary between 20' and 35' from the maximum ROW line.	✓	Street buffer required is 25 feet.
h.	Pedestrian linkages should be provided between	✓	LDR requires sidewalks, but does not

3.0 SPECIFIC PLANS

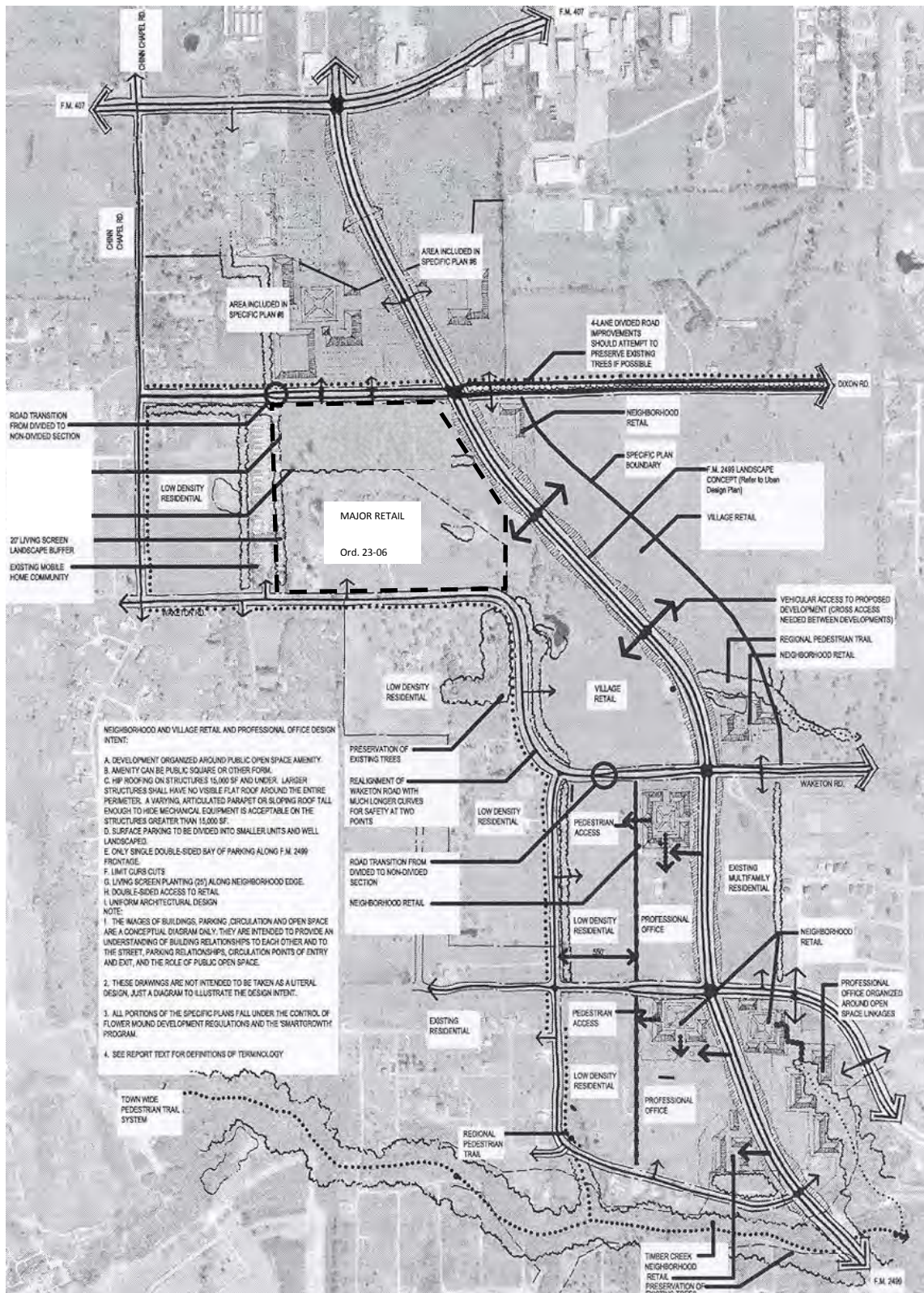
	neighborhood retail/professional office land uses and the adjacent residential uses. These pedestrian linkages are to be integrated into all site planning for development proposals in the identified areas.		contain a provision that requires such connectivity.
i.	Dixon Road and Waketon Road, west of FM 2499 as indicated on the plan, are proposed to transition from a divided road section to an undivided section with a more rural character. This character should include no median and consideration of a swale drainage system instead of concrete curb and gutter. College Road will be designated and aligned west of Long Prairie Road as shown on the attached SPA 5 development controls exhibit.		Access Management Regulations
j.	The existing trees along Dixon Road are to be integrated and preserved as Dixon Road is improved and/or widened, as much as is fiscally possible. If preservation of the trees is to occur, additional ROW will need to be acquired for roadway improvements.		Dixon has been improved to its final section.
k.	A Town-wide pedestrian trail system has been adopted as part of the Town's Parks and Trails Master Plan. Its location in this Specific Plan is indicated by the dots linking neighborhoods together. The system should follow creek alignments and existing tree stands as much as possible.		Parks Trails plan
l.	A 30' wide living screen landscape buffer is recommended between commercial developments adjacent to all residential land uses. These buffers would also be required to include masonry walls between dissimilar land uses, as required by the Town's Land Development Regulations.	✓	Compatibility buffer requires a minimum of 25 foot landscape buffer.
m.	Limited curb cuts will be allowed along FM 2499. Access drives should be coordinated so that they allow cross-vehicular movement for more than one property.		Access Management Regulations
n.	Buildings should incorporate human-scale proportions at entries and front facades through the use of arcades, porte-cocheres, and other shade producing elements.		Urban Design Standards
o.	Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver request to this requirement for buildings within this SPA 5 provided that: (1) any such building(s) being considered for a waiver shall be part of a large-scale multi-building development of 25 acres or larger; and, (2) possessing a meritorious Unified Design Theme; or provided that: such building is located at the southwest corner of the intersection of Waketon Road and Long Prairie Road on certain property described as 1.495 acres of land in the Jesse Watkins Survey, Abstract Number 1324, Denton County, Texas. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.		Urban Design Standards

3.0 SPECIFIC PLANS

p.	The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The location of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as defined by a transportation planner.		Access Management Regulations
q.	No development shall occur in the Timber Creek 100-year floodplain.		SMARTGrowth, LDR regulations.

3.0 SPECIFIC PLANS

Specific Plan Area #5



3.0 SPECIFIC PLANS

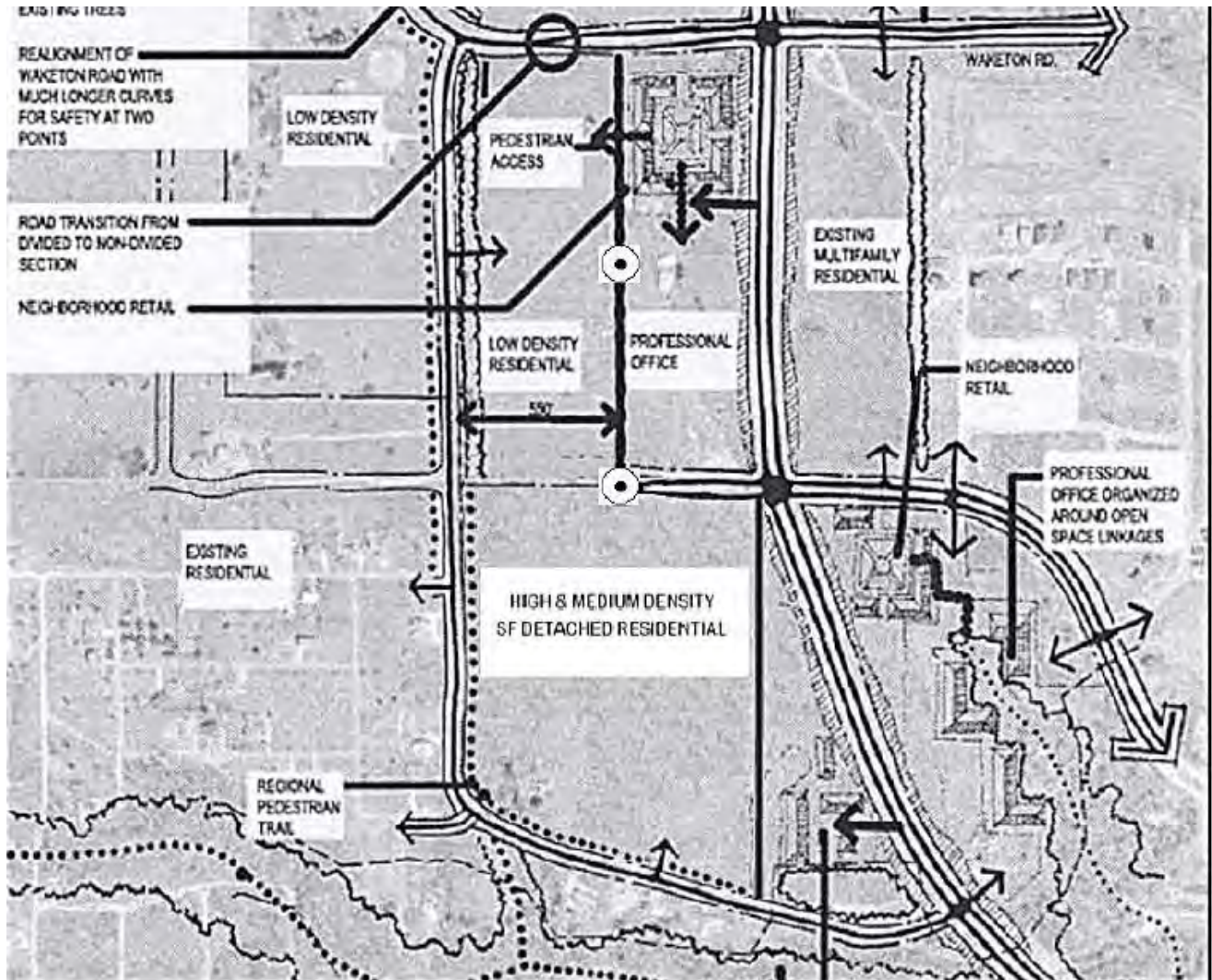
Amendments to Specific Plan Area #5 Development Controls Exhibit:

Ordinance No. 22-15

Adopted: April 20, 2015

Ordinance No. 27-15

Adopted: May 4, 2015

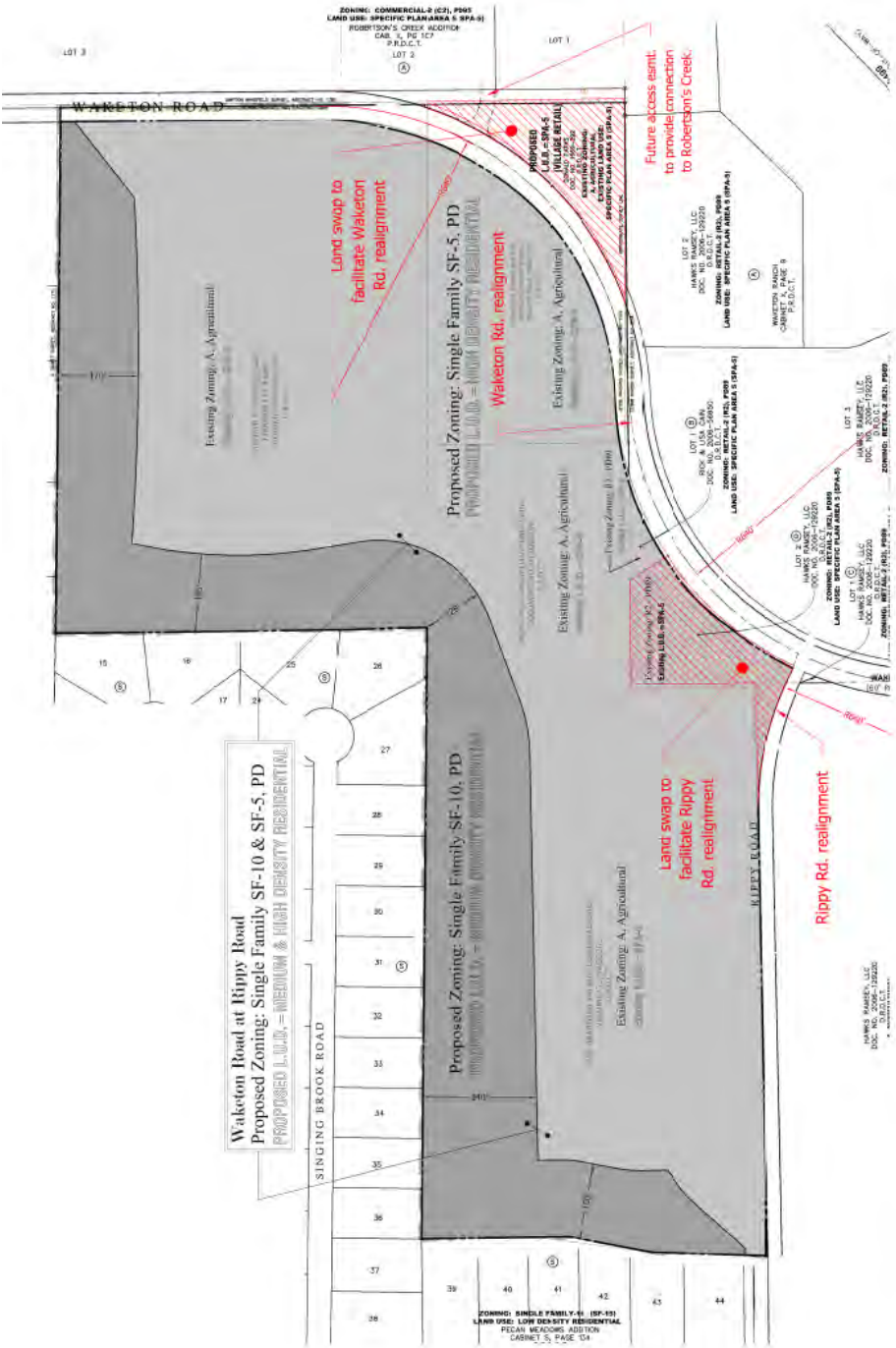


3.0 SPECIFIC PLANS

Amendments to Specific Plan Area #5, as depicted below:

Ordinance No. 50-16
Adopted: September 6, 2016

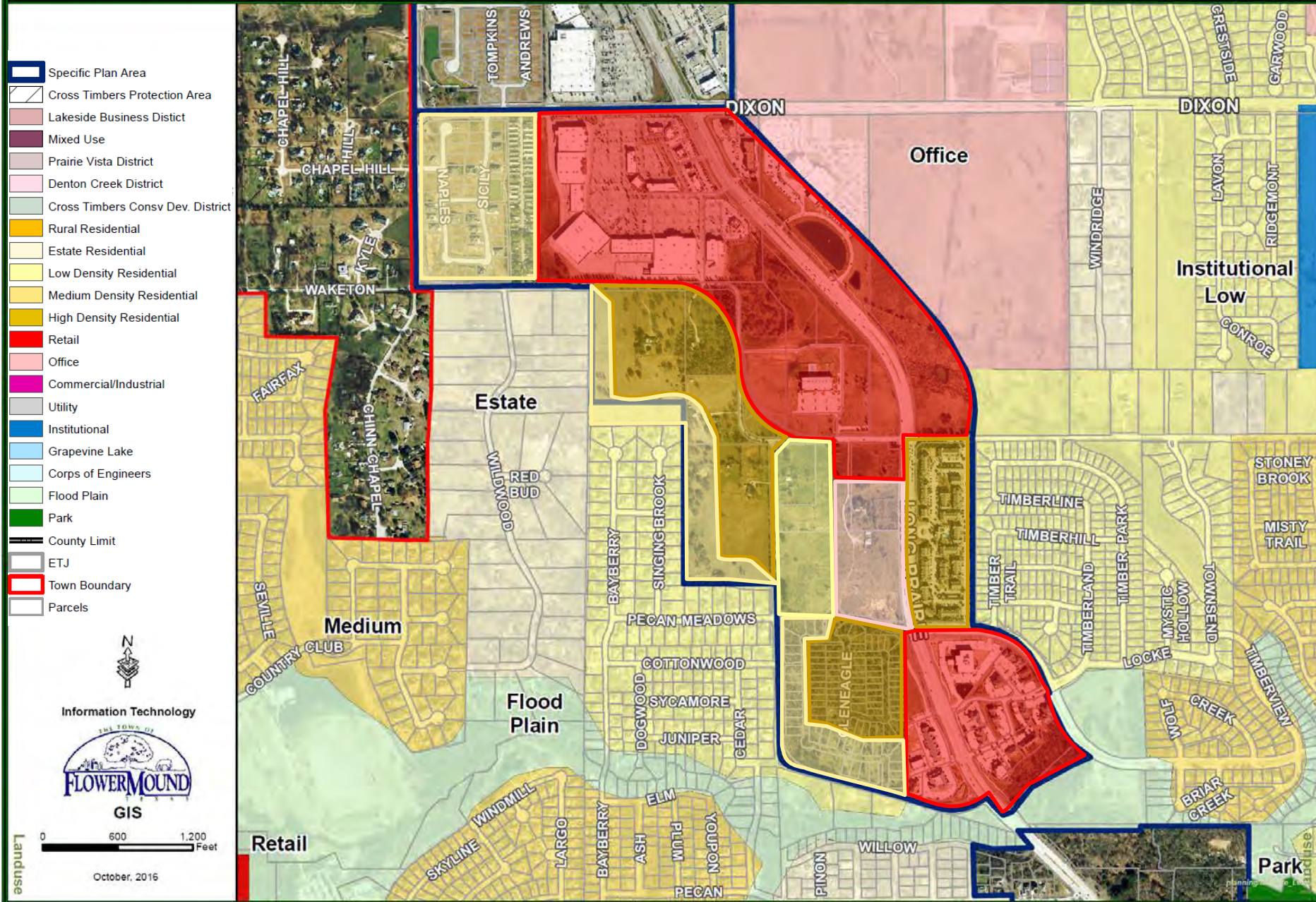
Change in land use designation and realignment of Waketon Road.



Bradford Park

Master Plan Exhibit

Flower Mound, Denton County, Texas



3.0 SPECIFIC PLANS

Specific Plan Area #6

Specific Plan Area #6 is unique in that it has a broad diversity of land uses proposed and is separated into two subparts. The larger of its two segments is located generally north of Dixon Road, south of FM 407 and centered about the southeast and southwest quadrants of the intersection of FM 2499 and FM 407. The smaller segment is located north of FM 407, west of Chinn Chapel and east of Jernigan Road. This smaller segment is approximately 450' in depth along the FM 407 frontage.

The general land use concept for Specific Plan Area #6 is one that proposes a mixture of major retail, village retail, and professional office around existing light industrial developments. The locations for commercial uses are established from an analysis of the proposed transportation system and existing development patterns.

Planned Development 27, PD-27 is fully contained within the plan area. It is strategically placed in a manner to take full commercial advantage of the intersections of FM 2499 with Dixon Road and FM 407. Envisioned in the plan area are larger retail land uses sited with smaller buildings in a manner to screen parking and create open plazas. Gateway features are proposed at the FM 407 - FM 2499 intersection at both of the corners.

East of the retail center and fronting FM 407 there exists a pattern of small commercial and industrial sites interspersed with undeveloped agriculturally zoned tracts. As these areas develop and/or redevelop, the plan envisions transformation to retail, professional office and light industrial uses. Numerous points of access and median openings are indicated along FM 407 to serve the patchwork of small tracts that are expected to remain near their current pattern.

The smaller segment to the north of FM 407 and west of its intersection with Chinn Chapel is further subdivided into two land uses. The eastern half is proposed as a Town park and for institutional uses of approximately ten acres and the western half, a neighborhood retail center. The boulevard that separates the park from the retail development to the west is proposed to be heavily screened with 30' landscape buffers along the right-of-way. Two points of access serve both the park and retail site. The Town's multi-use trail extends along the north side of FM 407, crossing at the intersection with Chinn Chapel and then extending the full length of the plan area to its eastern limit along the south side of FM 407.

Elements included in Specific Plan #6 are as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	Major retail centers are recommended at the SE and SW corners of the intersection of FM 2499 and FM 407. These retail centers should be organized around public open space amenities and designed as master planned developments that address architecture, circulation, signage, lighting and landscape. They should include a 30' wide living screen landscape buffer between their built area and neighboring residential land uses. These buffers would also be required to include masonry walls between dissimilar land uses, as required by the Town's Land Development Regulations. The developments should provide pedestrian and vehicular linkages to adjacent residential neighborhoods as they develop.		Property mapping, property developed (PD-27 & 71).
b.	Neighborhood retail land uses are identified in the		Property mapping, property developed

3.0 SPECIFIC PLANS

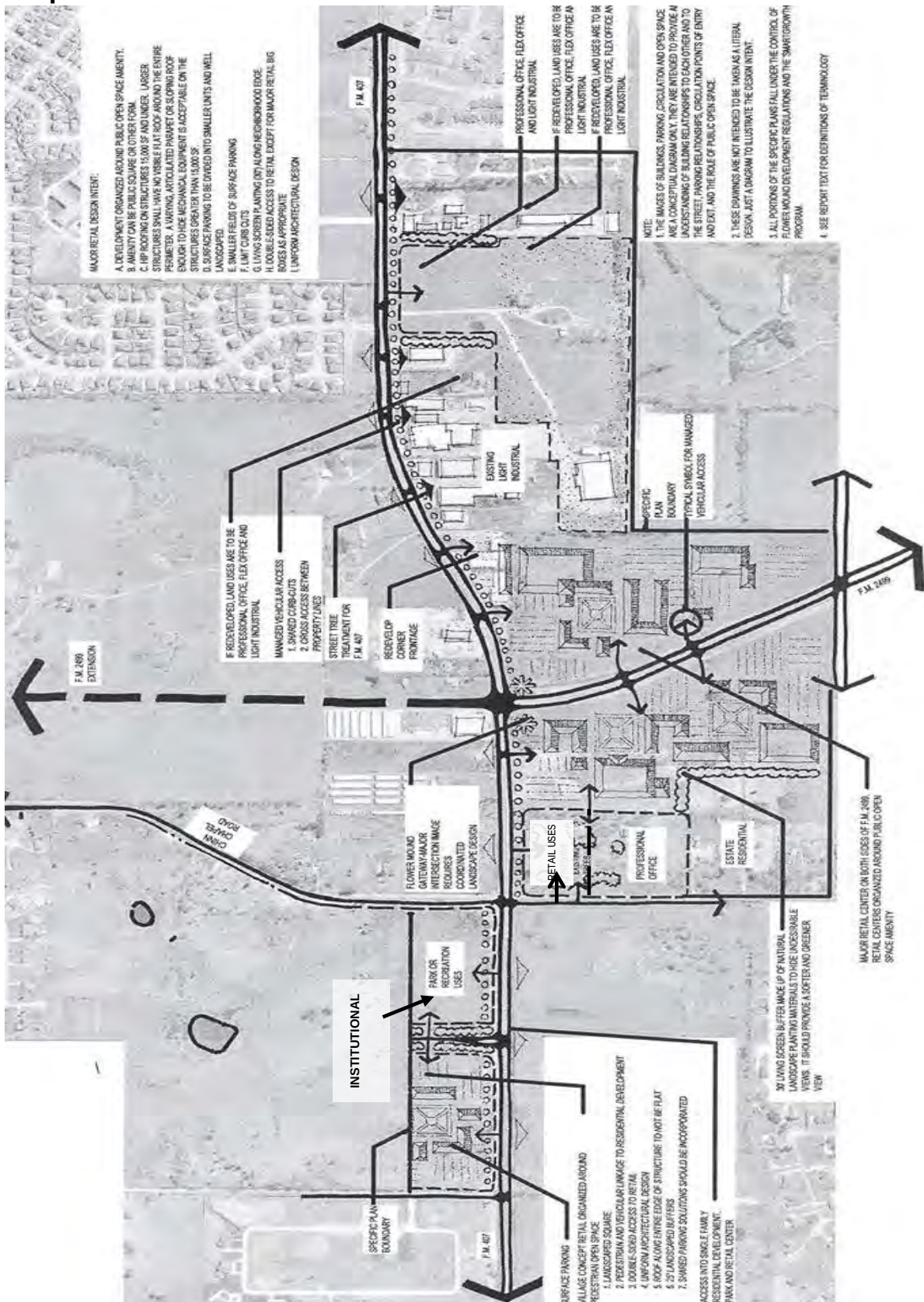
	westernmost area of FM 407. The key concerns for planning in this development are as follows:		(Jernigan Heights & PD-104).
	• Development organized around public open space amenity.		The majority of the property is entitled or developed (PD-104) and meets this requirement.
	• Amenity can be a public square or other form.		The majority of the property is entitled or developed (PD-104) and meets this requirement.
	• Surface parking to be divided into units of 100 cars or less, and landscaped in accordance with the Town's Land Development Regulations.		The majority of the property is entitled or developed (PD-104) and meets this requirement.
	• Only single double-sided bay of parking along FM 407 frontage.		The majority of the property is entitled or developed (PD-104) and meets this requirement.
	• Limit curb cuts from major roads by coordinating curb cuts between adjoining properties.		Access Management Regulations
	• Double-sided access to retail that faces public open space amenity element.		Urban Design Standards
	• Uniform architectural design within contiguous areas.		Urban Design Standards
c.	Gateway treatments as described in the Town's Urban Design Plan are proposed for the SE and SW corners of FM 2499 and FM 407.		Median and ROW Master Plan
d.	Institutional, a public park and/or recreational land use is recommended along FM 407, west of FM 2499.		Property developed, Chinn Chapel Soccer Complex.
e.	FM 2499 should have a landscape treatment of long sweeping curves of landscape plantings that vary between the back of the curb of the street to the limit of the 25' landscape buffer.		Street buffer required is 25 feet.
f.	FM 407 should have a landscape treatment of formal tree plantings with shade trees identified in the Town's Land Development Regulations planted at 30' on center along the right of way line.		Median and ROW Master Plan
g.	The SE corner of FM 2499 and FM 407 that fronts on FM 407 and is currently light industrial uses is proposed to eventually redevelop into major retail. This redevelopment, when proposed by the landowner, should be master planned to coordinate with the entire corner of major retail located in the SE quadrant.		Property mapped as Commercial 2 which allows auto repair.
h.	If existing light industrial land uses along FM 407 redevelop, they should change into office and flex office. This redevelopment would happen only when proposed by the landowner.		Property mapped as Light Industrial which allows office and office flex.
i.	A Town-wide pedestrian trail system has been adopted as part of the Town's Parks and Trails Master Plan. Its location in this Specific Plan is indicated by the dots linking		Parks Trails plan

3.0 SPECIFIC PLANS

	neighborhoods together. The system should follow creek alignments and existing tree stands as much as possible.		
j.	Limited curb cuts will be allowed along FM 2499 and FM 407. Access drives should be coordinated so that they allow cross-vehicular movement for more than one property.		Access Management Regulations
k.	The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The location of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as defined by a transportation planner.		Access Management Regulations
l.	Buildings should incorporate human-scale proportions at entries and front facades through the use of arcades, porte-cocheres, and other shade producing elements.		Urban Design Standards
m.	Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two, provided that the Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver request to this requirement for buildings within this SPA 6. Any such building(s) being considered for a waiver shall be a part of a large-scale multi-building development of 25 acres or larger, possessing a meritorious Unified Design Theme, and not being less than 12,000 square feet. Structures larger than 15,000 SF should have no visible area of a flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.		Urban Design Standards

3.0 SPECIFIC PLANS

Specific Plan Area #6



-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels



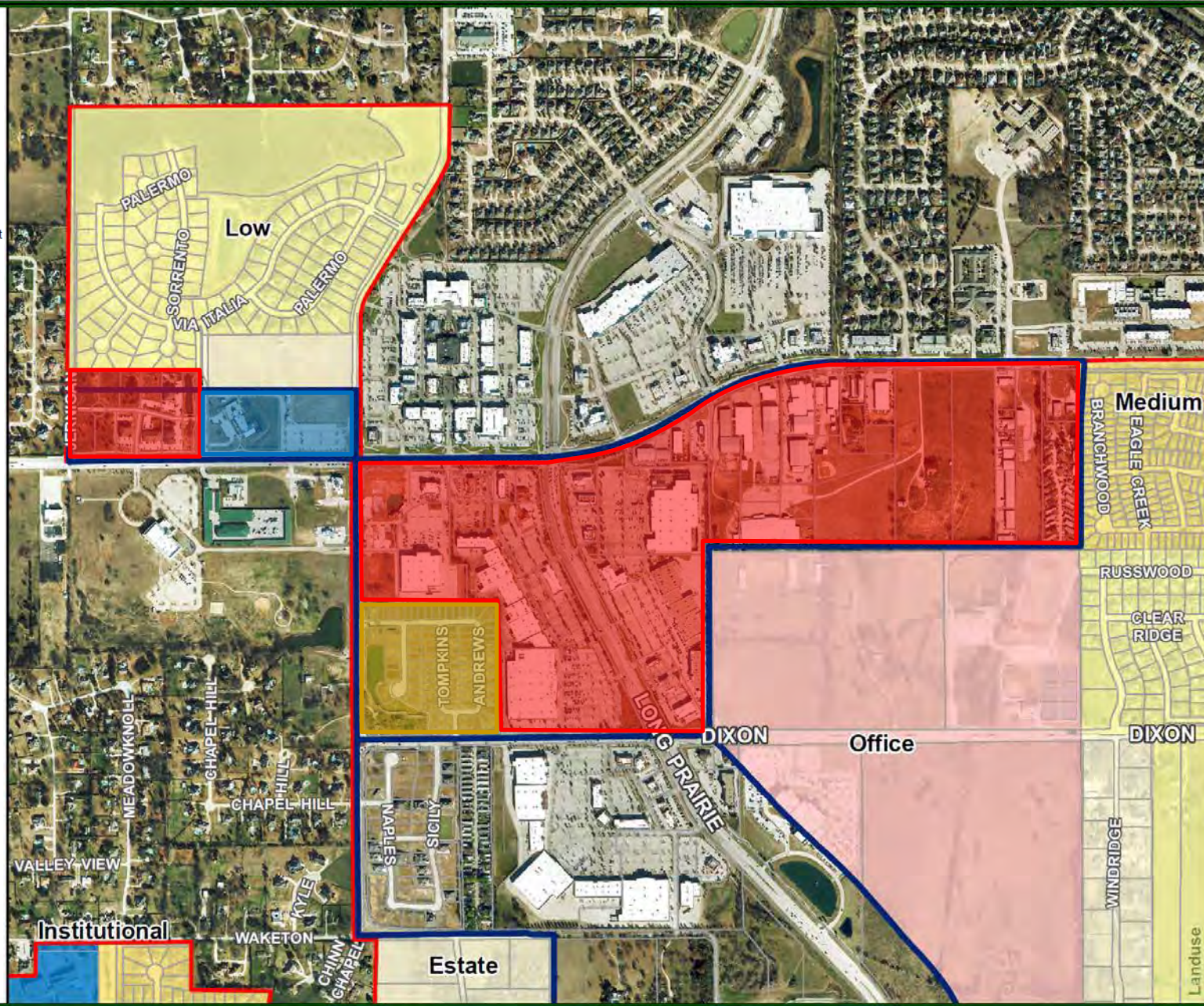
Information Technology



GIS

0 600 1,200
Feet

October, 2016



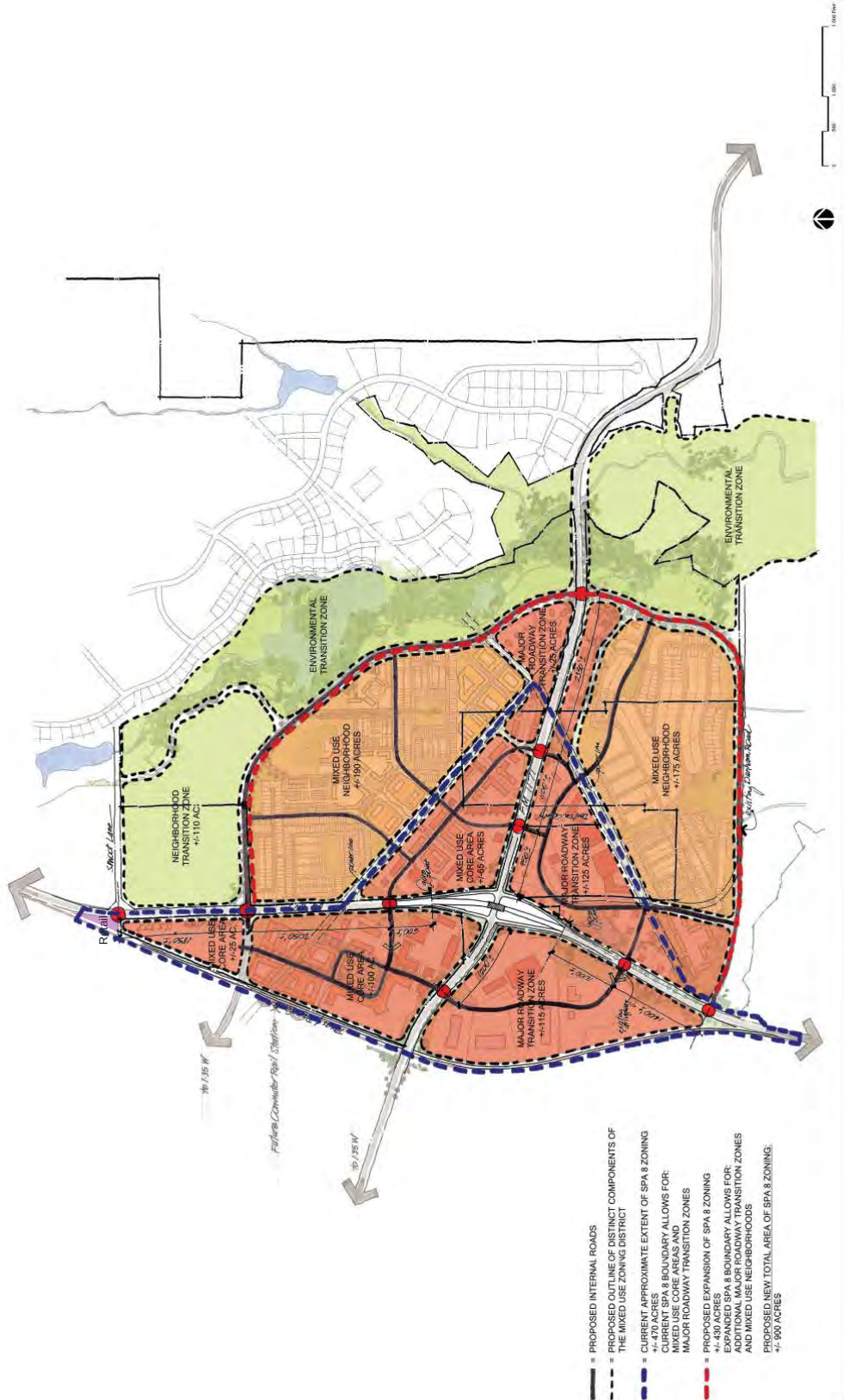
3.0 SPECIFIC PLANS

Specific Plan Area #8

The general land use concept for this Specific Plan Area #8 is one that proposes a collection of mixed use developments centered around the intersection of FM 1171 and US 377. SPA 8 provides a transition between the higher intensity uses at the intersection and the Prairie Vista district to the east.

Elements included in Specific Plan Area #8 are as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	The land use plan shows higher density mixed uses at the intersection of FM 1171 and US 377, extending to the overhead transmission lines to the east.		Property mapping
b.	From the mixed use core and major roadway areas, mixed use neighborhood areas are planned moving to the east. On the north of FM 1171 the mixed use neighborhood area extends to the environmental transition zone which includes the flood plain. On the south side of FM 1171, the mixed use neighborhood area extends to Dunham Road.		Property mapping
c.	East US 377, south of FM 1171 there exists a pattern of industrial sites interspersed with undeveloped agriculturally zoned tracts. As these areas develop and/or redevelop, the plan envisions transformation to mixed use.		Property mapping
d.	Retail land use is proposed in the far northern triangle along US 377. Since this location is a gateway entrance into Flower Mound, any project in this location should have a unified, high quality architectural, landscape and signage design.		Property mapping, Urban Design Standards
e.	A neighborhood transition zone is proposed south of Smoot Lane to provide a buffer between the mixed use area and the Prairie Vista area to the north.		Property mapping
f.	The roadway system shown reflects the Town's Thoroughfare Plan and includes: • A grade separated intersection at FM 1171 and US 377. • A new connector roadway extending from FM 1171 to US 377. • Realignment of Dunham Road. • A new crossing of the railroad tracks west of US 377.		Thoroughfare Plan
g.	The roadways and intersections shown are conceptual and will have to meet the Town's standards when developed.		Access Management Regulations
h.	The SPA 8 area is one of the gateway areas of the Town. All landscaping and entrance monuments should comply with the Town's Median and Rights-of-Way Design Guidelines.		Median and ROW Master Plan



-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels

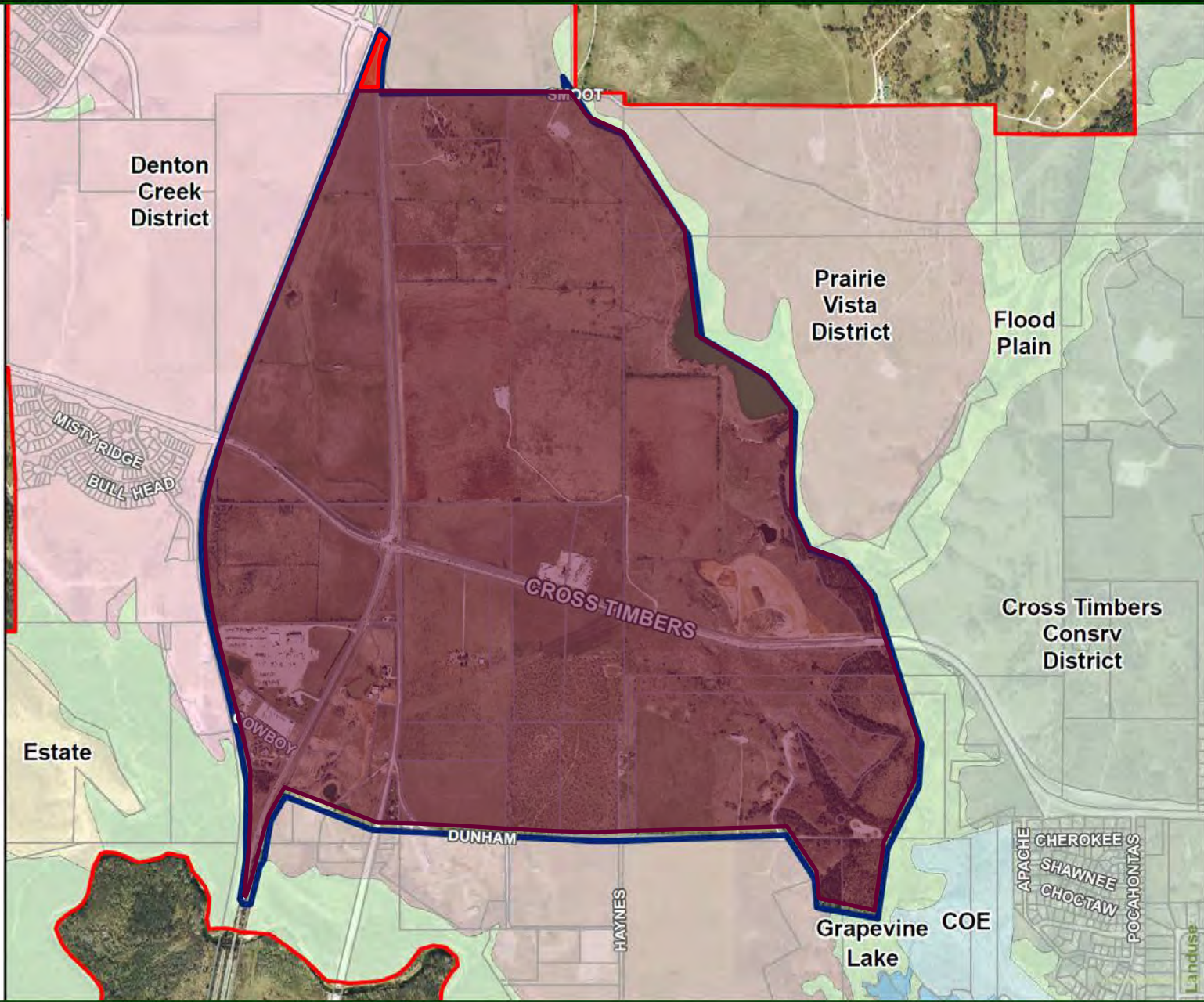


Information Technology



0 1,000 2,000
Feet

October, 2016



3.0 SPECIFIC PLANS

Specific Plan Area #9

The general land use concept for Specific Plan Area #9 is one that proposes four high-end neighborhood retail developments organized around pedestrian open space amenities, with the use of significant landscape plantings for both site landscape and as perimeter buffer.

All development in this Specific Plan Area should conform to the following design elements:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	The development plan for the four corners shall be organized around public open space amenities; which can be accomplished with a public square or other form.		Property entitled & partially developed, (PD-51, 78, 82 & 84).
b.	Preferred uses include; specialty grocery, drug store, bank, dessert/ice cream shop, coffee house, bagel/shop, sit down restaurant, book store, florist, antique store, dance, drama, or music studio, and professional offices.		Property entitled & partially developed, (PD-51, 78, 82 & 84).
c.	Retail uses less than 5,000 square feet in area shall not be allowed within 400' of the intersection of FM 3040, Morriss Road, and Gerault Road, measured radially from the center point of the intersection.		Property entitled & partially developed, (PD-51, 78, 82 & 84).
d.	All of the buildings within the SPA should have a coordinated design including, architecture, color palate and use of materials.		Property entitled & partially developed, (PD-51, 78, 82 & 84).
e.	No outside speakers, except customer service speakers, should be allowed within the SPA.	✓	LDR limits noise, but does not have a limitation on outdoor speakers.
f.	Outside lighting should minimize spillover to areas outside the boundaries of the SPA.		LDR limits the light spilling over to adjacent properties.
g.	Corner buildings should provide "front door" elevations facing each of the roads toward which they are oriented. Buildings should be designed along the roads so that they screen service areas from view from the public rights of way.		Urban Design Standards
h.	Limited curb cuts and median cuts should be allowed along FM 3040. Curb and median cuts should be coordinated to discourage cut-through traffic between FM 3040 and Gerault/Morriss Road.		Access Management Regulations
i.	Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter so that all roof equipment will be hidden from view.		Urban Design Standards
j.	Surface parking areas should be divided into units of 100 cars or less, and landscaped in accordance with the Town's Land Development Regulations.	✓	LDR requires landscaping, but does not contain the provision of 100 space maximum.

3.0 SPECIFIC PLANS

k.	A 25' living screen buffer is proposed along perimeter edges of this plan area where commercial development is proposed close to existing or planned residential development. This 25' landscape buffer should screen the commercial from view from within the residential neighborhoods.		Compatibility buffer requires a minimum of 25 foot landscape buffer.
l.	The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The location of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as approved by the Town Engineer. Hooded left turn lanes will be considered at final site plan design in conjunction with a traffic impact analysis.		Access Management Regulations

The proposed SW quadrant has some unique design issues that will need to be addressed during the development approval process. These include:

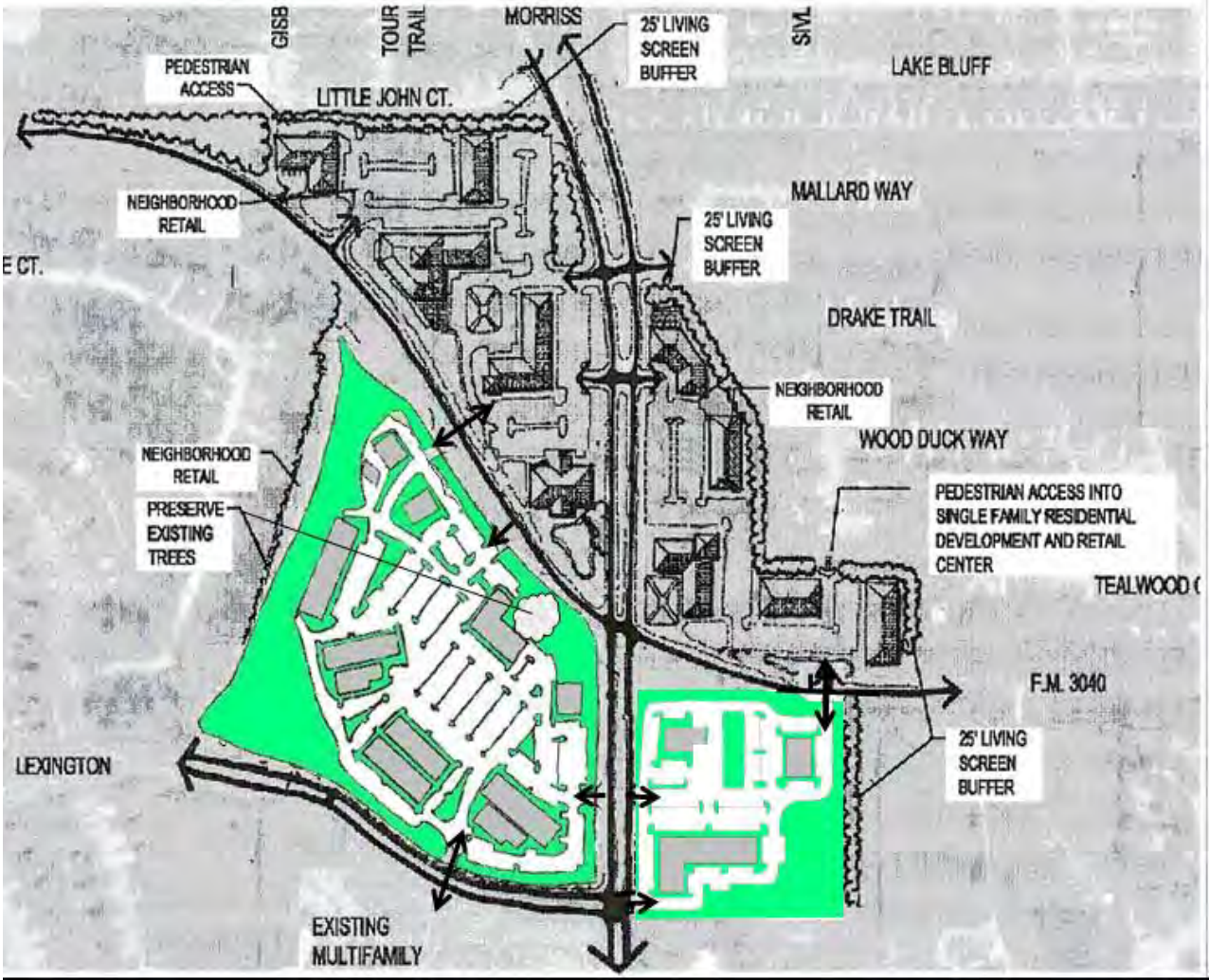
ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	Notwithstanding the design reflected on the concept plan a single tenant use larger than 25,000 SF is allowed only with the approval of a Specific Use Permit (SUP) that would evaluate the impact of such a use and allow for conditions to be placed on a development to insure compatibility with the surrounding neighborhoods.		Property developed, The Pines (PD-82).
2.	The design treatment of the development facing each of the roads on three sides of the quadrant as "front door" facades.		Property developed, The Pines (PD-82).
3.	The development must be sensitive to the creek on the west side.		Property developed, The Pines (PD-82).
4.	Buffering the development from the existing neighborhood directly to the west across the creek.		Property developed, The Pines (PD-82).
5.	Buffering the development from the existing neighborhood directly to the south across Lexington Drive.		Property developed, The Pines (PD-82).
6.	The buffer along the western property line shall be a minimum of 80 feet.		Property developed, The Pines (PD-82).
7.	The height of any building within 300 feet of the western property line shall be one story.		Property developed, The Pines (PD-82).
8.	All buildings within 100 feet of the western property line shall not include rear service areas and have minimal parking along the western boundary of the development.		Property developed, The Pines (PD-82).
9.	A masonry/stone/wrought iron 8' fence shall be installed to separate the development from the creek area.		Property developed, The Pines (PD-82).
10.	Existing trees along the western portion of the site and existing tree groupings on the southwest corner shall be preserved.		Property developed, The Pines (PD-82).

3.0 SPECIFIC PLANS

11.	The existing evergreen trees in excess of five feet in height in the northeast corner shall be preserved. Site planning and design for the quadrant should incorporate these trees into the overall site development in a manner that will ensure their survival.		Property developed, The Pines (PD-82).
12.	Any loading facilities shall be fully screened from a public right of way or adjacent residence using a screen wall which is of adequate length and height to completely enclose the delivery vehicle, additionally berms and landscaping may be added to enhance screening, which may be accomplished by the use of walls, berms, and landscaping.		Property developed, The Pines (PD-82).
13.	It is recommended that the hours of delivery be reviewed as part of any SUP approval.		Property developed, The Pines (PD-82).

3.0 SPECIFIC PLANS

Specific Plan Area #9



-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels



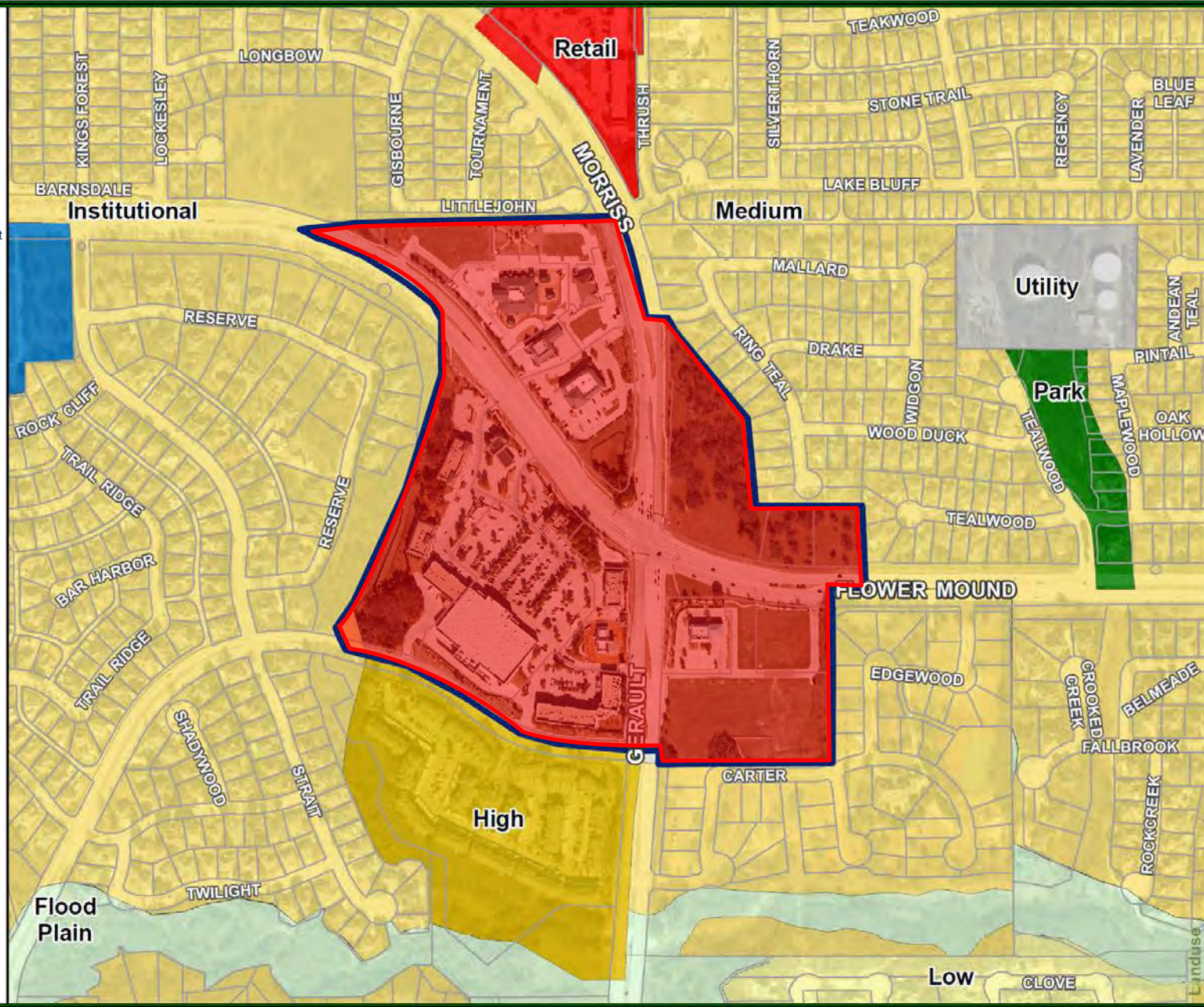
Information Technology



GIS

0 300 600 Feet

October, 2016



3.0 SPECIFIC PLANS

Specific Plan Area #10 (CBD)

The general land use concept for Specific Plan Area #10 is one that combines commercial, residential, civic, and institutional uses in a mixed use development organized into a pedestrian-oriented environment comprised of a network of streets, neighborhoods, blocks, buildings, and public open space. Specific Plan Area #10 will include a river walk park that traverses Specific Plan Area #10, and will include a street landscaping and tree program, as well as significant landscape plantings in parks, open space areas and buffers.

Elements included in Specific Plan #10 are as follows:

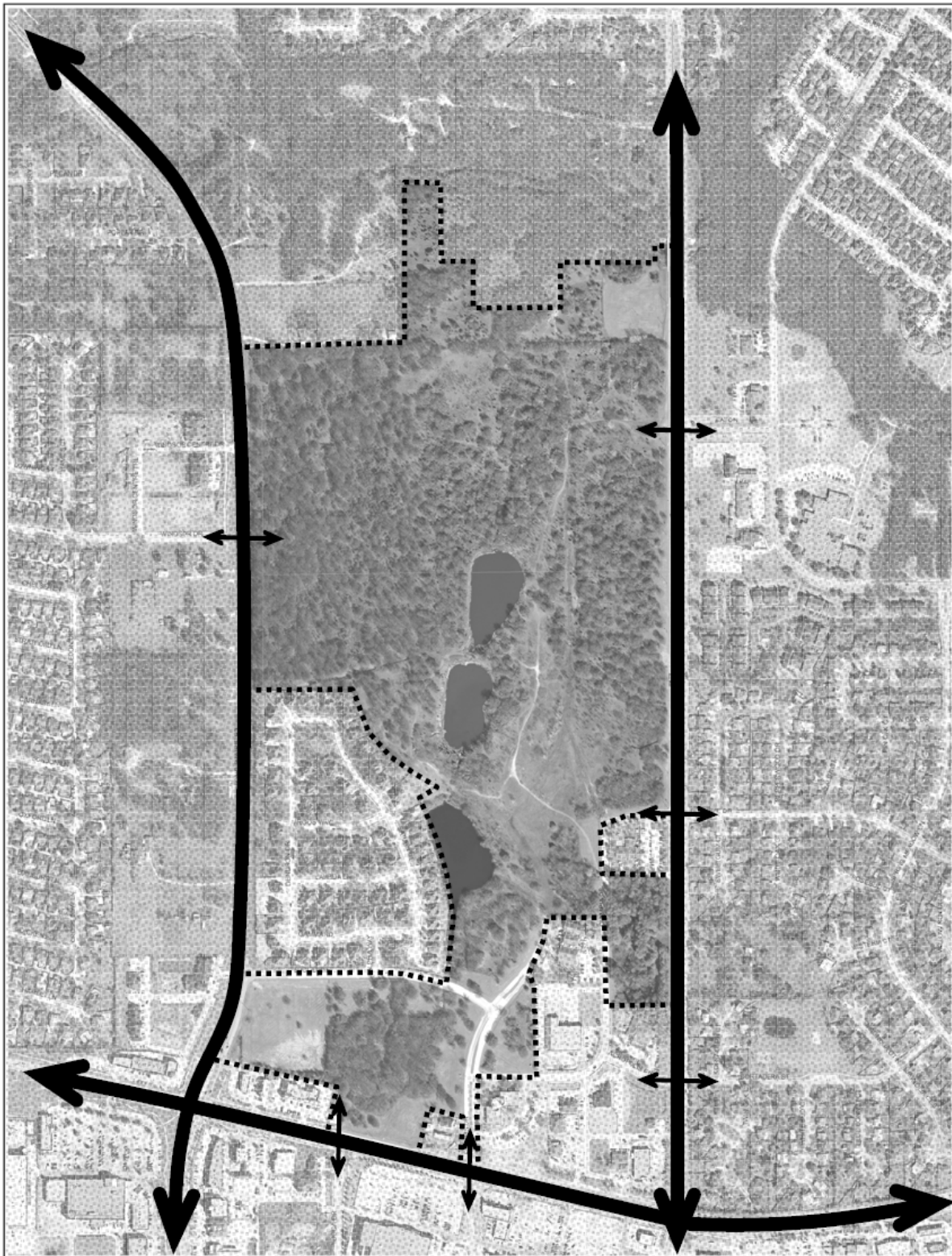
ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	In the area bounded by FM 1171 on the south, FM 2499 on the west, Morriss Road on the east, and Timber Trails Park on the north a variety of office, retail and residential uses within a pedestrian oriented, vertical and horizontal mixed use environments will include: • Retail along FM 1171, at the corner of FM 2499 and FM 1171, along FM 2499, along Central Park Ave., along the River Walk and along Central Park Ave. • Hospital along FM 2499 north of Central Park Ave. • A Central Park linked to other open space areas by a linear river walk water feature. • Residential uses along Morriss Road including Townhomes and Multi-family and loft over units located above retail and offices uses. • Office uses located throughout Specific Plan Area 10.		Property mapping to Mixed Use
b.	Specific Plan Area #10 will be composed of a number of smaller neighborhoods (subdistricts) with distinct characteristics including principal uses, building type, scale, street types and sidewalk sections.		Property entitled & partially developed, (CBD Zoning).
c.	Specific Plan Area #10 will be a focal point for Flower Mound. Its design will allow and encourage people to work and live in close proximity. It shall provide a pedestrian-oriented environment that encourages people to park their cars and walk to their destinations and that is accented by a linear park traversing Specific Plan Area #10 that incorporates a river walk water feature and provides linkages to the various sub-districts and other parts of the community.		Property entitled & partially developed, (CBD Zoning).
d.	Architectural diversity will be encouraged but shall be executed in a consistent and complementary manner.		Property entitled & partially developed, (CBD Zoning).
e.	Buildings shall be designed and built utilizing quality materials and workmanship.		Property entitled & partially developed, (CBD Zoning).
f.	Both vertical and horizontal articulation of the building facades shall be encouraged, so long as the overall effect is an integrated and interesting streetscape.		Property entitled & partially developed, (CBD Zoning).
g.	The design and location of streets, squares, parks, and		Property entitled & partially developed,

3.0 SPECIFIC PLANS

	buildings shall provide a series of linked places, creating variety and interest.		(CBD Zoning).
h.	Closely interrelated to walk-ability is the goal of creating well-designed, interconnected public spaces of varying scales, characters and uses.		Property entitled & partially developed, (CBD Zoning).
i.	Landscape elements will play a critical role in the shaping and character of public, semi-public, and private open space.		Property entitled & partially developed, (CBD Zoning).

3.0 SPECIFIC PLANS

Specific Plan Area #10



-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels



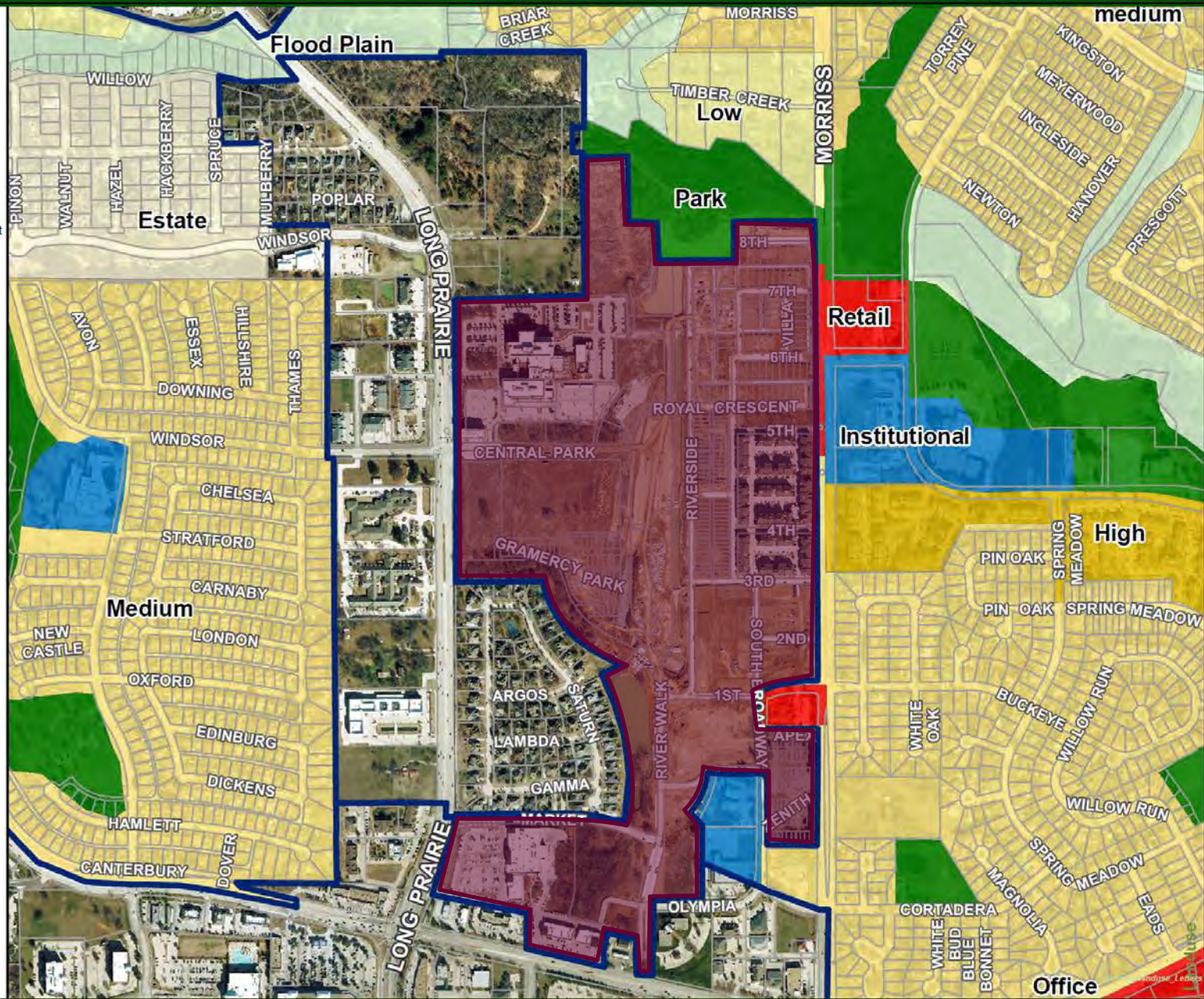
Information Technology



GIS

0 500 1,000 Feet

October, 2016



3.0 SPECIFIC PLANS

Specific Plan Area #11

Specific Plan #11 encompasses properties located within a Gateway Entrance to the Town on the intersection of Old Orchard Road/Duncan Lane and FM 3040/Flower Mound Road. These properties were identified by the Master Plan Update Steering Committee as being appropriate for a potential infill development site. The Committee recommended that a new Specific Plan be created to address the future development of the properties and institute appropriate development standards. The Committee also recognized the need for age-restricted housing options within the Town. Finally, the Committee expressed a need to define the gateway entrances to the Town.

The north side of SPA 11 was created in 2011 to create the development of high quality, age-restricted, single-family high-density residential uses, and high quality retail development on the vacant parcels. The existing church was given the designation of Institutional to reflect the current use.

The south side of SPA 11 was created in 2012 to create a neighborhood retail area to frame the entrance to the Town and complement the retail development planned on the north corner. The existing residential neighborhood to the south will be protected by the Town's compatibility standards when a development of this area is proposed.

Elements included in Specific Plan #11 are as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	An existing Church building (institutional use) is located on a tract of land to the west of the vacant parcels. This property is currently zoned A (Agriculture). The development ability of this tract will remain unaffected under the proposed Specific Plan #11.		Property mapping
b.	High quality retail uses are recommended at the corner of the gateway intersection of FM 3040/Flower Mound Road and Old Orchard Lane/Duncan Lane. The key concerns for retail development in this Specific Plan are as follows:		
	1. Appropriate development to frame the entrance into the Town, including the location of a gateway entrance monument on the northwest corner.		Urban Design Standards
	2. All of the retail buildings within Specific Plan #11 should have a coordinated design including, architecture, color palate and use of materials, and shall comply with the Town's Urban Design Plan.		Urban Design Standards
	3. Development shall be organized around a public open space amenity. This amenity can be a public square or other form.		Urban Design Standards
	4. Roofs of commercial buildings 15,000 SF and under are to be hip and/or gable style.		Urban Design Standards
	5. Roofs of structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the		Urban Design Standards

3.0 SPECIFIC PLANS

	roof perimeter.		
	6. Retail uses less than 5,000 square feet in area shall not be allowed within 400' of the right-of-way of Duncan Lane.	✓	Northern property entitled, (PD-120).
	7. No outdoor storage, dumpsters, loading areas or patios will be permitted within the compatibility setback adjacent to the residential homes that are located along Cherokee Path	✓	Compatibility buffer requires a minimum of 25 foot landscape buffer.
c.	Age-restricted, single-family high-density residential uses are allowed on the north side. The minimum lot size for any residential development shall be 5,000 square feet. This pattern is proposed to help transition to the existing surrounding residential developments. The key concerns for residential development in this Specific Plan are as follows:		Property entitled and developed, Orchard Flower (PD-120).
	1. The development of the high quality residential should include open space and amenity areas that are integral to the development and include a plaza, park, linear greens and/or environmental preserves that provide a community gathering space for the residents.		Property entitled and developed, Orchard Flower (PD-120).
	2. In addition to meeting the Town's minimum masonry requirements, individual homes should have sufficient architectural differentiation to create an interesting and lively streetscape.		Property entitled and developed, Orchard Flower (PD-120).
	3. With the first development application for any residential development, the Developer shall provide deed restrictions that restrict the age of the residents within the development.		Property developed, Orchard Flower (PD-120).
d.	Curb cuts shall align with existing median openings along FM 3040/Flower Mound Road where possible, and in accordance with the Town's Access Management Policy. Access drives are to be coordinated so that they allow cross-vehicular movement within the retail portion as well as to the existing institutional use.		Access Management Regulations
e.	Specific Plan #11 sits at a Gateway entrance to the Town as described in the Town's Urban Design Plan. The development of these tracts shall conform to the recommendations of the Medians and Rights-of-Way Design Guidelines in regards to Gateway monuments and landscaping.		Median and ROW Master Plan

3.0 SPECIFIC PLANS

Specific Plan Area #11 Controls

Dimensional Controls for Area 11 include the following:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	A 15' landscape setback is required on Old Orchard Lane/Duncan Lane.		Street buffer required is 15 feet.
b.	A 25' landscape setback is required along FM 3040/Flower Mound Road.		Street buffer required is 25 feet.
c.	An appropriate buffer is recommended between retail development and residential land uses. In addition to the buffer, the overall design of the Specific Plan should also provide for pedestrian connection between the uses.		Compatibility buffer requires a minimum of 25 foot landscape buffer.

3.0 SPECIFIC PLANS

Specific Plan Area #11



-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels



Information Technology



GIS

0 300 600 Feet

October, 2016

