# AGENDA

## TOWN OF FLOWER MOUND
## PLANNING AND ZONING COMMISSION MEETING

## MARCH 27, 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 March 13, 2017*

   Consider approval of the minutes of the March 13, 2017, Planning and Zoning Commission Regular Session.

2. *RC17-0001 – Jerry's Express Car Wash*

   Consider a request for a Record Plat to create a non-residential subdivision. The property is generally located at the northeast corner of Spinks Road and Long Prairie Road.

3. *SP16-0022 – Jerry's Express Car Wash*

   Consider a request for a Site Plan to develop a car wash with an exception to Section 82-302, Compatibility buffer, and an exception to Section 82-303, Compatibility setback, of the Code of Ordinances. The property is generally located at the northeast corner of Spinks Road and Long Prairie Road.

4. *SP17-0005 – Results Center at Lakeside DFW*

   Consider a request for a Site Plan to develop an office building. The property is generally located south of Lakeside Parkway and west of Long Prairie Road.

5. *CSP17-0001 – Stryker Industrial* *Public Hearing*

   Public Hearing to consider a request for a Comprehensive Sign Package for Stryker Industrial to allow a painted roof sign. The property is generally located east of Lake Forest Boulevard, between Lakeside Parkway and Silveron Boulevard.

## 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 23, 2017, at 2:10pm, 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 13TH DAY OF MARCH, 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 |
| Brad Ruthrauff | Commissioner, Place 1 |
| Laile Neal | Commissioner, Place 2 |
| Mike McCall | Commissioner, Place 3 |
| Laura Dillon | Commissioner, Place 6 |
| Heth Kendrick | Commissioner, Place 8 |
| David Johnson | Commissioner, Place 9 |

Constituting a quorum with the following members absent:

| | |
|---|---|
| Perfecto Solis | Vice Chair |
| Al Linley | Commissioner, Place 5 |

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

And the following members of Town staff present:

| | |
|---|---|
| Ashley Dierker | Town Attorney |
| Doug Powell | Executive Director |
| Chuck Russell | Town Planner |
| Brent Anderson | Senior Project Engineer |
| Poornima Srinarasi | Senior Planner |
| Richard Brown | Senior Planner |
| John Habern | Parks, Trails and Landscape Specialist |
| Cindi Price | Executive Assistant |

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

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. CITIZENS/VISITORS COMMENTS**

There were none.

**D. REGULAR ITEMS**

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

DRAFT

**Commission Deliberation**

Commissioner McCall moved to approve the February 27, 2017, minutes as presented. Commissioner Johnson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** **Dillon, Kendrick, Johnson, McCall, Neal**

**NAYS:** **None**

**ABSTAIN:** **Ruthrauff**

**ABSENT:** **Solis, Linley**

**The motion passed with a vote of 5-0-1.**

2. **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.**

**Staff Presentation**

Poornima Srinarasi, Senior Planner

**Commission Deliberation**

Commissioner McCall moved to approve RC16-0019 – Canyon Falls Retail. Commissioner Johnson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** **Ruthrauff, Neal, McCall, Johnson, Kendrick, Dillon**

**NAYS:** **None**

**ABSTAIN:** **None**

**ABSENT:** **Solis, Linley**

**The motion passed with a vote of 6-0.**

3. **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.**

**Staff Presentation**

Poornima Srinarasi, Senior Planner

**Applicant Presentation**

Bobby Dollak, G&A Consultants

DRAFT

**Commission Deliberation**

Commissioner Johnson moved to approve SP16-0016 – River Walk Medical Park Parking Garage. Commissioner McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES:** **Dillon, Kendrick, Johnson, McCall, Neal, Ruthrauff**

**NAYS:** **None**

**ABSTAIN:** **None**

**ABSENT:** **Solis, Linley**

**The motion passed with a vote of 6-0.**

4. **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.**

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Kris Ramji, Zoom Dry Cleaning and Victory Retail @ 3040, LLC
Kelvin Grimes, Business Owner

**In Favor – None**

**In Opposition – None**

**Close Public Hearing**

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of SUP17-0002 – Zoom Dry Cleaning, subject to the conditions recommended by staff, with the change of a double door in the rear in lieu of the 4 x 8 rollup door, and keeping the 8 x 8 rollup door for service only. Commissioner McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES:** **Ruthrauff, Neal, McCall, Johnson, Dillon**

**NAYS:** **Kendrick**

**ABSTAIN:** **None**

DRAFT

**ABSENT:** **Solis, Linley**

**The motion passed with a vote of 5-1.**

5. **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.**

**Staff Presentation**

John Habern, Parks, Trails and Landscape Specialist
Doug Powell, Executive Director

**Spoke In Favor and Provided Comment / Recommendations –**

Bobby Dollak, G&A Consultants, on behalf of Ron Stewart, Environs Group

**Spoke In Opposition – None**

**Close Public Hearing**

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of LDR17-0001 – Landscaping as presented in the exhibit from the audience, with the following exceptions; change 1(a) to exclude trails and pathways from the 20% calculation; keep 1(d) with the provision about artificial turf; and leave "washed" in 2(e), but change "and" to "or." Commissioner McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES:** **Dillon, Kendrick, Johnson, McCall, Neal, Ruthrauff**

**NAYS:** **None**

**ABSTAIN:** **None**

**ABSENT:** **Solis, Linley**

**The motion passed with a vote of 6-0.**

**E. ADJOURNMENT: 8:17 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

_____

**DOUGLAS S. POWELL, AICP**
**Executive Director, Development Services**

DRAFT

**ATTEST:**

_____

**Cindi Price, Executive Assistant**

DRAFT

# PLANNING AND ZONING COMMISSION
# AGENDA ITEM NO: 2

**DATE:** March 27, 2017

**FROM:** Poornima Srinarasi, Senior Planner

**ITEM:** **Consider a request for a Record Plat (RC17-0001 – Jerry's Express Car Wash) to create a non-residential subdivision. The property is generally located at the northeast corner of Spinks Road and 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.

The project has a companion Site Plan application (SP16-0022) for consideration on the same agenda.

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

## II. APPLICATION ANALYSIS

The purpose of this application is to create one non-residential lot for the new Jerry's car wash facility. The site is currently undeveloped and contains approximately 2.2 acres. The property is zoned Planned Development District-38 (PD-38) for Commercial District-2 (C-2) uses and master-planned for Campus Commercial uses within the Lakeside Business District area plan.

Access to the property will be from Long Prairie Road and Spinks Road. The plat depicts necessary easements, buffers, and setbacks. The plat depicts a mutual access easement along the entire length of the northern property line with possible stubs provided at two locations for future development on the property to the north that is owned by Lewisville ISD. The proposed record plat application is consistent with the approved standards of PD-38.

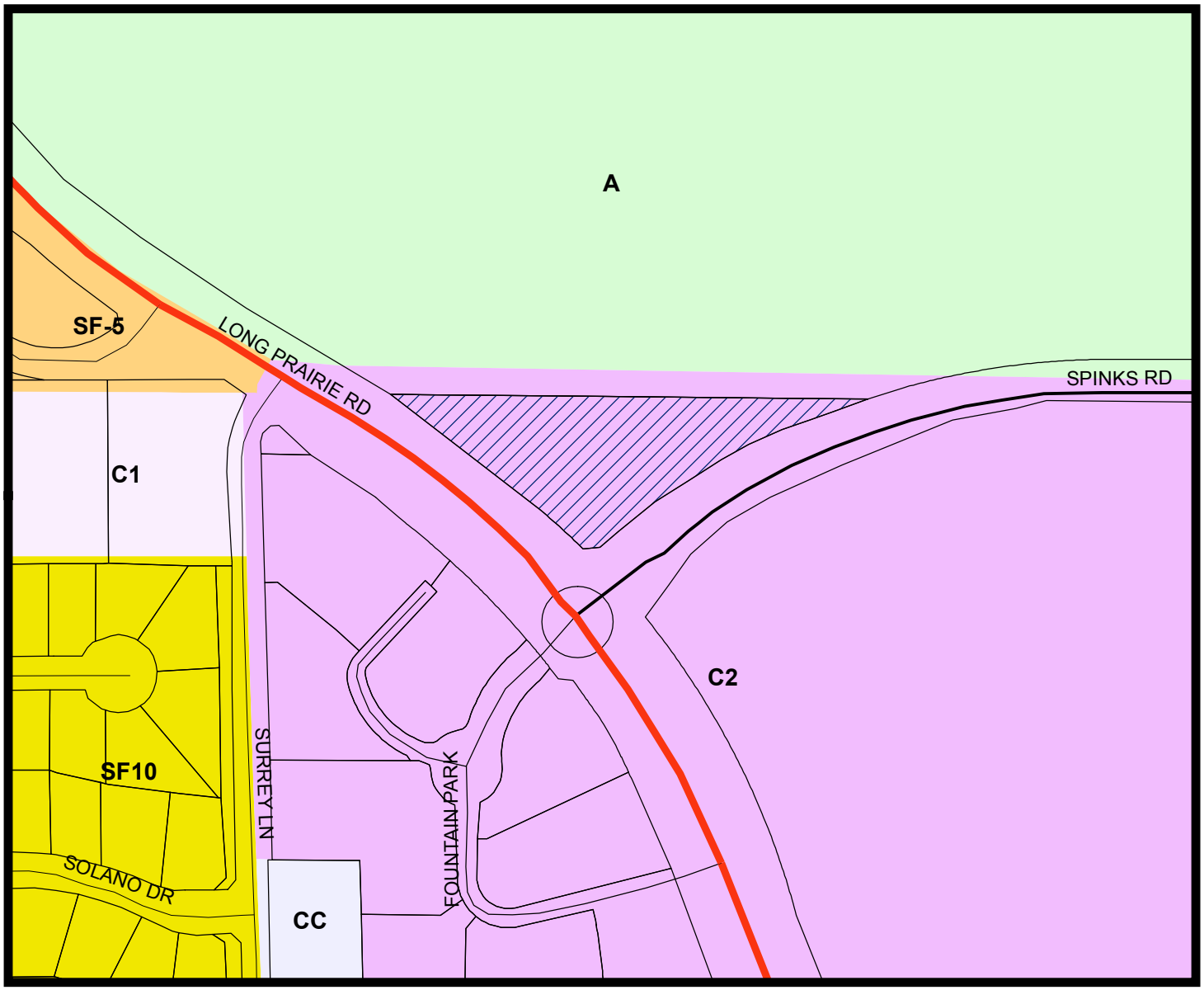
## III. ATTACHMENTS

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

**B. Application Details**
1. Record Plat Package

# Vicinity Map

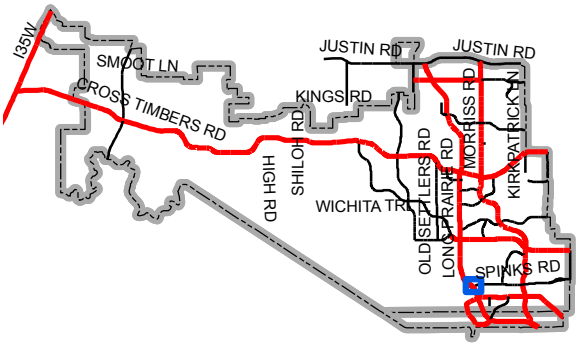
*Reference Project: RC17-0001 & SP16-0022*




**LEGEND**

- Agriculture
- Campus Commercial
- Commercial 1
- Commercial 2
- Single Family 5
- Single Family 10

Subject Property




Map Location

0 187.5 375 750 Feet

NADER
DESIGN
GROUP

March 21, 2017

Poornima Srinarasi, Senior Planner
Development Services
The Town of Flower Mound
2121 Cross Timbers Rd.
Flower Mound, TX 75028.

Re: RC17-0001 Jerry's Express Car Wash, Letter of Intent for Record Plat

Ms. Srinarasi,

We are writing as requested to describe our project in compliance with development standards of The Town of Flower Mound.

**Land Use:** Lakeside Business District / Campus Commercial

**Acreage of Subject Property:** Parcel No. R18004, 2.23 Acres

**Proposed Zoning:** PD-38 with C2 uses (No change) **and Specific Operations:** Automated Tunnel Car Wash with no finishing services. Customers remain in vehicles using Automated Tellers for service selection. (There is only one use and operation is by a single Owner.)

**Area of Proposed Buildings:** (Development will be in single phase.)
Wash tunnel, equipment and office: 4,957SF
Gated masonry refuse container enclosure: 150SF

**Special Considerations:** We are requesting exception to the requirement for Compatibility Buffer Wall for the full length (738.09') of our north line against our adjacent neighbor, with their blessing. We are also providing for a 30' landscape buffer yard against both FM2499 and Spinks Rights-of-way, and a variable width easement for the portion of the meandering 8' wide Town Trail that encroaches onto our lot. We are also providing mutual access easements, as requested for the potential use of the adjacent land to the north.

The portion of our lot that appears to be in the ROW of FM2499 (See Plat) is being dedicated by this instrument, as we find no previously referring document that mentions an existing dedication, although it is apparent that TxDOT ROW already bypasses this lot portion.

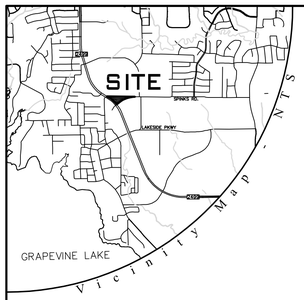
Please do not hesitate to respond with any questions or observations.

Yours truly,

James R. Nader

James R. Nader,

FAIA JRN;jn

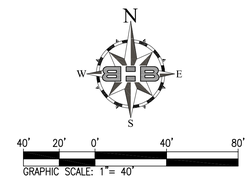


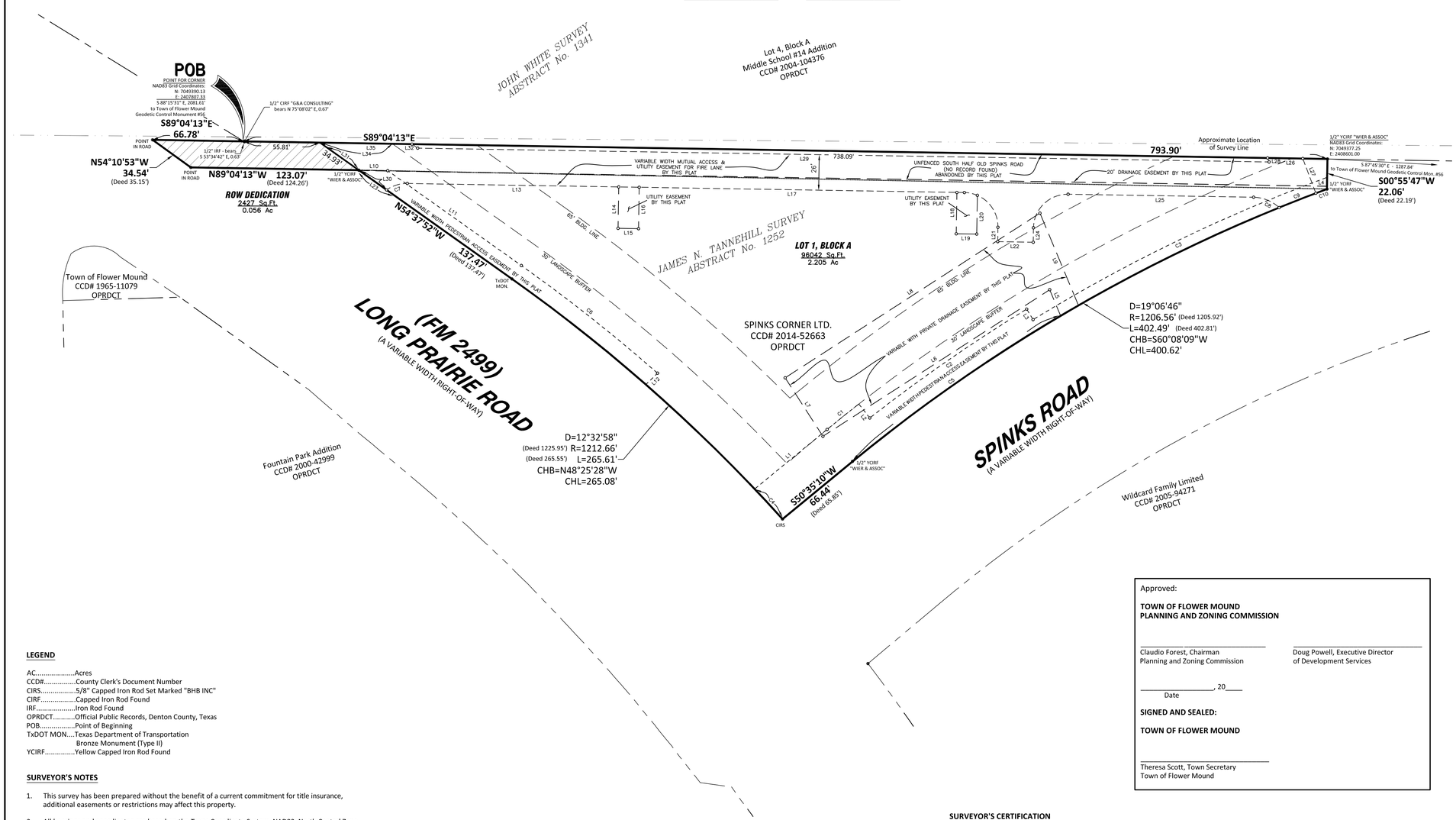

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Delta | Radius | Arc Length | Chord Bearing | Chord Length |
| C1 | 1°22'40" | 1235.92' | 29.72' | N51°17'12"E | 29.72' |
| C2 | 6°33'25" | 1222.92' | 139.95' | N55°15'16"E | 139.88' |
| C3 | 11°18'39" | 1213.92' | 239.64' | N64°11'18"E | 239.25' |
| C4 | 1°41'07" | 1021.88' | 30.06' | N42°55'14"W | 30.06' |
| C5 | 8°50'23" | 1206.56' | 186.15' | S54°59'57"W | 185.96' |
| C6 | 5°53'22" | 1237.92' | 127.24' | S51°41'11"E | 127.19' |
| C7 | 36°34'34" | 25.33' | 16.17' | S72°50'26"W | 15.90' |
| C8 | 42°16'33" | 28.00' | 20.66' | N67°55'56"W | 20.19' |
| C9 | 1°22'16" | 1206.56' | 28.87' | S68°35'42"W | 28.87' |
| C10 | 0°24'42" | 1206.56' | 8.67' | S69°29'11"W | 8.67' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N50°35'10"E | 68.77 |
| L2 | S38°02'34"E | 13.00 |
| L3 | S31°29'01"E | 9.00 |
| L4 | S0°55'38"W | 8.58 |
| L5 | N22°38'15"W | 20.71 |
| L6 | S57°07'34"W | 197.76 |
| L7 | N32°52'26"W | 51.00 |
| L8 | N57°07'34"E | 222.22 |
| L9 | S22°38'15"E | 73.25 |
| L10 | S89°04'12"E | 21.22 |
| L11 | S54°37'52"E | 119.97 |
| L12 | S45°55'47"W | 12.04 |
| L13 | S89°04'13"E | 154.89 |
| L14 | S0°55'48"W | 30.33 |
| L15 | S89°04'12"E | 15.00 |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L16 | N0°55'48"E | 30.33 |
| L17 | S89°04'13"E | 232.75 |
| L18 | S0°55'30"W | 30.29 |
| L19 | S89°04'30"E | 15.00 |
| L20 | N0°55'30"E | 28.40 |
| L21 | S0°55'47"W | 10.56 |
| L22 | S89°05'01"E | 26.00 |
| L23 | N54°37'51"W | 32.50 |
| L24 | N0°55'47"E | 10.56 |
| L25 | S89°04'13"E | 135.88 |
| L26 | S89°04'13"E | 25.80 |
| L27 | S20°37'11"E | 27.12 |
| L28 | S20°37'11"E | 3.14 |
| L29 | S89°04'13"E | 623.71 |
| L30 | N54°37'52"W | 24.93 |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L31 | N54°37'52"W | 29.77 |
| L32 | S54°37'52"E | 5.16 |
| L34 | N89°04'13"W | 53.05 |
| L35 | S89°04'13"E | 67.44 |




## LEGAL DESCRIPTION

**STATE OF TEXAS** §
**COUNTY OF DENTON** §

**WHEREAS, SPINKS CORNER, LTD., A TEXAS LIMITED PARTNERSHIP,** acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the James N. Tannehill Survey, Abstract No. 1252, Town of Flower Mound, Denton County, Texas, according to the deed recorded in County Clerk's Instrument Number (CC#) 2014-52663, Official Public Records, Denton County, Texas (OPRDCT), and being more particularly described by metes and bounds as follows:

**BEING** a tract of land situated in the James N. Tannehill Survey, Abstract No. 1252, Town of Flower Mound, Denton County, Texas and being all of that certain tract of land described by deed to Spinks Corner, LTD., A Texas Limited Partnership as recorded in County Clerk's Document No. (CCD#) 2014-52663, Official Public Records, Denton County, Texas (OPRDCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances are at ground).

**BEGINNING** at a point for the southwest corner of Lot 4, Block A Middle School #14 Addition, as shown on plat recorded in CCD# 2004-104376, OPRDCT, said point also being on the north line of said Spinks tract, from which a 1/2" iron rod found bears South 53°34'42" East, a distance of 0.63 feet, also from which a 1/2" yellow capped iron rod marked "G&A Consulting" found bears North 75°0'02" East, a distance of 0.67 feet;

**THENCE** South 89°04'13" East, with the north line of the said Spinks tract, being common with the south line of said Lot 4, a distance of 793.90 feet to a 1/2" yellow capped iron rod marked "Wier & Assoc" found on the northern right-of-way line of Spinks Road, being common with the east line of the said Spinks tract;

**THENCE** South 00°55'47" West, with the said common line, a distance of 22.06 feet to a 1/2" yellow capped iron rod marked "Wier & Assoc" found on the southeast line of the said Spinks tract, being common with the northern right-of-way line of Spinks Road, said 1/2" yellow capped iron rod also being the beginning of a curve to the left having a central angle of 19°06'46", a radius of 1206.56 feet, and a chord which bears South 60°08'09" West, a distance of 400.62 feet;

**THENCE** in a southwesterly direction along said curve, an arc distance of 402.49 feet to a 1/2" yellow capped iron rod marked "Wier & Assoc" found at the end of said curve;

**THENCE** South 50°35'10" West, continuing with the said common line, a distance of 66.44 feet to a 5/8" yellow capped iron rod marked "BHB INC" set at the intersection of the northern right-of-way lines of Spinks Road and Long Prairie Road (FM 2499), being common with the intersection of the southeastern and southwestern lines of the said Spinks tract, said 5/8" yellow capped iron rod also being the beginning of a curve to the left having a central angle of 12°32'58", a radius of 1212.66 feet, and a chord which bears North 48°25'28" West, a distance of 265.08 feet;

**THENCE** in a northwesterly direction, with the northern right-of-way line of Long Prairie Road (FM 2499) being common with the southwestern line of the said Spinks tract, along said curve, an arc distance of 265.08 feet to a Texas Department of Transportation (TxDOT) right-of-way marker (Type II Monument) found at the end of said curve;

**THENCE** North 54°37'52" West, continuing with the said common line, a distance of 137.47 feet to a 1/2" yellow capped iron rod marked "Wier & Assoc" found;

**THENCE** North 89°04'13" West, continuing with the said common line, a distance of 123.07 feet to a point for corner in the concrete paving of Long Prairie Road (FM 2499);

**THENCE** North 54°10'53" West, continuing with the said common line, a distance of 34.54 feet to a point for corner in the concrete paving of Long Prairie Road (FM 2499), said point also being in the north line of the said Spinks tract;

**THENCE** South 89°04'13" East, with the said north line, being common with the said northern right-of-way line of Long Prairie Road (FM 2499), a distance of 66.78 feet to the **POINT OF BEGINNING** and **CONTAINING** 96,042 square feet or 2.205 acres of land, more or less.

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **SPINKS CORNER, LTD., A TEXAS LIMITED PARTNERSHIP,** acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **JERRY'S EXPRESS CAR WASH**, an addition to the Town of Flower Mound, Denton County, Texas.

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

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

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

_____ _____ _____
Duly Authorized Agent Date Title
Spinks Corner LTD., A Texas Limited Partnership

**STATE OF TEXAS** §
**COUNTY OF _____** §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, of SPINKS CORNER, LTD., A TEXAS LIMITED PARTNERSHIP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ___ day of _____, 2017.

_____ _____
Notary Public in and for the State of Texas My commission expires

Approved:

**TOWN OF FLOWER MOUND**
**PLANNING AND ZONING COMMISSION**

_____ _____
Claudio Forest, Chairman Doug Powell, Executive Director
Planning and Zoning Commission of Development Services

_____, 20____
Date

**SIGNED AND SEALED:**

**TOWN OF FLOWER MOUND**

_____
Theresa Scott, Town Secretary
Town of Flower Mound

## LEGEND

AC.....Acres
CCD#.....County Clerk's Document Number
CIRS.....5/8" Capped Iron Rod Set Marked "BHB INC"
CIRF.....Capped Iron Rod Found
IRF.....Iron Rod Found
OPRDCT.....Official Public Records, Denton County, Texas
POB.....Point of Beginning
TxDOT MON....Texas Department of Transportation Bronze Monument (Type II)
YCIRF.....Yellow Capped Iron Rod Found

## SURVEYOR'S NOTES

1. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
2. All bearings and coordinates are based on the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the Texas RTK Cooperative Network.
3. All distances shown are at ground.
4. By scaled location of FEMA FIRM Map No. 48121C0680G, effective date of April 18, 2011, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

| OWNER | SURVEYOR |
|---|---|
| Spinks Corner, LTD., | Baird, Hampton & Brown, Inc. |
| A Texas Limited Partnership | 6300 Ridglea Place, Suite 700 |
| 3008 E. Hebron Parkway, Bldg. 300 | Fort Worth, Texas 76116 |
| Carrollton, Texas 75010 | Phone: 817-338-1277 |
| | Contact: John G. Margotta |

## SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my supervision in accordance with the platting rules and regulations of the Town of Flower Mound, Texas.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 3-23-17**

_____
John G. Margotta
State of Texas
Registered Professional Land Surveyor
No. 5956
Date:

# RECORD PLAT
# LOT 1, BLOCK A
# *JERRYS EXPRESS CAR WASH*
## 2.205 ACRES
## JAMES N. TANNEHILL SURVEY, ABSTRACT NO. 1252
## TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
## MARCH 2017

**Date of Preparation**: December 12, 2016

**FILING INFORMATION**

BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116
jmargotta@bhbinc.com 817-338-1277 www.bhbinc.com
BHB Project #2016.175.000 TBPE Firm F-44 TBPLS Firm 10011300

DRAWING FILE: E:\Survey16\175\000 Jerrys Express Car Wash Flower Mound\Dwg\BHB FP.dwg | FP 24x36

# PLANNING AND ZONING COMMISSION
# AGENDA ITEM NO: 3

**DATE:** March 27, 2017

**FROM:** Poornima Srinarasi, Senior Planner

**ITEM:** **Consider a request for a Site Plan (SP16-0022 - Jerry's Express Car Wash) to develop a car wash with an exception to Section 82-302, Compatibility buffer, and an exception to Section 82-303, Compatibility setback, of the Code of Ordinances. The property is generally located at the northeast corner of Spinks Road and Long Prairie Road.**

## I. ITEM SUMMARY

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

The project has a companion Record Plat application (RC17-0001) for consideration on the same agenda.

This application will require final action by the Town Council.

## II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 4,957-square-foot, single-story car wash facility to be located on a 2.2-acre tract of land. The property is currently zoned Planned Development District-38 (PD-38) for Commercial District-2 (C-2) uses and master-planned for Campus Commercial uses within the Lakeside Business District area plan. The existing zoning allows a *car wash, automatic* use by right.

Access to the property will be from Long Prairie Road and Spinks Road. The site plan depicts the car wash facility with 7 required parking spaces for the proposed use calculated at the ratio of one space for every 750 square feet of the facility. The site plan also depicts 21 vacuum stations located at the rear/north of the building with limited visibility from Long Prairie Road or Spinks Road.

The landscape plan depicts necessary landscape buffers and required number of trees within the buffer area and the street yard. The vacuum stations are treated differently from the regular parking spaces and do not require to be located

within 50 feet of a tree. The proposed development complies with the Town's landscape requirements.

The development standards for PD-38 established a 65-foot front building line and a 25-foot landscape buffer along both Long Prairie Road and Spinks Road. The proposed site plan is consistent with the development guidelines in PD-38. The building material predominantly consists of stone and stucco both of which are considered as primary masonry materials. The color of building materials and the architecture meets the Town's Urban Design Plan.

**A. Exception to Compatibility standards**

The residential compatibility standards apply when a non-residential development is proposed adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. The property to the north is currently owned by Lewisville ISD and zoned Agricultural. The Master Plan designates this property for Campus Commercial uses along the frontage of Long Prairie Road and Low Density residential for the remainder of the property. Due to the constriction set by the 65-foot front building line along both frontages, and Master Plan designation and anticipated non-residential uses on the adjacent LISD property to the north, the applicant is requesting a waiver to:

1. Compatibility Buffer
   a. A six-foot masonry wall and a 25-foot landscape buffer along the north property line; and

2. Compatibility Setback
   a. A 60-foot setback from the north property line. Majority of the building is located at 54 feet from the property line with the exception of a projection for a vacuum enclosure that is located at approximately 42 feet from the property line.

## III. CORRESPONDENCE

As required by the Town Code, a notice was sent to the adjacent property owner regarding the compatibility exception requests. The applicant has provided a letter of support from Lewisville ISD, which is the only affected property owner to the north (Attachment A(4)).

## IV. ATTACHMENTS

**A. Background Information**

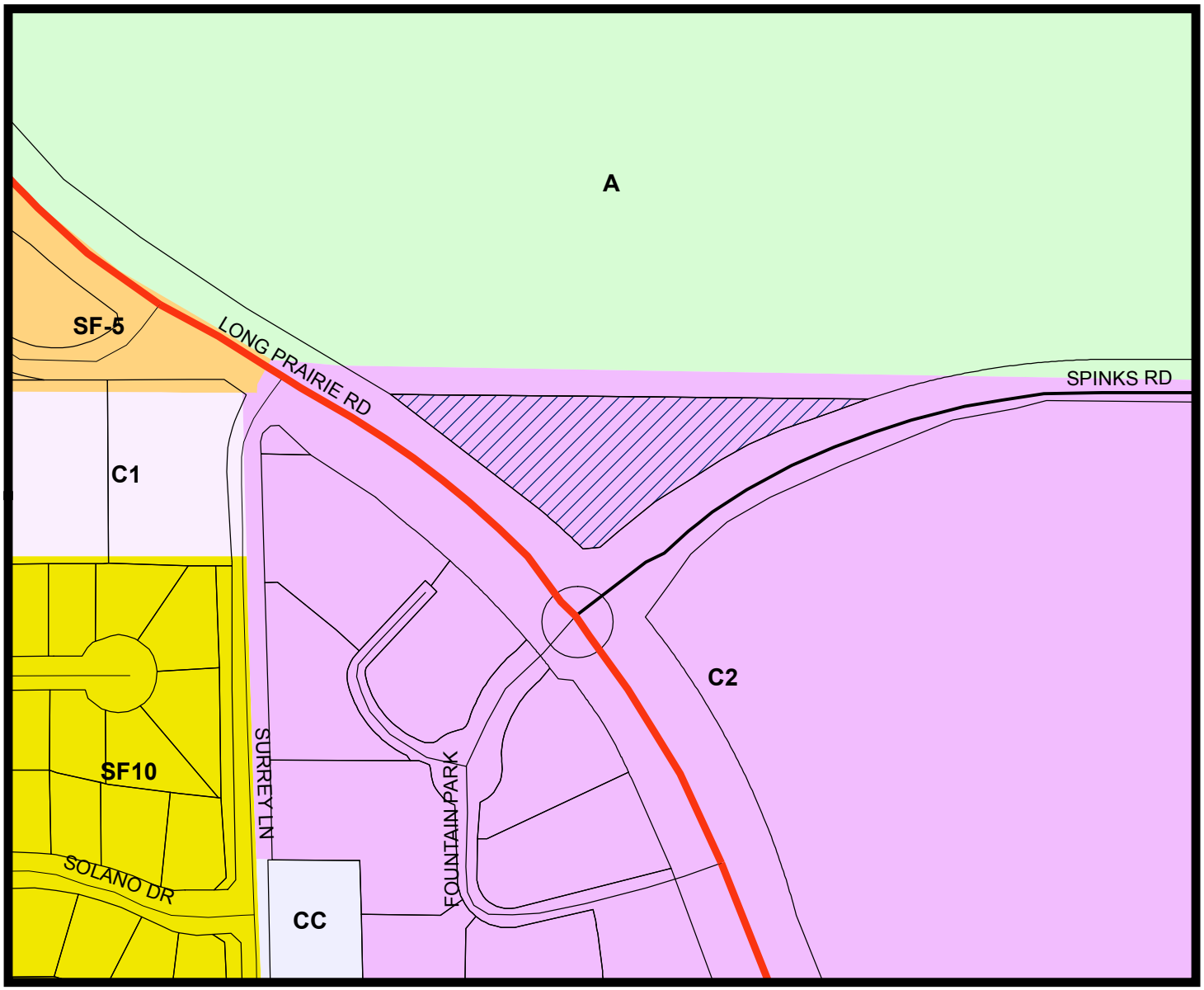
1. Vicinity Map
2. Letter of Intent
3. PD-38
4. Letter of Support from Lewisville ISD

**B. Application Details**

1. Site Plan Package

# Vicinity Map

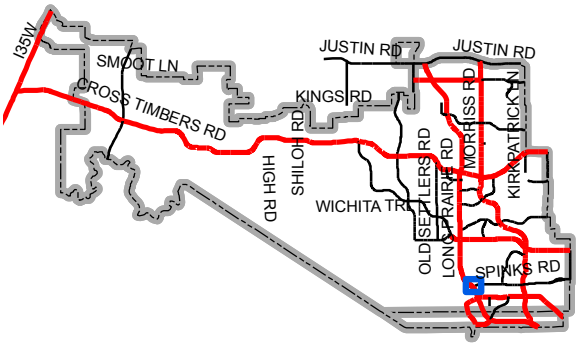
*Reference Project: RC17-0001 & SP16-0022*




**LEGEND**

- Agriculture
- Campus Commercial
- Commercial 1
- Commercial 2
- Single Family 5
- Single Family 10

Subject Property




Map Location

0 187.5 375 750 Feet

NADER
DESIGN
GROUP

March 21, 2017

Poornima Srinarasi, Senior Planner
Development Services
The Town of Flower Mound
2121 Cross Timbers Rd.
Flower Mound, TX 75028.

Re: SP16-0022 Jerry's Express Car Wash Letter of Intent

Ms. Srinarasi,

We are writing as requested to describe our project in compliance with development standards of The Town of Flower Mound.

**Land Use:** Lakeside Business District / Campus Commercial

**Acreage of Subject Property:** Parcel No. R18004, 2.23 Acres

**Proposed Zoning:** PD-38 with C2 uses (No change) **and Specific Operations:** Automated Tunnel Car Wash with no finishing services. Customers remain in vehicles using Automated Tellers for service selection. (There is only one use and operation is by a single Owner.)

**Area of Proposed Buildings:** (Development will be in single phase.)
Wash tunnel, equipment and office: 4,957SF
Gated masonry refuse container enclosure: 150SF

**Special Considerations:** This site is triangular in shape, with access from Long Prairie and Spinks Roads limited to the east and west corners of the site along the north line by existing median openings. These access points prescribe the location of access drives and required Fire Lanes, consequently requiring the paving of the entire length south of the north property line. This severely limits the areas available for landscape of the required 60' setback and 25' landscape buffer. We are adding extensive landscaping elsewhere within the site to give an exceptionally attractive overall appearance.

In addition, the resulting constriction of the property against the required building, landscape and parking setbacks reduces the useable area remaining on the site so that building encroachment into the required 60' Compatibility Setback is unavoidable.

We also request exception to complying with the masonry separation wall requirement.

We are providing 7 parking spaces, including 1 Accessible space. Our on-site staff count is 3-5 workers and customers do not normally access our office. The customers remain in their vehicles, so when occupied the Wash Tunnel is considered customer parking, an additional 4-5 spaces. The Vacuum spaces are not "parking spaces" as such, but customer use areas, and are screened from the street view by the building and landscaping.

All mechanical systems will be screened from view of any direction. We have omitted materials which might be construed to be "Franchise Architecture", complying with material standards of the Master Plan. We have modified our design to comply with maximum linear plane length. Our primary building entrance points are at the east end of our Wash Tunnel. The Tower entrance is for personnel only.

Please do not hesitate to respond with any questions or observations.

Yours truly,

James R. Nader

James R. Nader,

FAIA JRN;jn

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 17-86

AN ORDINANCE AMENDING ORDINANCE NO. 1-75, THE ZONING ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, GRANTING A ZONING CHANGE ON A CERTAIN TRACT OF LAND WITHIN THE TOWN OF FLOWER MOUND, TEXAS BEING APPROXIMATELY 32.294 ACRES OF LAND IN THE J. TANNEHILL SURVEY, ABSTRACT NO. 1252, DENTON COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN EXHIBIT "A", ORDERING A CHANGE IN THE USE OF SAID TRACT OF LAND AS PARTICULARLY DESCRIBED HEREIN FROM A, AGRICULTURAL DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT NO. 38 FOR C-2, COMMERCIAL DISTRICT-2 USES IN ACCORDANCE WITH THE REQUIREMENTS STATED IN THE EXHIBITS ATTACHED HERETO AND INCORPORATED HEREIN, AND WITH THE SPECIFIC REQUIREMENTS CONTAINED IN THIS ORDINANCE, AND WITH A COMPREHENSIVE SITE PLAN OF THE DEVELOPMENT; PROVIDING A SEVERABILITY CLAUSE; DETERMINING THAT THE PUBLIC INTEREST, MORALS AND GENERAL WELFARE DEMAND THE ZONING CHANGES AND AMENDMENTS HEREIN MADE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, application was made to amend the official Zoning District Map of the Town of Flower Mound, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Flower Mound, Texas, as required by State statutes and the Zoning Ordinance of the Town of Flower Mound, Texas, and all the legal requirements, conditions and pre-requisites having been complied with, the case having come before the Town Council of the Town of Flower Mound, Texas, after all legal notices, requirements, conditions and pre-requisites having been complied with; and

WHEREAS, the Developer and Owner, the Planning and Zoning Commission and the Town Council all agree the Tract located west of Farm-to-Market Road 2499 in this Planned Development District is best suited for development in accordance with the campus commercial concept described on the Flower Mound Land Use and Thoroughfare Plan adopted by Ordinance No. 80-85 on the 23rd day of December, 1985, and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, at a public hearing called by the Town Council did consider the following factors in making a determination as to whether these requested changes should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of

this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, at a public hearing called by the Town Council of the Town of Flower Mound, Texas, did consider the following factors in making a determination as to whether the requested changes should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the transportation; water, sewerage, schools, parks and other public facilities; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, further considered among other things the character of the districts and their peculiar suitability for particular uses and the view to conserve the value of the buildings, encourage the most appropriate use of land throughout this Town; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas does find that there is a public necessity for the zoning changes, that the public demands them, that the public interest clearly requires the amendments, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, does find that the changes in zoning lessen the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes the health and the general welfare; provides adequate light and air; prevents the over-crowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, has determined that there is a necessity and need for the changes in zoning and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the tract of land requested for a change since the tract of land was originally classified and therefore feels that the respective changes in zoning classification for the tract of land are needed, are called for, and are in the best interest of the public at large, the citizens of the Town of Flower Mound, Texas, and helps promote the general health, safety and welfare of the community.

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

Section 1. That all of the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That Ordinance No. 1-75, the Zoning Ordinance of the Town of Flower Mound, Texas passed on January 9, 1975, as originally adopted and amended, is hereby amended and changed in the following particulars and all other existing Sections, Subsections, Paragraphs, Sentences, Definitions, Phrases and Words of said Zoning Ordinance are not amended, but remain intact and are hereby ratified, verified and affirmed.

A. That the allowed use of a tract of land being approximately 32.294 acres of land in the J. Tannehill Survey, Abstract No. 1252, and the M. L. Cowan Survey, Abstract No. 1637, Denton County, Texas as more particularly described in Exhibit "A" attached hereto and incorporated herein, which in accordance with the Zoning Ordinance, Ordinance No. 1-75 is presently zoned A, Agricultural District is changed to PD, Planned Development District No. 38 for C-2, Commercial District-2 uses in accordance with the requirements stated in the Exhibits attached hereto and incorporated herein, and with the specific requirements contained in this Ordinance, and with the comprehensive site plan of the development.

Section 3. That a zoning map, a copy of which is attached hereto as Exhibit "C" and incorporated herein, showing the general layout of Planned Development District No. 38 was submitted by the Developer and Owner and reviewed and approved by the Town Council upon the recommendation of the Planning and Zoning Commission for approval as a general development plan.

Section 4. That a comprehensive site plan which shall be in substantial conformity with the general development plan shown in Exhibit "C" shall be submitted by the Developer and Owner as required by the Zoning Ordinance, Ordinance No. 1-75 for each Tract in this Planned Development District and shall be approved by the Planning and Zoning Commission and the Town Council and filed as part of this Ordinance prior to the issuance of any Building Permit in each such Tract in this Planned Development District.

Section 5. That the herein described property shall be used only in the manner and for the purpose provided by the Zoning Ordinance, Ordinance No. 1-75, as amended herein by the granting of this Planned Development District.

Section 6. That the development of the herein described property shall be developed in accordance with all PD, Planned Development District regulations as provided by the Zoning Ordinance, Ordinance No. 1-75, except as otherwise provided by this Ordinance.

Section 7. That in carrying out the development of this PD, Planned Development District, the development conditions shall be conditions precedent to the granting of any Certificate of Occupancy as required in the Zoning Ordinance, Ordinance No. 1-75.

Section 8. The Town Manager is hereby directed to correct the official zoning district maps of the Town of Flower Mound, Texas, to reflect the herein changes in zoning.

Section 9. That in all other respects the use of the property herein above described shall be subject to all the applicable regulations contained in said Zoning Ordinance and all other applicable and pertinent ordinances for the Town of Flower Mound, Texas.

Section 10. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to provide adequate light and air; to prevent over-crowding of land, to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made with reasonable suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 11. This ordinance shall be cumulative of all other ordinances of the Town of Flower Mound, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 12. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract of land described herein.

Section 13. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed One Thousand Dollars ($1,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 14. The fact that the present zoning ordinance and regulations of the Town are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the Town creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED the 24th day of February, 1986.

Andrew L. Burkaty
Mayor, Town of Flower Mound, Texas

ATTEST:

Kathleen C. Aldridge
Town Secretary

(Seal)

[SEAL]

APPROVED AS TO FORM:

Town Attorney

THE TOWN OF FLOWER MOUND SEAL TEXAS

9.600 Acre Tract:

SITUATED in Denton County, Texas, in the J. Tannehill Survey, Abstract No. 1252, being a resurvey of the 9.550 acre Tract A described in a deed from Dorothy D. Coker, Executrix to Charles J. Wilson dated December 15, 1970, recorded in Volume 612, Page 618, of the Denton County Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pin set at the northeast corner of said 9.550 acre tract, in the west R.O.W. line of Farm Road No. 2499, same being the southeast corner of the 0.116 acre of land described in a deed from Joseph B. Coker and wife, Dorothy D. Coker to the town of Flower Mound dated September 13, 1965, recorded in Volume 531, Page 173, of the Denton County Deed Records; a water tower is located on said 0.116 acre tract;

THENCE southerly with said west R.O.W. line as follows:

South 53°34'36" east, 233.8 feet to a broken concrete R.O.W. marker at the point of curvature of a curve to the right, from which the radius center lies south 36°25'24" west, 909.93 feet;

THENCE with said curve to the right, an arc of 861.93 feet around a central angle of 54°16'23" to a concrete R.O.W. marker at the point of tangency of said curve;

THENCE south 0°41'47" west 37.5 feet to an iron pin set at the southeast corner of said 9.550 acre tract for a corner;

THENCE north 87°55'47" west 498.84 feet with the south line of said 9.550 acre tract and with an established fence to an iron pin set at the south, southwest corner of said 9.550 acre tract for a corner; same being the southeast corner of a 1.00 acre tract described in a deed from Flanagan to Greener dated September 27, 1973, recorded in Volume 686, Page 586, of the Denton County Deed Records;

THENCE north 0°24' west, 261.11 feet with the east line of said 1.00 acre tract to an iron pin set for a corner at the northeast corner of said 1.00 acre tract;

THENCE north 87°49'21" west, with the north line of said 1.00 acre tract passing an iron pin set at 146.66 feet and continuing in all 166.66 feet to an iron pin set at the northwest corner of said 1.00 acre tract and the west, southwest corner of said 9.550 acre tract for a corner; same being in the center of a north-south gravel road;

THENCE north 0°34'05" west, 632.89 feet with the west line of said 9.550 acre tract and the center of said gravel road to an iron pin set at the northwest corner of said 9.550 acre tract for a corner; same being the southwest corner of said 0.116 acre tract;

THENCE north 89°23'14" east, 115.89 feet with the north line of said 9.550 acre tract and with the south line of said 0.116 acre tract, along a line on the south side of a chain link fence to the PLACE OF BEGINNING and containing 9.600 acres of land, more or less.

24.6246 Acre Tract:

SITUATED in Denton County, Texas, in the J. Tannehill Survey, Abstract No. 1252, being a resurvey of the 24.623 acre Tract B described in a deed from Dorothy D. Coker, Executrix to Charles J. Wilson dated December 15, 1970, recorded in Volume 612, Page 618, of the Denton County Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pin set at the northeast corner of said 24.623 acre tract, in the center of an east-west gravel road at the junction of the center of a dirt road from the south;

THENCE south 0°47' west, 1021.06 feet with the east line of said 24.623 acre tract and with the center of said dirt road to an iron pin set at the southeast corner of said 24.623 acre tract for a corner;

THENCE north 88°02'17" west, with the south line of said 24.623 acre tract and with an established fence passing an iron pin set at 30.0 feet and continuing in all 857.49 feet to an iron pin set at the southwest corner of said 24.623 acre tract, in the east R.O.W. line of Farm Road No. 2499 for a corner;

THENCE northerly with the west line of said 24.623 acre tract and with said east R.O.W. line as follows:

North 0°41'47" east, 40.0 feet to an iron pipe set beside a damaged R.O.W. marker at the point of curvature of a curve to the left, from which the radius center bears north 89°18'13" west, 999.93 feet;

THENCE with said curve to the left, an arc of 947.18 feet around a central angle of 54°16'23" to a concrete R.O.W. marker at the point of tangency of said curve;

THENCE north 53°34'36" west, 315.7 feet to an iron pin set at the northwest corner of said 24.623 acre tract for a corner;

THENCE south 88°01'57" east, 1531.54 feet with the north line of said 24.623 acre tract and with the center of said gravel road to the PLACE OF BEGINNING and containing 24.6246 acres of land, more or less.

# EXHIBIT "B"

The development on the tract of land described in Exhibit "A" shall be in accordance with the comprehensive site plan of the development as required by the Zoning Ordinance of the Town of Flower Mound, Texas, Ordinance No. 1-75, and shall be subject to the following conditions and requirements:

1. Development Standards - East Tract

   A. The tract designated on Exhibit "C" as the East Tract consisting of approximately 23.578 acres located on the north and south sides of Spinks Road and located on the east side of Farm-to-Market Road 2499 shall be developed only for C-2, Commercial District-2 uses.

   B. Development of the East Tract shall be in compliance with all regulations applicable to C-2, Commercial District-2 contained in the Zoning Ordinance of the Town, Ordinance No. 1-75, as amended, except as otherwise provided in paragraph 3 of this Exhibit B.

2. Development Standards - West Tract

   A. The tract designated on Exhibit "C" as the West Tract consisting of approximately 8.716 acres located on the west side of Farm-to-Market Road 2499 shall be developed only for C-2, Commercial District-2 uses except that the following enumerated uses shall be prohibited throughout the West Tract:

      1. Amusement, Commercial (Outdoor)
      2. Animal Pound (Public or Private)
      3. Auto Glass, Seat Cover or Muffler Shop
      4. Auto Leasing (when not accessory use)
      5. Auto Parts and Accessory Sales (Indoor)
      6. Auto Repair Garage
      7. Auto Rental (when not accessory use)
      8. Bait and Sporting Goods (Sales)
      9. Bottling Works
      10. Building Material Yard and Construction Office
      11. Bus Station or Terminal
      12. Cabinet and Upholstery Shop
      13. Carnival or Circus (Temporary)
      14. Cleaning, Dyeing or Laundry Plant
      15. Contractor Storage or Equipment Yard
      16. Dance Hall, Public
      17. Engine, Motor Repair
      18. Greenhouse (Wholesale)
      19. Greenhouse or Plant Nursery (Retail Sales) (No Contract Work)
      20. Household Appliance Service and Repair
      21. Kennel
      22. Lithographic Shop
      23. Motorcycle or Scooter Sales and Service
      24. New or 'Used Car Auto Sales (Outdoor Lot)
      25. Outside Sales

26. Paint Shop
27. Plumbing Shop
28. Restaurant or Eating Place (Drive-In Service)
29. Restaurant or Eating Place (Drive-In and Inside)
30. Second Hand Store
31. Storage or Hauling Company
32. Tires, Batteries, Shocks, Brakes, Etc. (work inside)
33. Tool Rental (Domestic Equipment)
34. Truck Freight Terminal
35. Truck and/or Bus Leasing
36. Truck Sales
37. Upholstery, Tops, Fabric, Carpet Shop
38. Veterinarian Hospital (Outside Animal Pens)

B. Development of the West Tract shall be generally in accordance with the campus commercial concept described on the Flower Mound Land Use and Thoroughfare Plan adopted by Ordinance No. 80-85 on the 23rd day of December, 1985, and in all events shall be in compliance with all regulations applicable to C-2, Commercial District-2 contained in the Zoning Ordinance of the Town, Ordinance No. 1-75, as amended, except as otherwise provided in paragraph 3 of this Exhibit B.

3. Development Standards - General Requirements (East and West Tracts)

A. An overall site plan for a Tract being developed in part or in whole, including internal circulation streets, proposed lot layouts, proposed fire lanes, and utility easements shall be submitted prior to or simultaneously with the submission of any comprehensive site plan for any area within the respective Tract being developed.

B. Access points of ingress/egress from any major street or thoroughfare into either of the Tracts shall be determined at the time the overall site plan for the respective Tract is submitted for approval by the Town Planning and Zoning Commission.

C. Developer and Owner agree that all ingress and egress from any major street or thoroughfare shall be limited in number in a manner approved by the Town Planning and Zoning Commission to allow and maintain such streets as free flowing arterials to the greatest extent possible.

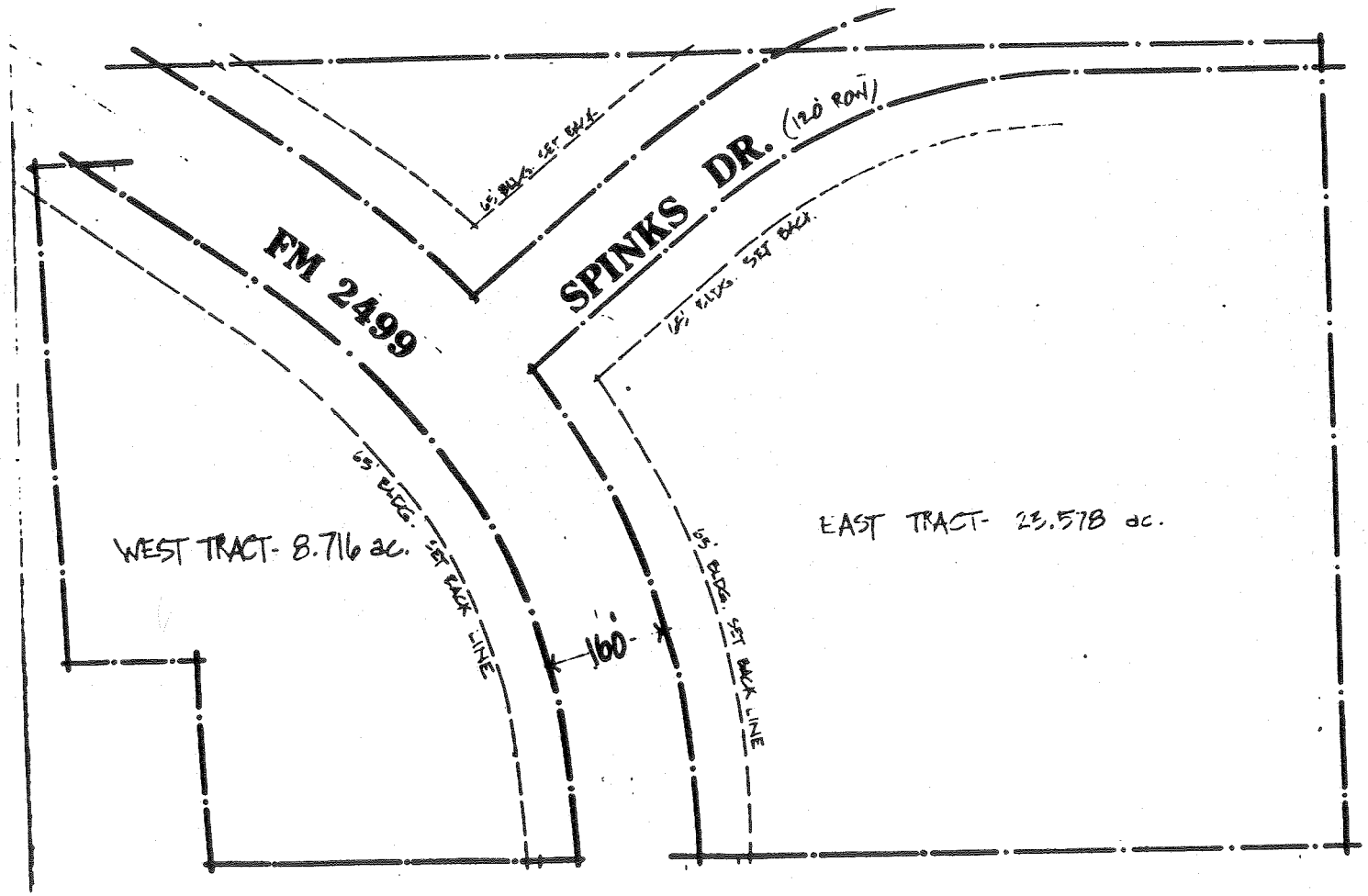
D. The Town reserves the right to realign Spinks Road if determined by the Planning and Zoning Commission and the Town Council to be necessary.

E. A minimum of fifteen percent (15%) of the net area shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Town Planning and Zoning Commission.

F. Native trees shall be preserved whenever possible and no tree eight inches (8") in caliper or greater shall be removed unless noted on the site plan and approved by the Town Planning and Zoning Commission.

G. All utilities, dumpsters and mechanical units shall be screened from public view in a manner approved by the building official.

H. A minimum sixty-five foot (65') building setback shall be provided from the right-of-way of all major and secondary streets. The first twenty-five feet (25') shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Town Planning and Zoning Commission. No parking shall be allowed in the first twenty-five feet (25') measured from the property line.

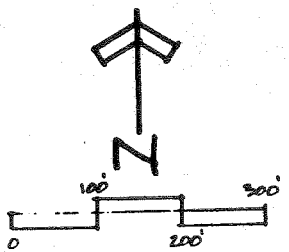



**ZONING CASE Z-1-86**

**A 32.294 Acre**
**PLANNED DEVELOPMENT**

**FLOWER MOUND, TEXAS**

OWNER:
**IIA, Inc.**
12655 North Central Expressway
Suite 800
Dallas, Texas




Proposed Zoning: Commercial Two / PD

EXHIBIT "C"

LISD
REAL INNOVATION
LIMITLESS OPPORTUNITY
LEWISVILLE INDEPENDENT SCHOOL DISTRICT

Mailing address
P.O. Box 217
Lewisville, TX 75067

Purchasing Department

November 18, 2016

Poornima Srinarasi, Senior Planner
Town of Flower Mound

**RE: Compatibility Buffer/Setback Exception Request**

Dear Ms. Srinarasi,

The Lewisville Independent School District was approached by representatives of Jerry's Express Car Wash. Company officials presented information and detail to LISD regarding the proposed business. In addition, Jerry's wanted to know if the District would support allowing an exception to current Town of Flower Mound's buffer/setback requirements. The specific property presented and discussed adjoins LISD's tract of land that runs along FM 2499 and Spinks Road.

As presented by the representatives of Jerry's Express Car Wash, LISD does not have objection to the compatibility buffer/setback exception requested for a 6' masonry wall along our property line.

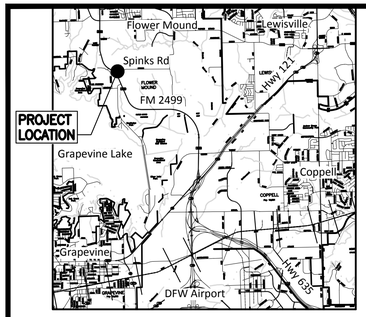
If you have any questions or need any additional information, please do not hesitate to contact me at 972/350-4797.

Sincerely,

Craig Martin
Executive Director of Purchasing

CM/cp

c: file




## VICINITY MAP

NOT TO SCALE

Owner:
Jerry's Express Car Wash II, Ltd.
6300 Ridglea Place, Suite 1007
Fort Worth, TX 76116
(817) 953-6100

Preparer:
Nader Design Group
119 N. Main St., Suite 216
Weatherford, TX 76086
Attn: James R. Nader, FAIA
817-336-9010
james@naderdesign.com

2.21 acres in Denton County

## SITE DATA TABLE

| | | |
|---|---|---|
| Physical Address | | |
| Gross Site Area | 2.205 ac, 96,042 s.f. | |
| Net Site Area | 0.46 ac , 20,034 s.f. | |
| | | |
| Zoning | PD-38 w/Commercial 2 | |
| Current use | Undeveloped | |
| | | |
| Lot Coverage Data | | |
| • Building Coverage | 5.7% / 4,899 s.f. | |
| • Impervious Area | 61.2% / 52,729 s.f. | |
| • Pervious Area | 33.2% 28,564 s.f. | |
| | | |
| Parking Summary | Required | Provided |
| Surface Parking | | |
| • Office | n/a | n/a |
| • Retail | n/a | n/a |
| • Other | 7 | 7 |
| (Maintenance Service | 1 space / 750 s.f.) | |
| Total Parking | 7 | 7 |
| | | |
| Building Data | | |
| • Building | 1-story | |
| • Peak Height | 38'-6" | |
| • Mean Height | 35'-0" | |
| • Total Square Footage | 4957 s.f. | |

## CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER, SEWER, ELECTRIC AND GAS CONNECTIONS IN WORKING ORDER AT ALL TIMES. IN NO CASE SHALL SERVICES BE ALLOWED TO REMAIN OUT OF SERVICE OVERNIGHT AND ALL REQUIRED SHUT-DOWNS SHALL BE COORDINATED WITH OWNER.
2. CONTRACTOR SHALL VERIFY THE ELEVATION, CONFIGURATION AND LOCATION OF EXISTING UTILITY LINES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE FROM THE PROJECT AREA ALL SURPLUS MATERIAL. SURPLUS MATERIALS FROM EXCAVATION INCLUDING DIRT, CONCRETE, TRASH, ETC., SHALL BE PROPERLY DISPOSED OF AT AN APPROVED SITE.
4. THE CONTRACTOR SHALL PRESERVE AND PROTECT OR REMOVE AND REPLACE (WITH PRIOR APPROVAL OF OWNER) ANY TREES, SHRUBS, HEDGES, LANDSCAPING ETC., IN OR NEAR PROPOSED CONSTRUCTION AREA.
5. ALL GRASS AREAS SHALL RECEIVE 4" OF TOPSOIL AND SOLID SODDING. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING TOPSOIL WHENEVER POSSIBLE.
6. THE CONTRACTOR SHALL REMOVE ALL FENCES INTERFERING WITH CONSTRUCTION OPERATION AND PROVIDE TEMPORARY FENCING DURING CONSTRUCTION. REMOVED FENCES SHALL BE REPLACED WITH NEW FENCE OR UNDAMAGED ORIGINAL FENCING WITH PRIOR APPROVAL OF OWNER.
7. THE CONTRACTOR SHALL MAKE NECESSARY PROVISION FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, GAS MAINS, TELEPHONE CABLES, SANITARY SEWER LINES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, ALL OTHER UTILITIES, AND THE STRUCTURES BOTH ABOVE AND BELOW GROUND DURING CONSTRUCTION. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES DONE TO SUCH EXISTING FACILITIES AS A RESULT OF THE CONTRACTOR'S OPERATIONS.
8. CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE OWNER FOR APPROVAL OF ALL AREAS TO BE USED FOR STAGING, MOBILIZATION, EQUIPMENT AND MATERIAL STORAGE AND GENERAL PROJECT CONSTRUCTION MANAGEMENT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GENERAL SAFETY AT AND ADJACENT TO THE PROJECT AREA, INCLUDING THE PERSONAL SAFETY OF THE CONSTRUCTION CREW AND GENERAL PUBLIC AND THE SAFETY OF PUBLIC AND PRIVATE PROPERTY.
10. ALL BARRICADES, WARNING SIGNS, LIGHT DEVICES, ETC., FOR THE GUIDANCE AND PROTECTION OF TRAFFIC AND PEDESTRIANS MUST CONFORM TO THE INSTALLATION SHOWN ON THE CURRENT TEXAS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND SIDEWALKS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS FROM THE CONSTRUCTION.
12. TWO-WAY TRAFFIC MUST BE MAINTAINED AT ALL TIMES. ONE LANE OF TRAFFIC AROUND CONSTRUCTION OPERATIONS IN PROGRESS WITH ADEQUATE SAFEGUARDS WILL BE ACCEPTABLE, UNLESS OTHERWISE DIRECTED BY THE OWNER. CONTRACTOR SHALL SUBMIT AN ACCEPTABLE CONSTRUCTION PHASING AND TRAFFIC CONTROL PLAN PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL HAVE UTILITY COMPANIES LOCATE AND MARK ALL UNDERGROUND FACILITIES BEFORE BEGINNING EXCAVATION.
14. THE CONTRACTOR SHALL CLEAN UP AND RESTORE THE AREA OF OPERATIONS TO A CONDITION AS GOOD AS OR BETTER THAN THAT WHICH EXISTED PRIOR TO THE PROJECT.
15. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING STORM DRAIN SYSTEM UNTIL THE PROPOSED SYSTEM IS IN SERVICE. IN NO CASE SHOULD THE CONTRACTOR LEAVE THE EXISTING STORM SEWER OUT OF SERVICE WHEREBY RUNOFF WOULD CAUSE DAMAGE.
16. NO EQUIPMENT OR MATERIAL SHALL BE DEPOSITED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNERS. IF THE CONTRACTOR PLACES EXCESS MATERIAL IN THE AREA WITHOUT WRITTEN PERMISSION, HE WILL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM SUCH FILL AND HE SHALL REMOVE THE MATERIAL AT HIS OWN COST.
17. THE CONTRACTOR'S PERSONNEL SHALL WEAR IDENTIFYING CLOTHING OR HATS AT ALL TIMES.
18. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 7:00 P.M. MONDAY-FRIDAY, 9 A.M. TO 5 P.M SATURDAY, INCLUDING CONCRETE POURS. TO REQUEST ANY INSPECTIONS OUTSIDE OF THOSE HOURS CONTACT BUILDING INSPECTIONS.
19. ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
20. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTROL MEASURES SHALL CONFORM TO NCTCOG'S PUBLICATION, "BEST MANAGEMENT PLAN (BMP) MANUAL", STORM WATER QUALITY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES. SOIL/SEDIMENT THAT IS ERODED FROM THE SITE, AND DEPOSITED ONTO ADJACENT PROPERTIES, PUBLIC RIGHT-OF-WAYS, AND/OR STORM DRAINAGE SYSTEMS, SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN AN APPROVED MANNER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING TRENCH CONSTRUCTION SAFETY MEASURES, CRITERIA AND TECHNIQUES IN ACCORDANCE WITH TEXAS STATE LAW, AND O.S.H.A. REQUIREMENTS. NO UTILITY TRENCHES SHALL BE LEFT OPEN OVERNIGHT.
22. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD.
23. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK TO BE DONE BY TOWN FORCES AND/OR FRANCHISE UTILITY COMPANIES.
24. STREET CLOSURES WILL ONLY BE ALLOWED BETWEEN 9AM AND 3PM AND ONLY WITH PRIOR APPROVAL FROM THE TOWN. TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE TOWN AT LEAST ONE WEEK IN ADVANCE SO IT MAY BE REVIEWED BY THE TOWN TRAFFIC ENGINEER.

THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

N
W E
S

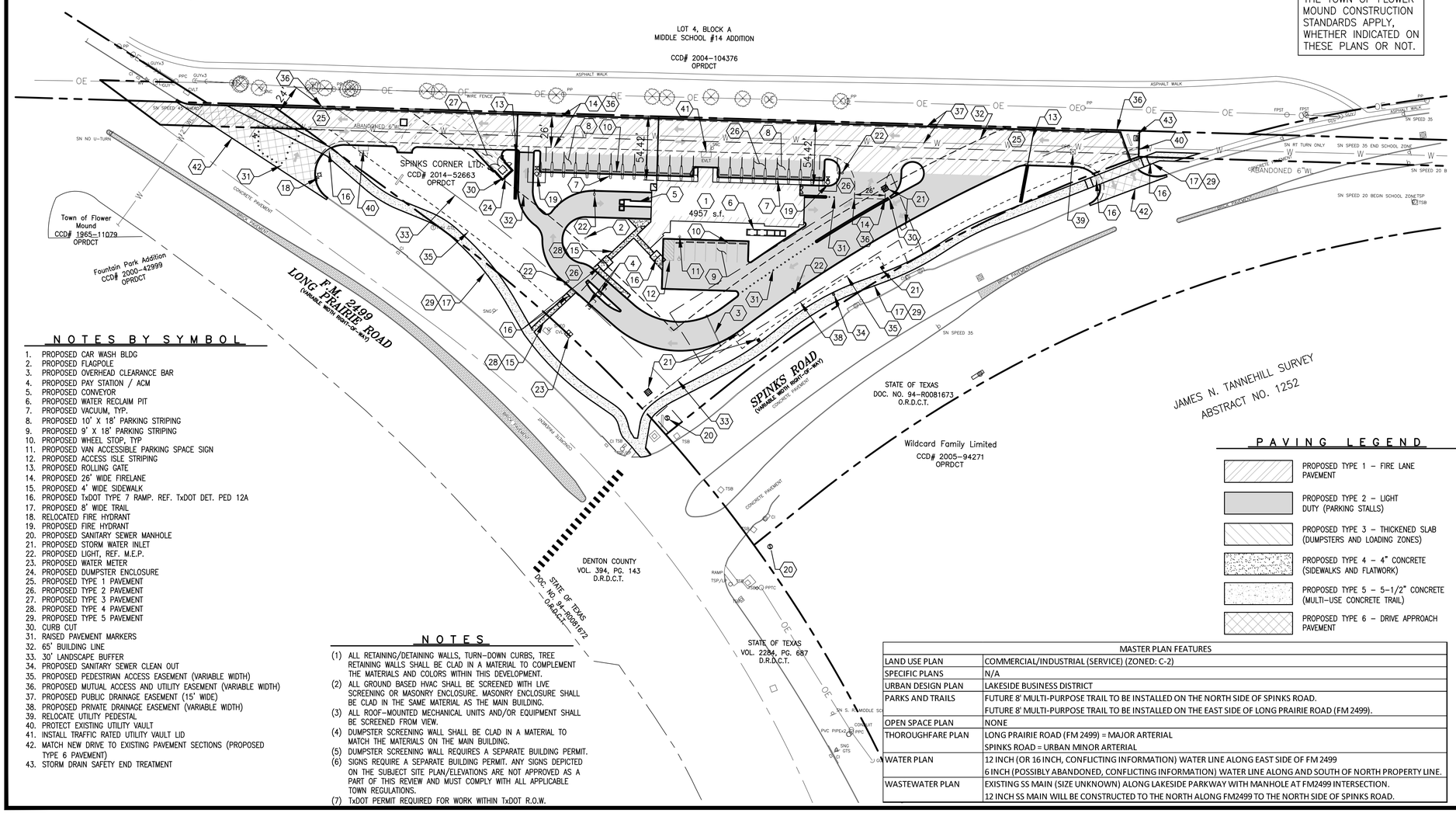
50 25 0 50 100
GRAPHIC SCALE: 1" = 50'

## GENERAL NOTES

1. ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PRIOR TO BEGINING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPENCIES TO THE OWNER'S AGENT.
3. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF CONCRETE BUILDING FOOTING.
4. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD.

## LEGEND

| EXISTING | DESCRIPTION | NEW |
|---|---|---|
| | PROPERTY LINE | |
| | CENTER LINE | |
| | EASEMENT LINE | |
| | LOT LINE | |
| | RIGHT-OF-WAY | |
| | BUILDING FOOTPRINT | |
| X | WIRE FENCE | X |
| | GATE | |
| | BOLLARD | |
| | FLAG POLE | |
| | SIGN | |
| | WHEEL STOP | |
| | EDGE OF PAVEMENT | |
| | SIDEWALK | |
| | FIRE LANE | |
| | PARKING STRIPING | |
| | STORM DRAIN HEADWALL | |
| | GRATE INLET | |
| D | STORM MANHOLE (SDMH) | D |
| D | STORM DRAIN VAULT | D |
| | CURB INLET | |
| | STORM DRAIN PIPE | |
| | TOP/TOE OF SLOPE | |
| | LIGHT STANDARD | |
| | LIGHT POLE | |
| | GROUND LIGHT | |
| | UTILITY POLE | |
| OE | OVERHEAD ELECTRIC LINE | |
| | GUY LINE | |
| E | ELECTRIC MANHOLE | |
| EV | ELECTRIC VAULT | |
| ET | TRANSFORMER | |
| EC | ELECTRIC CABINET BOX | |
| E | UNDERGROUND ELECTRIC | |
| | GAS METER | |
| G | GAS MANHOLE | G |
| | GAS VALVE | |
| G | GAS LINE | |
| PC | PHONE PEDESTAL | |
| P | PHONE MANHOLE | |
| P | PHONE RISER | |
| PV | PHONE VAULT | |
| T | OVERHEAD PHONE LINE | |
| T | UNDERGROUND PHONE LINE | |
| | SANITARY CLEAN OUT (CO) | |
| S | SANITARY MANHOLE (SSMH) | S |
| SS | SANITARY SEWER LINE | SS |
| TC | TRAFFIC CONTROL BOX | |
| T | TRAFFIC MANHOLE | |
| T | TRAFFIC PULLBOX | |
| | TRAFFIC SIGNAL | |
| TV | TRAFFIC VAULT | |
| TF | TRAFFIC CONTROL LINE | |
| | GATE VALVE | |
| | FIRE HYDRANT ASSEMBLY | |
| | WATER METER | |
| W | WATER MANHOLE | |
| WV | WATER VAULT | |
| W | WATER LINE | W |




## NOTES BY SYMBOL

1. PROPOSED CAR WASH BLDG
2. PROPOSED FLAGPOLE
3. PROPOSED OVERHEAD CLEARANCE BAR
4. PROPOSED PAY STATION / ACM
5. PROPOSED CONVEYOR
6. PROPOSED WATER RECLAIM PIT
7. PROPOSED VACUUM, TYP.
8. PROPOSED 10' X 18' PARKING STRIPING
9. PROPOSED 9' X 18' PARKING STRIPING
10. PROPOSED WHEEL STOP, TYP
11. PROPOSED VAN ACCESSIBLE PARKING SPACE SIGN
12. PROPOSED ACCESS ISLE STRIPING
13. PROPOSED ROLLING GATE
14. PROPOSED 26' WIDE FIRELANE
15. PROPOSED 4' WIDE SIDEWALK
16. PROPOSED TxDOT TYPE 7 RAMP. REF. TxDOT DET. PED 12A
17. PROPOSED 8' WIDE TRAIL
18. RELOCATED FIRE HYDRANT
19. PROPOSED FIRE HYDRANT
20. PROPOSED SANITARY SEWER MANHOLE
21. PROPOSED STORM WATER INLET
22. PROPOSED LIGHT, REF. M.E.P.
23. PROPOSED WATER METER
24. PROPOSED DUMPSTER ENCLOSURE
25. PROPOSED TYPE 1 PAVEMENT
26. PROPOSED TYPE 2 PAVEMENT
27. PROPOSED TYPE 3 PAVEMENT
28. PROPOSED TYPE 4 PAVEMENT
29. PROPOSED TYPE 5 PAVEMENT
30. CURB CUT
31. RAISED PAVEMENT MARKERS
32. 65' BUILDING LINE
33. 30' LANDSCAPE BUFFER
34. PROPOSED SANITARY SEWER CLEAN OUT
35. PROPOSED PEDESTRIAN ACCESS EASEMENT (VARIABLE WIDTH)
36. PROPOSED MUTUAL ACCESS AND UTILITY EASEMENT (VARIABLE WIDTH)
37. PROPOSED PUBLIC DRAINAGE EASEMENT (15' WIDE)
38. PROPOSED PRIVATE DRAINAGE EASEMENT (VARIABLE WIDTH)
39. RELOCATE UTILITY PEDESTAL
40. PROTECT EXISTING UTILITY VAULT
41. INSTALL TRAFFIC RATED UTILITY VAULT LID
42. MATCH NEW DRIVE TO EXISTING PAVEMENT SECTIONS (PROPOSED TYPE 6 PAVEMENT)
43. STORM DRAIN SAFETY END TREATMENT

## PAVING LEGEND

- PROPOSED TYPE 1 – FIRE LANE PAVEMENT
- PROPOSED TYPE 2 – LIGHT DUTY (PARKING STALLS)
- PROPOSED TYPE 3 – THICKENED SLAB (DUMPSTERS AND LOADING ZONES)
- PROPOSED TYPE 4 – 4" CONCRETE (SIDEWALKS AND FLATWORK)
- PROPOSED TYPE 5 – 5-1/2" CONCRETE (MULTI-USE CONCRETE TRAIL)
- PROPOSED TYPE 6 – DRIVE APPROACH PAVEMENT

## NOTES

(1) ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
(2) ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
(3) ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
(4) DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
(5) DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
(6) SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
(7) TxDOT PERMIT REQUIRED FOR WORK WITHIN TxDOT R.O.W.

| MASTER PLAN FEATURES | |
|---|---|
| LAND USE PLAN | COMMERCIAL/INDUSTRIAL (SERVICE) (ZONED: C-2) |
| SPECIFIC PLANS | N/A |
| URBAN DESIGN PLAN | LAKESIDE BUSINESS DISTRICT |
| PARKS AND TRAILS | FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE NORTH SIDE OF SPINKS ROAD.<br>FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE EAST SIDE OF LONG PRAIRIE ROAD (FM 2499). |
| OPEN SPACE PLAN | NONE |
| THOROUGHFARE PLAN | LONG PRAIRIE ROAD (FM 2499) = MAJOR ARTERIAL<br>SPINKS ROAD = URBAN MINOR ARTERIAL |
| WATER PLAN | 12 INCH (OR 16 INCH, CONFLICTING INFORMATION) WATER LINE ALONG EAST SIDE OF FM 2499<br>6 INCH (POSSIBLY ABANDONED, CONFLICTING INFORMATION) WATER LINE ALONG AND SOUTH OF NORTH PROPERTY LINE. |
| WASTEWATER PLAN | EXISTING SS MAIN (SIZE UNKNOWN) ALONG LAKESIDE PARKWAY WITH MANHOLE AT FM2499 INTERSECTION.<br>12 INCH SS MAIN WILL BE CONSTRUCTED TO THE NORTH ALONG FM2499 TO THE NORTH SIDE OF SPINKS ROAD. |

BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
6300 Ridglea Place, Suite 700
Fort Worth, TX 76116
817.338.1277
mail@bhbinc.com bhbinc.com
TBPE Firm #4 TBPLS FIRM #10011300

# JERRY'S EXPRESS CAR WASH
# JERRY'S EXPRESS CAR WASH STORE #7

FM 2499 & SPINKS ROAD
FLOWER MOUND, TEXAS 75028

DENTON COUNTY
2.21 acres

## APPLICATION SITE PLAN

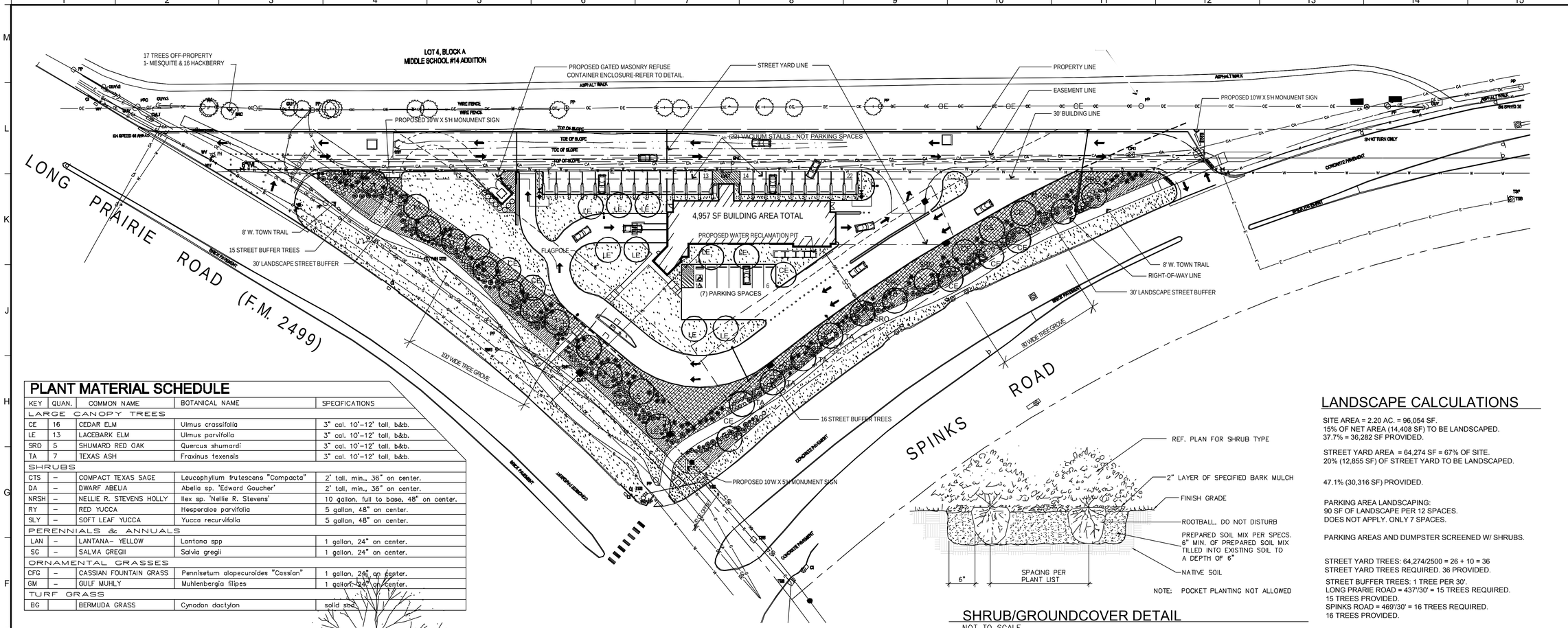
| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TRACY E. STREVEY III P.E. Tx No. 89487 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
3/22/17

| | | | |
|---|---|---|---|
| PROJECT NUMBER: | 2016.175.000 | | |
| DATE: 11/22/2016 | DRAWN BY: | LM | |
| DESIGN BY: TS | CHECKED BY: | TS | |

SHEET
C2.01

3.22.2017 11:03AM E:\2016.000.000\2016.175.000\01 CADD\04 Civil\175Site.dwg application




## PLANT MATERIAL SCHEDULE

| KEY | QUAN. | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS |
|---|---|---|---|---|
| LARGE CANOPY TREES | | | | |
| CE | 16 | CEDAR ELM | Ulmus crassifolia | 3" cal. 10'-12' tall, b&b. |
| LE | 13 | LACEBARK ELM | Ulmus parvifolia | 3" cal. 10'-12' tall, b&b. |
| SRO | 5 | SHUMARD RED OAK | Quercus shumardi | 3" cal. 10'-12' tall, b&b. |
| TA | 7 | TEXAS ASH | Fraxinus texensis | 3" cal. 10'-12' tall, b&b. |
| SHRUBS | | | | |
| CTS | – | COMPACT TEXAS SAGE | Leucophyllum frutescens "Compacta" | 2' tall, min., 36" on center. |
| DA | – | DWARF ABELIA | Abelia sp. 'Edward Goucher' | 2' tall, min., 36" on center. |
| NRSH | – | NELLIE R. STEVENS HOLLY | Ilex sp. 'Nellie R. Stevens' | 10 gallon, full to base, 48" on center. |
| RY | – | RED YUCCA | Hesperaloe parvifolia | 5 gallon, 48" on center. |
| SLY | – | SOFT LEAF YUCCA | Yucca recurvifolia | 5 gallon, 48" on center. |
| PERENNIALS & ANNUALS | | | | |
| LAN | – | LANTANA- YELLOW | Lantana spp | 1 gallon, 24" on center. |
| SG | – | SALVIA GREGII | Salvia gregii | 1 gallon, 24" on center. |
| ORNAMENTAL GRASSES | | | | |
| CFG | – | CASSIAN FOUNTAIN GRASS | Pennisetum alopecuroides "Cassian" | 1 gallon, 24" on center. |
| GM | – | GULF MUHLY | Muhlenbergia filipes | 1 gallon, 24" on center. |
| TURF GRASS | | | | |
| BG | | BERMUDA GRASS | Cynodon dactylon | solid sod |

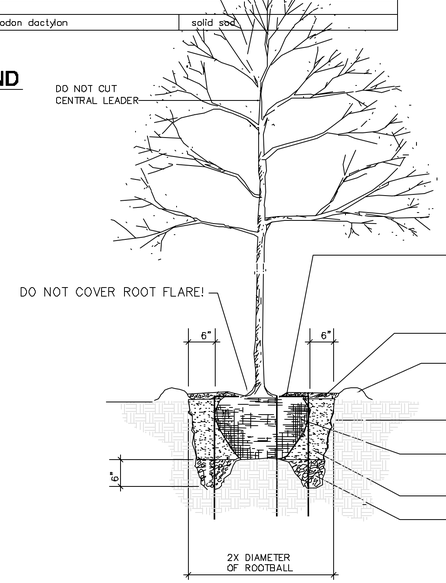
## PLANT MATERIAL LEGEND

CE CEDAR ELM
LE LACEBARK ELM
SRO SHUMARD RED OAK
TA TEXAS ASH

COMPACT TEXAS SAGE
DWARF ABELIA
NELLIE R. STEVENS HOLLY
RED YUCCA
SOFT LEAF YUCCA
LANTANA- YELLOW
SALVIA GREGII
ANNUALS
GULF MUHLY
CASSIAN FOUNTAIN GRASS
BERMUDA GRASS

NORTH

GRAPHIC SCALE
0 20' 40' 80'




"SAFETY STAKE" – REFER TO SIZING CHART FOR SIZE.

AVAILABLE FROM:
TREESTAKESOLUTIONS.COM
(903) 676-6143

2" LAYER MULCH, REF. SPECIFICATIONS

TEMPORARY-2" HIGH WATERING RING, REMOVE WHEN IRRIGATION IS COMPLETED.

SCARIFY SIDES OF SQUARE HOLE.

REMOVE TOP 1/3 OF BURLAP. SCRAPE OFF TOP OF ROOTBALL SOIL UNTIL ROOT FLARE IS EXPOSED. TOP OF ROOT FLARE TO BE SET 1 INCH ABOVE FINISHED GRADE.

NATIVE SOIL, REF. SPECIFICATIONS

CRUSHED ROCK (IF PERK TEST FAILS)

NOTE: LOCATE STAKES OUTSIDE OF TREE WELL. POSITION STAKES TO SECURE TREE AGAINST SEASONAL PREVAILING WINDS.

## TREE PLANTING/STAKING DETAIL

NOT TO SCALE

### SAFTY STAKE SIZING CHART

| ITEM # | DESCRIPTION |
|---|---|
| 5-BG/NS | 5 GAL. OR 10" ROOTBALL |
| 15-BG/NS | 10/15 GAL. OR 17" ROOTBALL |
| 30-BG/NS | 20/30 GAL. OR 22" ROOTBALL |
| 45-BG/NS | 45 GAL. OR 27" ROOTBALL |
| 65-BG/NS | 65 GAL. OR 30" ROOTBALL |
| 100-BG/NS | 95/100 GAL. OR 36" ROOTBALL |
| 150-BG/NS | 150 GAL. OR 42" ROOTBALL |
| 200-BG/NS | 200 GAL. OR 48" ROOTBAL |
| 300-BG/NS | 300 GAL. OR 58" ROOTBALL |

## LANDSCAPE NOTES:

01. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
02. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
03. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
04. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWNG(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
05. NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIBILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
06. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
07. PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
08. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
09. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
10. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
11. WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKEING SYSTEMS SUCH AS 'T' POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHAL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
13. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
14. FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
15. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
16. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
17. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
18. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OR ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
19. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
20. TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
21. ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
22. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
23. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
24. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
25. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
26. ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
27. ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
28. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.




NOTE: POCKET PLANTING NOT ALLOWED

## SHRUB/GROUNDCOVER DETAIL

NOT TO SCALE

## LANDSCAPE CALCULATIONS

SITE AREA = 2.20 AC. = 96,054 SF.
15% OF NET AREA (14,408 SF) TO BE LANDSCAPED.
37.7% = 36,282 SF PROVIDED.

STREET YARD AREA = 64,274 SF = 67% OF SITE.
20% (12,855 SF) OF STREET YARD TO BE LANDSCAPED.

47.1% (30,316 SF) PROVIDED.

PARKING AREA LANDSCAPING:
90 SF OF LANDSCAPE PER 12 SPACES.
DOES NOT APPLY. ONLY 7 SPACES.

PARKING AREAS AND DUMPSTER SCREENED W/ SHRUBS.

STREET YARD TREES: 64,274/2500 = 26 + 10 = 36
STREET YARD TREES REQUIRED. 36 PROVIDED.

STREET BUFFER TREES: 1 TREE PER 30'.
LONG PRARIE ROAD = 437'/30' = 15 TREES REQUIRED.
15 TREES PROVIDED.
SPINKS ROAD = 469'/30' = 16 TREES REQUIRED.
16 TREES PROVIDED.

PARKING AREA TREES: 1 TRE FOR 10 SPACES. ALL SPACES WITHIN 50' OF TREE. 2 TREES PROVIDED.

NOTES:
ALL TREES TO BE 3" CALIPER MINIMUM AND BE OF APPROVED TYPE BY ORDINANCE.

PARKING AREA SCREENING SHRUBS TO BE A MINIMUM 2' TALL AT PLANTING.

SCREENING SHRUBS FOR DUMPSTER TO BE 4' TALL AT PLANTING. ALL LANDSCAPED AREAS TO BE WATERED BY AN AUTOMATIC

UNDERGROUND IRRIGATIONS SYSTEM THAT MEETS ORDINANCE REQUIREMENTS.

CONTACT JOSHUA BROWN, PARK SUPERVISOR AT (971) 874-6428 OR JOHN HABERN, PARKS, TRAILS AND LANDSCAPE SPECIALIST, AT (972) 874-6343 PRIOR TO BEGGING ANY WORK IN THE TOWN'S R.O.W.

CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL TOWN IRRIGATION SYSTEMS AND PLANT MATERIAL.

CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS. ANY EXISTING IRRIGATION (RAW WATER LINE/PURPLE PIPE) IN PUBLIC R.O.W. SHALL BE RESTORED TO ITS ORIGINAL CONDITION.

ANY NEW IRRIGATION IN PUBLIC R.O.W. SHALL BE PURPLE PIPE AND SHALL HAVE PURPLE VALVE BOX LIDS AND PURPLE CAPS ON ALL IRRIGATION HEADS. R.O.W. IRRIGATION SHALL BE ON A SEPARATE SYSTEM FROM THE REMAINDER OF THE SITE.

Don C. Wheeler
Landscape Architect
Landscape Architecture · Planning · Irrigation Design
P.O. Box 470865 Fort Worth, Texas 76147
Office 817.335.1405 Email don@dcwla.com

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

DON C. WHEELER – TEXAS LANDSCAPE ARCHITECT # 767

A.I.A.

PROJECT NO:
16006

DATE ISSUED:
10.30.16
SITE PLAN SUBMITTAL DOCS
REVISION/DATE:
1 11.22.16
REVISED SUBMITTAL DOCS
REVISION/DATE:
2 02.16.17
REVISED SUBMITTAL DOCS
REVISION/DATE:
3 03.21.17
REVISED SUBMITTAL DOCS

PROPOSED STORE NUMBER SEVEN
JERRY'S EXPRESS CAR WASH
F.M. 2499 AT SPINKS ROAD FLOWER MOUND, TEXAS

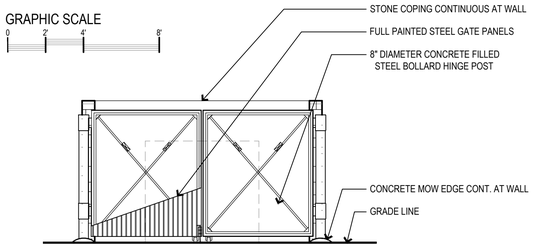
NADER DESIGN GROUP
ARCHITECTURE
INTERIORS
PLANNING
119 N. NORTH MAIN
SUITE 216
WEATHERFORD, TX
817/336-9010

SHEET NUMBER
L101
L1 OF 3

L1 PRELIMINARY LANDSCAPE PLAN

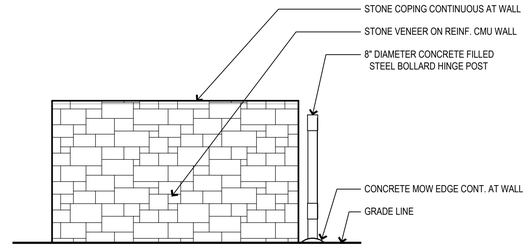
1" = 40.0'

ZONE C2 / TRACT R18004 - SHOWING ENTIRE DEVELOPMENT AREA . PROPOSED BUILDING AREA 4,850SF




## L1 DUMPSTER ENCLOSURE FRONT ELEV.

1/4" = 1'-0"




## L5 DUMPSTER ENCLOSURE SIDE ELEV.

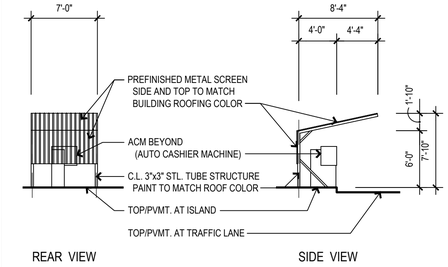
1/4" = 1'-0"

| ITEM | | ELEVATION VIEW | | | | GRAND TOTALS |
|---|---|---|---|---|---|---|
| NO. | DESCRIPTION | NORTH | SOUTH | EAST | WEST | |
| 1 | FACADE AREA | 2,224 | 2,740 | 1,379 | 1,537 | 7,880 |
| 2 | FACADE AREA ( EXCLUDING DOORS AND WINDOWS ) | 2,196 | 2,500 | 1,105 | 1,312 | 7,113 |
| 3 | DOOR AND WINDOW AREA | 28 | 240 | 274 | 225 | 767 |
| | | | | | | |
| 4 | PRIMARY MASONRY AREAS ( MINIMUM 80% ) | | | | | |
| | STONE VENEER | 2,162 / 98% | 1,655 / 68% | 858 / 78% | 1,060 / 81% | 5,735 / 81% |
| | | | | | | |
| 5 | SECONDARY MASONRY AREAS ( MAXIMUM 20% ) | | | | | |
| | STUCCO | 34 / 2% | 845 / 34% | 247 / 22% | 252 / 19% | 1,378 / 19% |

## L9 MATERIAL TABULATION CHART

NO SCALE

ALL AREAS EXPRESSED IN SQUARE FEET ( SF )




## L13 ACM SHADE SCREEN ELEV.

1/8" = 1' - 0"

COLORS TO MATCH BUILDING ROOFING COLOR

A.I.A.

REGISTERED ARCHITECT JAMES R. NADER 6575 STATE OF TEXAS

09.12.16

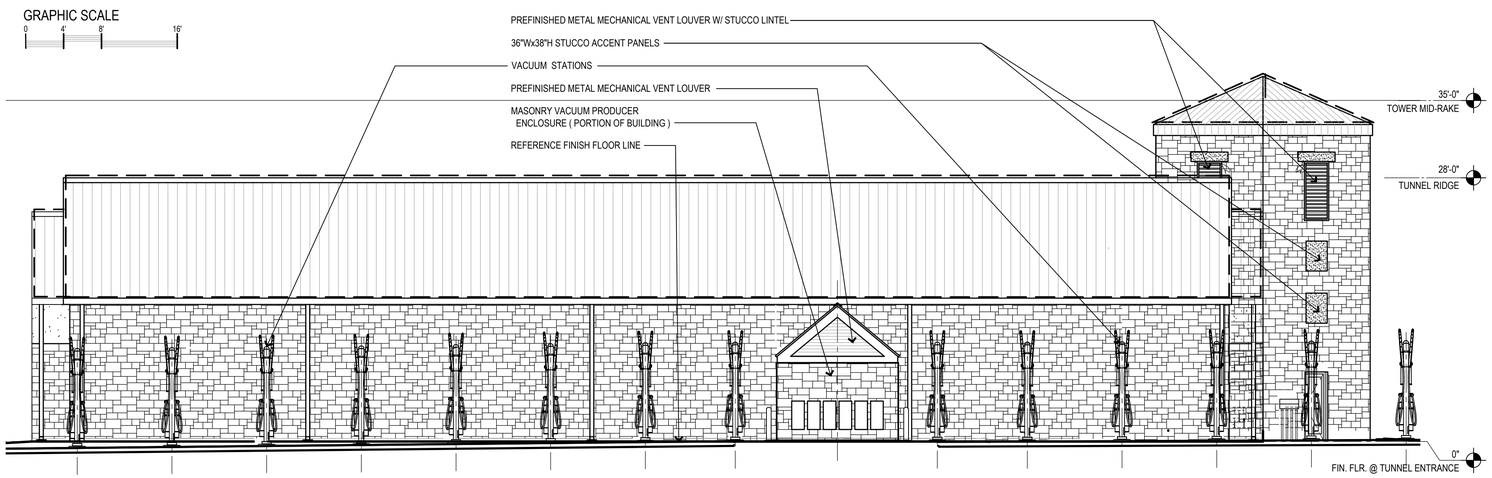
PROJECT NO:
- 16006

DATE ISSUED:
- 10.10.16 SITE PLAN SUBMITTAL DOCS

REVISION/DATE:
-

REVISION/DATE:
-

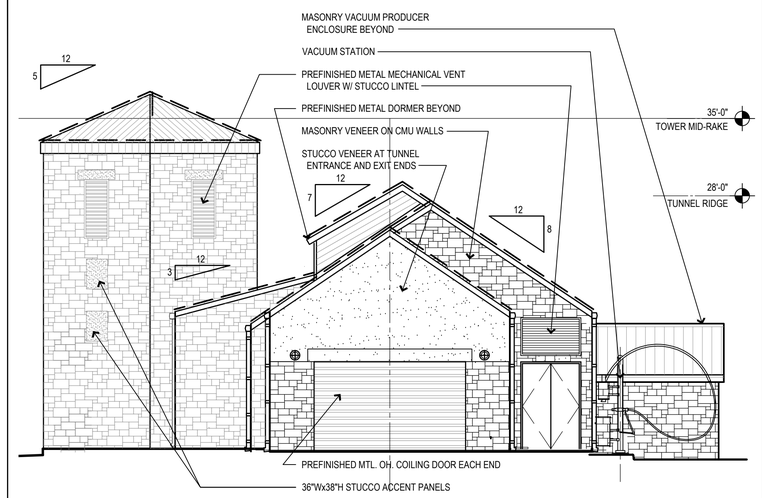
REVISION/DATE:
-




## F1 NORTH SIDE BUILDING ELEVATION

1/8" = 1'-0"

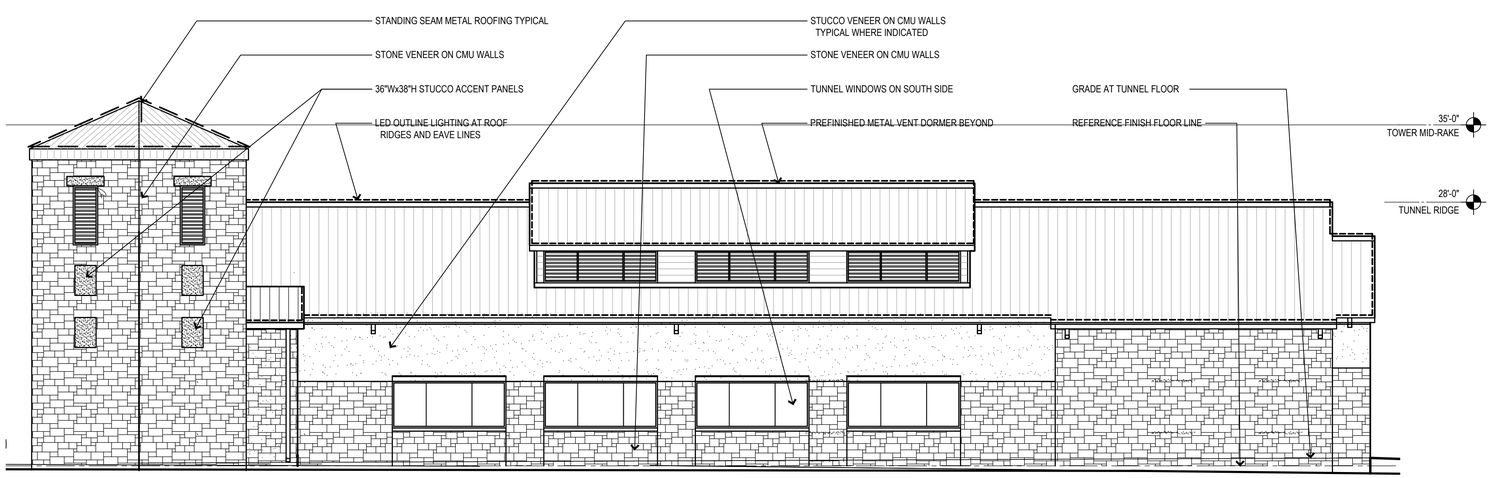
TOTAL FACE AREA = 2,196SF / STONE = 2,162SF (98%) / STUCCO = 34SF (2%)




## F11 EAST END ELEVATION

1/8" = 1'-0"

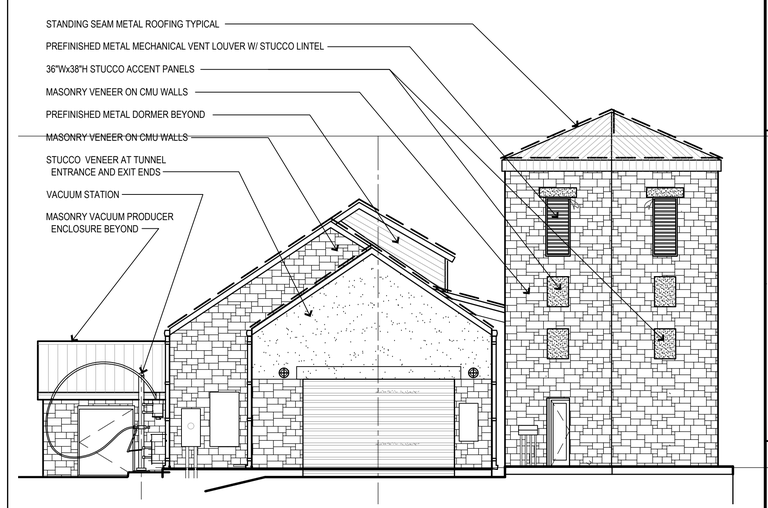
SHOWING WASH TUNNEL EXIT / TOTAL FACE AREA = 1,105SF / STONE = 858SF (78%) / STUCCO = 247SF (22%)




## A1 SOUTH SIDE BUILDING ELEVATION

1/8" = 1'-0"

TOTAL FACE AREA = 2,500SF / STONE =1,655SF (66%) / STUCCO = 845SF (34%)




## A11 WEST END ELEVATION

1/8" = 1'-0"

SHOWING WASH TUNNEL ENTRANCE / TOTAL FACE AREA = 1,312SF / STONE = 1,060SF (81%) / STUCCO = 252SF (19%)

PROPOSED STORE NUMBER SEVEN

# JERRY'S EXPRESS CAR WASH

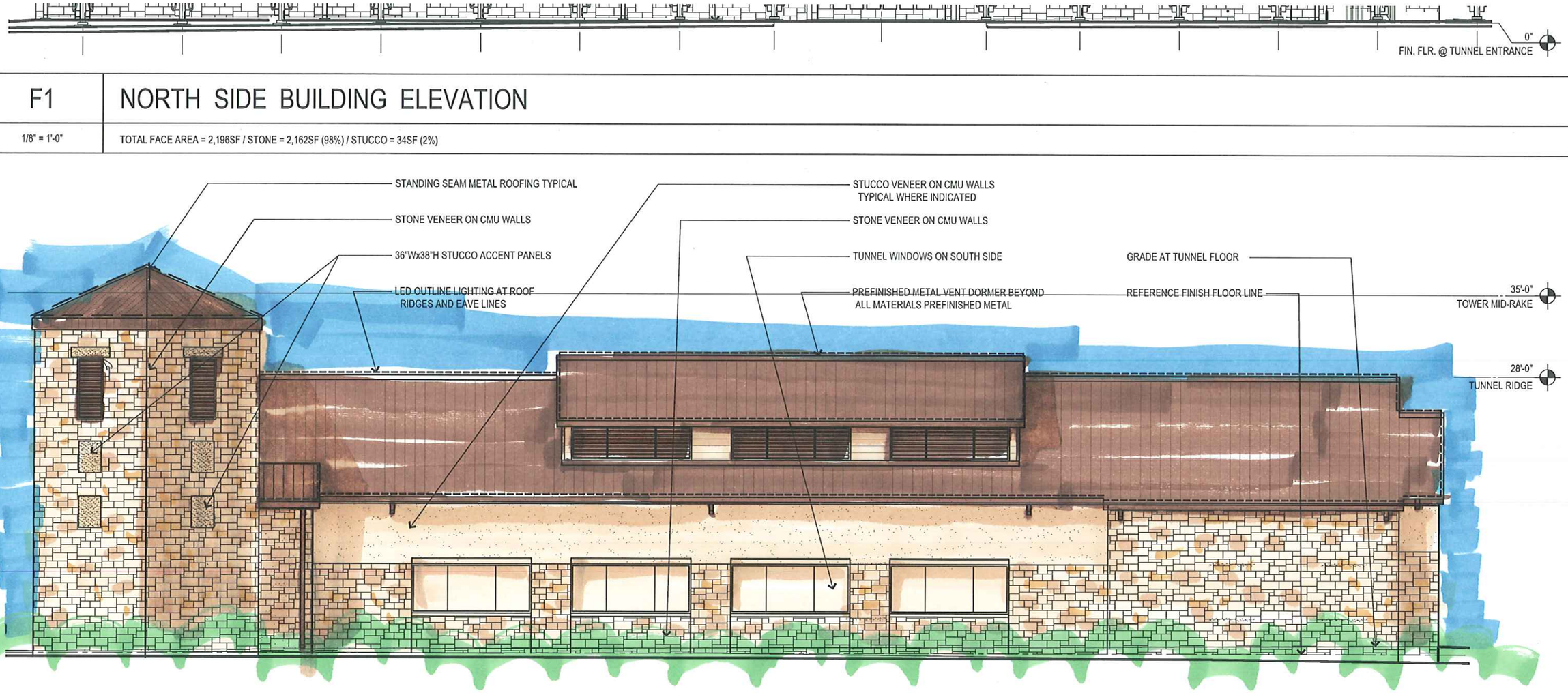
F.M. 2499 AT SPINKS ROAD FLOWER MOUND, TEXAS

NADER DESIGN GROUP
ARCHITECTURE
INTERIORS
PLANNING
119 N. NORTH MAIN
SUITE 216
WEATHERFORD, TX
817/336-9010

SHEET NUMBER

A201

A2 OF 3




| F1 | NORTH SIDE BUILDING ELEVATION |
|---|---|
| 1/8" = 1'-0" | TOTAL FACE AREA = 2,196SF / STONE = 2,162SF (98%) / STUCCO = 34SF (2%) |

| A1 | SOUTH SIDE BUILDING ELEVATION |
|---|---|
| 1/8" = 1'-0" | TOTAL FACE AREA = 2,500SF / STONE =1,655SF (66%) / STUCCO = 845SF (34%) |

# PLANNING AND ZONING COMMISSION
# AGENDA ITEM NO: 4

**DATE:** March 27, 2017

**FROM:** Poornima Srinarasi, Senior Planner

**ITEM:** **Consider a request for a Site Plan (SP17-0005 - Results Center at Lakeside DFW) to develop an office building. The property is generally located south of Lakeside Parkway and west of Long Prairie Road.**

## I. ITEM SUMMARY

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

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

## II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 14,900-square-foot, two-story office building. The subject property consists of 0.23 acres (10,102 square feet) and is currently undeveloped. The first floor consists of parking garage with 13 parking spaces and approximately 650 square feet of office space. The second floor consists of approximately 6,800 square feet of office space. The development standards for Lakeside DFW allow flexibility to follow either Lakeside DFW or the Town's parking regulations. Following the Town's parking regulations; the required parking for the proposed office use is 25 parking spaces. The site plan depicts 13 garage parking and 8 on-street parking for a total of 21 parking spaces which is within the allowable 20 percent parking deviation.

The subject site is located within the MU-C(1) subzone of the Lakeside DFW Mixed Use District. The development standards for Lakeside DFW contain specific standards related to architecture and other design elements for each of the subzones. The applicant's letter of intent provides an overview of the business operation and also provides an explanation of how the architectural style of the proposed building is different yet blends in with the architecture of the surrounding buildings by the use of compatible colors and materials. The ground floor parking garage is enclosed within the building façade and continues the storefront façade patterns of the surrounding buildings with display windows imitating retail store facades.

On January 11, 2016, the Planning and Zoning Commission approved a replat (RP16-0010) for Lakeside DFW - Lots 1A & 1B, Block A, which created the subject site for future development.

The Mixed Use zoning for Lakeside DFW (LDFW) was approved by the Town Council on November 19, 2012, along with a companion Master Plan Amendment. The LDFW project contains approximately 155 total acres of land and additional information regarding the project can be viewed at http://www.flower-mound.com/index.aspx?NID=1035.

## III. ATTACHMENTS

**A. Background Information**

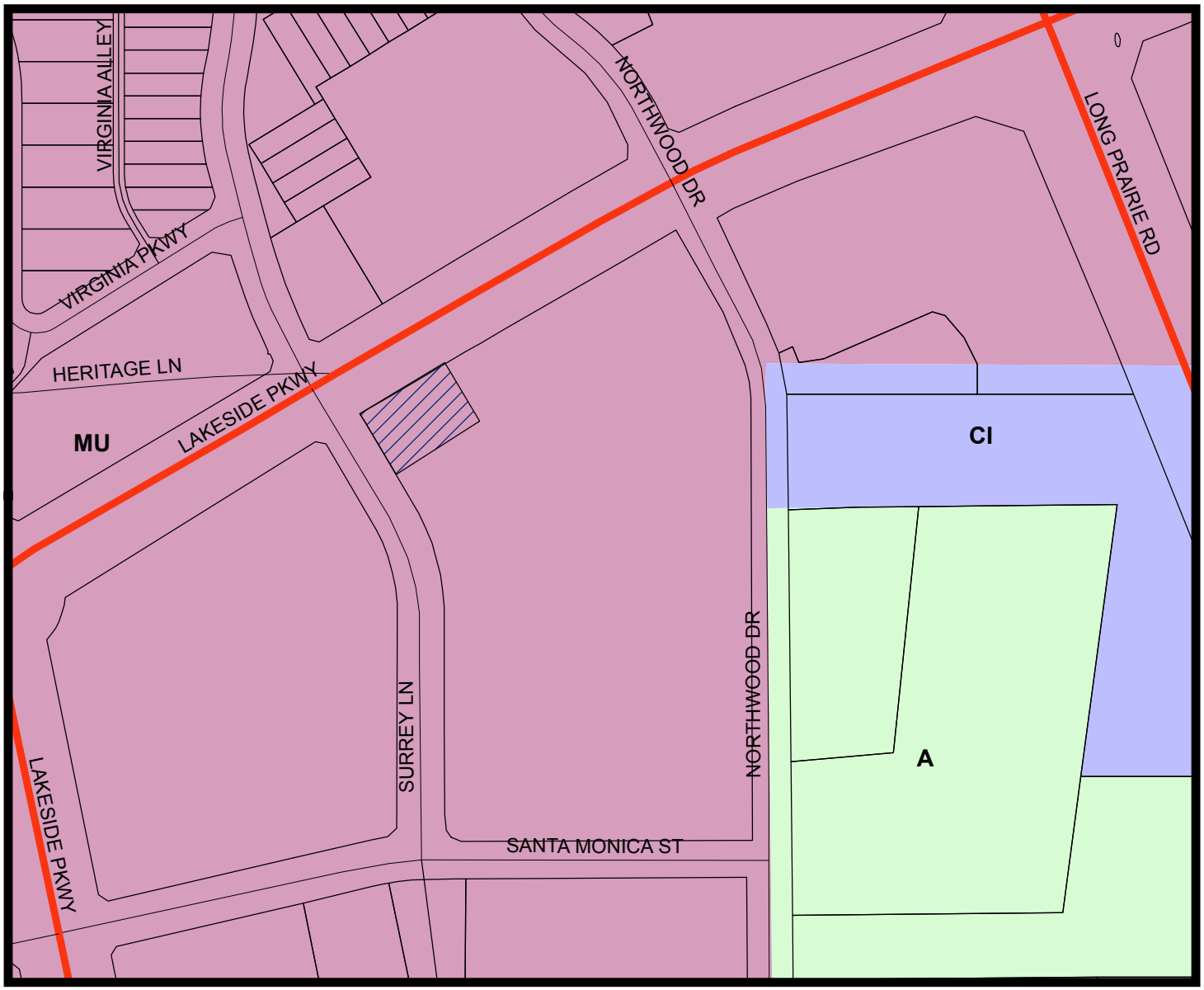
1. Vicinity Map
2. Letter of Intent

**B. Application Details**

1. Site Plan Package

# Vicinity Map

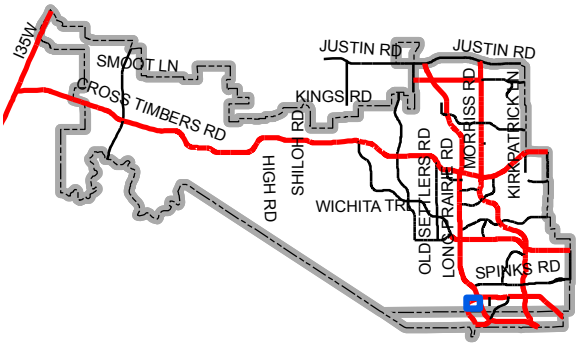
## Reference Project: SP17-0005




**LEGEND**

**Agriculture** **Campus Industrial** **Mixed Use**

Subject Property




Map Location

0 155 310 620 Feet

ROARING BROOK DEVELOPMENT COMPANY

March 23, 2017

Planning Department
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Re: SP17-0005 SITE PLAN APPLICATION
Letter of Intent - Results Center Office Building, Lakeside DFW
Flower Mound, TX 75022

**ZONING: LAKESIDE DFW; SUBZONE: MU-C1; TOTAL NET AREA: 7,470 SF**

LETTER OF INTENT

On behalf of the Applicants, we are providing this Letter of Intent to explain the Applicants' proposed office building. The Applicants, Oak Stream Investors and Tony Jeary International, are both businesses with a national presence, wishing to locate in Flower Mound.

Oak Stream Investors is a family office with a variety of investments nationally including real estate assets. There is no walk-in business. The typical occupancy includes the five people who work in the office and occasional visitors.

Tony Jeary International is a corporate consulting firm specializing in executive coaching for some the nation's largest companies. Clients include the presidents of Walmart, Sam's Club, Ford, Shell, Texaco, Firestone, Samsung, AA, NY Life, and TGI Fridays. These executives and their teams are shuttled from the airport in the company's customized van and spend the day in training, organizational development. Tony Jeary is also a published author with over 50 titles to his credit. The typical occupancy includes the 5 company personnel plus the guests who typically arrive via the company van.

The site criteria for these businesses are unusually specific and rare. The site must be a prestigious location within a larger upscale development. The site must have convenient access to the airport and walkable access to quality restaurants and open space. The Owners are looking for walkable access to a range of housing that includes luxury homes, single family and homes and urban lofts. The criteria must also allow the businesses to design and a\build a freestanding building that can express their unique corporate identity.

The subject site also has significant unique characteristics and constraints. The zoning requires the building to be at least 2 stories in height. Residential occupancy on the ground floor is prohibited. Surface parking within 60' of the corner is prohibited. A conventional office facade is prohibited. Also, this is the only independent site on Lakeside Parkway and is situated as a transition between the 1sst and 2nd phases of the Nexus at Lakeside. This site cannot be developed as conventional multi-tenant building, which would require over 50 parking spaces.

The ground floor is intended to comply with the letter and spirit of the zoning requirements by extending the commercial character of the streetscape without significant impact to the

parking demand. Although the zoning requires 20 parking spaces for this project, the actual typical demand will generally be fewer than 15 spaces. The ground floor facade continues the established streetscape pattern of storefronts adjacent to sidewalks, reinforcing the continuity between the existing and future phases of Lakeside Parkway.

The display windows primarily serve to establish continuity of streetscape and extend the retail pedestrian character of Lakeside Parkway. The display windows will display artifacts appropriate to the businesses including books or other information. The windows may also display artwork, or may be offered to public service organizations.

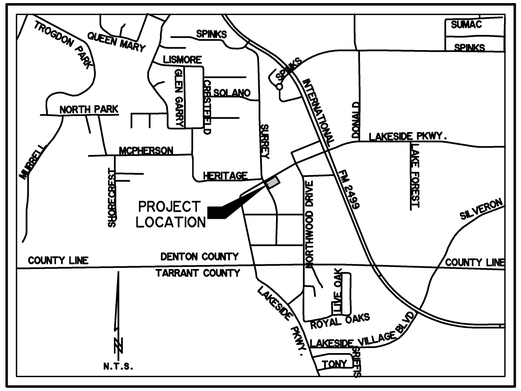
The guest offices are intended as a concierge service to the clients of Tony Jeary International offering the clients a private space to attend to their business while they are away from their own offices. These offices are not for lease and are not intended to have any permanent occupants.

The proposed architecture is intended to be compatible without imitating the buildings within the urban core of the Lakeside DFW. The colors and materials of the building are visually similar to the adjacent buildings, consisting primarily of white stucco and stone. The choice of a modern architectural style conveys the corporate image of the businesses, and becomes part and parcel of the overall corporate communication and brand identity. The blending of the Lakeside DFW old world Mediterranean character and the clean, efficient modern corporate identity marries these projects into a richer and more visually diverse streetscape. The building is intended to be a handsome addition to the Lakeside DFW urban core not only for these businesses, but for all occupants of the building for years to come.

This project represents a unique and fortuitous marriage of a highly specialized end user to a unique and highly constrained site. The proposed Results Center project intends to take advantage of this singular opportunity to benefit all of the stakeholders of the Lakeside community and to remain true to the Lakeside DFW vision.

Sincerely,

Dan Quinto
President
Roaring Brook Development Company




## VICINITY MAP

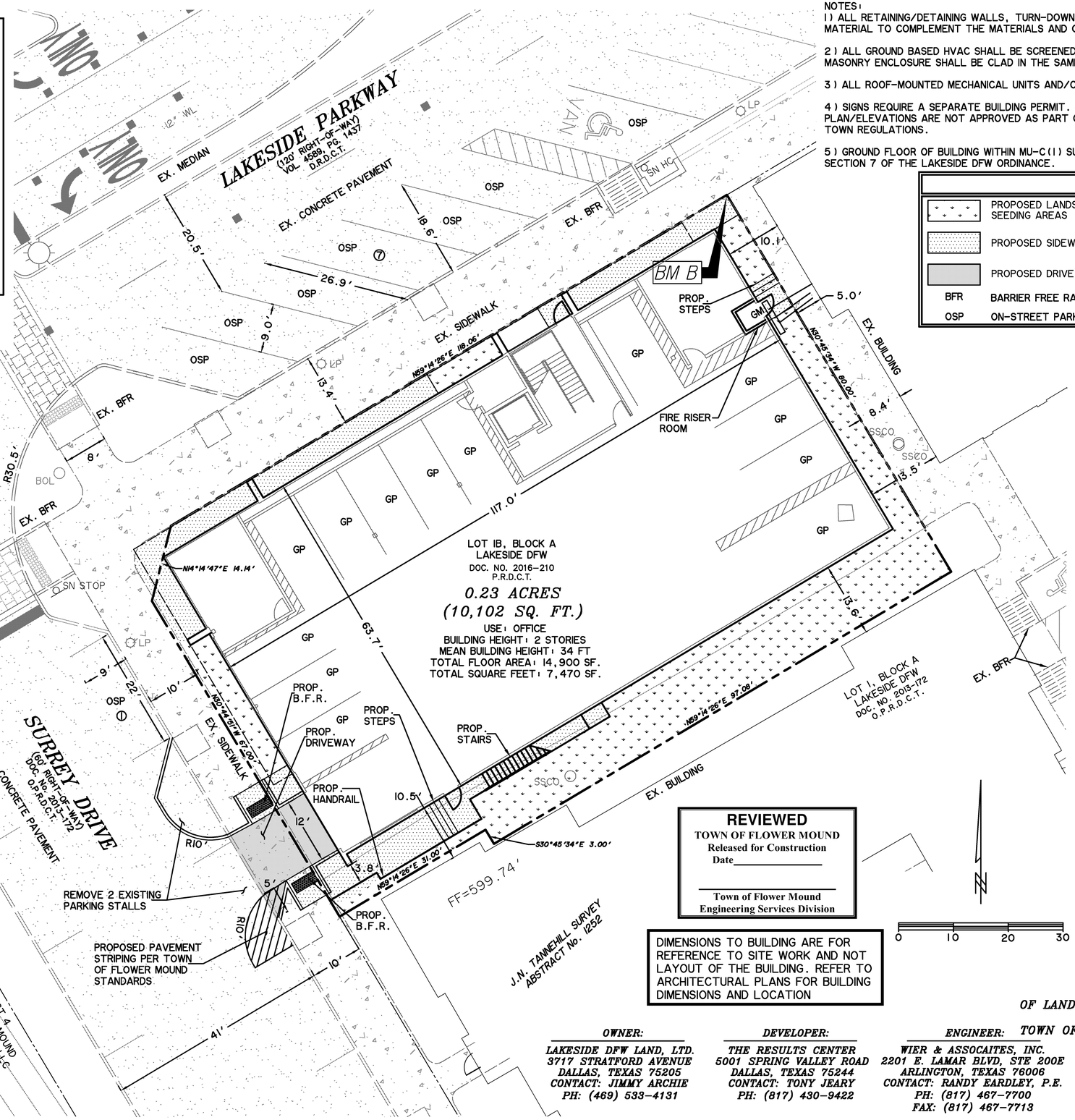
*** BENCHMARKS ***

BM A – AN "X" CUT ON TOP OF THE CURB ON THE SOUTH END OF THE CURB RETURN ON THE SOUTHWEST CORNER OF LAKESIDE PKWY & SURREY DR.
ELEVATION = 601.32 FT.

BM B – AN "X" CUT ON THE CORNER OF A SIDEWALK SET FOR THE NORTHEAST CORNER OF LOT 1B, BLOCK A. LAKESIDE DFW, ON THE SOUTHEAST SIDE OF LAKESIDE PKWY AND APPROX 150 FEET NORTHEAST OF SURREY DR.
ELEVATION = 601.14 FT.

BM C – AN "X" CUT ON TOP OF A DROP INLET APPROX 60 FEET NORTHWEST OF LAKESIDE PKWY AND 40 FEET NORTHEAST OF SURREY DR.
ELEVATION = 601.78 FT.

ANY PAVING EXPANSION JOINT WITHIN AN ACCESSIBLE ROUTE SHALL NOT HAVE A GAP OF MORE THAN 1/2 INCH OR GREATER THAN 1/4 INCH ELEVATION CHANGE PER ADA.




NOTES:

1) ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.

2) ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.

3) ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.

4) SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

5) GROUND FLOOR OF BUILDING WITHIN MU-C(1) SUBZONE SHALL BE BUILT TO COMMERCIAL STANDARDS PER SECTION 7 OF THE LAKESIDE DFW ORDINANCE.

**LEGEND**

| | | | |
|---|---|---|---|
| | PROPOSED LANDSCAPE\ SEEDING AREAS | | EXISTING SIDEWALK |
| | PROPOSED SIDEWALK | | EXISTING CONCRETE PAVEMENT |
| | PROPOSED DRIVE APPROACH | (11) | PARKING STALL COUNT |
| BFR | BARRIER FREE RAMP | EX. BFR | EXISTING BARRIER FREE RAMP |
| OSP | ON-STREET PARKING | GP | GARAGE PARKING |

**SITE DATA TABLE**

| | | |
|---|---|---|
| PHYSICAL ADDRESS | LAKESIDE DFW LOT 1B, BLOCK A | |
| GROSS SITE AREA | 0.23 AC. (10,102 SF.) | |
| NET SITE AREA | 0.23 AC. (10,102 SF.) | |
| | | |
| ZONING | LAKESIDE DFW W/MU-C1 | |
| CURRENT USE | VACANT | |
| | | |
| LOT COVERAGE DATA | | |
| • BUILDING COVERAGE | 74% / 7,470 SF. | |
| • IMPERVIOUS AREA | 10% / 1,006 SF. | |
| • PERVIOUS AREA | 16% / 1,626 SF. | |
| | | |
| PARKING SUMMARY | | |
| SURFACE PARKING | REQUIRED | PROVIDED |
| • *OFFICE (1/300 SF) | 20 | 0 |
| • GARAGE PARKING | 0 | 13 |
| • ON-STREET PARKING | 0 | 8 |
| TOTAL PARKING | 20 | 21 |
| | | |
| BUILDING DATA | | |
| • BUILDING | 2 STORIES | |
| • PEAK HEIGHT | 38 FEET | |
| • MEAN HEIGHT | 34 FEET | |
| • TOTAL SQUARE FOOTAGE | 14,900 SF. | |

* 20% DEVIATION

**CAUTION !!**

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

**GENERAL NOTES:**

1. ALL COORDINATES ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
2. DIMENSIONS ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
3. ALL PROPOSED CURB RADII ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
5. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

**REVIEWED**
TOWN OF FLOWER MOUND
Released for Construction
Date_____

Town of Flower Mound
Engineering Services Division

DIMENSIONS TO BUILDING ARE FOR REFERENCE TO SITE WORK AND NOT LAYOUT OF THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LOCATION

0 10 20 30

# SITE PLAN
# RESULTS CENTER
# LAKESIDE DFW
## BLOCK A, LOT 1B

*DATE OF PREP: 3/3/2017*

*BEING 0.23 ACRES OF LAND LOCATED IN THE J.N. TANNEHILL SURVEY, ABSTRACT No. 1252 TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.*


*OWNER:*
*LAKESIDE DFW LAND, LTD.*
*3717 STRATFORD AVENUE*
*DALLAS, TEXAS 75205*
*CONTACT: JIMMY ARCHIE*
*PH: (469) 533-4131*

*DEVELOPER:*
*THE RESULTS CENTER*
*5001 SPRING VALLEY ROAD*
*DALLAS, TEXAS 75244*
*CONTACT: TONY JEARY*
*PH: (817) 430-9422*

*ENGINEER:*
*WIER & ASSOCAITES, INC.*
*2201 E. LAMAR BLVD, STE 200E*
*ARLINGTON, TEXAS 76006*
*CONTACT: RANDY EARDLEY, P.E.*
*PH: (817) 467-7700*
*FAX: (817) 467-7713*

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900


*SHEET 1 OF 1*

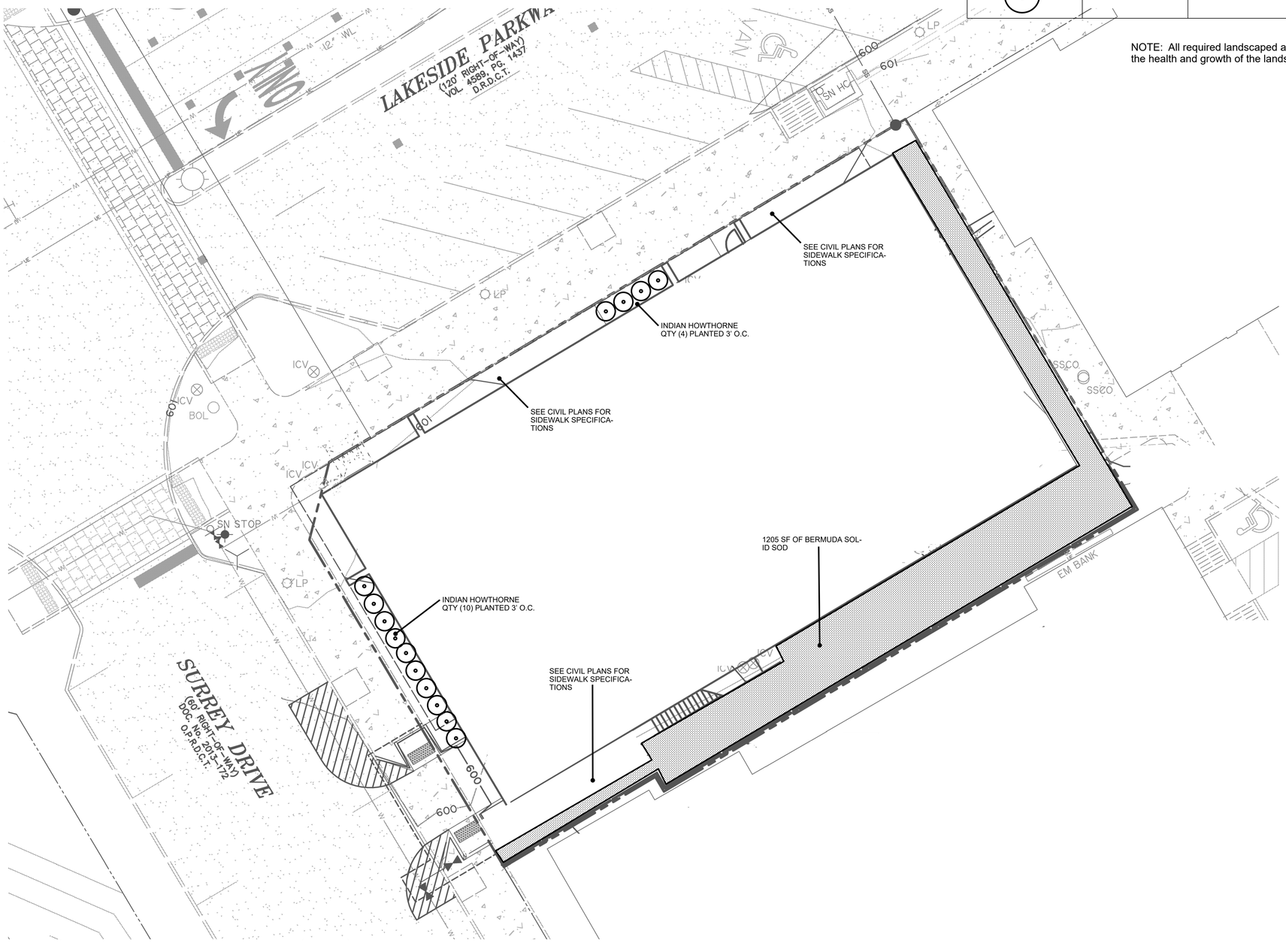
DATE: 3/21/2017
W.A. No. 16043

PRINTED: 3/21/2017 STB FILE: WIER-PAVING.STB LAST SAVED: 3/21/2017 2:18 PM SAVED BY: MARISSAU FILE: C01 SITE PLAN 12174.02.DWG

## PLANT LIST

| LEGEND | QUANTITY | COMMON NAME | BOTANICAL NAME | MINIMUM HEIGHT | SPACING |
|---|---|---|---|---|---|
| | 1205 SQUARE FEET | COMMON BERMUDA SOLID SOD | CYNDON DACTYLON | | 100% COVERAGE |
| | 14 PLANTS , 7 GALLON | INDIAN HOWTHORNE | RHAPHIOLEPIS INDICA | 3 TO 4 FEET AT MATURITY | 3' ON CENTER |

NOTE: All required landscaped areas shall include an irrigation system to ensure the health and growth of the landscape in accordance with Section 82-244.

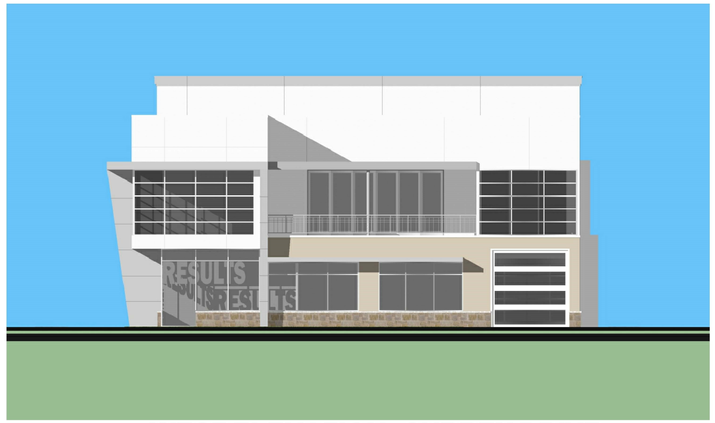



| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

**LAKESIDE DFW**
LOT 1B, BLOCK A
Flower Mound,
Denton County, Texas

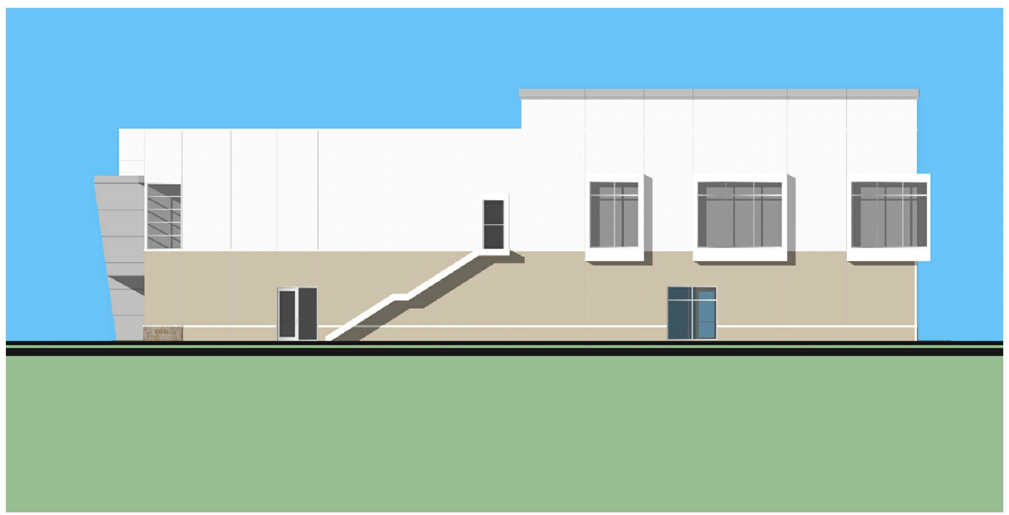
LANDSCAPE PLAN

L-1




***WEST ELEVATION - SURREY DRIVE***

***EAST ELEVATION - SIDE***



***SOUTH ELEVATION - REAR***

***NORTH ELEVATION - LAKESIDE PARKWAY***

**EXTERIOR MATERIAL FINISH SCHEDULE**

| MATERIAL | MANUFACTURER | PRODUCT NO | DESCRIPTION |
|---|---|---|---|
| STUCCO | FINESTONE | LIMESTONE FINISH | SW7008 ALABASTER |
| STUCCO | FINESTONE | LIMESTONE FINISH | 10 POLAR WHITE |
| METAL PANEL | APOLIC | CVG GREY | METAL WALL PANEL |
| STOREFRONT | OLD CASTLE | CLEAR ANODIZED | ALUM/GLASS STOREFRONT |
| STONE | ROCK MATERIALS, INC | OKLAHOMA BUFF CHOPPED | ASHLAR PATTERN |
| GARAGE DOOR | CHI OVERHEAD DOOR | MODEL # 3295 | CLEAR ANODIZED ALUM, GLASS |

**MATERIAL CALCULATION TABLE**

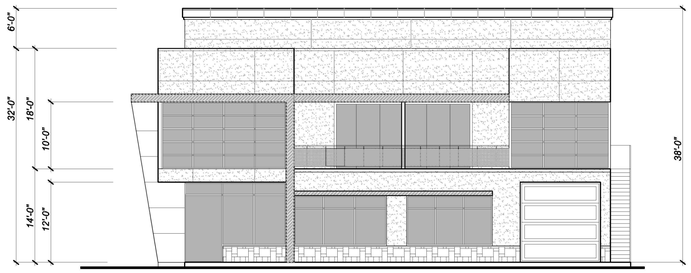
| | NORTH | | SOUTH | | EAST | | WEST | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|
| | AREA | % | AREA | % | AREA | % | AREA | % | AREA | % |
| DOORS AND WINDOWS | 2005 | 46% | 506 | 12% | 292 | 11% | 1036 | 38% | 3839 | 27% |
| AREA EXCLUSIVE OF DOORS AND WINDOWS | 2332 | 54% | 3790 | 88% | 2336 | 89% | 1692 | 62% | 10150 | 73% |
| **TOTAL FAÇADE AREA** | **4337** | **100%** | **4296** | **100%** | **2628** | **100%** | **2728** | **100%** | **13989** | **100%** |
| | | | | | | | | | | |
| STONE | 234 | 10% | 14 | 0% | 16 | 1% | 110 | 7% | 374 | 4% |
| STUCCO | 1771 | 76% | 3543 | 93% | 2130 | 91% | 1345 | 79% | 8789 | 87% |
| METAL PANELS | 327 | 14% | 233 | 6% | 190 | 8% | 237 | 14% | 987 | 10% |
| | 2332 | 100% | 3790 | 100% | 2336 | 100% | 1692 | 100% | 10150 | 100% |

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|

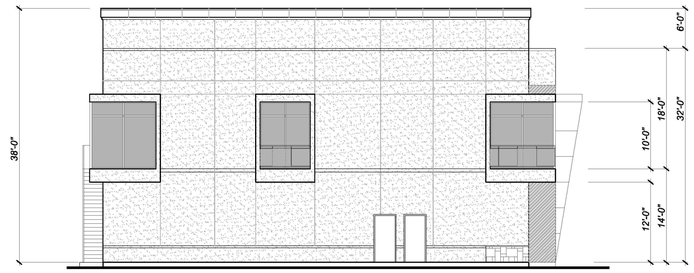
**LAKESIDE DFW**
LOT 1B, BLOCK A
Flower Mound,
Denton County, Texas

COLOR ELEVATIONS

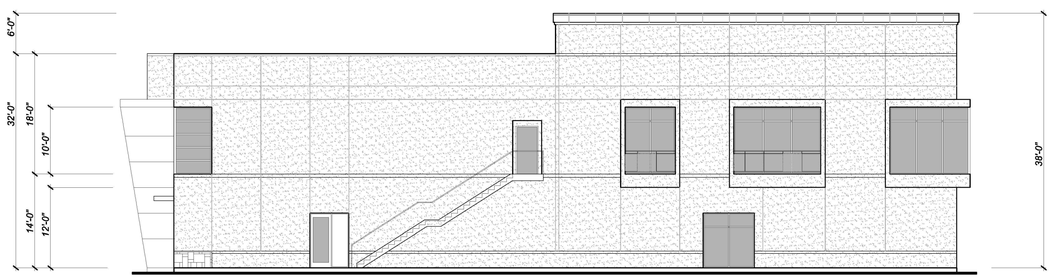
A-2



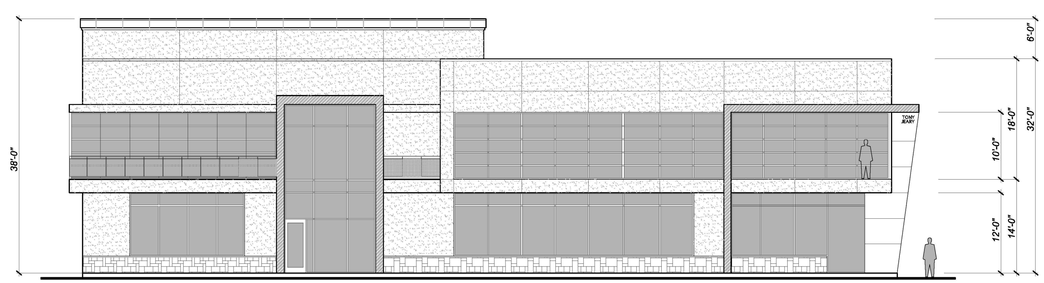

## WEST ELEVATION - SURREY DRIVE



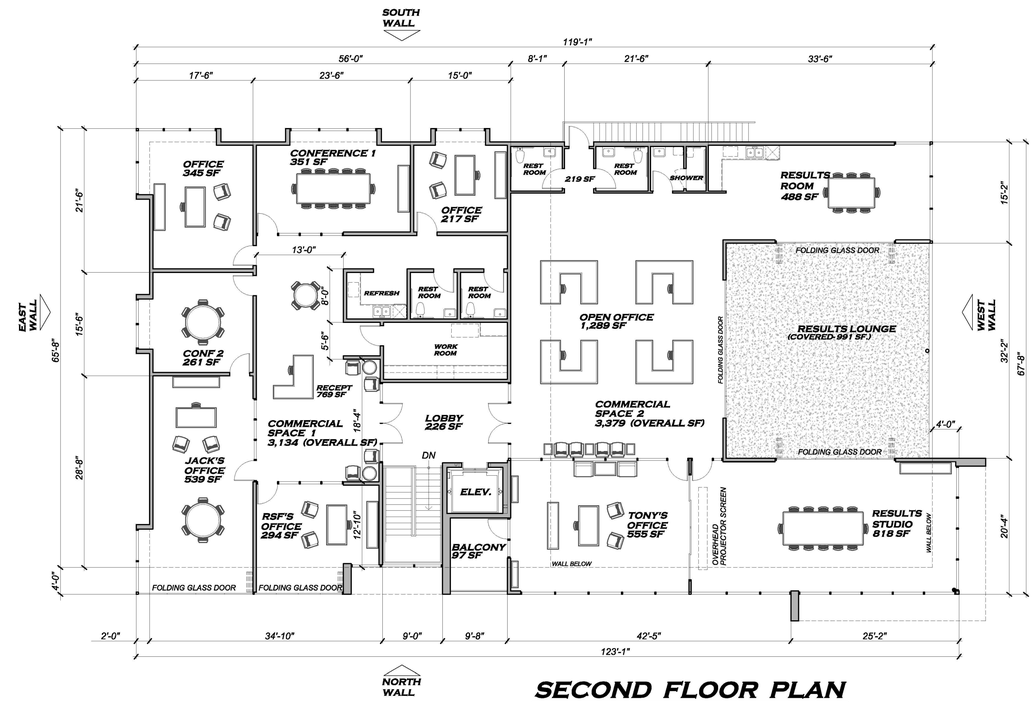

## EAST ELEVATION - SIDE




## SOUTH ELEVATION - REAR

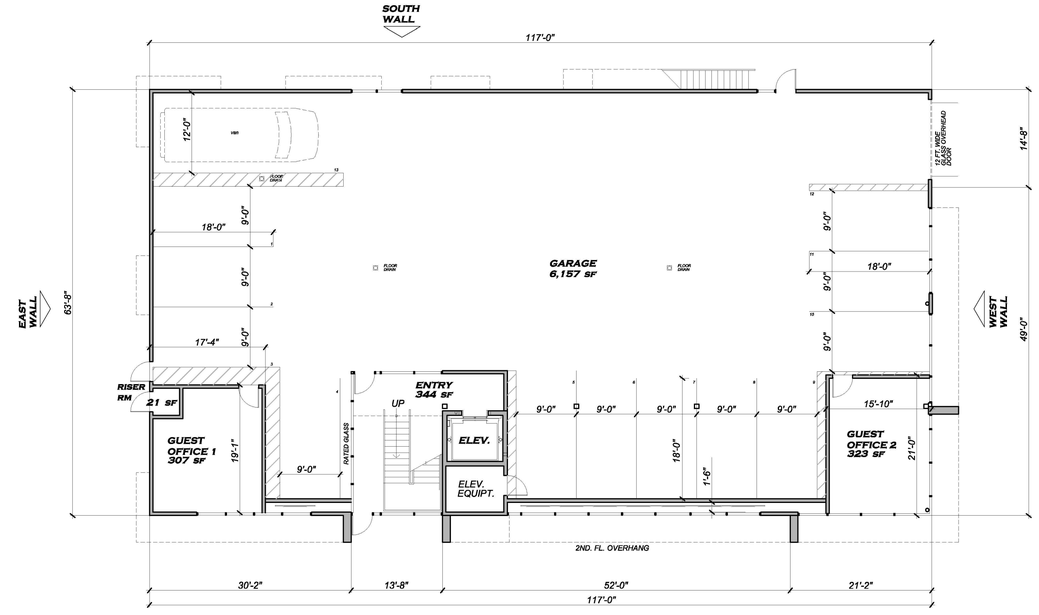



## NORTH ELEVATION - LAKESIDE PARKWAY




## SECOND FLOOR PLAN

7,919 SF - GROSS (OVERALL LEVEL 2 FOOTPRINT)




## FIRST FLOOR PLAN

7,425 SF - GROSS (OVERALL BLDG FOOTPRINT)

CNK ARCHITECTS, INC.
ARCHITECTURE PLANNING
3301 W. AIRPORT FREEWAY, STE. 220
BEDFORD, TEXAS 76021
(817) 684-0088
INFO@CNKARCHITECTS.COM

# PLANNING AND ZONING COMMISSION
# AGENDA ITEM NO: 5

**DATE:** March 27, 2017

**FROM:** Chuck Russell, Town Planner

**ITEM:** **Public Hearing to consider a request for a Comprehensive Sign Package (CSP17-0001 – Stryker Industrial) for Stryker Industrial to allow a painted roof sign. The property is generally located east of Lake Forest Boulevard, between Lakeside Parkway and Silveron 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 Town Council.

## II. APPLICATION ANALYSIS

The purpose of the request is to obtain approval of a Comprehensive Sign Package (CSP) in order to paint a non-illuminated logo sign across the roof of the approximately 250,900-square-foot Stryker facility currently under construction. The Town's sign regulations do not currently address this type of sign, necessitating the need for Council approval of a CSP.

The requested rooftop sign will not be visible from street level on any side of the property and is intended only for view by air during daylight hours; namely for traffic coming into and out of DFW International Airport located approximately 3 miles south of this site. The sign will include the Stryker brand logo in black, painted letters and will measure approximately 220 feet by 55 feet (See Attachment B(1)).

The Town's Sign Code states that the purpose of a Comprehensive Sign Package is to "allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration."

## III. CORRESPONDENCE

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

feet of the subject property for all Comprehensive Sign Package requests. At the time this report was written, staff had received no correspondence regarding the request.

## IV. ATTACHMENTS

**A. Background Information**

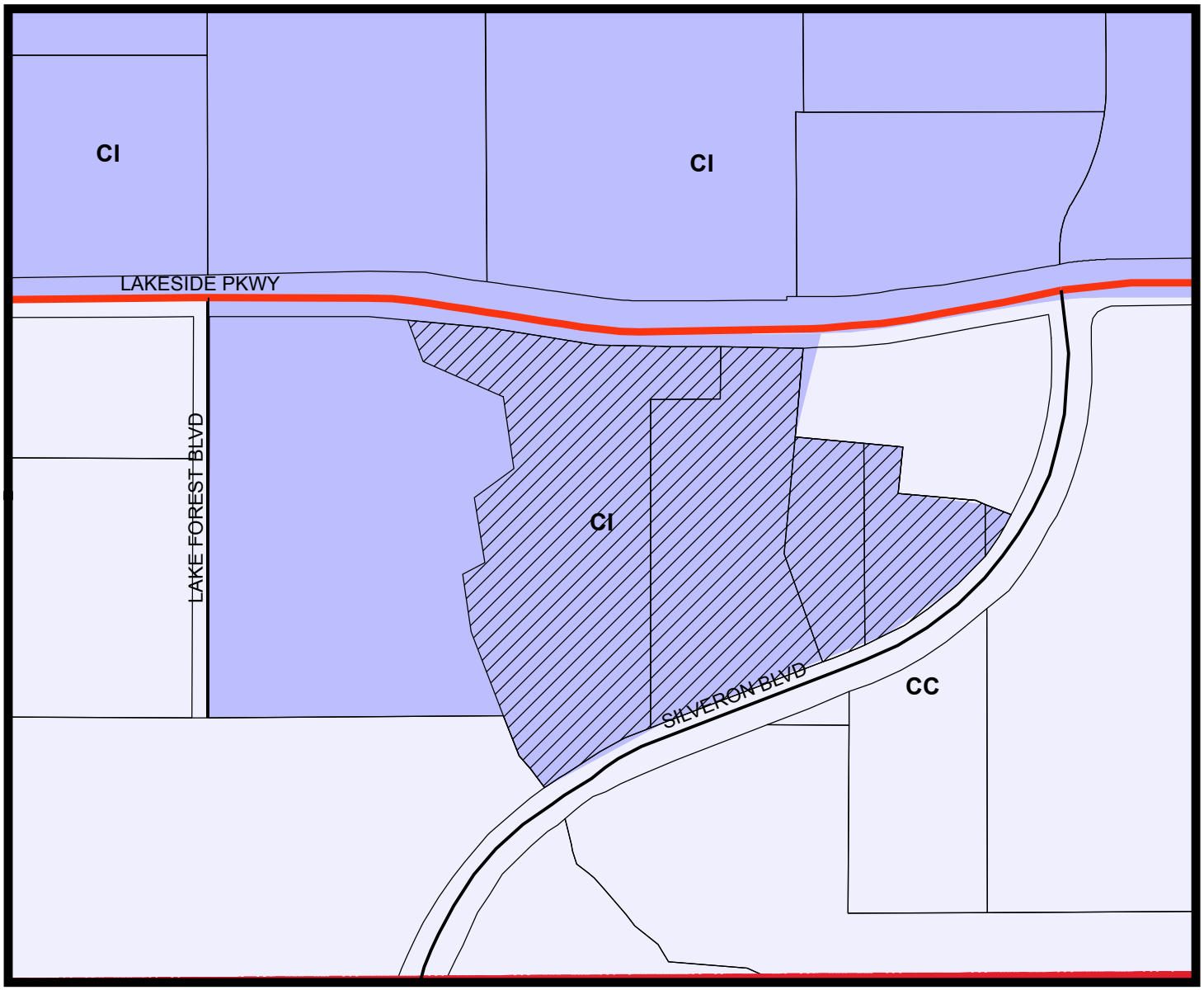
1. Vicinity Map
2. Letter of Intent

**B. Application Details**

1. Comprehensive Sign Package

# Vicinity Map

*Reference Project:* CSP17-0001

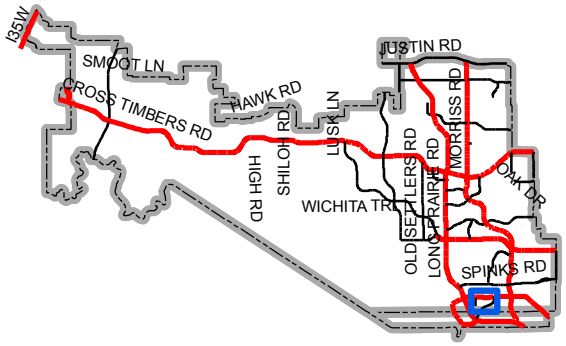



**LEGEND**

**Campus Industrial**

**Campus Commercial**

Subject Property




Map Location

0 315 630 1,260 Feet

stryker

March 9, 2017

Town of Flower Mound
Planning Services
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028

RE: Stryker Communications Comprehensive Sign Package – 571 Silveron Boulevard – Letter of Intent

To Whom It May Concern;

Stryker Communications is submitting a Comprehensive Sign Package request for the building under construction at situs address 571 Silveron Boulevard (legal description of property per Denton County A0692A J. Knight, TR 9C, 2.4035 acres), which will include a non-lighted logo sign across the roof of the approximately 250,900 square-foot facility. The site is presently zoned PD145 and is approximately 2.4035 acres in total size.

The requested roof-top sign will not be visible from street level on any side of the property and is intended only for view by air; namely for traffic coming into and out of DFW International Airport located approximately 3 miles south of this site. The sign will include the Stryker brand logo in black, painted letters and will measure approximately 220' by 55' (see included Site Plan and signage dimensions).

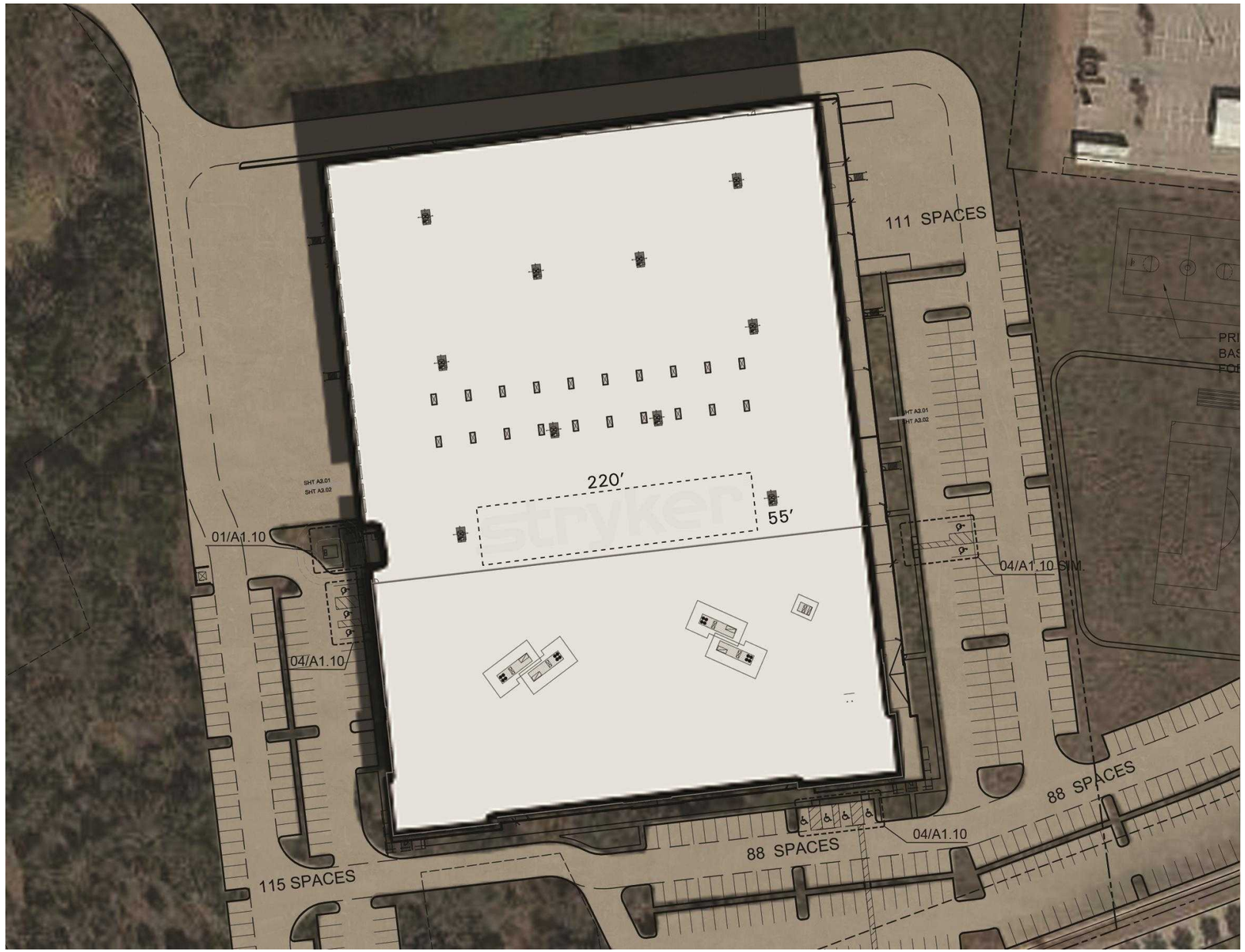
Stryker Communications
1410 Lakeside Parkway, Suite 100
Flower Mound, Texas 75028

Megan Turner, Operations Director
Stryker

Date 15 MAR 17

CORGAN

# Attachment B(1): Comprehensive Sign Package




stryker®

CORPORATE OFFICE AND
DISTRIBUTION CENTER

ROOF LOGO LAYOUT - ENLARGED PLAN
03/14/17

CORGAN

stryker®

CORPORATE OFFICE AND
DISTRIBUTION CENTER

ROOF LOGO LAYOUT - OVERALL CAMPUS
03/14/17