AGENDA

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING

MARCH 13, 2017

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 February 27, 2017*

   Consider approval of the minutes of the February 27, 2017, Planning and Zoning Commission Regular Session.

2. *RC16-0019 – Canyon Falls Retail*

   Consider a request for a Record Plat to create a non-residential lot and an open space lot. The property is generally located east of Canyon Falls Drive and south of Denton Creek Boulevard.

3. *SP16-0016 – River Walk Medical Park Parking Garage*

   Consider a request for a Site Plan to develop a parking garage. The property is generally located north of Central Park Avenue and east of Long Prairie Road.

4. *SUP17-0002 – Zoom Dry Cleaning* *Public Hearing*

   Public Hearing to consider a request for a Specific Use Permit No. 449 to permit a cleaning/laundry facility with on-site plant. The property is generally located north of Flower Mound Road and east of Morriss Road.

5. *LDR17-0001 – Landscaping* *Public Hearing*

   Public Hearing to consider a request to amend the Land Development Regulations by amending Chapter 82, Article V, Division 2, entitled "Landscaping," of the Town's Code of Ordinances to allow for the use of aggregates and inorganic materials as ground cover.

E. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: March 9, 2017, at 2:10 pm, 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 27TH DAY OF FEBRUARY, 2017, 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
David Johnson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Brad Ruthrauff	Commissioner, Place 1

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Tommy Dalton	Assistant Town Manager
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS/VISITORS COMMENTS

Jim Engel, 5110 Bayberry, Flower Mound
Sandeep Sharma, 2504 Stillwater, Flower Mound
Stuart Kissner, 1905 Ring Teal, Flower Mound
Bobby White, 2012 Canvasback, Flower Mound
Renee Doyle, 920 Drake, Flower Mound
Paul Stone, 709 Lake Bluff, Flower Mound

D. REGULAR ITEMS

DRAFT

1. **Consider approval of the minutes of the February 13, 2017, Planning and Zoning Commission Regular Session and Work Session.**

Commission Deliberation

Vice Chair Solis moved to approve the February 13, 2017, minutes as presented. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: **Dillon, Linley, Solis, McCall, Neal, Johnson**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Ruthrauff**

The motion passed with a vote of 6-0.

2. **Consider a request for a Record Plat (RC16-0009 - Creekside at Heritage Park, Phase Three) to create a residential subdivision. The property is located generally west of Garden Ridge Road and south of Flower Mound Road.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Vice Chair Solis moved to approve RC16-0009 – Creekside at Heritage Park, Phase Three. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: **Johnson, Neal, McCall, Solis, Linley, Dillon**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Ruthrauff**

The motion passed with a vote of 6-0.

3. **Consider a request for a Record Plat (RC16-0017 - Canyon Falls, Village 10B) to create a residential subdivision. The property is generally located north of Canyon Falls Drive and east of Prairie Ridge Road.**

Staff Presentation

Poornima Srinarasi, Senior Planner

DRAFT

Commission Deliberation

Vice Chair Solis moved to approve RC16-0017 – Canyon Falls, Village 10B. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: **Dillon, Linley, Solis, McCall, Neal, Johnson**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Ruthrauff**

The motion passed with a vote of 6-0.

4. **Consider a request for a Record Plat (RC16-0013 - The Villas at Southgate, Phase One) to create a residential subdivision. The property is generally located at the northwest corner of Long Prairie Road and Gerault Road.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Michael Dowdey, Dowdey, Anderson & Associates

Commission Deliberation

Vice Chair Solis moved to approve RC16-0013 – The Villas at Southgate, Phase One. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: **Johnson, Neal, McCall, Solis, Linley, Dillon**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Ruthrauff**

The motion passed with a vote of 6-0.

5. **Consider a request (MISC17-0002 - Victory Retail Parking Deviation) for a deviation to the required parking spaces in excess of 20 percent as outlined in Section 82-73, Computing parking and loading requirements, of the Code of Ordinances. The property is generally located north of Flower Mound Road and east of Morriss Road.** ***(This item was tabled at the January 23, 2017, meeting.)***

DRAFT

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Patrick Filson, Kirkman Engineering, Grapevine

Commission Deliberation

Commissioner Johnson moved to recommend denial of MISC17-0002 - Victory Retail Parking Deviation. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: **Dillon, Linley, Solis, McCall, Neal, Johnson**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Ruthrauff**

The motion passed with a vote of 6-0.

6. **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0005 – Senior Housing Provisions) to amend Section 1, Land Use Plan, by adding provisions related to high quality retirement or active residential facilities designed for persons 55 years of age or older.**

Staff Presentation

Tommy Dalton, Assistant Town Manager

Public Comment *[Generally In Favor of Policy Statement, but In Opposition to some Location and Incentive options under consideration]*

Paul Stone, 709 Lake Bluff, Flower Mound
Jim Engel, 5110 Bayberry, Flower Mound
Sandeep Sharma, 2504 Stillwater Ct., Flower Mound

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

Renee Doyle, 920 Drake, Flower Mound
Stuart Kissner, 1905 Ring Teal, Flower Mound
Bobby White, 2012 Canvasback, Flower Mound

Close Public Hearing

Commission Deliberation

DRAFT

Vice Chair Solis moved to recommend approval of a request for a Master Plan Amendment (MPA17-0005 – Senior Housing Provisions) to amend Section 1, Land Use Plan, by adding provisions related to high quality retirement or active residential facilities designed for persons 55 years of age or older, specifically, to recommend the following components: the policy statement as presented; the types of senior housing as age-restricted, for-rent, multifamily, independent senior living facilities; the location to include Eastern Flower Mound, generally the Long Prairie District and all points south including the Lakeside Business District; and also encouraging development by including the incentives as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: **Johnson, Neal, McCall, Solis, Linley, Dillon**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Ruthrauff**

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 8:49 P.M.

TOWN OF FLOWER MOUND, TEXAS

_____

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

_____

Cindi Price, Executive Assistant

DRAFT

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 2

DATE: March 13, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Record Plat (RC16-0019 - Canyon Falls Retail) to create a non-residential lot and an open space lot. The property is generally located east of Canyon Falls Drive and south of Denton Creek 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 this record plat application is to create one developable retail lot and one open space lot. The subject property is approximately 14.74 acres and zoned Planned Development District-98 (PD-98) with Commercial District-1 (C-1) uses and Open Space uses. The proposed record plat is consistent with the approved concept plan for Canyon Falls.

The developable lot measures approximately 6.6 acres and approval of a site plan by the Town will be required for the development of this lot. The developer has requested to defer the improvements on the open space lot, such as installing landscape buffer trees and sidewalk, to a later date when the retail lot develops (see Attachment A(3)).

Access to the open space lot will be from Canyon Falls Drive and the buildable lot fronts onto both Canyon Falls Drive and Denton Creek Boulevard. The current project includes the establishment of landscape buffers and building setbacks. The open space lot currently contains a sedimentation pond and landscaping around the pond. There are several easements on the open space lot, including a 170-foot power easement that runs parallel to its northern boundary.

III. ATTACHMENTS

A. Background Information

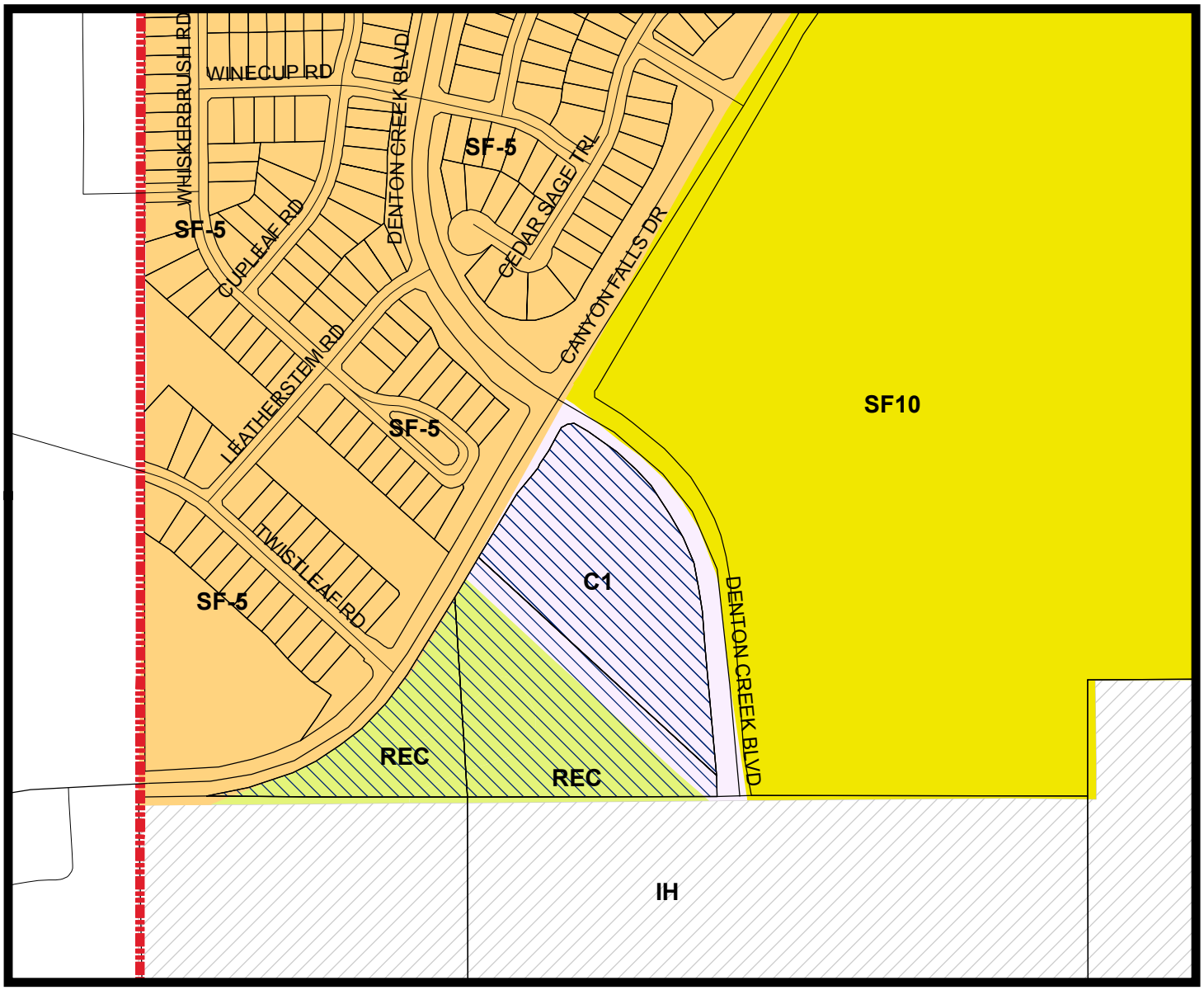
1. Vicinity Map
2. Letter of Intent
3. Letter from the Developer

B. Application Details

1. Record Plat Package

Vicinity Map

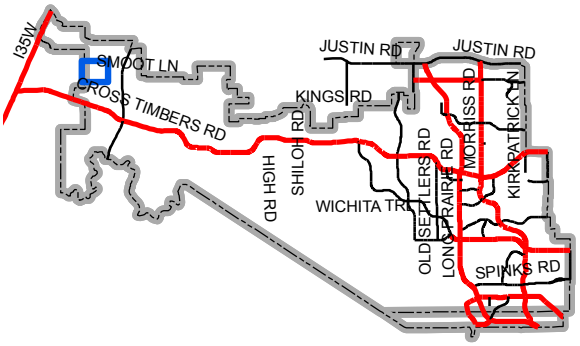
Reference Project: RC16-0019



LEGEND

Commercial 1 | Interim Holding | Recreation | Single Family 5 | Single Family 10

Subject Property



Map Location

0 315 630 1,260 Feet

J. VOLK consulting
830 Central Parkway East, Suite 300 | Plano, Texas 75074
972.201.3100 (office) | 972.201.3099 (fax)
TBPE No. F-11962

November 10, 2016

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

RE: Canyon Falls Letter of Intent – Record Plat – Sediment Pond

Dear Poornima,

Canyon Falls is a master planned community intended to provide a variety of single family residential and commercial uses that are compatible with the natural characteristics of the land (such as topography, drainage, vegetation and floodplain) to ensure a high-quality new community. This master planned community is intended to provide increased recreation amenities, high quality homes and shopping alternatives that will be designed in a comprehensive fashion, which will enhance the quality of life for future residents and the Town of Flower Mound. We believe that Canyon Falls will be a great addition for the Town of Flower Mound and the rooftops generated within the development will support the future plans and growth of Flower Mound for commercial and retail development along the western side of its Town Limits. Additionally, the proximity of the development to I-35W and U.S. 377 provide a great transition between the commercial and more intense zoning districts that exist along the I-35W and U.S. 377 corridors.

Record Plat – Sediment Pond:
Existing Zoning District: C-1
Record Plat – Sediment Pond Acreage: 14.736 Acres
Lot breakdown: 1 Commercial Lot & 1 Open Space/HOA Lot

We appreciate your assistance with this application and look forward to working with you and the Town of Flower Mound on the Canyon Falls development.

Sincerely,
J. VOLK CONSULTING, INC.

Tom Dayton, P.E.

cc: Brian Cramer, Assistant Vice President, Newland Real Estate

CANYON FALLS

March 3, 2017

Doug Powell, AICP, Executive Director of Development Services
TOWN OF FLOWER MOUND
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028

RE: Canyon Falls Retail Plat – Lots 1X and 2, Block SS

Dear Mr. Powell:

NASH Canyon Falls, LLC is the owner of the subject property and understands that the any improvements to lots 1X and 2 Block SS, required by the Town of Flower Mound including landscaping within the buffer and sidewalks, will be addressed at the time Lot 2 Block SS is developed.

Sincerely,
NASH Canyon Falls, LLC
a Delaware limited liability company
By: Newland Real Estate Group, LLC
a Delaware limited liability company
Its Agent

Brian Cramer
Vice President

LEGAL DESCRIPTION:

BEING a 14.736 acre tract of land situated in the M.E.P. & P.R.R. SURVEY ABSTRACT NO. 922 & the J. WILBURN SURVEY ABSTRACT NO. 1416, in the Town of Flower Mound, Denton County, Texas. Said 14.736 acres being a portion of that certain tract of land as described in deed to NASH CANYON FALLS, LLC, as recorded in Instrument Number 2015–34494, Deed Records, Denton County, Texas (D.R.D.C.T.). Said 14.736 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" I.R.F., being the most Northwest corner of that certain tract of land as conveyed to LA ESTANCIA INVESTMENTS, LP, as recorded in Instrument Number 2008–137045, said Deed Records, also being the POINT OF BEGINNING, of the tract hereon Described by metes and bounds as follows;

THENCE North 00 degrees 11 minutes 32 seconds West a distance of 15.09 feet to a 1/2" I.R.F.;

THENCE North 87 degrees 06 minutes 45 seconds East a distance of 163.48 feet to a 1/2" I.R.F., being the beginning of a curve to the left, whose radius is 695.00 feet and whose long chord bears North 59 degrees 14 minutes 07 seconds East, 649.94 feet;

THENCE along said curve to the left, through a central angle of 55 degrees 45 minutes 17 seconds, an arc length of 676.31 feet to a 1/2" I.R.F.;

THENCE North 31 degrees 21 minutes 28 seconds East a distance of 531.60 feet to a 1/2" I.R.F.;

THENCE North 38 degrees 12 minutes 02 seconds East a distance of 100.72 feet to a 1/2" I.R.F.;

THENCE North 31 degrees 21 minutes 28 seconds East a distance of 110.63 feet to a 1/2" I.R.F., being the beginning of a curve to the right, whose radius is 19.50 feet and whose long chord bears North 76 degrees 21 minutes 28 seconds East, 27.58 feet;

THENCE along said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 30.63 feet to a 1/2" I.R.F.;

THENCE South 58 degrees 38 minutes 32 seconds East a distance of 37.84 feet to a 1/2" I.R.F., being the beginning of a curve to the right, whose radius is 604.90 feet and whose long chord bears South 31 degrees 35 minutes 22 seconds East, 550.32 feet;

THENCE along said curve to the right, through a central angle of 54 degrees 06 minutes 54 seconds, an arc length of 571.32 feet to a 1/2" I.R.F.;

THENCE South 04 degrees 32 minutes 11 seconds East a distance of 496.87 feet to a 1/2" I.R.F.;

THENCE South 89 degrees 46 minutes 07 seconds West a distance of 1504.88 feet to the POINT OF BEGINNING, and containing 14.736 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared RYAN S. REYNOLDS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

Given under my hand and seal of office this ___ day of _____, 2017.

_____
Notary public for and in the State of Texas

My commission expires: _____

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

_____
Claudio Forest,
Chairman Planning and Zoning Commission

_____
Doug Powell,
Executive Director of Development Services

_____, 2017
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

_____
Theresa Scott, Town Secretary
Town of Flower Mound

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as CANYON FALLS – RETAIL, an Addition to the Town of Flower Mound, Denton County, Texas.

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

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

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

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

BY: NEWLAND REAL ESTATE GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS AGENT

BY: _____
BRIAN CRAMER, ASSISTANT VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared BRIAN CRAMER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

Given under my hand and seal of office this ___ day of _____, 2017.

_____
Notary public for and in the State of Texas

My commission expires: _____

NOTE:
DEVELOPER AND TOWN OF FLOWER MOUND HAVE MUTUALLY AGREED TO DEFER IMPROVEMENTS TO LOT 1X, BLOCK SS UNTIL TIME WHEN LOT 2, BLOCK SS IS DEVELOPED.

1.General
All developments of over five acres shall be required to install a geodetic control network station (monument) within the boundaries of the development. The location of the station (monument) shall be selected and approved by the Town. The entire cost of the survey and installation of the station (monument) shall be the responsibility of the developers.

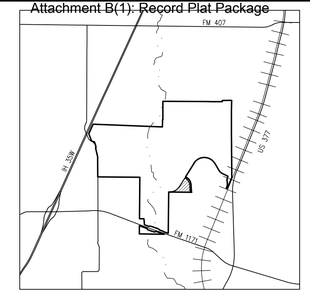
2. Survey Technical Specifications
The geodetic control station (monument) shall be established utilizing Global Positioning Real Time Kinematic methods. The published results of the survey shall be in accordance with the following specifications: horizontal positions will have a positional tolerance of 0.2 feet and a vertical position shall have a positional tolerance of 0.3 feet.

3. Monument Installation Specifications
The monuments shall be constructed using Berntsen CD2 Concrete Markers (2" diameter) or equivalent. The 2" diameter domed aluminum cap shall have "THE TOWN OF FLOWER MOUND" stamped on its face in 1/8" size letters around the outside edge. The monuments typically shall be placed on drainage structures or in concrete paving utilizing Berntsen DRYLOK Fast Plug anchoring epoxy or equivalent.

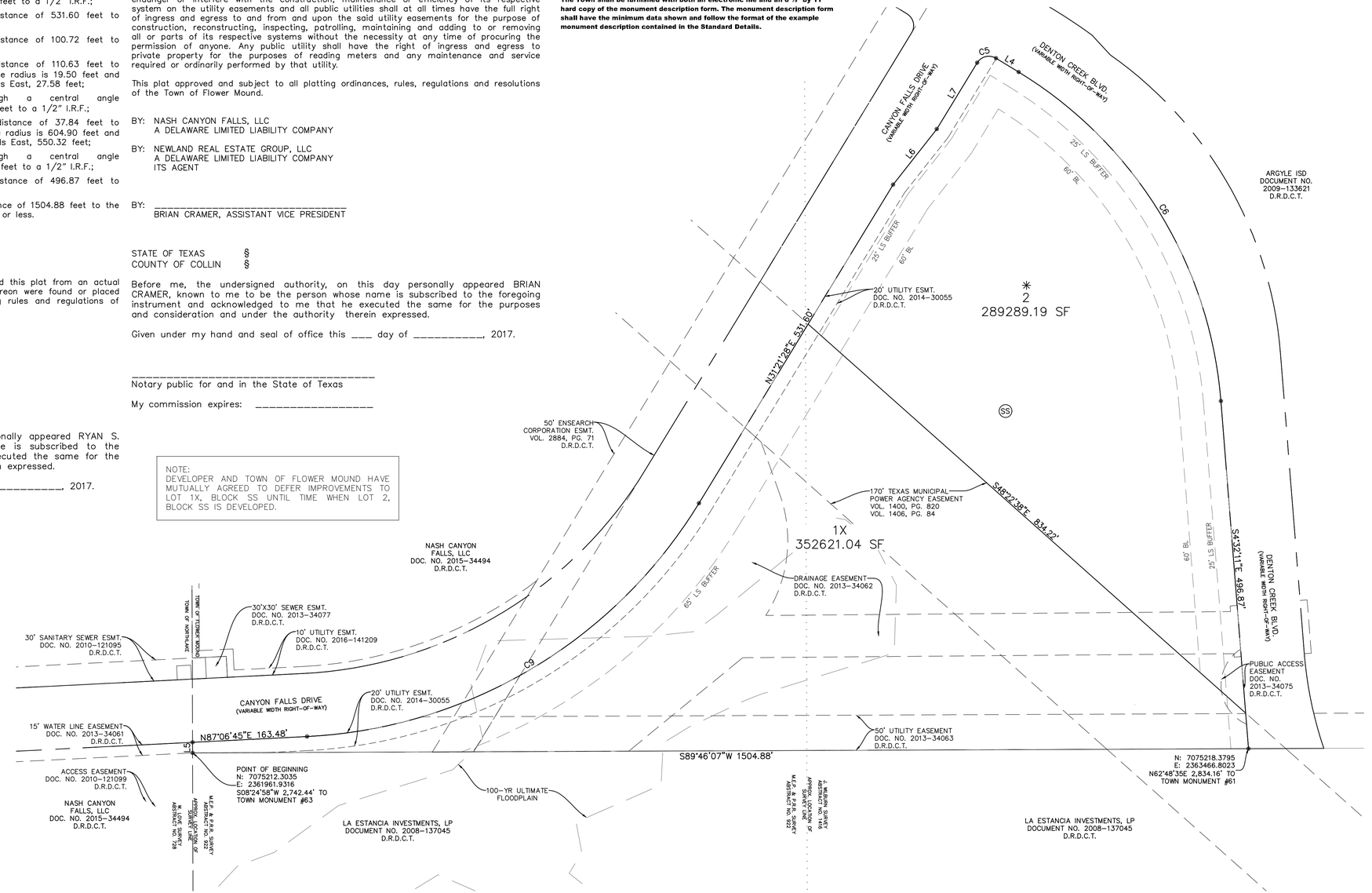
4. Geodetic Control Station Data Sheet Specifications
The Town shall be furnished with both an electronic file and an 8 ½" by 11" hard copy of the monument description form. The monument description form shall have the minimum data shown and follow the format of the example monument description contained in the Standard Details.

LINE TABLE		
LINE	BEARING	LENGTH
L4	S58°38'32"E	37.84'
L5	N0°11'32"W	15.09'
L6	N38°12'02"E	100.72'
L7	N31°21'28"E	110.63'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	
C5	90°00'00"	19.50'	19.50'	30.63'	N76°21'28"E	27.58'
C6	54°06'54"	604.90'	308.98'	571.32'	S31°35'22"E	550.32'
C9	55°45'17"	695.00'	367.63'	676.31'	N59°14'07"E	649.94'



VICINITY MAP
N.T.S.



GRAPHIC SCALE
80 40 0 80 240
(IN FEET)
1 inch = 80 ft.

LEGEND

⊙	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
✳	LOT SUBJECT TO FUT. SITE PLAN & TREE SURVEY
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS

MONUMENTS

1) TOWN MONUMENT #61
2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE SOUTHEAST CORNER OF A CONCRETE CURB INLET ON THE NORTHEAST SIDE OF CANYON FALLS DRIVE ELEV. 654.00'
N: 7076513.4354 E: 2365987.7723

2) TOWN MONUMENT #63
2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHWEST CORNER OF A CONCRETE FIRE HYDRANT BASE ON THE EAST SIDE OF CANYON FALLS DRIVE ELEV. 608.81'
N: 7072499.4008 E: 2361560.5484

RECORD PLAT OF CANYON FALLS RETAIL

LOTS 1X & 2, BLOCK SS;

BEING 14.736 ACRES LOCATED IN THE J. WILBURN SURVEY - ABSTRACT 1416 & M.E.P. & P.R.R. SURVEY - ABSTRACT NO. 922

AN ADDITION IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS CONTAINING 1 COMMERCIAL LOT & 1 HOA/OPEN SPACE LOT

Date: March 09, 2017

MASTER PLAN FEATURES	
Land Use Plan	Denton Creek District
Specific Plans	Not within a Specific Area Plan
Urban Design Plan	Denton Creek District
Parks & Trails	Denton Creek District
Open Space Plan	N/A
Thoroughfare Plan	FM 1171 & US 377-Major Arterials, Canyon Falls Dr. & Denton Creek Blvd.-Urban Minor Arterials, St. Clair-Urban Collector
Water Plan	Denton Creek District Service Area
Wastewater Plan	Denton Creek District Service Area

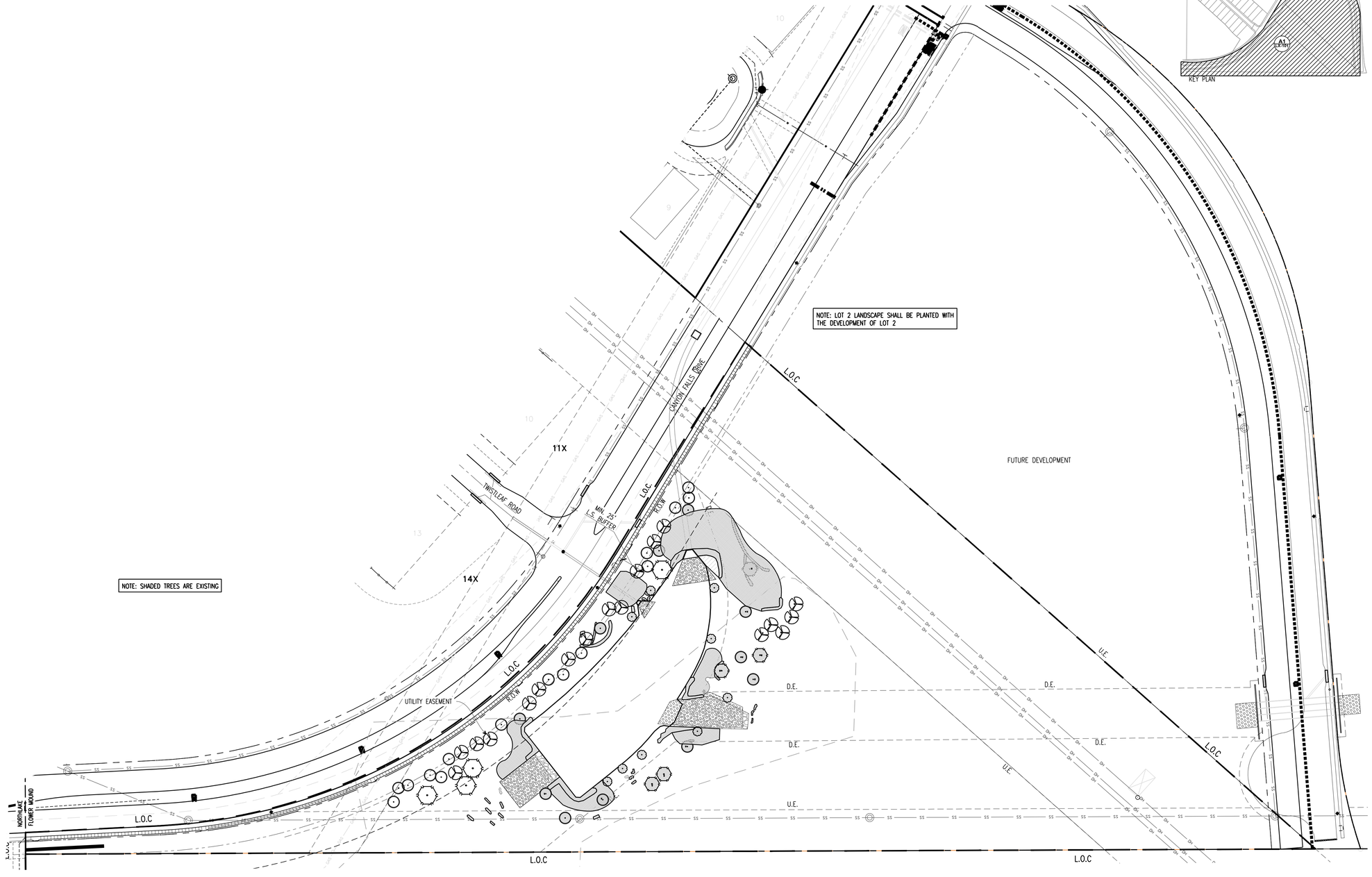
NOTES:

1. THE BEARINGS CONTAINED HEREIN ARE BASED UPON THE DEED TO NASH CANYON FALLS, LLC. RECORDED IN INSTRUMENT NO. 2015–34494 OF THE DEED RECORDS OF DENTON COUNTY, TX (D.R.D.C.T.).
2. ALL LOT CORNERS MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
3. TOWN MONUMENT USED IS #38.
4. PURSUANT TO THE ORDINANCE NO. 36–92 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 THEIR PHYSICAL FACILITIES OF GROUND 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 HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
5. ALL X–LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. ALL X–LOTS SHALL ALSO BE DEDICATED AS WATER, SEWER, PRIVATE DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.
6. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
7. ALL RETAINING WALLS, TURN DOWN CURBS & TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
8. BEARINGS ARE BASED FROM GPS OBSERVATIONS, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS–FORT WORTH METROPLEX, ALONG WITH A HIGH PRECISION GEOID MODEL. NAD83, NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. VERIFIED BY THE TOWN OF FLOWER MOUND CONTROL NETWORK, MONUMENT NO. 39. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO GRID COORDINATES.
9. THIS PROJECT IS SUBJECT TO PD 98
10. LOT 2, BLOCK SS IS SUBJECT TO A FUTURE SITE PLAN. A TREE SURVEY IS REQUIRED TO BE SUBMITTED WITH FUTURE SITE PLAN.

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

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

RECORDING INFORMATION



A1 LANDSCAPE PLANTING PLAN
1"=20'

SCALE: 1"=60'
0 30 60 120

TRUE NORTH

OWNER:
NASH CANYON FALLS, LLC
10940 W. Sam Houston Pkwy. North, Suite 300
Houston, TX 77064
T 713 575 9000
C 214 734 5924

LANDSCAPE ARCHITECT:
CALLISON, LLC
2001 BRYAN ST., SUITE 3900
DALLAS, TX 75201
T (214) 446-0950
F (214) 446-0951
www.callison.com

REGISTERED LANDSCAPE ARCHITECT
BRYAN D. ANDERSON
1875
STATE OF TEXAS

1/3/2017

CALLISON
AN ARCADIS COMPANY

CALLISON, LLC
www.callison.com

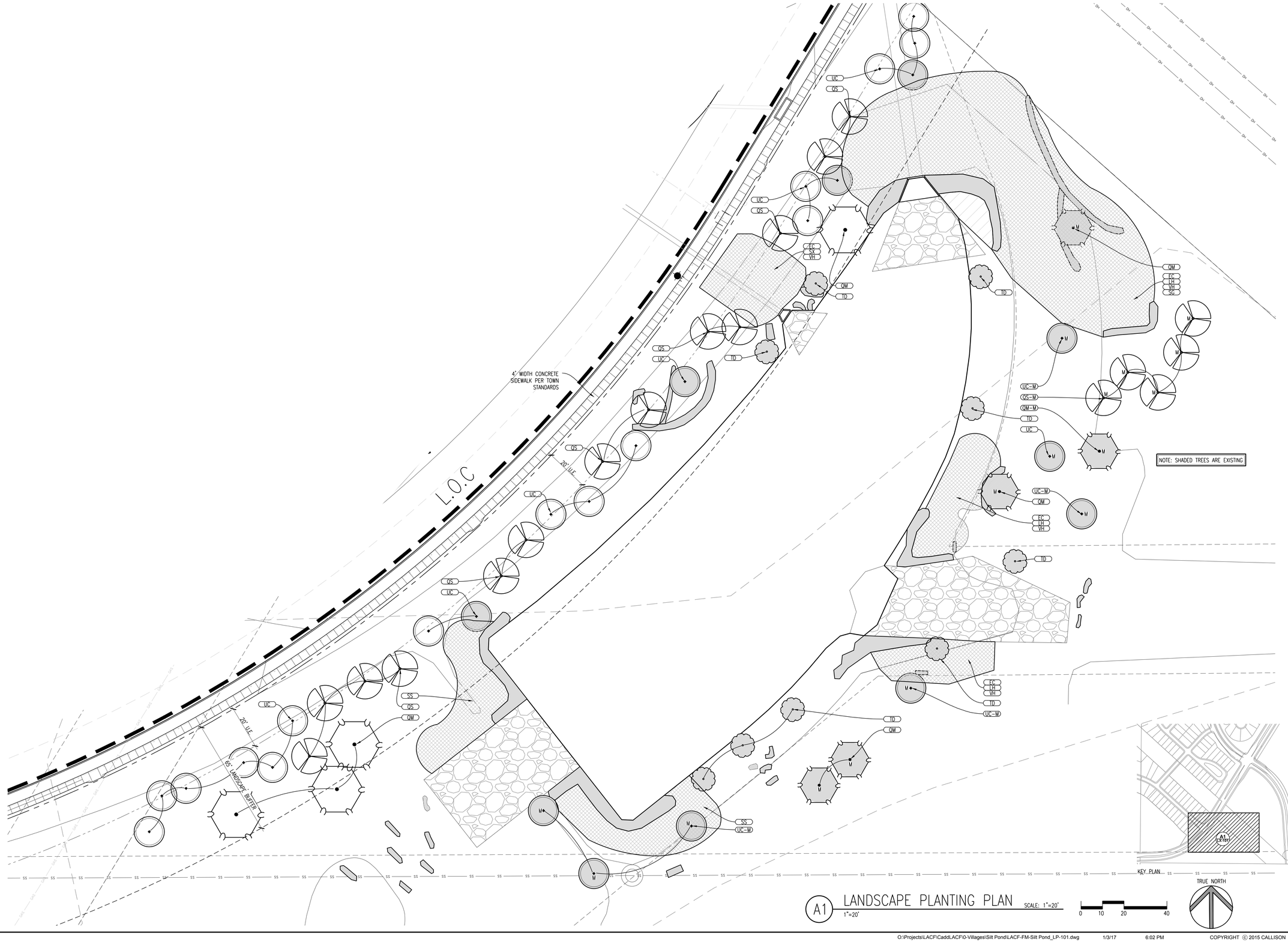
CANYON FALLS
SILT POND
Town of Flower Mound, Texas
PROJECT 217098.00

ISSUED / REVISED	DATE
CITY SUBMITTAL	10/26/2016
CITY SUBMITTAL	01/03/2017

LANDSCAPE PLANTING PLAN

LP-101

O:\Projects\LACF\CaddLACF\0-Villages\Silt Pond\LACF-FM-Silt Pond_LP-101.dwg 1/3/17 6:02 PM COPYRIGHT © 2015 CALLISON



A1 LANDSCAPE PLANTING PLAN SCALE: 1"=20'

1"=20'

0 10 20 40

OWNER:
NASH CANYON FALLS, LLC
10940 W. Sam Houston Pkwy. North, Suite 300
Houston, TX 77064
T 713 575 9000
C 214 734 5924

LANDSCAPE ARCHITECT:
CALLISON, LLC
2001 BRYAN ST., SUITE 3900
DALLAS, TX 75201
T (214) 446-0950
F (214) 446-0951
www.callison.com

REGISTERED LANDSCAPE ARCHITECT BRYAN D. ATE 1878 STATE OF TEXAS

1/3/2017

CALLISON
AN ARCADIS COMPANY

CALLISON, LLC
www.callison.com

CANYON FALLS
SILT POND
Town of Flower Mound, Texas
PROJECT 217098.00

ISSUED / REVISED	DATE
CITY SUBMITTAL	10/26/2016
CITY SUBMITTAL	01/03/2017

LANDSCAPE PLANTING PLAN

LP-102

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STREET BUFFER LANDSCAPING		
STREET NAME	REQUIRED WIDTH	PROVIDED
CANYON FALLS DRIVE	25'	65' MIN.

STREET BUFFER TREES (1 TREE PER 30 LF.)			
STREET NAME	FRONTAGE (LF)	REQUIRED TREES	PROVIDED
CANYON FALLS DRIVE (LOT 1X FRONTAGE ONLY)	1,130'	38	38 SHADE TREES

TREE MITIGATION
TOTAL INCHES PROVIDED THIS PHASE
(15) 4" TREES = 60" MITIGATION

STREET BUFFER SHRUBS (10 SHRUBS PER 50 LF.)			
STREET NAME	FRONTAGE (LF)	REQUIRED	PROVIDED
CANYON FALLS DRIVE	1,130'	226	353 (BASED ON SF CALCULATION @ 36" O.C.)

PLANT SCHEDULE

QUANTITY		LABEL	QUANTITY	BOTANICAL/COMMON NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
CANOPY TREES									
4		QM		QUERCUS MACROCARPA / BUR OAK	4"	10'-12'	4'-5'	B&B	FULL & MATCHED, STRAIGHT TRUNK
5	M	QM-M		QUERCUS MACROCARPA / BUR OAK - MITIGATION	4"	10'-12'	4'-5'	B&B	FULL & MATCHED, STRAIGHT TRUNK
18		UC		ULMUS CRASSIFOLIA / CEDAR ELM	4"	10'-12'	4'-5'	B&B	FULL & MATCHED, STRAIGHT TRUNK
7	M	UC-M		ULMUS CRASSIFOLIA / CEDAR ELM - MITIGATION	4"	10'-12'	4'-5'	B&B	FULL & MATCHED, STRAIGHT TRUNK
13		QS		QUERCUS SHUMARDII / SHUMARD OAK	4"	10'-12'	4'-5'	B&B	FULL & MATCHED, STRAIGHT TRUNK
5	M	QS-M		QUERCUS SHUMARDII / SHUMARD OAK - MITIGATION	4"	10'-12'	4'-5'	B&B	FULL & MATCHED, STRAIGHT TRUNK
9		TD		TAXODIUM DISTICHUM / BALD CYPRESS	4"	10'-12'	4'-5'	B&B	FULL & MATCHED, STRAIGHT TRUNK
SHRUBS									
		EC		ABELIA GRANDIFLORA EDWARD GAUCHER / EDWARD GAUCHER ABELIA					EXISTING
		LF		LEUCOPHYLLUM FRUTESCENS 'RIO BRAVO'/TEXAS SAGE 'RIO BRAVO'					EXISTING
		SG		SALVIA GREGII / AUTUMN SAGE					EXISTING
		SM		SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS AUTUMN SAGE					EXISTING
		SS		SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM					EXISTING
		VH		VERBENA 'HOMESTEAD' / HOMESTEAD VERBENA					EXISTING

OWNER:
NASH CANYON FALLS, LLC
10940 W. Sam Houston
Pkwy. North, Suite 300
Houston, TX 77064
T 713 575 9000
C 214 734 5924

LANDSCAPE ARCHITECT:
CALLISON, LLC
2001 BRYAN ST., SUITE 3900
DALLAS, TX 75201
T (214) 446-0950
F (214) 446-0951
www.callison.com

REGISTERED LANDSCAPE ARCHITECT
BRYAN D. TATE
1878
STATE OF TEXAS

1/3/2017

CALLISON
AN ARCADIS COMPANY
CALLISON, LLC
www.callison.com

CANYON FALLS
SILT POND
Town of Flower Mound, Texas
PROJECT 217098.00

ISSUED / REVISED	DATE
CITY SUBMITTAL	10/26/2016
CITY SUBMITTAL	01/03/2017

TREE MITIGATION NOTES & DETAILS

LP-601

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PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 3

DATE: March 13, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Site Plan (SP16-0016 - River Walk Medical Park Parking Garage) to develop a parking garage. The property is generally located north of Central Park Avenue and east of Long Prairie Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a parking garage within the Town Center sub-district (TC) of The River Walk at Central Park. The subject property is 2 acres and is located just north of the Courtyard by Marriott Hotel.

Per the approved development agreement for The River Walk at Central Park, the construction of the proposed parking garage is required prior to the issuance of a certificate of occupancy for the hotel which is depicted as Building 107 on the development agreement exhibits (see Attachment A(3)). The site plan and elevation depict a three-story parking structure with 416 spaces.

Though there is no requirement for landscaping around the parking garage, the landscape plans depict trees and shrubs along south and east sides of the garage. There is an existing row of trees along the west side of the parking structure. The building materials and colors of the garage comply with The River Walk development standards and complement the medical office buildings and the hotel.

On August 4, 2008, the Town Council established The River Walk at Central Park Central Business District (CBD), which included unique development standards, zoning sub-districts, design standards, parking requirements, sign regulations, street sections and concept plans. On January 15, 2015, the Town

Council approved several amendments to The River Walk at Central Park CBD development standards and concept plans.

III. ATTACHMENTS

A. Background Information

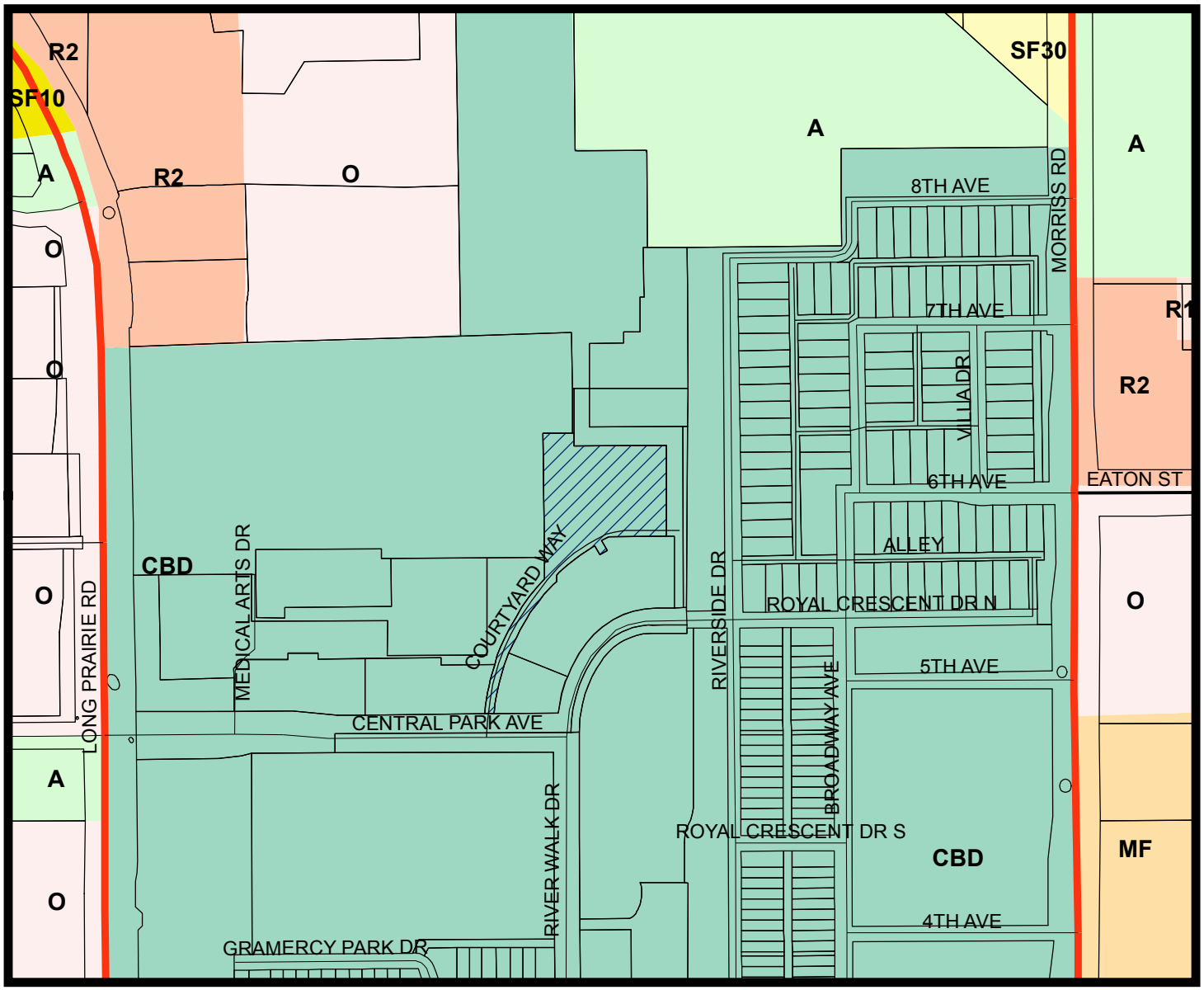
1. Vicinity Map
2. Letter of Intent
3. Development Agreement

B. Application Details

1. Site Plan Package

Vicinity Map

Reference Project: SP16-0016

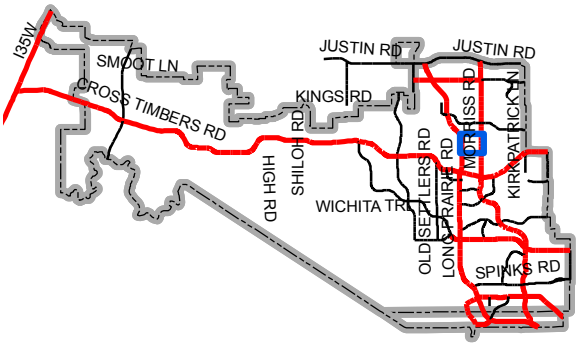


LEGEND

Agriculture | Central Business District | Multi-Family | Office

Retail 1 | Retail 2 | Single Family 10 | Single Family 30

Subject Property



Map Location

0 285 570 1,140 Feet

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

February 22, 2017

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

RE: River Walk Medical Park Parking Structure
G&A Job Number 16028

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting this Amended Site Plan to indicate the proposed changes to the approved site plan for the Hotel. This amended site plan will revise the north parking area by incorporating a 3 story parking structure containing 416 parking spaces.

The location of the parking structure was chosen so it may be utilized by the existing and future development in the River Walk Medical Park.

The parking structure will be constructed of concrete with brick accents and facades. The brick pattern and color will compliment the two existing medical buildings as well as the adjacent hotel.

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

Sincerely,

Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Bill Resch, New Era Partners

2010-113740

AFTER RECORDING, RETURN TO:

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
Attn: Town Secretary's Office

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this 1 day of November, 2010, by and between the Town of Flower Mound, Texas (the "Town") and RMI River Walk Investors, L.P., a Texas Limited Partnership (the "Developer"), as follows:

W I T N E S S E T H:

WHEREAS, Developer is the owner of that certain real property located within the Town, being approximately 20.698 acres identified as Lots 3R, 4R, 5R, 8, 9, and 10 of The River Walk at Central Park Addition, as more particularly described in Exhibit A attached hereto and incorporated herein by reference for all purposes allowed by law (the "Property"); and

WHEREAS, the Property is generally located in The River Walk at Central Park Addition ("River Walk"), a master planned mixed use project, north of Cross Timbers Road (FM 1171) and east of Long Prairie Road (FM 2499) in the Town of Flower Mound, Texas; and

WHEREAS, the Property is subject to the River Walk zoning ordinance, Town of Flower Mound Ordinance No. 46-08 (the "River Walk Ordinance"); and

WHEREAS, Developer desires to phase the construction of the required parking facilities and planned medical campus complex on the Property to be known as the River Walk Medical Village; and

WHEREAS, the development requirements set forth herein remain consistent with the Town's commitment to provide for the health, safety and welfare of the residents of the Town;

NOW, THEREFORE, for and in consideration of the foregoing premises and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Town and Developer covenant and agree as follows:

1. Developer expressly acknowledges that by entering into this Agreement, Developer and its successors, assigns, vendors, grantees, and/or trustees, shall not construe any language contained herein or in any exhibits attached hereto as waiving any of

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the requirements of the Town's Zoning Ordinance, Subdivisions Ordinance or any other ordinance of the Town specifically including, but not limited to the River Walk Ordinance except as herein otherwise specifically agreed.

2. Developer further understands, agrees and expressly acknowledges that development of the Property shall be subject to the parking requirements of the River Walk Ordinance. Final determination of the specific parking requirements for each phase of development shall be finally determined and approved at the time of site plan submittal by Developer.

3. Attached hereto as Exhibit B, and incorporated herein by reference for all purposes allowed by law, is a parking exhibit that identifies the buildings and parking lots planned for the Riverwalk Medical Village. Developer desires to provide parking for each phase of construction or building constructed in the following manner:

   A Phase 1 (Buildings 101 and/or 103): Developer shall provide surface parking required to serve the buildings identified as Building 101 and Building 103 on Exhibit B in those areas that are identified on Exhibit B as parking lots 1, 2 and 3 prior to the issuance of a certificate of occupancy for either Building 101 or Building 103; and

   B Phase 2 (Building 105): Developer shall provide surface parking required to serve the building identified as Building 105 on Exhibit B in that area identified on Exhibit B as parking lot 4 prior to the issuance of a certificate of occupancy for Building 105; and

   C Phase 3A (Building 102): Developer shall provide parking required to serve the building identified as Building 102 on Exhibit B through the construction of a parking garage structure in that area identified on Exhibit B as either parking lot 1 or 3 prior to the issuance of a certificate of occupancy for Building 102; and

   D Phase 3B (Building 106): Developer shall provide parking required to serve the building identified as Building 106 on Exhibit B through the construction of a parking garage structure in that area identified on Exhibit B as either parking lot 3 or 4 prior to the issuance of a certificate of occupancy for Building 106; and

   E Phase 3C (Building 107): Developer shall provide parking required to serve the building identified as Building 107 on Exhibit B through the construction of a parking garage structure in the remaining area identified on Exhibit B as either parking lot 3 or 4, depending on which parking lot area was used to construct the parking garage structure to support Building 106, prior to the issuance of a certificate of occupancy for Building 107; and

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F Future Panhandle Area: Developer shall provide surface parking required to serve the areas identified as "PANHANDLE AREA" and "FUT. BLDG. 109" on Exhibit B ("Panhandle Phase") prior to or contemporaneously with completion and approval of each individual building constructed in the Panhandle Phase.

4. It is specifically agreed and understood by Town and Developer that the buildings identified in the phases set forth above may be constructed in a different order or sequence without amending this Agreement, i.e., the building in Phase 3C might be constructed prior to the building in Phase 3A or the building in Phase 3B prior to construction of the building in Phase 2. Notwithstanding a change in the sequence of such construction, the surface parking or parking garage structure associated with each particular building shall be constructed, at a minimum, to serve that building regardless of sequence and subject to such parking supplying the minimum number of parking spaces required for the building being so constructed.

5. It is further specifically understood and agreed by Developer that at no time during the phased construction of the River Walk Medical Village shall the minimum number of parking spaces required to serve existing buildings within the River Walk be reduced as a result of Developer's actions in developing the Property to a number fewer than the minimum number of parking spaces required by the River Walk Ordinance to serve any of the buildings that have been constructed and occupied in whole or in part. For purposes of this paragraph, Developer shall be deemed to have reduced the number of parking spaces if Developer or Developer's agents, contractors, suppliers or materialmen use required parking spaces for storage of construction materials, supplies and equipment; staging of development activities; construction of new buildings; and/or construction of parking garage structures in place of previously approved surface parking. Town and Developer agree that Developer may offset its temporary use of required parking spaces by (a) entering into a shared parking agreement, in a form approved by the Town, with an adjacent property owner having excess parking sufficient to offset the number of required spaces being used by Developer during the term of Developer's use of such required parking spaces, (b) constructing temporary surface parking in accordance with Section 7.2 of the River Walk Ordinance to offset the number of required spaces being used by Developer to complete the development of the then active phase of development on the Property, or (c) a combination of both (a) and (b).

   Developer shall make arrangement for the provision of temporary parking spaces to offset Developer's use of required parking spaces during the site plan review process for each phase of development of the Property. Developer and Town understand and specifically agree that if Developer commences construction of a phase of development of the Property without making arrangement for the provision of temporary parking spaces to offset Developer's use of required parking spaces, the Town in its sole discretion shall have the right to issue a stop work order regarding the construction then proceeding at the time Developer reduces the

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number of required parking spaces and to thereafter withhold the issuance of any and all building or construction permits and inspections until such time as Developer provides for temporary parking to offset its use of such required parking spaces during the construction of the new building(s) or parking garage structure(s) on the Property.

6. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this Agreement shall lie in Denton County, Texas.

7. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town:	The Town of Flower Mound, Texas 2121 Cross Timbers Road Flower Mound, Texas 75028 Attn: Town Manager's Office
If to Developer:	RMI River Walk Investors, L.P. Attn: Daryn Eudaly, EVP 13760 Noel Road Suite 800 Dallas, Texas 75240

8. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

9. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

10. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein.

11. The Town Council shall authorize the Mayor of the Town of Flower Mound to execute this Agreement on behalf of the Town.

12. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

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13. This Agreement shall be filed in the deed records of Denton County, Texas; provided, that this Agreement shall be released of record at the request of either party hereto at anytime after the various fees and contributions discussed herein above have been paid and all obligations required to be performed under this Agreement have been performed in a good and workmanlike manner. Upon any sale or other transfer of ownership rights in the Property, the Developer or the then Owner of the Property shall notify the Town in writing of such sale or transfer within ten (10) business days of such sale or transfer.

14. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on his/her/its behalf has full authority to execute this Agreement and bind Developer to fully perform this Agreement.

15. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to mediation.

16. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised, or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town as a condition of approval for the development of this Property are roughly proportional or roughly proportionate to the proposed development's anticipated impact. (These exactions may include but are not limited to the making of dedications or reservations of land, the payment of fees, the construction of facilities, and the payment of construction costs for public facilities.) Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with Tex. Loc. Gov't Code § 212.904. However, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under Tex. Loc. Gov't Code § 212.904 regarding or related to the cost of those municipal infrastructure improvements required for the development of the Property.

    Developer agrees that the provision for parking to serve development of the Property constitutes a proportional allocation of Developer's responsibility for the Property. Developer hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution and Chapter 395 of the Tex. Loc. Gov't. Code. Developer further releases Town from any and all claims based on excessive or illegal exactions; it being agreed that Developer's provision of parking is roughly proportional or roughly proportionate to the proposed development's anticipated parking impact on the Property. Developer further

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acknowledges that the benefits of zoning and platting have been accepted with full knowledge of potential claims and causes of action, which may be raised now and in the future, and Developer acknowledges the receipt of good and valuable consideration for the release and waiver of such claims. **Developer shall indemnify and hold harmless Town from any claims and suits by Developer or Developer's successors and assigns brought pursuant to this Agreement or the claims or types of claims described in this paragraph.**

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date first above written.

THE TOWN OF FLOWER MOUND SEAL TEXAS

THE TOWN:

THE TOWN OF FLOWER MOUND, TEXAS

By: Melissa D. Northern
Name: Melissa D. Northern
Title: Mayor, Town of Flower Mound

State of Texas §
§
County of Denton §

This instrument was acknowledged before me on the 1 day of NOVEMBER 2010, by Melissa D. Northern, Mayor of the Town of Flower Mound, Texas, on behalf of the Town of Flower Mound, Texas.

Ellen Denise Whatley
Notary Public, State of Texas

My Commission Expires:

MAY 31, 2014

NOTARY PUBLIC STATE OF TEXAS
ELLEN DENISE WHATLEY
Notary Public, State of Texas
My Commission Expires
MAY 31, 2014

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DEVELOPER:

RMI RIVER WALK INVESTORS, L.P., a Texas Limited Partnership, acting by and through its Sole General Partner, RMI River Walk Investors GP, LLC, a Texas Limited Liability Company,

By:
Name: Daryn Eudaly
Title: Executive Vice President

State of Texas §
§
County of Denton §

This instrument was acknowledged before me on the 1 day of March 2010, by Daryn Eudaly, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is the Executive Vice President of RMI River Walk Investors, GP, LLC, a Texas limited liability company, which is the sole general partner of RMI RIVER WALK INVESTORS, L.P., a Texas Limited Partnership, and that he executed the same on behalf of RMI River Walk Investors GP, LLC (in its capacity as the sole general partner of RMI River Walk Investors, L.P.) and as the act of such limited liability company and limited partnership.

DOROTHY CHOATE
Notary Public, State of Texas
My Commission Expires
APRIL 22, 2011

Notary Public, State of Texas

My Commission Expires:

4.22.11

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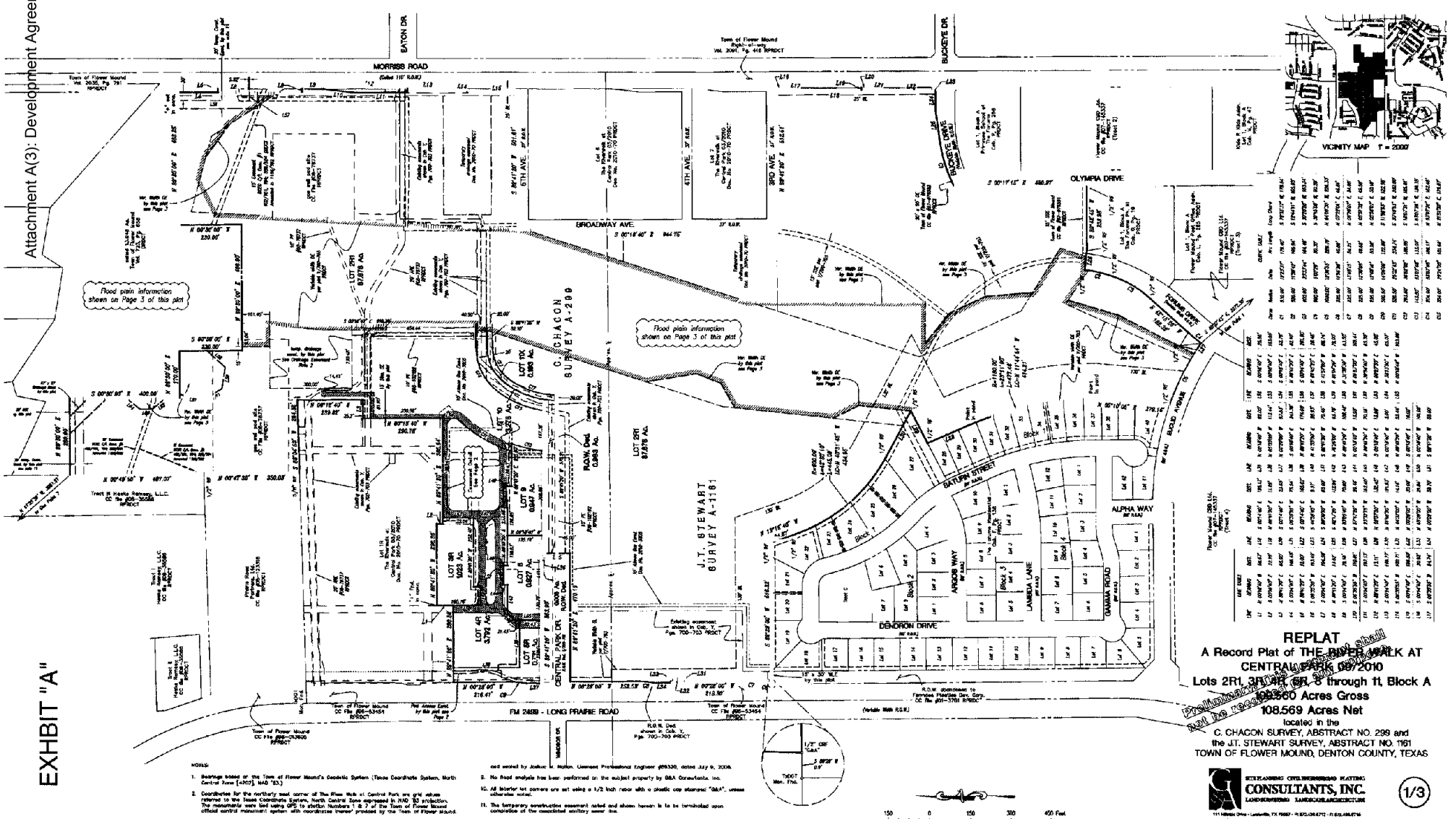
EXHIBIT "A"



REPLAT

A Record Plat of THE RIVER WALK AT CENTRAL PARK 03/2010

Lots 2R1, 3R, 4R, 6R, & through 11, Block A

109.560 Acres Gross

108.569 Acres Net

located in the

C. CHACON SURVEY, ABSTRACT NO. 299 and the J.T. STEWART SURVEY, ABSTRACT NO. 1161

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

Preliminary, for review purposes only. Not to be recorded for any purpose.

CONSULTANTS, INC.
LAND PLANNING CIVIL ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: (972) 436-6712 • F: (972) 436-8716
811 Dallas Drive, Suite 124 • Roanoke, TX 76262 • P: (817) 491-2122 • F: (817) 491-2123
Firm No. 1799

1/3

DRAWN BY: E.D. DATE: 07/19/10 SCALE: 1" = 150' JOB NO. 10037

Rev.: 08/12/10
Rev.: 09/03/10
Rev.: 09/20/10
Rev.: 09/22/10
Rev.: 10/05/10
Rev.: 10/18/10

FILED _____ DOC # _____ PRDCT.

LEGEND

RF	REBAR FOUND
CIRS	CAPPED REBAR SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
CIRF	CAPPED REBAR FOUND
POB	POINT OF BEGINNING
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
RPROCT	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	MUTUAL ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
PE	PIPELINE EASEMENT
ARE	ACCESS ROAD EASEMENT
TAE	TEMPORARY ACCESS EASEMENT
Drng. SE	STORM SEWER EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT

NOTES:

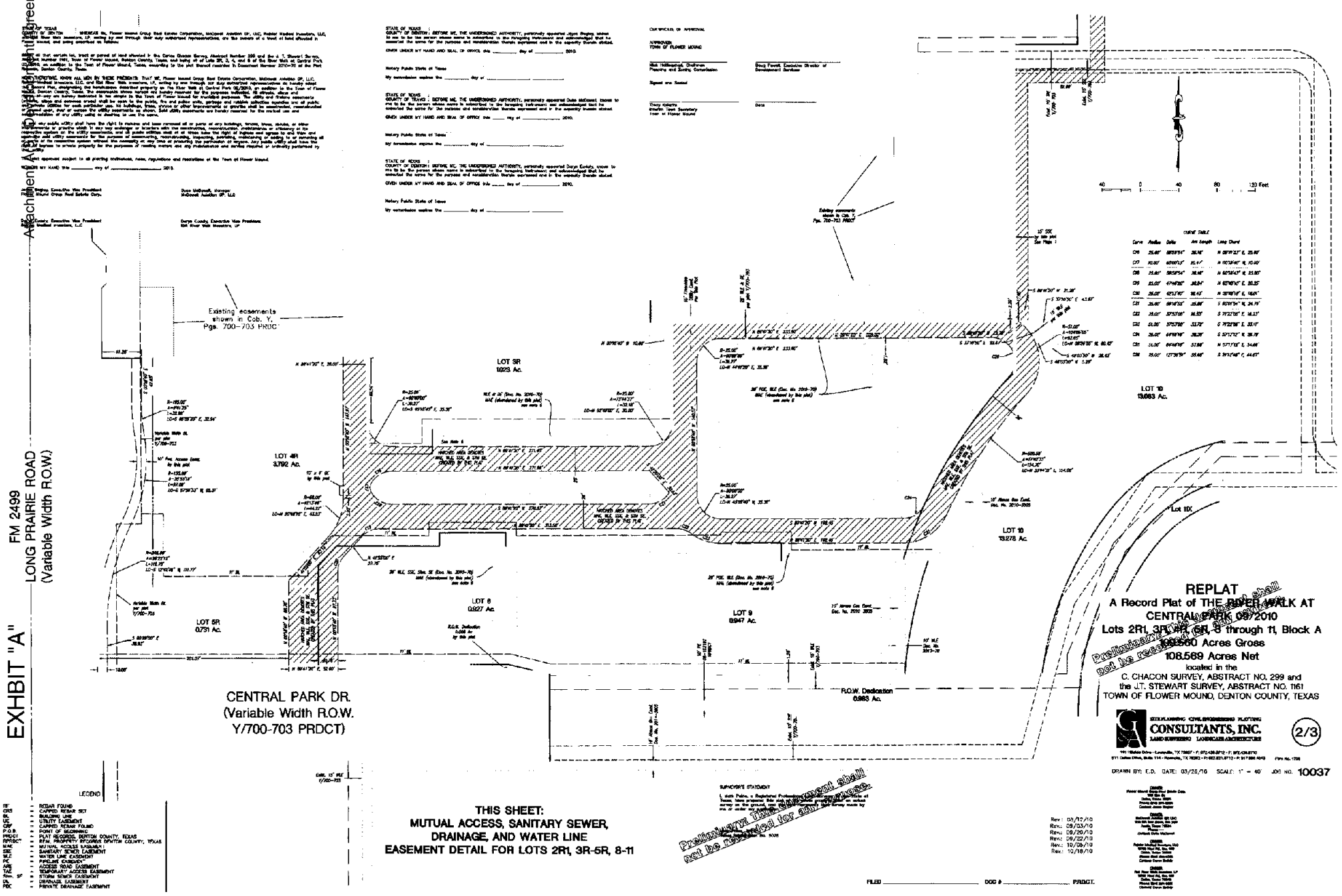
1. Bearings noted on the Town of Flower Mound's Geodetic System (Texas Coordinate System, North Central Zone [4202], NAD "83.)
2. Coordinates for the northerly west corner of The River Walk at Central Park are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monumentalle were tied using GPS to station Numbers 1 & 7 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.
3. Northerly west corner: N 7067500; E 2400658
   Bearing or distance from the northerly west corner to Geo Point 2: N 6183528" W, 3581.81
   Bearing and distance from the most easterly corner to Geo Point 1: S 40°37'45" E, 3272.30'
4. All drainage easements are to be maintained by their respective owners.
5. Intended Use: Future Development (Lots 2R1, 5R, 6, 8, 9, 10, Office (Lot 3R), Parking and/or Parking Structure (Lot 4R), Future Park Land (Lot 11).
6. The easements shown on the Record Plat of The Riverwalk At Central Park, recorded in Document Number 2010-70 PRDCT, on Page 2, Lot 1Block A amended to remove their designation as Mutual Access Easements, and the new location of the Mutual Access Easements are shown hereon on Page 2 of this plat. The aforementioned easements, when also used for private drainage and water line purposes, shall remain in place.
7. According to Community/Panel Nos. 4812100560 E & 4812100545 E, Dated April 02, 1997, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zones "X" (areas of minimal flooding) and "AE" (areas of 100-year flood where base flood elevations have been determined). If this is not within or identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of this surveyor.
8. As shown on this plat, this property is affected by the Jacobs Carter Burgess flood study, signed and sealed by Joshua M. Nolan, Licensed Professional Engineer #99320, dated July 9, 2008.
9. No flood analysis has been performed on the subject property by B&A Consultants, Inc.
10. All interior lot corners are set using a 1/2 inch rebar with a plastic cap stamped "B&A", unless otherwise noted.
11. The temporary construction easement noted and shown hereon is to be terminated upon completion of the associated sanitary sewer line.

DRAINAGE EASEMENT NOTES:

1. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner. Upkeep and maintenance shall include but not be limited to the following items:
   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 the facility as required to ensure that there is no reduction in function or detention capacity.
   D. No dumping of any type is permitted within the easement area.
   E. Temporary Drainage Easements shown hereon will be revoked upon construction of permanent detention/retention areas.
2. The temporary drainage easement shown hereon supersedes the temporary drainage easement shown on the Record Plat of The Riverwalk at Central Park 03/2010, recorded in Document Number 2010-70 PRDCT.

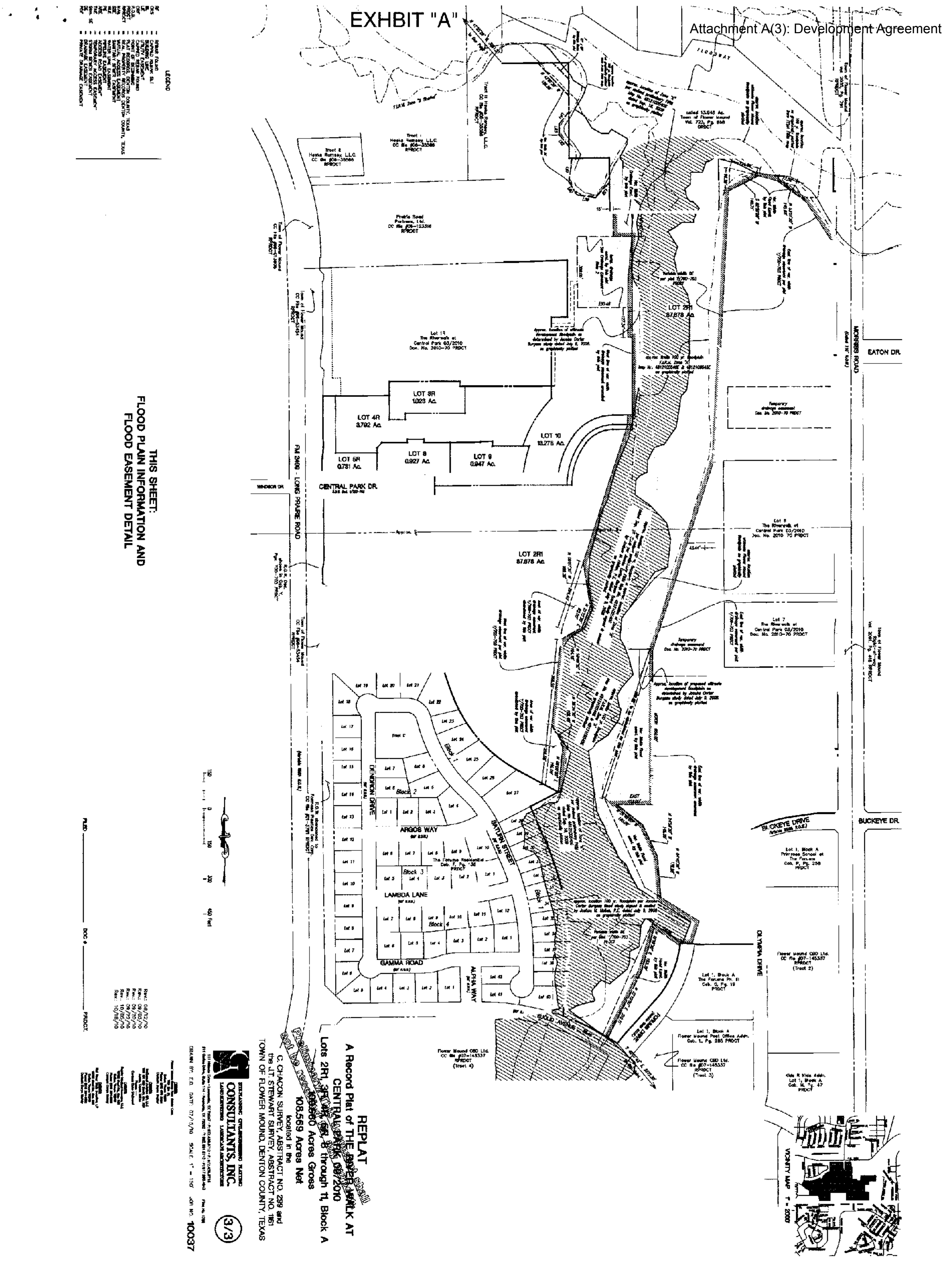
ClibPDF - www.fastio.com

Attachment A to Ordinance No. 0-10-10 Approving Development Agreement



ClibPDF - www.fastio.com

EXHIBIT "A"



ClibPDF - www.fastio.com

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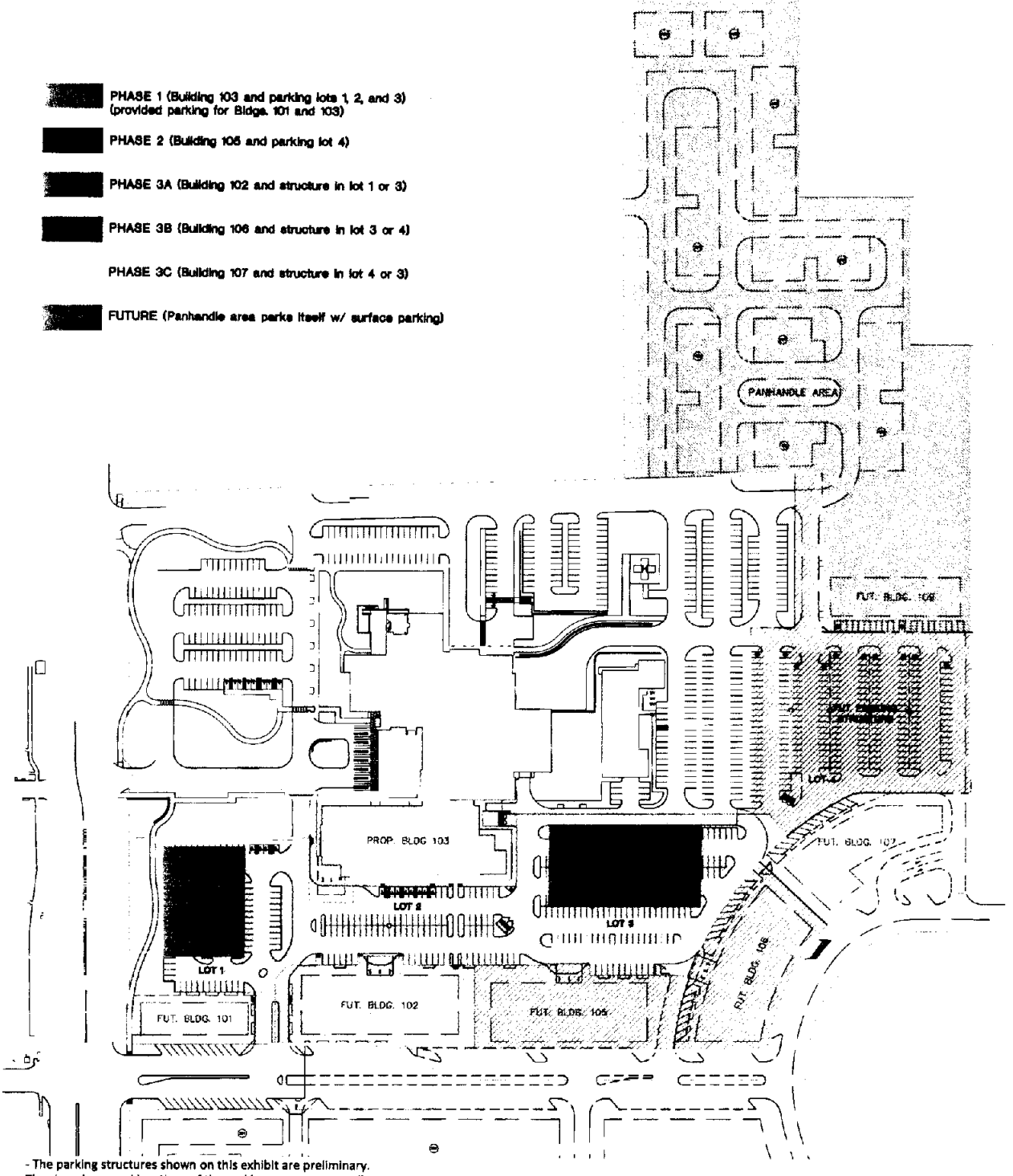


- The parking structures shown on this exhibit are preliminary. The size, shape and locations of the parking structures are all subject to change based on the final design and preparation of construction plans.
- The sequence of development in Phase 3 may change based on which building needs to be constructed.
- Approximately 164,000 SF of building space will be constructed in Phases 1 and 2 with use of the surface parking identified.
- The Panhandle area will utilize surface parking for the proposed building(s).
- All buildings shown on this exhibit are subject to the parking requirements of The River Walk at Central Park zoning ordinance. Final determination of parking requirements is reserved at site plan submittal.

PARKING EXHIBIT
RW Medical Village
The River Walk at Central Park

Town of Flower Mound
Denton County, Texas

N

GeA Job No. 10037 Date: August 20, 2010 By: SM
Z:\2010\10037\Drawings\Concept\Parking Exhibit 8-23-10.dwg

150 0 150 300 450 Feet

ClibPDF - www.fastio.com

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202

Instrument Number: 2010-113740

As

Recorded On: November 12, 2010 **Agreement**

Parties: TOWN OF FLOWER MOUND **Billable Pages: 12**

To **Number of Pages: 12**

Comment: RMI River Walk Investors, LP.

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Agreement	55.00
Total Recording:	**55.00**

************** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT **************

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2010-113740
Receipt Number: 739796
Recorded Date/Time: November 12, 2010 04:04:01P
User / Station: D Kitzmiller - Cash Station 2

Record and Return To:

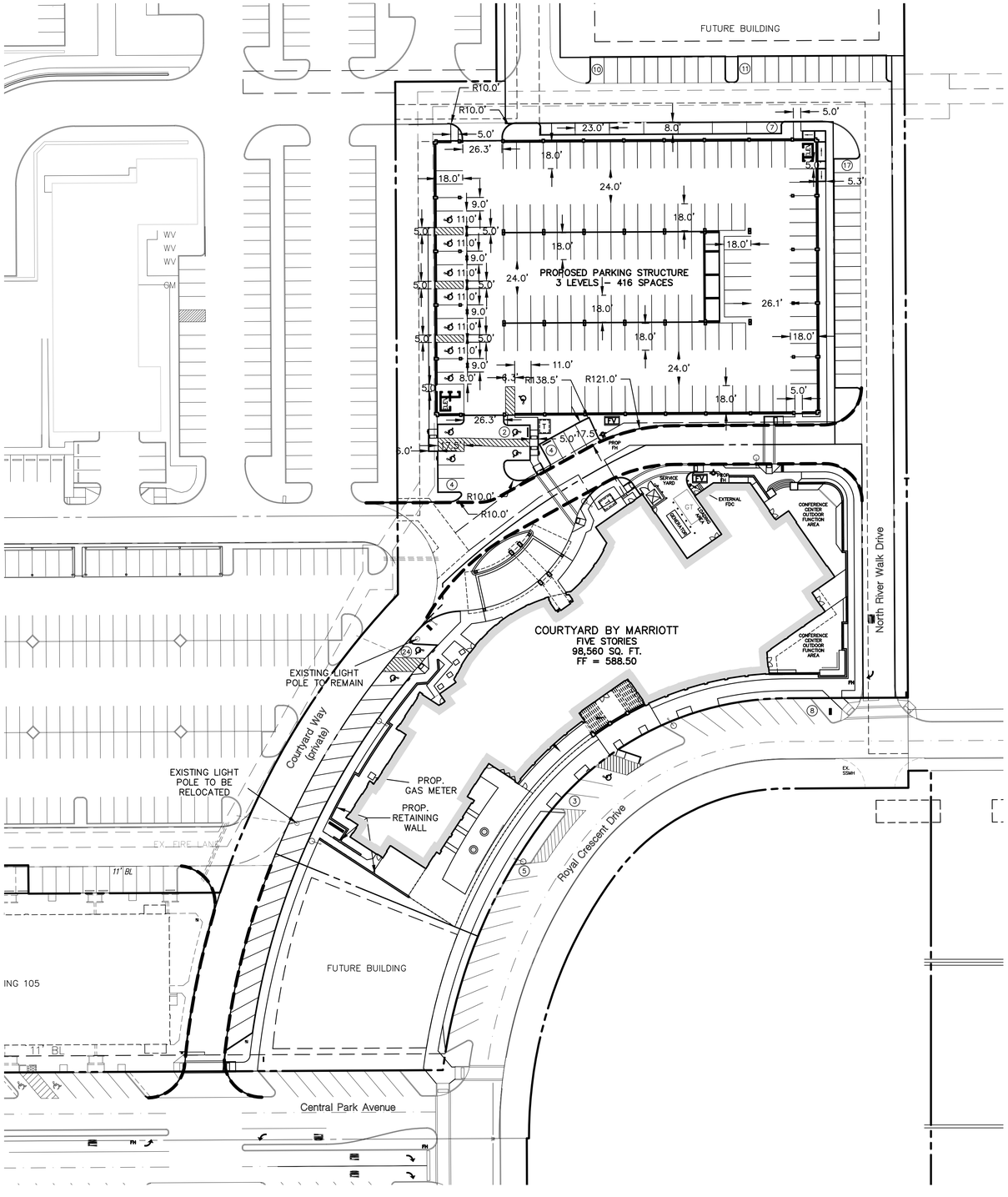
TOWN OF FLOWER MOUND
TOWN SECRETARYS OFFICE
2121 CROSS TIMBER ROAD
FLOWER MOUND TX 75028

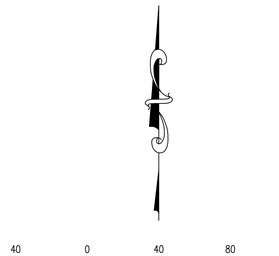
THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed heron, and was duly RECORDED in the Official Records of Denton County, Texas.

County Clerk
Denton County, Texas

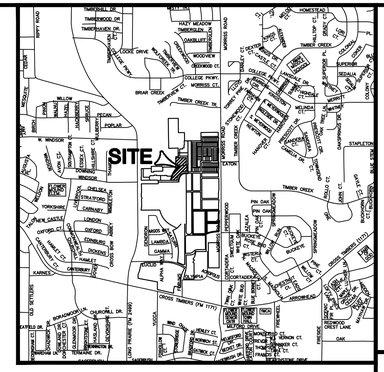
ClibPDF - www.fastio.com





TBM #1 – BOX CUT ON THE SOUTH END OF THE MEDIAN, EAST OF MEDICAL OFFICE BUILDING 101 AND NORTH OF CENTRAL PARK AVENUE, ~300' EAST OF THE INTERSECTION OF FM 2499 AND CENTRAL PARK AVENUE. ELEV. 602.22'

TBM #2 – BOX CUT ON THE CURB LINE OF THE LANDSCAPE ISLAND WITHIN THE EXISTING PARKING LOT; ~30' SSW OF THE NORTHEASTERLY PROPERTY CORNER OF LOT 4R ELEV. 588.58



Vicinity Map 1"=2000'

NOTES:

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
7. REFER TO SHEET C6 FOR PAVING HATCH LEGEND.
8. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
9. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
10. ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVISE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVISE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE SOUTHERN AND EASTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
11. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
12. THE PURPOSE OF THE AMENDED SITE PLAN IS TO INCLUDE THE INFORMATION RELATIVE TO THE CONSTRUCTION OF THE PARKING STRUCTURE WITHIN THE NORTHERN PARKING AREA.
13. REFER TO THE APPROVED SITE PLAN FOR THE COURTYARD BY MARRIOTT HOTEL FOR ADDITIONAL INFORMATION.
14. REFER TO THE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

SITE DATA TABLE – RIVER WALK MEDICAL PARK PARKING STRUCTURE		
Physical Address	2464 CENTRAL PARK AVENUE	
Gross Site Area	2.004 A; 87,294 SF	
Net Site Area	2.004 A; 87,294 SF	
Sub-District	Sub-District "A"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
Garage (1st Floor)	43,336 SF; ±54.2%	
Impervious Coverage	±90%	
Pervious Area	±10%	
Parking Summary – TRWCP ☒ or Town ☐		
	Required	Provided
Surface Parking		
Hotel – 1 space per Lodging Room		
Conference Area – 1 space per 150 Square Feet		
Future Building 109	TBD	21
Courtyard by Marriott		
Lodging Rooms	146	146
Conference Area	40	81
Future Building 109	0	21
Existing On Street Parking	0	24
Total Parking	186	507
Accessible Parking	14	14
Garage Data		
Height Zone	Five Story	
Height (story/feet)	4 Stories; 60' 0"	
Peak Height	40' 9"	
Mean Height	25' 3"	

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

OWNER
RAINIER MEDICAL INVESTORS, LLC
801 HANOVER DRIVE, SUITE 660
GRAPEVINE, TX 76061
Ph. 214-234-8200
Contact: MR. BRAD MCCAFFERTY

DEVELOPER
NEW ERA PARTNERS
801 HANOVER DRIVE, SUITE 650
GRAPEVINE, TX 76061
Ph. 214-234-8200
Contact: MR. BRAD MCCAFFERTY

SITE PLANNING CIVIL ENGINEERING PLATTING
G&A CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
610 Byron Nelson Blvd, Ste 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPE Firm No. 1798 TBPLS Firm No. 10047700

RIVER WALK MEDICAL PARK PARKING STRUCTURE
Lot 13, Block A
THE RIVER WALK AT CENTRAL PARK 03/2015
2.004 Acres
Plat
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

RIVER WALK MEDICAL PARK PARKING STRUCTURE

SITE PLAN AND DIMENSION CONTROL PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 2/27/2017

Drawn By: SM
Date: 03/09/2016
Scale: 1"=40'
Revisions:
08/08/2016
02/17/2017

16028

C

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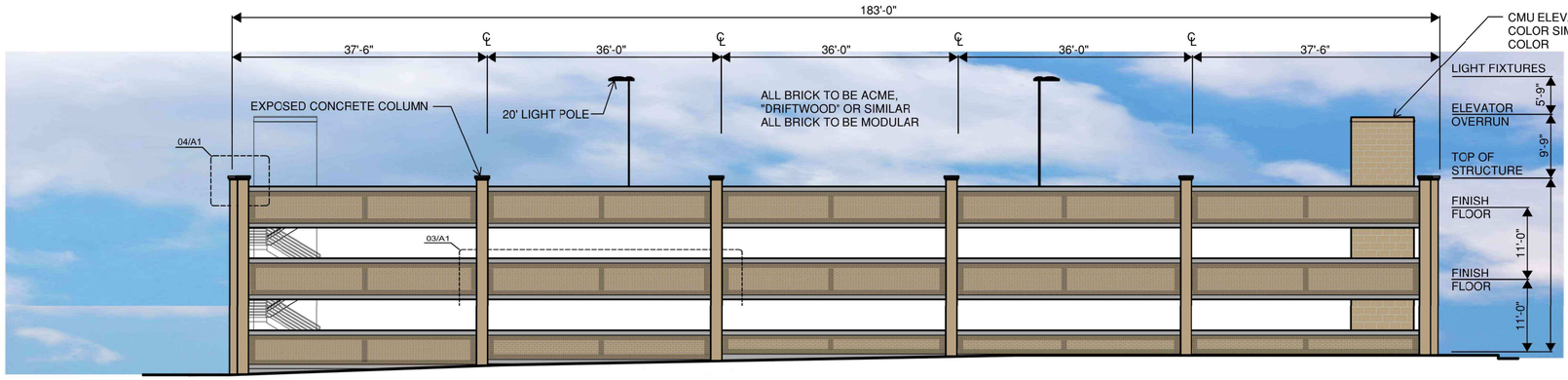
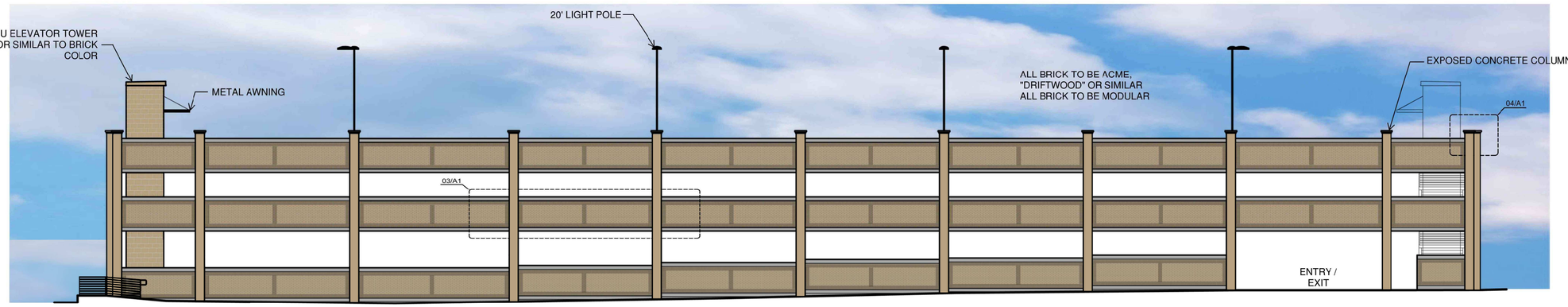
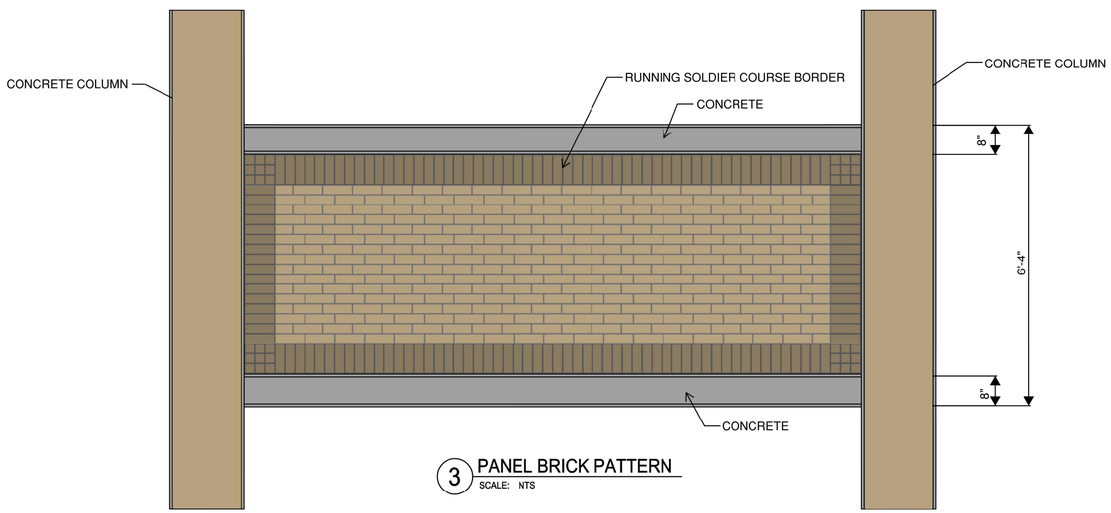
MATERIAL TABULATIONS				
ELEVATION	BRICK SQ.FT. (%)	CONCRETE SQ.FT. (%)	OPENINGS SQ.FT. (%)	CMU SQ.FT. (%)
WEST	3153 (44%)	1417 (20%)	2287 (32%)	239 (4%)
NORTH	4511 (43%)	2333 (22%)	3458 (33%)	175 (2%)
EAST	3648 (48%)	1489 (19%)	2304 (30%)	238 (3%)
SOUTH	4364 (43%)	2051 (21%)	3343 (34%)	175 (2%)



1 WEST BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



3 PANEL BRICK PATTERN
SCALE: NTS

"FYPON" OR APPROVED EQUIVALENT TOP OF COLUMN TREATMENT

4 FLUTED CORENER COLUMN DETAIL
SCALE: NTS

Robert Boyd ARCHITECTS Inc.
4004 Beltline Road
Suite 220
Addison, Texas 75001
(214)-969-7000 PH.
(214)-481-9816 FAX
E-Mail: rba@rbastudios.com

STRUCT. ENGINEER:
VIEWTECH, INC.
4205 BELTWAY DR.
ADDISCN, TEXAS 75001
(972)-661-8187 PH.
(972)-661-8172 FAX

MEP ENGINEER:
FourPoint MEP, LLC
2525 MILLINGTON DR.
PLANO, TX 75093
(214)-635-4637 PH.

River Walk Medical Park
PARKING STRUCTURE
Flower Mound, Texas

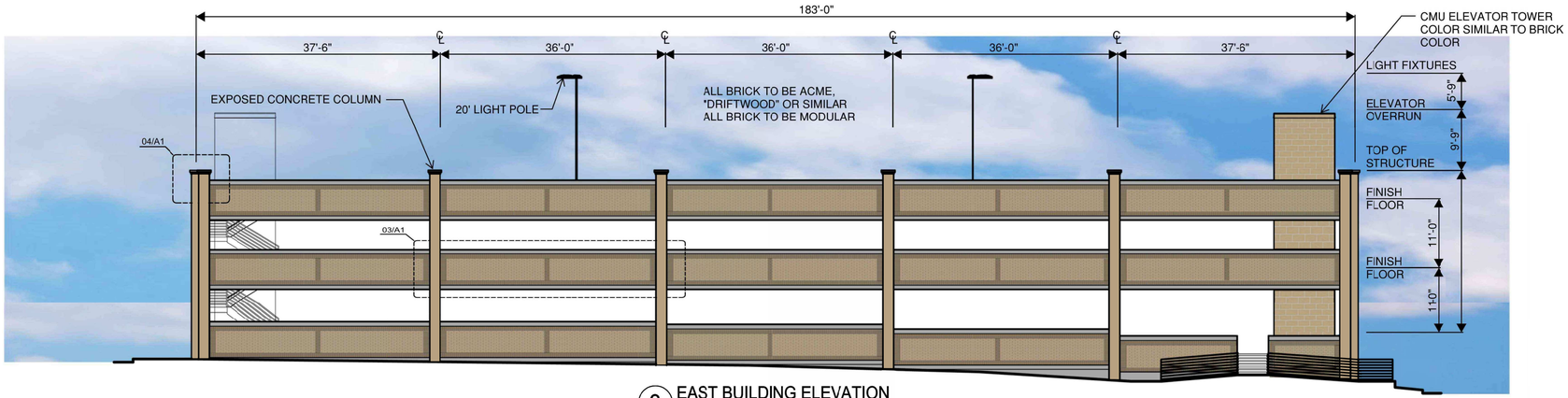
PROJECT No.
2015.155

DRAWING FILE:
A1 ELEVATIONS

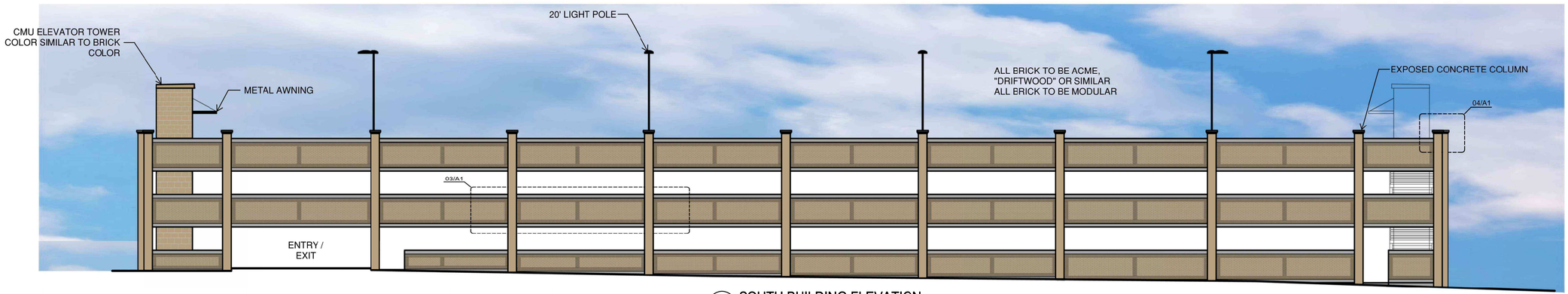
ISSUE DATE:
08/05/16

REVISIONS:
DATE: NOTE:

SHEET
A1



3 EAST BUILDING ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTH BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL TABULATIONS				
ELEVATION	BRICK SQ.FT. (%)	CONCRETE SQ.FT. (%)	OPENINGS SQ.FT. (%)	CMU SQ.FT. (%)
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(214)-481-9816 FAX
E-Mail: rba@rbastudios.com

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(972)-661-8172 FAX

MEP ENGINEER:
FourPoint MEP, LLC
2525 MILLINGTON DR.
PLANO, TX 75093
(214)-635-4637 PH.

River Walk Medical Park
PARKING STRUCTURE
Flower Mound, Texas

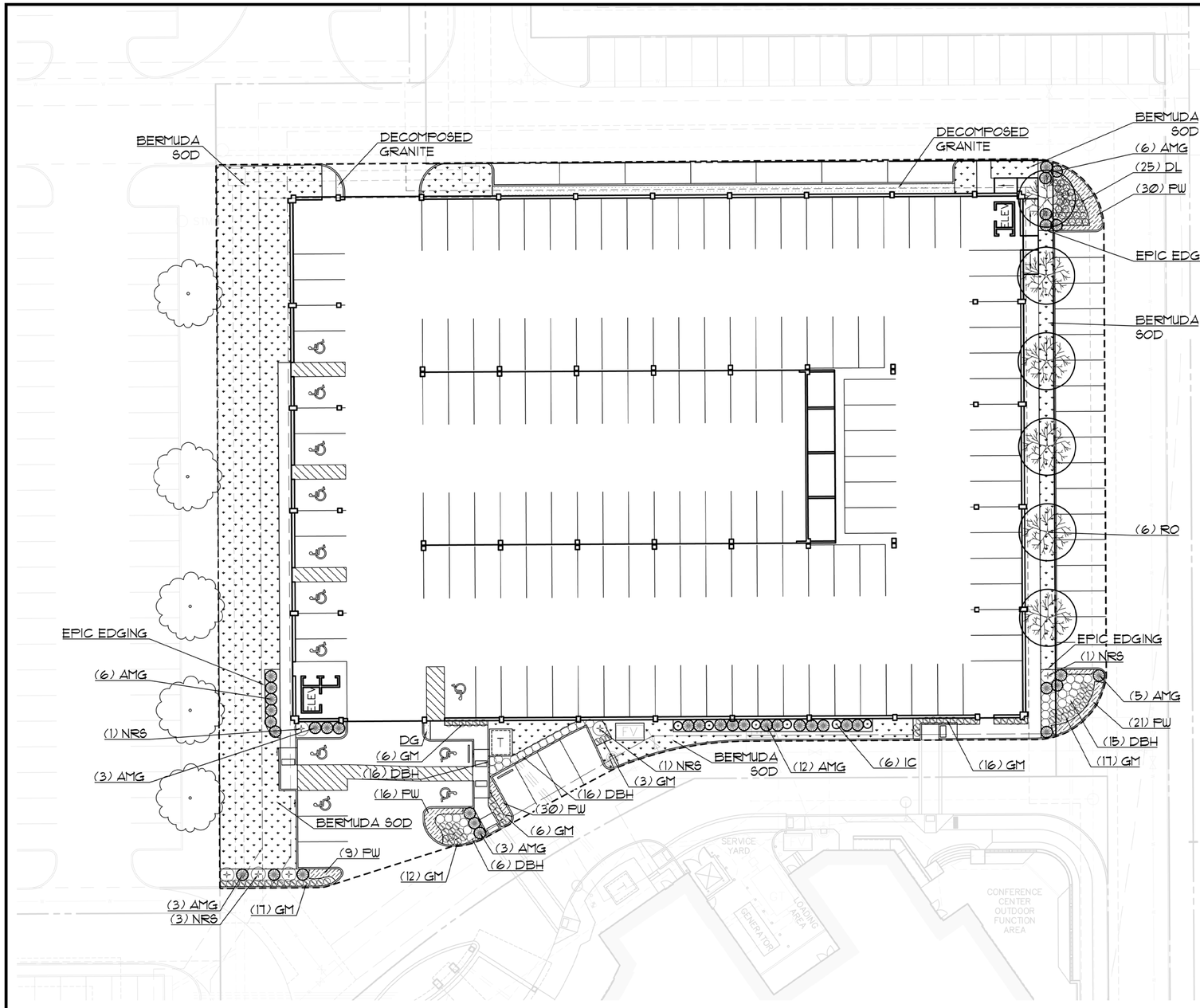
PROJECT No.
2015.155

DRAWING FILE:
A1 ELEVATIONS

ISSUE DATE:
08/05/16

REVISIONS:
DATE: NOTE:

SHEET
A2



PLANT LEGEND

(RO) RED OAK
Quercus shumardii

(NRS) NELLIE R. STEVENS
Ilex 'Nellie R. Stevens'

(AMG) ADAGIO MAIDEN GRASS
Miscanthus sinensis 'Adagio'

(IC) ITALIAN CYPRESS
Cupressus sempervirens

(DBH) DWARF BURFORD HOLLY
Ilex cornuta 'Dwarf Burford'

(DL) DWARF LOROPETALUM
Loropetalum chinense

(GM) GULF MUHLY
Muhlenbergia capillaris

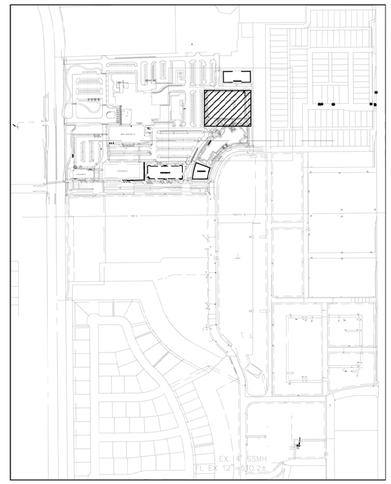
(PW) PURPLE LEAF WINTERCREEPER
Euonymus fortunei 'Coloratus'

(DG) DECOMPOSED GRANITE

NORTH

20 0 20 40 60 Feet
SCALE: 1" = 20'

LOCATOR MAP



SCALE - 1:500

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
6	RED OAK	Quercus shumardii	3"	10'-12'	Per Plan	Single Trunk
6	ITALIAN CYPRESS	Cupressus sempervirens	30gal.	10'-12'	Per Plan	Full
6	NELLIE R. STEVENS	Ilex x 'Nellie R. Stevens'	15gal.	5'-6'	Per Plan	Full
37	DWARF BURFORD HOLLY	Ilex cornuta 'Nana'	5gal.	30"	3'-0"	Full
38	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	24"	42"	Full
25	DWARF LOROPETALUM	Loropetalum chinensis	3gal.	30"	3'-0"	Dwarf
77	GULF MUHLY	Muhlenbergia capillaris	1gal.	18"	3'-0"	Full
102	PURPLE WINTER CREEPER	Euonymus fortunei 'Coloratus'	1gal.	6"	24"	Full

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW, AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 3/8/2017

REGISTERED LANDSCAPE ARCHITECT
JAMESON W. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
RAINIER MEDICAL INVESTORS, LLC
801 HANOVER DRIVE, SUITE 650
GRAPEVINE, TX 76051
Ph. 214-234-8200
Contact: MR. BRAD MCCAFFERTY

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
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
TBPE Firm No. 1798

RIVER WALK MEDICAL PARK
PARKING STRUCTURE
Lot 13, Block A
THE RIVER WALK AT CENTRAL PARK 03/2015
2.004 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

RIVER WALK MEDICAL PARK PARKING STRUCTURE

LANDSCAPE PLAN

Drawn By: MC
Date: 03/09/2016
Scale: 1" = 20'
Revisions:
05/08/2016
02/17/2017

16028

L1.0

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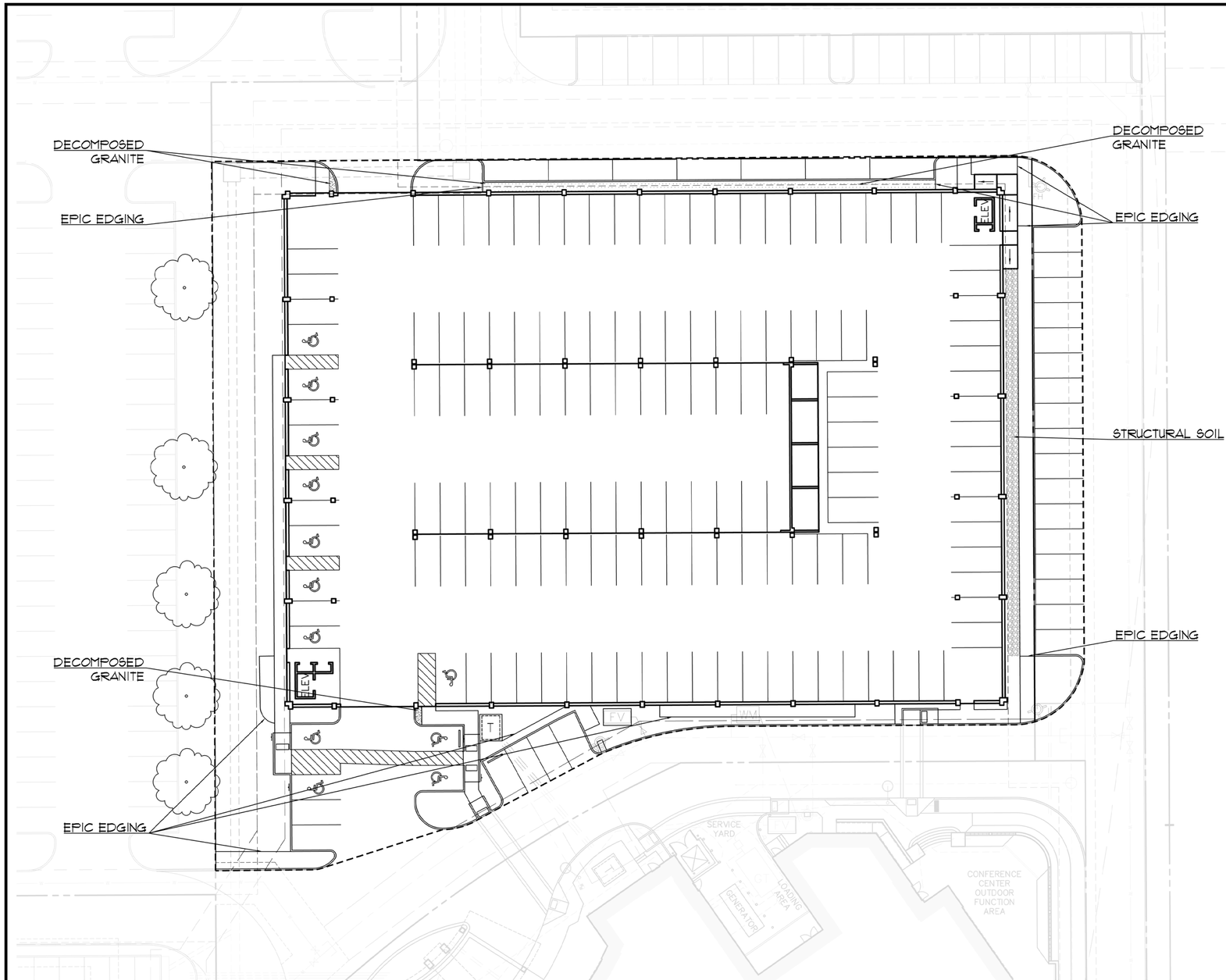


LEGEND

CU: STRUCTURAL SOIL® REF. L3.0, DETAIL ®

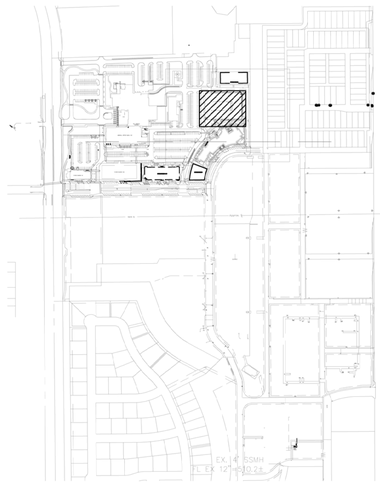
DECOMPOSED GRANITE REF. L3.0, DETAIL ®

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

LOCATOR MAP



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PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON P PINSON LANDSCAPE ARCHITECT # 2826
DATED 3/8/2017

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
RAINIER MEDICAL INVESTORS, LLC
801 HANOVER DRIVE, SUITE 650
GRAPEVINE, TX 76051
Ph. 214-234-8200
Contact: MR. BRAD MCCAFFERTY

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611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPE Firm No. 1798

RIVER WALK MEDICAL PARK PARKING STRUCTURE
Lot 13, Block A
THE RIVER WALK AT CENTRAL PARK 03/2015
2.004 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF CORINTH
DENTON COUNTY, TEXAS

RIVER WALK MEDICAL PARK PARKING STRUCTURE

HARDSCAPE PLAN

Drawn By: MC
Date: 03/09/2016
Scale: 1"=20'
Revisions:
08/08/2016
02/17/2017

16028

L2.0

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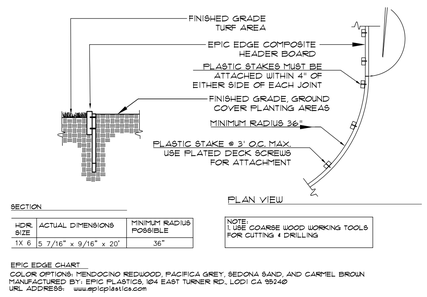


SECTION

NOM. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE
1X 6	5 7/16" x 9/16" x 20'	36"

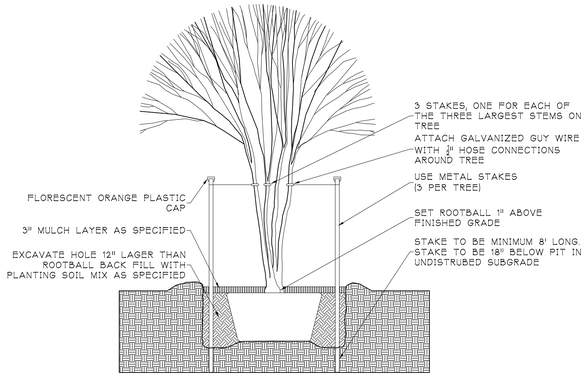
NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING 4 DRILLING

EPIC EDGE CHART

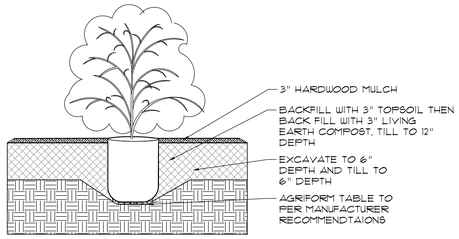
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 1124 EAST TURNER RD., LODI CA 95240
URL ADDRESS: www.epicplastics.com

1 EPIC EDGE DETAIL
SCALE: NOT TO SCALE

BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY
COMPOSITE HEADER BOARD DETAIL 4"X8"



2 MULTI-TRUNK STAKING DETAIL
SCALE: NOT TO SCALE

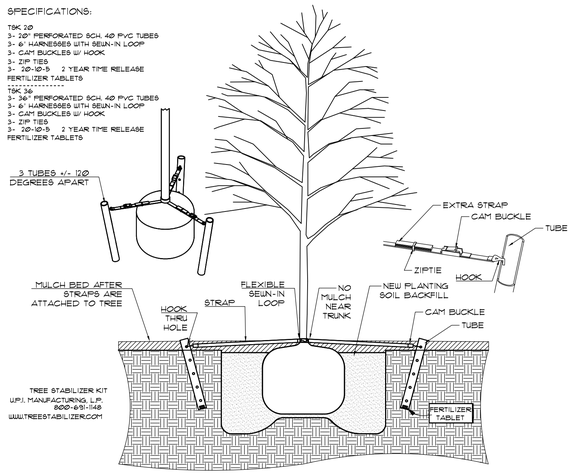


3 SHRUB DETAIL
SCALE: NOT TO SCALE

SPECIFICATIONS:

75K 20
3- 20" PERFORATED SCH. 40 PVC TUBES
3- 6' HARNESSES WITH SELN-N LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS

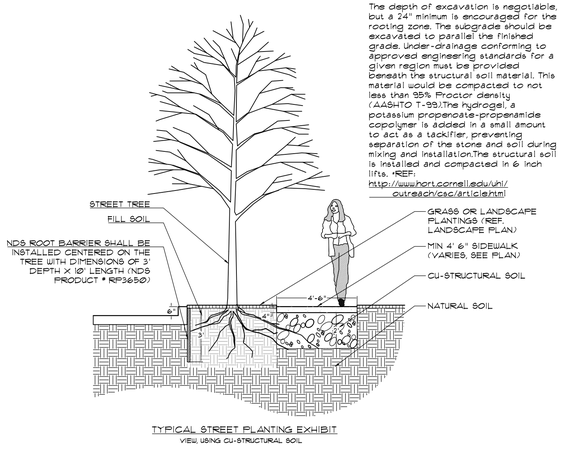
75K 36
3- 36" PERFORATED SCH. 40 PVC TUBES
3- 6' HARNESSES WITH SELN-N LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS



4 TREE STAKING DETAIL
SCALE: NOT TO SCALE

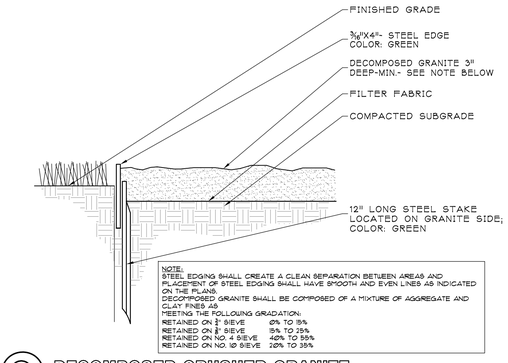
CU-STRUCTURAL SOIL

The depth of excavation is negotiable, but a 24" minimum is encouraged for the rooting zone. The subgrade should be excavated to parallel the finished grade. Under-drainage conforming to approved engineering standards for a given region must be provided beneath the structural soil material. This material would be compacted to not less than 95% Proctor density (AASHTO T-99).The hydrogel, a potassium propenoate-propenamide copolymer is added in a small amount to act as a tackifier, preventing separation of the stone and soil during mixing and installation.The structural soil is installed and compacted in 6 inch lifts. •REF. http://www.hort.cornell.edu/uhi/outreach/csc/article.html



TYPICAL STREET PLANTING EXHIBIT
VIEW, USING CU-STRUCTURAL SOIL

5 STRUCTURAL SOIL DETAIL
SCALE: NOT TO SCALE



NOTE:
STEEL EDGING SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS AND PLACEMENT OF STEEL EDGING SHALL HAVE SMOOTH AND EVEN LINES AS INDICATED ON THE PLANS.
DECOMPOSED GRANITE SHALL BE COMPOSED OF A MIXTURE OF AGGREGATE AND CLAY FINES AS
MEETING THE FOLLOWING GRADATION:

RETAINED ON 3" SIEVE	0% TO 5%
RETAINED ON 2" SIEVE	5% TO 25%
RETAINED ON NO. 4 SIEVE	40% TO 55%
RETAINED ON NO. 10 SIEVE	20% TO 35%

6 DECOMPOSED CRUSHED GRANITE
NOT TO SCALE

LANDSCAPE NOTES:
Town of Flower Mound

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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 3/8/2017

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
RAINIER MEDICAL INVESTORS, LLC
801 HANOVER DRIVE, SUITE 650
GRAPEVINE, TX 76051
Ph. 214-234-8200
Contact: MR. BRAD MCCAFFERTY

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
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
TBPE Firm No.: 1798

RIVER WALK MEDICAL PARK PARKING STRUCTURE
Lot 13, Block A
THE RIVER WALK AT CENTRAL PARK 03/2015
2.004 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

RIVER WALK MEDICAL PARK PARKING STRUCTURE

LANDSCAPE DETAILS

Drawn By: MC
Date: 03/09/2016
Scale: 1"=20'
Revisions:
08/08/2016
02/17/2017

16028

L3.0

File: J:\2016\16028\Drawings\CP & Const Plans\SHEET SETS\16028 LS DETAILS
Plotted: 3/8/2017 7:34 AM by Monica Calcaterra Sheet: 3/7/2017 12:21 PM, by OpenCAD

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 4

DATE: March 13, 2017

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Specific Use Permit No. 449 (SUP17-0002 – Zoom Dry Cleaning) to permit a cleaning/laundry facility with on-site plant. The property is generally located north of Flower Mound Road and East of Morriss 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 Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-449) to provide for a cleaning/laundry facility with on-site plant to occupy a portion of the multi-tenant retail building on Lot 1 within the Victory at FM 3040 development. The property is zoned Planned Development District-51 (PD-51) for Retail District-2 (R-2) uses. The proposed use is permitted subject to a Specific Use Permit.

The development consists of three lots. On December 15, 2014, the Town Council approved a site plan (SP14-0023) to develop a 37,600-square-foot retail building on Lot 1 and a companion record plat (RC14-0022) to create the three above referenced lots. This first phase of development includes the retail building, the required infrastructure and landscaping for the entire development, and the amenity at the north end of the site which includes a gazebo, seating area, and additional landscaping.

On April 25, 2016, the Planning and Zoning Commission approved a site plan for a 5,900-square-foot medical office building on Lot 2. Lot 3 (approximately 37,872 square feet of land area) remains undeveloped at this time. Access to the property will continue to be provided by existing ingress/egress points along both Flower Mound Road and Morris Road (one each) as well as platted mutual access easements that serve all three lots.

This applicant will occupy 2,774 square feet of floor area within Lot 1's multi-tenant retail building. No revisions are being proposed to the approved landscape plan for the subject property. As the applicant is proposing double-sliding customer access doors along the west façade and two roll-up doors (4' x 8' and 8' x 8') on the east façade, an amended site plan application will be required to provide for these improvements prior to permit review for the proposed use.

In considering the additional access doors proposed on the building's east façade, staff has some concern as to noise generated through these openings that could impact the residential uses to the east. As such, staff has recommended provisions that will ensure the use of these doors is minimized, thereby lessening any intrusion on the residential area. Specifically,

1) Except for employee access, servicing of equipment, and emergencies, all access doors on the east façade must remain closed.

2) All loading and unloading of garments is only permitted through the main customer entrance located on the west façade.

3) Hours of operation for all functions of the use are limited to 7:00 a.m. to 7 p.m., Monday through Friday, and 8:00 a.m. through 5 p.m., Saturday.

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 Specific Use Permit requests. At the time this report was written, staff had received correspondence relative to the request, which is provided as Attachment C(1) to this material.

IV. ATTACHMENTS

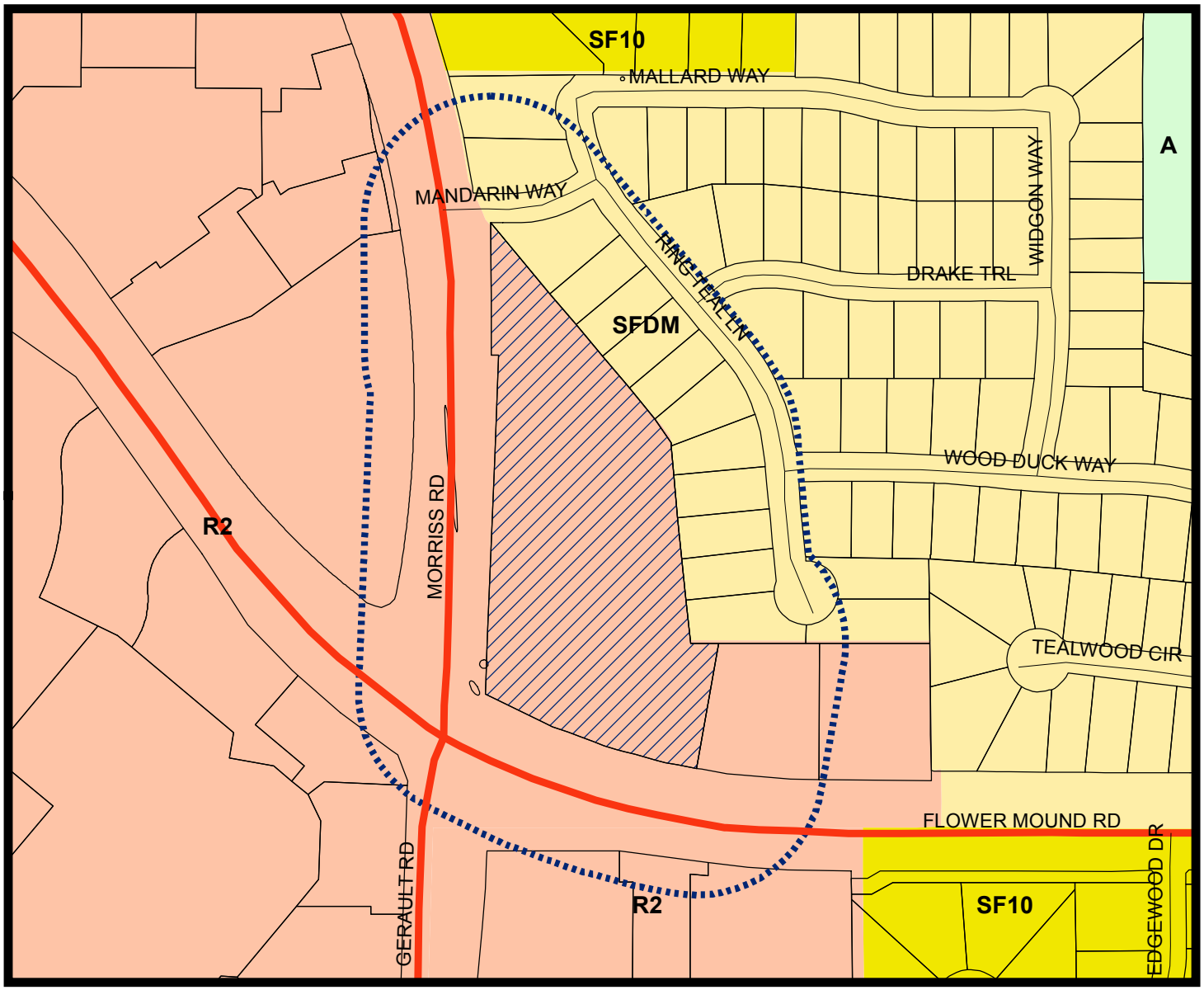
A. Background Information
1. Vicinity Map
2. Letter of Intent

B. Application Details
1. Previously Approved Site Plan

C. Correspondence
1. Correspondence in Opposition

Vicinity Map

Reference Project: SUP17-0002

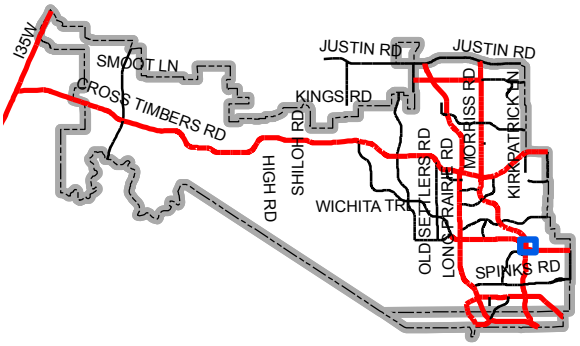


LEGEND

Agriculture | Retail 2 | Single Family 10 | Single Family Density Medium

Subject Property

200 ft Notification Buffer around Property



Map Location

0 187.5 375 750 Feet

BEAR DESIGN BUILD

February 10, 2017

Members of City Counsel
City of Flower Mound
1001 Cross Timber Rd #2330
Flower Mound, TX 75028

Re: Zoom Dry Cleaning

Thank you for assisting us with our project located at 1050 Flower Mound Rd #190, Flower Mound, TX 75028. We came to write this letter of intent to seek an approval of **"Cleaning/ Laundry shop with on-site plant"** from the city of Flower Mound for 2774 sf (0.063 acres) of Zoom Dry Cleaning.

Zoom Dry Cleaning is the state of art, environmentally friendly dry cleaning facility providing laundry service at one low price for all garments. Our business hour is 7 am to 7 pm on Monday through Friday, 8 am to 5 pm on Saturday. We close the store on Sunday.

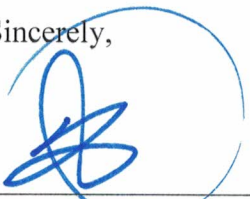
The dry cleaning machines are the latest generation and technology with completely closed loop. Dry cleaning solvent Zoom uses is DF-2000 which is an environmentally friendly dry cleaning fluid manufactured by Exxon-Mobil Corporation. Please refer to attached DF-2000 specification.

Each machine will house about 80 gallon of solvent. Each machine is factory built with a spill containment plan even though the actual dry solvent is needed, it is pumped directly into the machine. Daily number of employee is 6-8 people.

The main overhead door is to permit access to the site pre-opening for purposes of unloading and installing large equipment, i.e. double buck shirt press, which will not fit through the standard doors. Post opening, the door allows access to the plant so that our delivery van can on and off load during inclement weather to minimize possible harm to garments. It also allows more efficient operation.
The overhead door to the boiler room allows us to service, remove and replace large pieces of equipment there, i.e. boiler, after the boiler room fire walls and door are in place. Except for employee/ service access and deliveries. The access door and roll-up doors on the rear façade will remain closed at all times.

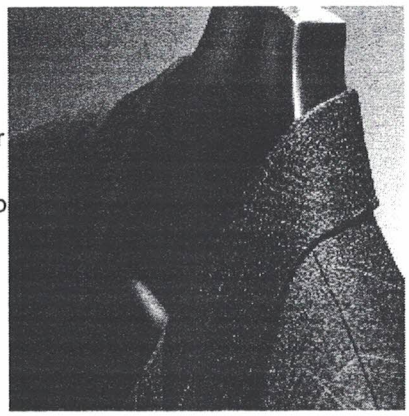
In determining locations for our establishment, we believe Zoom Dry Cleaning will be compatible with this area and will be an excellent support service for this community. Zoom Dry Cleaning seeks to answer the customer's demand by supplying excellent services at value pricing. Zoom Dry Cleaning will stay focused on their changing needs to maintain their loyalty.

Sincerely,



Duncan Kim, President
Bear Design-Build
2695 Villa Creek Dr. #110, Dallas, TX 75234
(T) 469-682-7038

DF-2000™ fluid for dry cleaning



Dry cleaning is a service built on trust – the trust consumers give to a cleaner for proper care of their best apparel. Because some fabrics require special attention and offer no room for compromise on quality, ExxonMobil Chemical has developed **DF-2000™**[1] synthetic hydrocarbon fluid, an effective and environmentally friendly alternative to solvents such as perchloroethylene.

Coupled with the proper equipment and specially designed additives and processes, DF-2000 delivers an excellent cleaning performance that's safe for workers.

Advantages of DF-2000 fluid

- Can be used with many sensitive fabrics and trim
- Removes oil and grease (solvent soluble soil)
- Aids in removing water-soluble soil with an effective detergent
- Virtually odorless
- Compatible with fabric-finish additives for restoring body to garments

Available only in the Americas, DF-2000 fluid is manufactured to meet high standards of consistency and purity for a quality result every time, and it remains stable through multiple distillation and reclamation cycles.

DF-2000™ fluid: a reliable alternative

DF-2000 is virtually odorless and can be used with sensitive fabrics. It also helps remove oil, grease and pigment soil from garments.

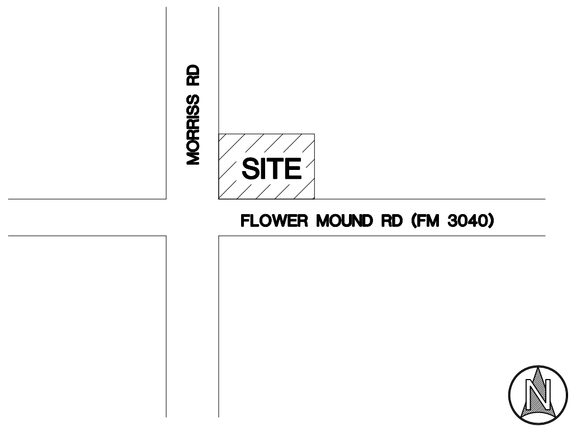
PREPARED BY

BEAR DESIGN-BUILD, INC. (ATTN: DUNCAN KIM)
2695 VILLA CREEK DR. #110, DALLAS, TEXAS 75234
TEL) 469-682-7038

PROPERTY OWNER

VICTORY RETAIL @ FM 3040, LLC,
A TEXAS LIMITED LIABILITY CORPORATION
8001 LBJ FREEWAY STE 400, DALLAS, TX 75251
TEL) 972-707-9555

VICINITY MAP



SYMBOL KEY

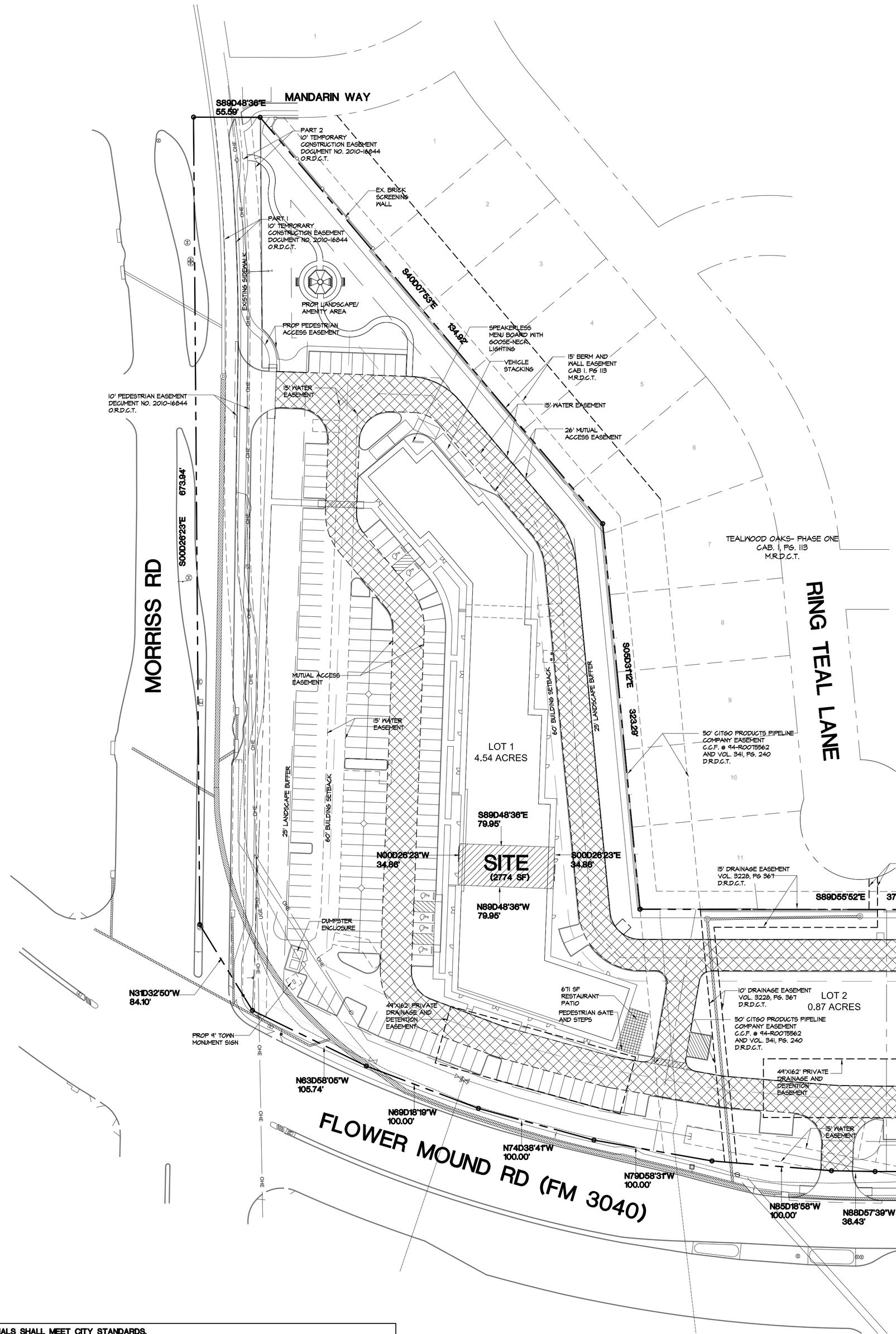
1. DUMPSTER AREA PER TOWN OF FLOWER MOUND SPECIFICATIONS
2. CROSSWALK/ PED. CROSSING TYPICAL.
3. TYPICAL ACCESSIBLE PARKING SPACE AND SIGNAGE (TYP)
4. LANDSCAPE AREA

DIMENSION NOTE

ALL DIMENSIONS FROM THE FACE OF CURB UNLESS NOTED OTHERWISE

GENERAL NOTES:

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
3. A TEXDOT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE TEXDOT ROW. NO WORK SHOULD BEGIN UNTIL AN APPROVED PERMIT HAS BEEN ISSUED.
4. ALL RETAINING/ DETENTION WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL AS THE MAIN BUILDING.
5. ALL GROUND BASE HVAC SHALL BE SCREENED WITH LIVE SCREENINGS OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
6. ALL ROOF MOUNTED MECHANICAL UNITS AND EQUIPMENTS SHALL BE SCREENED FROM VIEW.
7. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MAIN BUILDING.
8. DUMPSTER SCREENING WALL REQUIRES A SEPARATE PERMIT.
9. SIGNAGE REPRESENTED ON THE PLANS IS FOR ILLUSTRATIVE PURPOSES ONLY AND REQUIRE A SEPARATE PERMIT.



NOTES: 1. ALL MATERIALS SHALL MEET CITY STANDARDS.
2. ALL SIGNS, LIGHTING, LUMINARIES SHALL COMPLY WITH THE ORDINANCES OF THE CITY OF FLOWER MOUND

01 SITE PLAN

1"=50'

SITE DATA TABLE

PHYSICAL ADDRESS	NORTHEAST CORNER OF MORRISS ROAD AND F.M. 3040: 1020 FLOWER MOUND ROAD
GROSS SITE AREA	5.45 AC./ 237,461 S.F.
NET SITE AREA	4.54 AC./ 197,806 S.F.
ZONING	PLANNED DEVELOPMENT 51 (PD-51) WITH RETAIL 2 USES
CURRENT USE	RETAIL

LOT COVERAGE DATA	
BUILDING COVERAGE	19%/ 37,600 SF
IMPERVIOUS AREA	63.1%/ 124,642 SF
PERVIOUS AREA	36.9%/ 72,964 SF

PARKING SUMMARY	**REQUIRED**	**PROVIDED**
SURFACE PARKING		182
RETAIL: 78.1%	118	
RESTAURANT: 21.9%	110	
TOTAL PARKING	228	
TOTAL PARKING W/ 20% REDUCTION	182	

BUILDING DATA	
BUILDING	1 STORY
PEAK HEIGHT	32'
MEAN HEIGHT	21'
TOTAL SQUARE FOOTAGE	37,600 SF

BEAR DESIGN BUILD
2695 VILLA CREEK DR. SUITE 110
DALLAS, TEXAS 75234
TEL) 469-682-7038
FAX) 972-247-4477

ARCHITECT SEAL

ENGINEER SEAL

#	DATE	SUBMISSION
---	02.28.17	SPECIFIC USE PERMIT

VICTORY AT FM 3040- LOT 1 FLOWER MOUND TEXAS

SITE PLAN

21701-13 JOB NO.

A1.01 SHEET

From: al haddad
Sent: Wednesday, March 8, 2017 11:07 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: SPECIFIC USE PERMIT NO. 449 (SUP17-0002) ZOOM DRY CLEANING

Re: SPECIFIC USE PERMIT NO. 449 (SUP17-0002) ZOOM DRY CLEANING

Dear Mr. Richard Brown,

Thanks for the notice you sent us regarding the above referenced matter. We live behind the shopping center of the propose dry cleaning. We emphatically oppose to the permit requested by Zoom Dry Cleaning. We have children and we are very well acquainted with the danger associated with toxins emitted from these plants including the environmentally friendly chemicals.

Best regards,

Al & Wesson Haddad
917 Wood Duck way
Flower Mound 75028

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 5

DATE: March 13, 2017

FROM: John Habern, Parks, Trails & Landscape Specialist

ITEM: **Public Hearing to consider a request to amend the Land Development Regulations (LDR17-0001 - Landscaping) by amending Chapter 82, Article V, Division 2, entitled "Landscaping," of the Town's Code of Ordinances to allow for the use of aggregates and inorganic materials as ground cover.**

I. ITEM SUMMARY

There are no outstanding issues associated with this request.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On September 15th 2016, staff conducted a work session with Town Council to discuss the need to review the Town's landscape standards to address the use of aggregates (rock, stone, and/or decomposed granite) in landscaped areas within the Town. Staff was given direction to move forward in developing standards on the design, installation, and maintenance of such areas.

Discussions with representatives of the local development community, engineers, landscape architects, and benchmark cities enabled staff to provide a comprehensive assessment in order to develop a set of standards. A benchmark city survey was conducted, as well as a look at several cities' landscape standards outside of the DFW metroplex including Austin, Round Rock and Pflugerville, Texas. Staff met with the Planning and Zoning Commission for a work session on February 13, 2017, to gain feedback and direction in order to prepare draft standards.

The Town's intent for these new standards is to provide detail on the appropriate use of aggregate and inorganic material within the Town as an option to the traditional use of grass as cover within landscaped areas. New projects will be able to use these new standards with any site plan application. Existing developments can also utilize the new standards when submitting an amended landscape plan for administrative approval. Further, staff will work with any property to transition to the new standards.

Attachment 1 contains a redline version of the amendment language proposed to be added as a new Sec. 82-247, entitled "Aggregate or Inorganic Materials."

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

DIVISION 2. - LANDSCAPING

Sec. 82-241. - Street yard landscaping.

All undeveloped areas of the street yard shall be landscaped. In addition, each lot or building tract shall be required to provide landscaped areas within the street yard equal to the following minimum amount:

(1) A minimum of 20 percent of the street yard of each lot or tract shall be landscaped.

(2) A minimum of 50 percent of the street yard of each lot or tract with frontage on a scenic or country roadway shall be landscaped.

(3) Landscaping required to satisfy other provisions of this article and lying within the street yard may be used to satisfy the requirements of this section.

(Code 1989, ch. 12, § 5.03(d)(1))

Sec. 82-242. - Street buffer landscaping.

The area of the lot adjacent to the street right-of-way line and extending into the lot for a minimum width as provided in subsections (1)—(3) of this section shall be landscaped, except for necessary driveways. Street buffer landscaped area shall be counted toward the street yard landscaping requirement.

(1) The minimum width of the landscaped street buffer from the street right-of-way line adjacent to a scenic roadway shall be 50 feet.

(2) The minimum width of the landscaped street buffer from the street right-of-way line adjacent to a principal or country roadway shall be 25 feet.

(3) The minimum width of the landscaped street buffer from the street right-of-way line adjacent to all other streets shall be 15 feet.

(Code 1989, ch. 12, § 5.03(d)(2))

Sec. 82-243. - Parking area landscaping.

Landscaped areas shall be provided within off-street parking areas at a minimum ratio of 90 square feet per 12 parking spaces, provided that off-street parking areas on lots or building tracts adjacent to a scenic roadway shall be provided with 170 square feet of landscaped area per 12 parking spaces. However, notwithstanding the foregoing, churches and/or schools shall be required to provide landscaped areas within off-street parking areas at a minimum ratio of 45 square feet per 12 parking spaces. Landscaped areas within parking lots shall be counted toward the street yard landscaping requirement.

(Code 1989, ch. 12, § 5.03(d)(3))

Sec. 82-244. - Irrigation.

All required landscaped areas shall include an irrigation system to ensure the health and growth of the landscape. Medians, rights-of-way, visibility clips and other common areas that are landscaped shall be irrigated, with irrigation plans for such landscaped areas approved by the town prior to the acceptance of public improvements for the development.

(Code 1989, ch. 12, § 5.03(d)(4))

Sec. 82-245. - Maintenance requirements.

(a) Landscaped areas shall be reasonably maintained by the owner or the lessee of the property, including pruning, trimming, watering and other requirements necessary to create an attractive appearance for the development.

(b) Any plant material not surviving shall be replaced within 30 days of its demise. Variances because of seasonal requirements can be granted by the town manager or designated representative.

(c) Lack of maintenance of required landscaping material shall constitute a violation of subpart B of this Code.

(Code 1989, ch. 12, § 5.03(c)(6))

Sec. 82-246. - Outdoor patios and seating areas.

Outdoor patios and seating areas associated with nonresidential uses shall be shown on a site plan and/or landscape plan. These regulations do not apply to sidewalks or other pedestrian spaces. An elevation drawing may be required to determine compliance with this section. In addition, outdoor patios and seating areas are subject to the following standards:

(1) The area must be clearly defined as part of the plan. The area must be clearly defined through the use of ornamental fencing or similar fencing that is consistent and complementary to the building or development in which it is located. Outdoor patios and seating area for restaurants that serve alcoholic beverages shall be required to physically define the space by using one of the options listed herein above.

(2) Additional elements such as roofs, arbors, trellises, tables, chairs, umbrellas and awnings, shall be consistent and complementary in material, design, and color to the building or development in which it is located.

(3) The area shall not impede pedestrian circulation or encroach into a designated parking area or fire lane.

(Ord. No. 06-12, § 13, 2-20-2012)

Sec. 82-247. - Aggregate or Inorganic Materials

Aggregate or inorganic materials (AIM) may be used to satisfy the landscape requirements of this Article if such materials do not predominate over plant material. For the purposes of this requirement, the following more particularly describes the criteria applicable for use of AIM as a soil cover:

1) The use of AIM shall be restricted by the following requirements:
    a. Coverage cannot exceed 20% of the total unpaved and unbuildable area on a site.
    b. Substitution for soil as a planting medium is not allowed.
    c. Placement over an entire island or landscape planting bed is not allowed.
    d. Synthetic turf is restricted only to outdoor recreation and play areas.

2) The use of AIM shall comply with the following standards:
    a. Installation must prevent migration of material over time.

b. Slopes are limited to 5% gradient or less and the material must be sized appropriately to provide for slope stabilization.
c. Depth may not exceed 4” and shall be in conjunction with a minimum 6” soil base.
d. Size must be greater than the No. 4 Sieve (4.75 mm) and smaller than 3” diameter.
e. Material must be washed and screened and free of “fines” in order to aid in water infiltration.
f. Polypropylene and non-porous based weed barrier is strictly prohibited.
g. Subsurface drip irrigation is the only allowed type of irrigation.

3) Notwithstanding the foregoing, the Town may approve alternate plans and designs that comply with the intent of this section and that are in accordance with generally accepted industry standards.

Secs. 82-248—82-270. - Reserved.