



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

MAY 8, 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. DIRECTOR'S REPORT

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

E. REGULAR ITEMS

1. *Minutes of April 10, 2017*

Consider approval of the minutes of the April 10, 2017, Planning and Zoning Commission Regular Session.

2. *RC16-0020 – Hawks Hill Addition*

Consider a request for a Record Plat to create a three lot subdivision. The property is generally located at the southwest corner of Waketon Road and Long Prairie Road.

3. *SP17-0004 – Flower Mound Town Hall*

Consider a request for a Site Plan to develop a new Town Hall, with an exception to Section 82-242, "Street buffer landscaping," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Morriss Road.

4. *ZPD17-0001 – Lakeside Crossing*

Public Hearing

Public Hearing to consider a request for rezoning from Agricultural District (A) and a portion of Planned Development District No. 31 (PD-31) to Planned Development District No. 153 (PD-153) for both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, with certain modifications and exceptions to the Code of Ordinances, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

F. 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: May 4, 2017, at 3:05 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

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

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

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF APRIL, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Claudio Forest	Chair
Perfecto Solis	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
David Johnson	Commissioner, Place 9

Constituting a quorum with the following members absent:

N/A

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

And the following members of Town staff present:

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

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

There were none.

- D. REGULAR ITEMS**

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

Commission Deliberation

Commissioner McCall moved to approve the March 27, 2017, minutes as presented. Vice Chair Solis seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

2. Consider a request for a Site Plan (SP17-0007 – Coram Deo Academy) to develop a multi-purpose building. The property is generally located north of Wichita Trail and west of Skillern Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Vice Chair Solis moved to approve SP17-0007 – Coram Deo Academy. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

3. Consider approval of a design change (MISC17-0003 – Lakeside DFW Roundabout) for the terminus feature in the central roundabout within the Lakeside DFW development. The property is within the intersection of Edgemere Road and Lakeside Parkway.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Mason Orradre, Realty Capital

Commission Deliberation

Vice Chair Solis moved to deny MISC17-0003 – Lakeside DFW Roundabout. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for rezoning (ZPD17-0002 - Victory Retail) to amend Planned Development District No. 51 (PD-51) by amending the development standards related to permitted uses and parking standards for the Retail District-2 (R-2) tract. The property is generally located north of Flower Mound Road and east of Morriss Road.

Staff Presentation

Doug Powell, Executive Director

Applicant Presentation

Kris Ramji, Victory Retail

In Favor – None

In Opposition –

Jerome Patterson, 620 Autumn Lane, Flower Mound
Bobby White, 2012 Canvasback Lane, Flower Mound
Renee Doyle, 920 Drake Trail, Flower Mound
Jim Engel, 5110 Bayberry Street, Flower Mound
Paul Stone, 709 Lake Bluff Drive, Flower Mound

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend denial of ZPD17-0002 – Victory Retail.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

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

ATTEST:

Cindi Price, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: May 8, 2017

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Record Plat (RC16-0020 - Hawks Hill Addition) to create a three lot subdivision. The property is generally located at the southwest corner of Waketon 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.

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

II. APPLICATION ANALYSIS

The purpose of the application is to create two nonresidential lots and one residential lot as a part of the Hawks Hill development. The subject property is primarily undeveloped and contains approximately 32.12 acres of land. The proposed plat dedicates easements as well as required right of way for Jacob Lugo Drive, Waketon Road and Long Prairie Road. The proposed subdivision is in compliance with the standards of Planned Development District No. 141 (PD-141), the Agricultural (A) zoning district, and applicable Town Code standards.

On October 5, 2015, the Town Council approved a rezoning request for the eastern half of the subject property (ZPD15-0007 – Hawks Hill) from Agricultural District (A) to Planned Development District No. 141 (PD-141) with Retail District-2 (R-2) and Office District (O) uses with certain modifications, exceptions and waivers to the Code of Ordinances (See Attachment A(3)). The western half of the subject property remains zoned for Agricultural District (A) uses.

On February 15, 2016, the Town Council approved a development plan (DP14-0009) for the eastern half of the subject property. The purpose of the development plan was to obtain design approval for nine buildable, nonresidential lots.

On April 4, 2016, the Town Council approved Specific Use Permit No. 443 (SUP16-0001) to permit a convenience store with gasoline sales on proposed

Lot 1 of the subject record plat. The use approved by Town Council still requires site plan approval at a future date.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

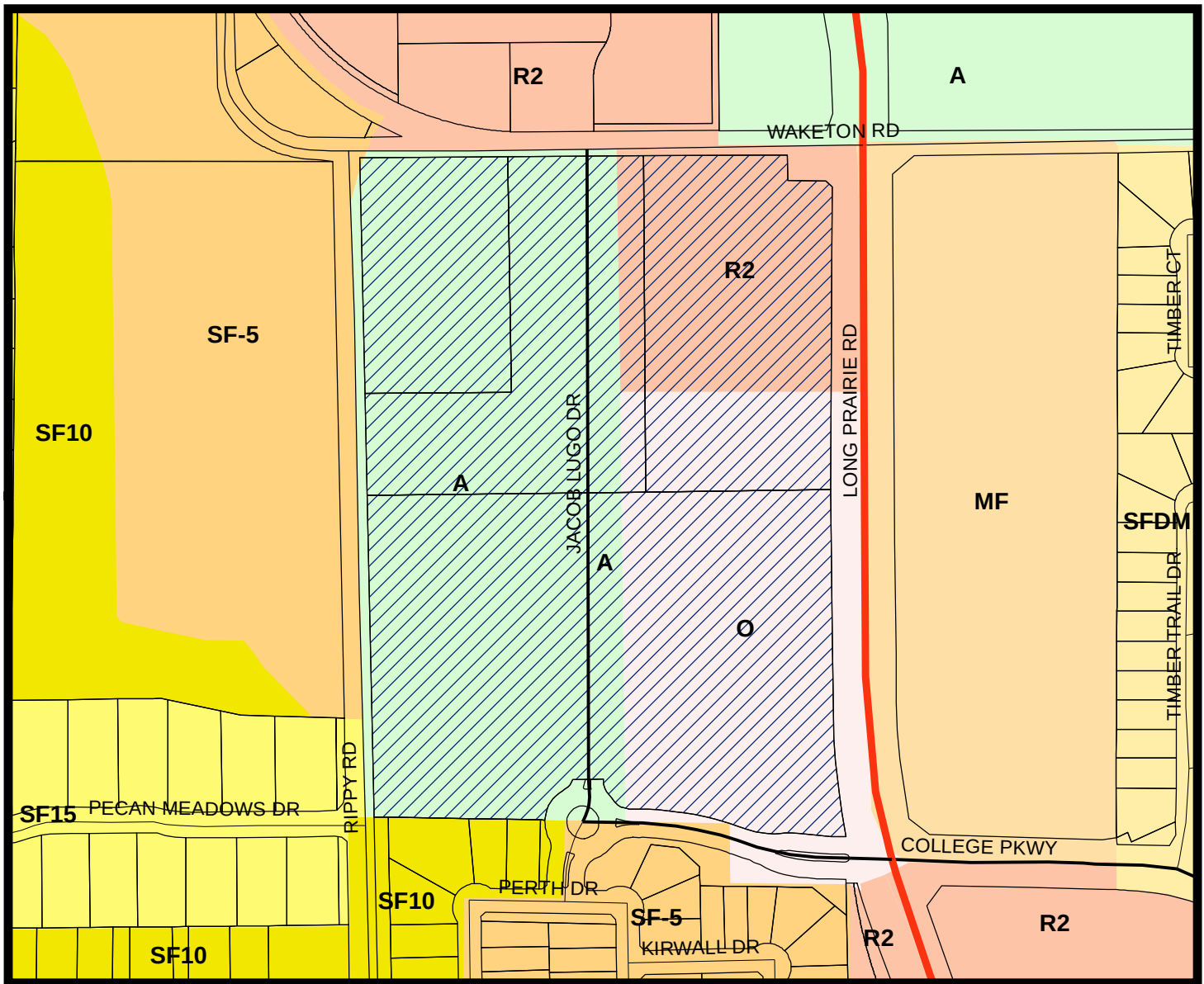
B. Application Details

1. Record Plat Package



Vicinity Map

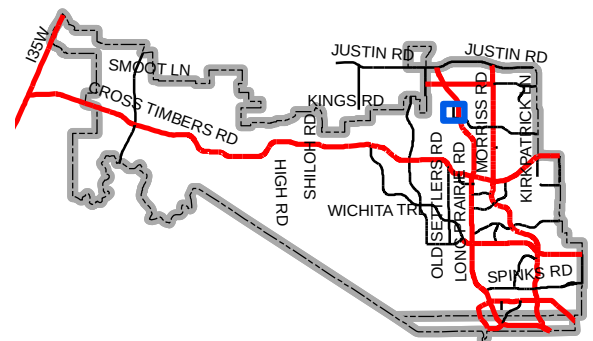
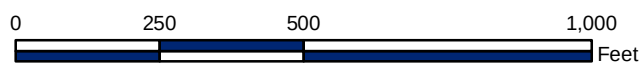
Reference Project: RC16-0020



LEGEND

	Agriculture		Multi-Family		Office		Retail 2		Single Family 5
	Single Family 10		Single Family 15		Subject Property		Single Family Density Medium		

Subject Property



Map Location

Mr. Chuck Russell
Town of Flower Mound
Town Planner
2121 Cross Timbers Road
Flower Mound, TX 75022

May 2th, 2017

Dear Mr. Russell,

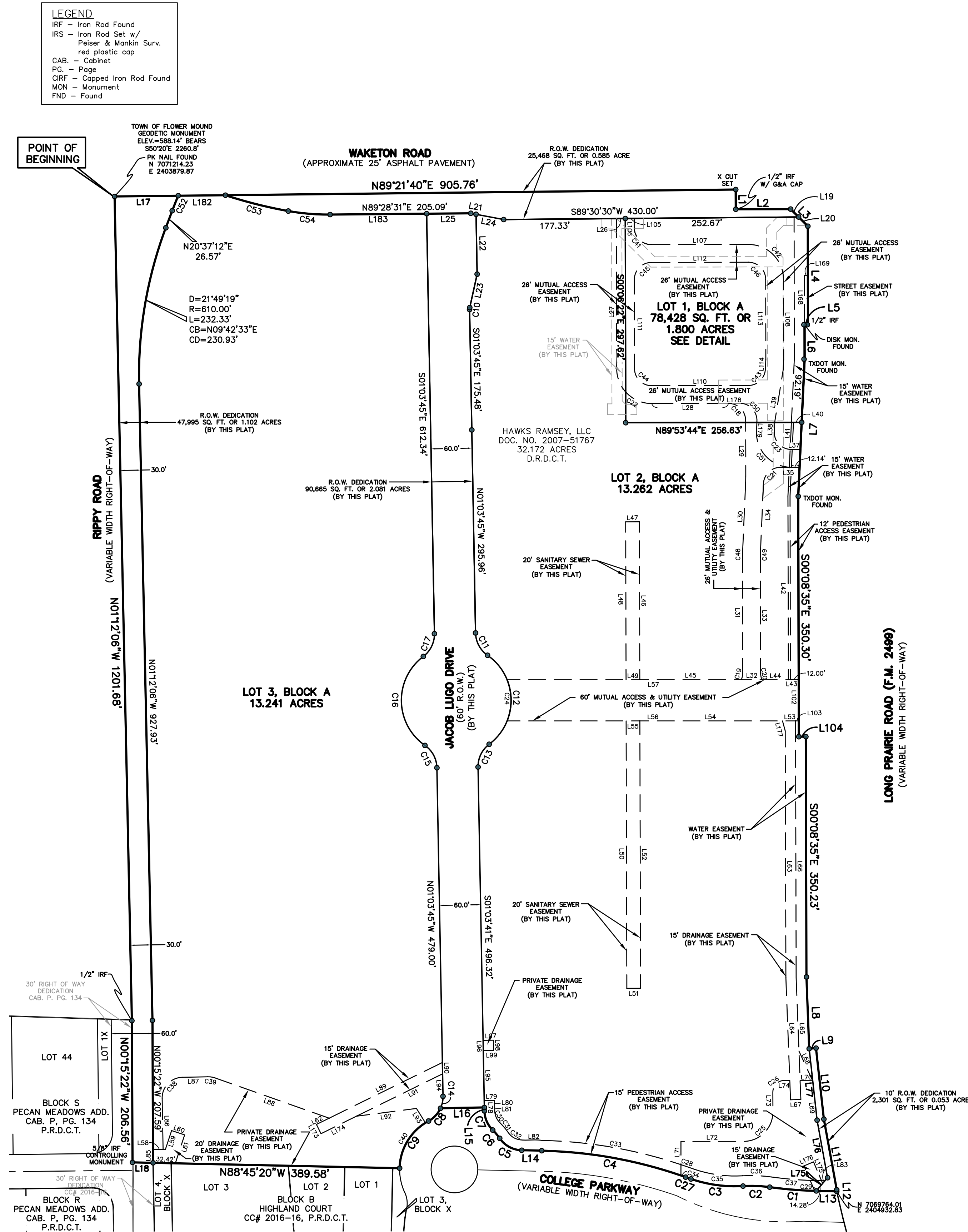
This letter serves as the letter of consent and intent for the record plat of Hawks Hill RC16-0020. Hawks Hill was zoned in 2015 under ZPD 15-007. It is approximately 34 acres that is zoned for Office, Retail and Agricultural(western 14 acres) uses.

Sincerely,

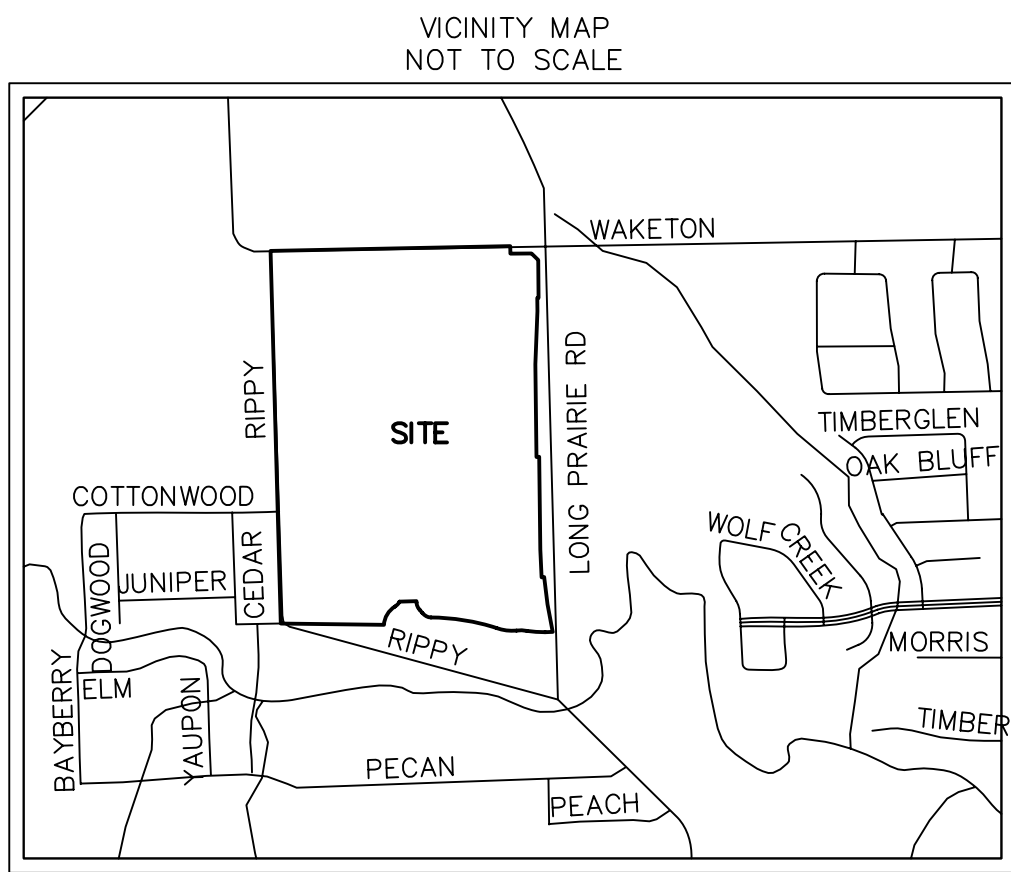
A handwritten signature in black ink, appearing to read 'Jeff Ramsey', is written over a faint, light gray rectangular background.

Jeff Ramsey,
Hawks Ramsey LLC

Attachment B(1): Record Plat Package



LINE TABLE		
LINE	LENGTH	BEARING
L1	28.75'	S 00°08'35" E
L2	80.00'	N 89°51'25" E
L3	35.36'	S 45°08'35" E
L4	143.54'	S 00°04'35" E
L5	5.00'	S 89°51'25" W
L6	50.25'	S 00°08'35" E
L7	200.16'	S 02°40'25" W
L8	104.62'	S 02°11'20" E
L9	10.00'	N 85°45'25" E
L10	104.17'	S 06°19'30" E
L11	104.50'	S 10°18'20" E
L12	2.43'	S 01°15'01" E
L13	28.93'	N 88°40'15" W
L14	29.12'	N 88°45'20" W
L15	5.00'	N 01°03'45" W
L16	63.94'	S 88°56'20" W
L17	92.76'	N 89°21'40" E
L18	30.01'	N 88°45'20" W
L19	16.32'	S 45°08'35" E
L20	19.04'	S 45°08'35" E
L21	7.62'	N 79°14'37" W
L22	87.28'	N 01°03'45" W
L23	49.85'	N 12°27'22" E
L24	41.05'	S 79°14'37" E
L25	64.35'	N 89°30'29" E
L26	12.99'	S 89°26'57" W
L27	218.69'	N 00°06'15" W
L28	111.63'	S 89°53'45" W
L29	81.04'	N 00°06'48" W
L30	101.06'	N 02°29'15" E
L31	167.70'	N 00°06'51" W
L32	30.17'	EAST
L33	167.85'	N 00°06'51" W
L34	100.19'	N 02°29'15" E
L35	27.65'	S 89°53'45" W
L36	26.02'	S 02°40'25" W
L37	13.25'	S 89°45'34" E
L38	13.84'	S 02°41'34" W
L39	77.02'	S 09°12'46" W
L40	15.02'	S 89°53'44" W
L41	159.53'	S 02°40'25" W
L42	267.69'	S 00°08'35" E
L43	15.00'	WEST
L44	38.51'	WEST
L45	149.58'	WEST
L46	230.27'	N 00°08'35" W
L47	20.00'	N 89°51'25" E
L48	230.22'	N 00°08'35" W
L49	20.00'	N 89°51'25" E
L50	389.78'	S 00°08'35" E
L51	20.00'	S 89°51'25" W
L52	389.73'	S 00°08'35" E
L53	18.93'	WEST
L54	205.65'	WEST
L55	20.00'	WEST
L56	425.31'	WEST
L57	425.16'	WEST
L58	18.16'	N 88°56'16" E
L59	28.69'	N 18°09'06" E
L60	20.00'	S 71°50'54" E
L61	43.64'	N 18°09'06" W
L62	20.65'	N 63°48'59" E
L63	359.10'	S 00°08'35" E
L64	178.61'	S 02°11'20" E
L65	150.24'	S 02°11'20" E
L66	373.18'	S 00°08'35" E
L67	15.01'	S 89°41'55" W
L68	46.79'	S 24°41'20" E
L69	58.53'	N 06°19'30" W
L70	18.35'	S 89°41'55" W
L71	49.69'	NORTH
L72	91.08'	N 90°00'00" E
L73	28.61'	N 00°18'05" W
L74	7.85'	N 89°41'55" E
L75	25.27'	S 40°30'38" W
L76	85.27'	S 10°18'20" E
L77	104.79'	S 06°19'30" E
L78	10.00'	N 01°00'03" W
L79	15.00'	S 88°56'15" W
L80	10.00'	N 01°03'45" W
L81	5.00'	S 00°56'16" E
L82	29.12'	S 88°45'20" E
L83	11.34'	S 88°40'15" E
L84	12.84'	S 10°18'20" E
L85	19.40'	N 00°15'22" W
L86	74.46'	S 01°03'45" E
L87	37.25'	S 88°48'09" W
L88	176.29'	N 70°34'25" W
L89	183.96'	N 63°48'59" E
L90	16.57'	S 01°03'45" E
L91	139.93'	N 63°48'59" E
L92	88.42'	N 82°38'29" E
L93	24.28'	S 31°56'04" E
L94	32.77'	S 01°03'45" E
L95	72.74'	N 01°03'45" W
L96	15.00'	N 01°03'45" W
L97	15.00'	S 88°56'15" W
L98	15.00'	N 01°03'45" W
L99	15.00'	S 88°56'15" W
L100	424.47'	N 89°21'40" E
L101	379.29'	N 89°21'40" E
L102	60.00'	S 00°08'35" E
L103	4.80'	N 01°03'45" W
L104	10.20'	N 89°52'00" E
L105	12.94'	N 89°30'30" E
L106	13.21'	S 00°06'15" E
L107	141.58'	S 89°53'45" W
L108	117.17'	S 00°06'15" E
L109	14.84'	S 02°41'25" W
L110	140.84'	S 89°53'45" W
L111	129.65'	S 00°06'15" E
L112	141.51'	S 89°53'45" W
L113	116.54'	S 00°06'15" E
L114	14.35'	S 02°41'37" W
L115	68.90'	N 89°21'40" E
L116	140.74'	N 89°28'19" E



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CB
C1	69.05'	595.00'	06°38'56"	S 85°25'52" E
C2	39.03'	200.00'	11°10'54"	N 87°41'53" W
C3	77.11'	200.00'	22°05'22"	S 82°14'41" E
C4	214.28'	670.00'	18°19'28"	N 79°35'36" W
C5	37.91'	40.00'	54°18'24"	N 61°35'53" W
C6	15.86'	80.00'	11°21'22"	N 40°07'09" W
C7	31.23'	40.00'	44°43'46"	N 23°25'46" W
C8	25.97'	40.00'	37°21'28"	N 43°11'26" E
C9	84.54'	80.00'	60°32'48"	S 31°31'01" W
C10	2.95'	12.50'	13°31'07"	S 05°41'48" W
C11	38.31'	40.50'	54°11'33"	S 28°09'32" E
C12	151.33'	80.00'	108°23'07"	N 01°03'45" W
C13	38.31'	40.50'	54°11'33"	S 26°02'02" W
C14	17.91'	39.89'	25°43'50"	N 11°47'14" E
C15	38.31'	40.50'	54°11'33"	N 28°09'32" W
C16	151.33'	80.00'	108°23'07"	S 01°03'45" W
C17	38.31'	40.50'	54°11'33"	N 26°02'02" E
C18	39.27'	25.00'	89°59'27"	N 45°06'32" W
C19	10.34'	25.00'	23°41'33"	N 11°43'55" E
C20	10.34'	25.00'	23°27'50"	S 11°50'46" E
C21	38.29'	25.00'	87°45'06"	S 46°21'53" W
C22	80.11'	51.00'	90°00'00"	S 45°06'15" E
C23	40.34'	25.00'	92°27'09"	S 43°32'00" E
C24	61.50'	80.00'	44°02'55"	NORTH 60°00'
C25	67.77'	43.00'	90°18'05"	N 44°50'58" E
C26	26.70'	17.00'	90°00'00"	S 44°41'55" W
C27	8.19'	610.00'	00°46'10"	S 70°48'56" E
C28	7.22'	670.00'	00°37'03"	N 70°44'23" W
C29	0.89'	1250.98'	00°02'27"	S 88°43'47" E
C30	19.52'	25.00'	44°43'46"	S 23°25'46" E
C31	18.83'	95.00'	11°21'22"	N 40°07'09" W
C32	23.70'	25.00'	54°18'25"	S 61°35'53" E
C33	219.08'	685.00'	18°19'28"	N 79°35'36" W
C34	7.99'	595.00'	00°46'09"	S 70°48'56" E
C35	71.32'	185.00'	22°05'22"	S 82°14'41" E
C36	41.96'	215.00'	11°10'55"	N 87°41'53" W
C37	67.30'	576.94'	06°41'00"	S 85°25'52" E
C38	47.05'	30.00'	89°51'54"	S 43°52'12" W
C39	10.80'	30.00'	20°37'26"	N 80°53'08" W
C40	79.34'	80.00'	56°49'19"	S 29°39'17" W
C41	39.27'	25.00'	90°00'00"	S 45°06'15" E
C42	80.11'	51.00'	90°00'00"	N 45°06'15" W
C43	38.05'	25.00'	87°12'20"	N 46°17'35" E
C44	39.27'	25.00'	90°00'00"	S 45°06'15" E
C45	39.27'	25.00'	90°00'00"	S 44°53'45" W
C46	39.27'	25.00'	90°00'00"	N 45°06'15" W
C52	23.53'	610.00'	02°12'35"	S 21°43'30" W
C53	84.55'	676.00'	08°00'48"	S 75°51'40" E
C54	61.32'	330.00'	10°38'45"	S 85°11'27" E

BENCHMARK:

COORDINATES ARE BASED ON TOWN OF FLOWER MOUND GEODETIC CONTROL POINT MONUMENT NO. 7 NAD 83. — 2" aluminum cap stamped ToFM set in the southwest corner of a concrete curb inlet on the west side of Timber Trail Drive just north of College Parkway. Elevation 588.14

NOTE:

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

NOTE:

THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM AN UNPLATTED TRACT.

DRAINAGE EASEMENT NOTE:

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Hawks Ramsey, LLC and Quiktrip Corporation are the owners of that certain 32.124 acre tract of land situated in the Jesse Watkins Survey, Abstract No. 1324, in the Town of Flower Mound, Denton County, Texas, and being a part of a tract of land described in deed to Hawks Ramsey, LLC as recorded in County Clerk's File No. 2007-51767 of the Real Property Records, Denton County, Texas, and being all that certain tract of land to Quiktrip Corporation, by deed recorded in County Clerk's File No. 2017-4761, said Real Property Records, and being more particularly described as follows:

BEGINNING at a PK nail found for the northwest corner of said Hawks tract, same being in the intersection of Waketon Road (approximately 25 foot R.O.W.) and Rippy Road (approximately 25 foot R.O.W.);

THENCE along the common line of said Hawks tract and said Waketon Road, as follows:

North 89 deg. 21 min. 40 sec. East a distance of 905.76 feet to a point for a northeast corner of said Hawks tract;

South 00 deg. 08 min. 35 sec. East, a distance of 28.75 feet to a 1/2 inch iron rod found with G&A cap for an internal corner of said Hawks tract,

North 89 deg. 51 min. 25 sec. East, a distance of 80.00 feet to a point for a northeast corner of said Hawks tract, same being the north end of a corner clip, same being in the southwest intersection of said Waketon Road and Long Prairie Road (F.M. 2499) (variable width right of way)

THENCE South 45 deg. 08 min. 35 sec. East, along said corner clip, a distance of 35.36 feet to a point for the most easterly northeast corner of said Hawks tract, same being the south end of said corner clip, same being in the west right of way line of said Long Prairie Road;

THENCE along said Hawks tract and said Long Prairie Road, as follows

South 00 deg. 04 min. 35 sec. East, a distance of 143.54 feet to a 1/2 inch iron rod found for corner;

South 89 deg. 51 min. 25 sec. West, a distance of 5.00 feet to a disc monument found for internal corner;

South 00 deg. 08 min. 35 sec. East, a distance of 50.25 feet to a TXDOT Monument found for angle point;

South 02 deg. 40 min. 25 sec. West, a distance of 200.16 feet to a TXDOT Monument found for angle point;

South 00 deg. 08 min. 35 sec. East, a distance of 350.30 feet to a point for corner;

North 89 deg. 52 min. 00 sec. East, a distance of 10.20 feet to a point for corner;

South 00 deg. 08 min. 35 sec. East, a distance of 350.23 feet to a point for corner;

South 02 deg. 11 min. 20 sec. East, a distance of 104.62 feet to a point for corner;

North 85 deg. 45 min. 25 sec. East, a distance of 10.00 feet to a point for corner;

South 06 deg. 19 min. 30 sec. East, a distance of 104.17 feet to a point for corner;

South 10 deg. 18 min. 20 sec. East, a distance of 104.50 feet to a point for corner;

South 01 deg. 15 min. 01 sec. East, a distance of 2.43 feet to a point for the southeast corner of said Hawks tract, same being the north end of a corner clip, same being in the southwest intersection of said Waketon Road and Long Prairie Road (F.M. 2499) (variable width right of way) Addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in County Clerks File No. 2016-16, Official Public Records, Denton County, Texas;

THENCE along the common line of said Hawks tract and said Highland Court, as follows;

North 88 deg. 40 min. 15 sec. West, a distance of 28.93 feet to an angle point, same being the beginning of a curve to the right with a radius of 595.00 feet and a Delta angle of 06 deg. 38 min. 56 sec.

Along said curve to the right, an arc distance of 69.05 feet and a chord bearing and distance of North 85 deg. 25 min. 52 sec. West, 69.01 feet to an angle point, same being the beginning of a curve to the left with a radius of 200.00 feet, a Delta angle of 11 deg. 10 min. 54 sec.;

Along said curve to the left, an arc distance of 39.03 feet and a chord bearing and distance of North 87 deg. 41 min. 53 sec. West, 38.97 feet to an angle point, same being the beginning of a curve to the right with a radius of 200.00 feet, a Delta angle of 22 deg. 05 min. 22 sec.;

Along said curve to the right, an arc distance of 77.11 feet and a chord bearing and distance of North 82 deg. 14 min. 41 sec. West, 76.63 feet to an angle point, same being the beginning of a curve to the right with a radius of 610.00 feet, a Delta angle of 00 deg. 46 min. 09 sec.;

Along said curve to the right, an arc distance of 8.19 feet and a chord bearing and distance of North 70 deg. 48 min. 56 sec. West, 8.19 feet to an angle point, same being the beginning of a curve to the left with a radius of 670.00 feet, a Delta angle of 18 deg. 19 min. 28 sec.;

Along said curve to the left, an arc distance of 214.28 feet and a chord bearing and distance of North 79 deg. 35 min. 36 sec. West, 213.37 feet to an angle point;

North 88 deg. 45 min. 20 sec. West, a distance of 29.12 feet to an angle point, same being the beginning of a curve to the right with a radius of 40.00 feet, a Delta angle of 54 deg. 18 min. 24 sec.;

Along said curve to the right, an arc distance of 37.91 feet, a chord bearing and distance of North 61 deg. 35 min. 53 sec. West, 36.51 feet to an angle point, same being the beginning of a curve to the left with a radius of 80.00 feet, a Delta angle of 11 deg. 21 min. 22 sec.;

Along said curve to the left, an arc distance of 15.86 feet, a chord bearing and distance of North 40 deg. 07 min. 09 sec. West, 15.86 feet to an angle point, same being the beginning of a curve to the right with a radius of 40.00 feet, a Delta angle 44 deg. 43 min. 46 sec.;

Along said curve to the right, an arc distance of 31.23 feet, a chord bearing and distance of North 23 deg. 25 min. 46 sec. East, 30.44 feet to an angle point;

North 01 deg. 03 min. 40 sec. West, a distance of 5.00 feet to a point for a corner of said Hawks tract;

South 88 deg. 56 min. 20 sec. West, a distance of 63.94 feet to a point for a corner of said Hawks tract, same being the beginning of a non-Tangent curve to the right with a radius of 40.00 feet, a Delta angle of 37 deg. 12 min. 18 sec.;

Along said curve to the right, an arc distance of 25.97 feet and a chord bearing and distance of South 43 deg. 11 min. 26 sec. West, 25.52 feet to an angle point, same being the beginning of a curve to the left with a radius of 80.00 feet, a Delta angle of 60 deg. 32 min. 48 sec.;

Along said curve to the left, an arc distance of 84.54 feet and a chord bearing and distance of South 31 deg. 31 min. 01 sec. West, 80.66 feet to a point for corner of said Hawks tract;

North 88 deg. 45 min. 20 sec. West, a distance of 389.58 feet to a 5/8 inch iron rod found for the southwest corner of said Hawks tract, same being in the approximate center line of aforesaid Rippy Road;

THENCE North 00 deg. 15 min. 22 sec. West, along the approximate center line of said Rippy Road, a distance of 206.56 feet to a 1/2 inch iron rod found for an angle point;

THENCE North 01 deg. 03 min. 45 sec. West, continuing along the approximate center line of said Rippy Road, a distance of 1201.68 feet to the POINT OF BEGINNING and containing 32.124 acres of computed land, more or less.

GENERAL NOTES:

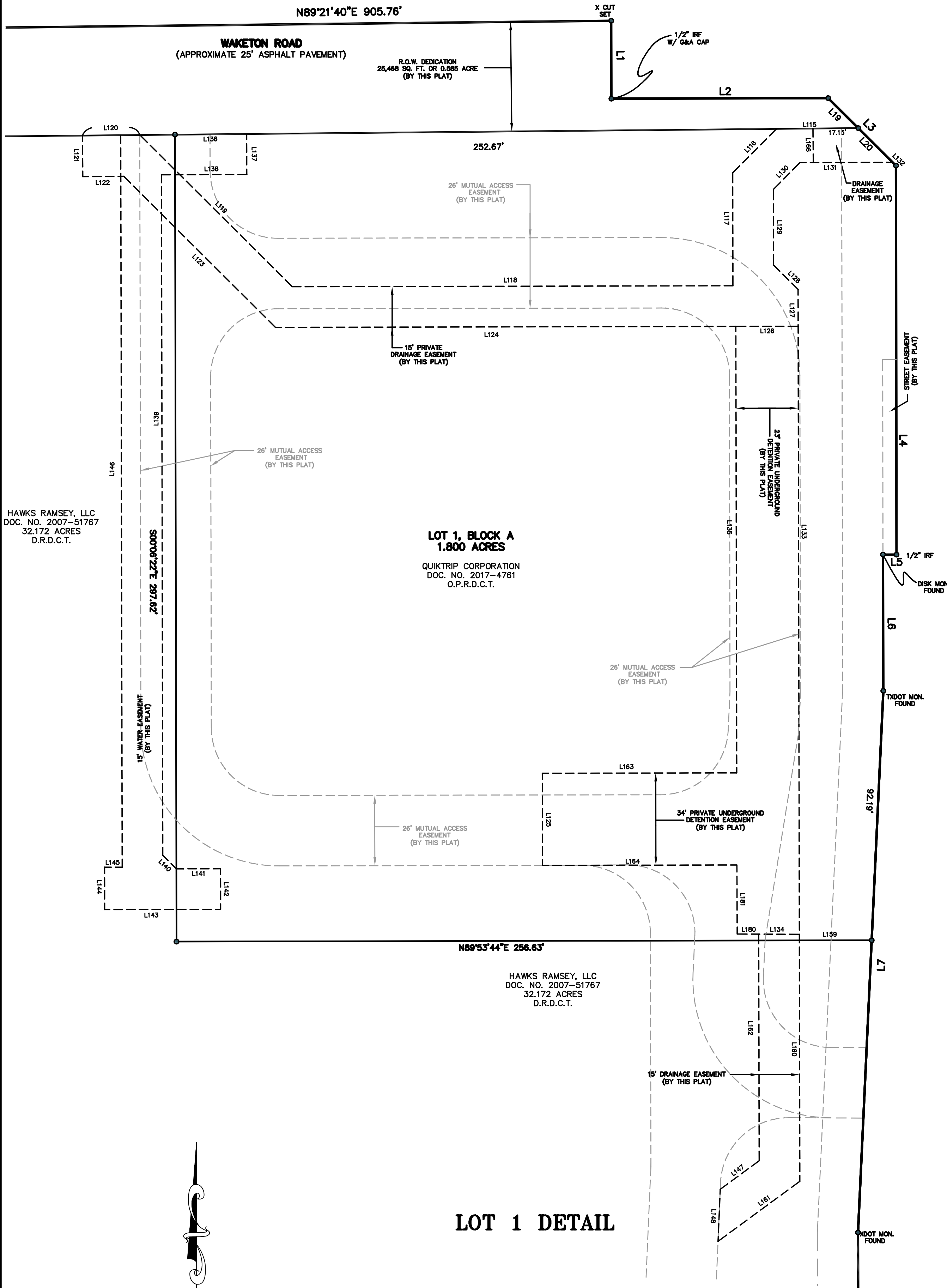
- IRF = Iron Rod Found
- All corners monumented with Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap unless otherwise noted hereon.
- Lot 1 detail located on sheet 2.

RECORD PLAT LOT 1, 2 AND 3, BLOCK A HAWKS HILL ADDITION PHASE 1

BEING a certain tract of land situated in the Jesse Watkins Survey, Abstract No. 1324 in the Town of Flower Mound, Denton County, Texas, described in deed to Hawks Ramsey, LLC according to the deed thereof recorded in County Clerk's File No. 2007-51767 & to Quiktrip Corporation, according to the deed thereof recorded in County Clerk's File No. 2017-4761 Real Property Records of Denton County, Texas, 32.124 ACRES

November 2016 SHEET 1 OF 2

GRAPHIC



LOT 1 DETAIL

LEGEND

IRF	=	Iron Rod Found
IRS	=	Iron Rod Set w/ Peiser & Mankin Surv. red plastic cap
CAB.	=	Cabinet
PG.	=	Page
GRF	=	Capped Iron Rod Found
MON	=	Monument
FND	=	Found

LINE TABLE		
LINE	LENGTH	BEARING
L115	31.18'	S 89°30'30" W
L116	22.20'	N 44°34'47" E
L117	41.72'	N 00°06'43" W
L118	162.71'	S 89°53'10" W
L119	79.07'	N 45°06'50" W
L120	21.39'	S 89°30'30" W
L121	15.00'	S 00°29'30" E
L122	15.12'	N 89°30'30" E
L123	79.01'	N 45°06'50" W
L124	170.01'	S 89°53'10" W
L125	34.00'	N 00°06'50" W
L126	23.00'	S 89°53'10" W
L127	13.64'	N 00°06'34" W
L128	17.03'	N 45°07'00" W
L129	27.80'	N 00°01'10" W
L130	13.37'	S 44°38'07" W
L131	34.23'	N 89°53'10" E
L132	1.73'	N 00°04'35" W
L133	224.40'	S 00°05'59" E
L134	15.00'	S 89°43'45" E
L135	164.78'	N 00°06'50" W
L136	26.46'	N 89°26'57" E
L137	15.00'	N 00°06'50" W
L138	31.50'	N 89°53'10" E
L139	251.14'	N 00°06'50" W
L140	7.10'	N 45°06'50" W
L141	16.29'	S 89°53'10" W
L142	15.00'	N 00°06'50" W
L143	42.81'	N 89°53'10" E
L144	15.65'	N 00°06'50" W
L145	6.50'	N 89°53'10" E
L146	269.99'	N 00°06'50" W
L147	17.81'	N 53°45'28" E
L148	19.22'	N 02°26'21" E
L149	39.71'	S 00°09'18" E
L150	193.08'	N 89°53'10" E
L151	29.47'	S 00°06'15" E
L152	13.01'	N 89°51'09" E
L153	11.30'	N 00°04'49" W
L154	24.39'	N 89°53'10" E
L155	29.46'	S 00°06'15" E
L156	30.31'	N 89°53'45" E
L157	22.32'	S 00°06'15" E
L158	218.69'	S 00°06'15" E
L159	30.89'	S 89°53'44" W
L160	91.18'	N 00°06'15" W
L161	37.44'	N 53°45'28" E
L162	83.63'	S 00°06'50" E
L163	71.76'	S 89°53'10" W
L164	71.76'	S 89°53'10" W
L165	20.00'	S 89°30'30" W
L166	12.12'	S 00°33'03" E
L167	33.37'	S 89°30'30" W
L168	72.00'	S 00°04'35" E
L169	5.00'	N 89°55'25" E
L170	4.80'	S 87°18'41" E
L171	9.93'	N 02°41'19" E
L172	11.30'	S 00°01'22" E
L173	15.00'	N 26°11'01" W
L174	57.65'	S 63°48'59" W
L175	34.20'	S 22°38'12" E
L176	15.00'	N 67°01'48" E
L177	15.18'	S 15°08'35" E
L178	16.44'	S 89°16'49" W
L179	13.84'	S 02°41'00" W
L180	7.95'	S 89°43'45" E
L181	25.49'	S 00°13'34" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C47	24.03'	261°34'45"	S 13°27'09" E		23.82'
C48	9.08'	200.00'	02°36'06"	S 01°11'12" W	9.08'
C49	7.88'	174.00'	02°35'46"	S 01°11'26" W	7.88'
C50	40.49'	25.00'	92°47'49"	N 43°42'55" W	36.21'
C51	82.29'	51.00'	92°27'09"	S 43°32'35" E	73.65'

BENCHMARK:

COORDINATES ARE BASED ON TOWN OF FLOWER MOUND GEODETIC CONTROL POINT MONUMENT NO. 7 NAD 83. - 2" aluminum cap stamped ToM set in the southwest corner of a concrete curb inlet on the west side of Timber Trail Drive just north of College Parkway. Elevation 588.14

NOTE:

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

NOTE:

THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM AN UNPLATTED TRACT.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

I, Timothy R. Mankin, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying

PRELIMINARY-FOR REVIEW ONLY

Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLC
623 E. Dallas Road
Grapevine, Texas 76051

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.
Given under my hand and seal of the office this the ____ day of _____, 2017.

Notary Public in and for Tarrant County, Texas
My commission expires: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Hawks Ramsey, LLC and Quiktrip Corporation do hereby adopt this plat designated herein as **HAWKS HILL ADDITION PHASE 1**, an addition to the TOWN OF FLOWER MOUND, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to 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 the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, 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, reconstruction, 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 purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS, my hand, this the _____ day of _____, 2017.

Hawks Ramsey, LLC

By: _____, its _____
Name _____ Title _____
Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ [TITLE] of Hawks Ramsey, LLC, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for _____ County, Texas

My Commission Expires: _____

WITNESS, my hand, this the _____ day of _____, 2017.

Quiktrip Corporation

By: _____, its Director of Real Estate
Joseph S. Faust
Date _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Joseph S. Faust, Director of Real Estate of Quiktrip Corporation, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for _____ County, _____

My Commission Expires: _____

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director
of Development Services

_____, 2017

Date _____

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

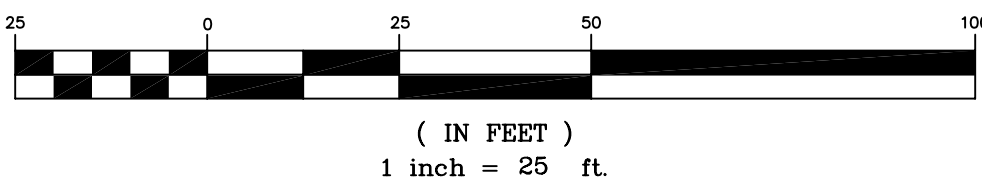
RECORD PLAT
LOT 1, 2 AND 3, BLOCK A
HAWKS HILL ADDITION
PHASE 1
BEING a certain tract of land situated in the Jesse Watkins Survey, Abstract No. 1324 in the Town of Flower Mound, Denton County, Texas, described in deed to Hawks Ramsey, LLC according to the deed thereof recorded in County Clerk's File No. 2007-51767 & to Quiktrip Corporation, according to the deed thereof recorded in County Clerk's File No. 2017-4761 Real Property Records of Denton County, Texas, 32.124 ACRES
November 2016 SHEET 2 OF 2

JOB NO.: 16-0711	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 2
DATE: 09/12/2016	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051	2
REV: 01/06/2017	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
01/17/2017	817-481-1806 (O)	2
03/13/2017	817-481-1809 (F)	
04/12/2017		
SCALE: 1" = 25'		
DRAWN: M.C.M.	tmankin@peisersurveying.com	FIRM No. 100999-00
		Member Since 1977

OWNER LOT 1:
QUIKTRIP CORPORATION
4705 SOUTH 129TH EAST AVENUE
TULSA, OK 74174
CONTACT: MICHAEL POTTER
817-358-7680 tele

OWNER LOTS 2 & 3:
HAWKS RAMSEY, LLC
1044 115th STREET
SUITE 400
OMAHA, NE 68154
CONTACT: NEAL HAWKS,
MANAGER

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Gardland, Texas 75042
CONTACT: JUAN VASQUEZ
972-278-2948 tele





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: May 8, 2017

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Site Plan (SP17-0004 - Flower Mound Town Hall) to develop a new Town Hall, with an exception to Section 82-242, "Street buffer landscaping," of the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Morriss Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exception, has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 45,734-square-foot, two-story new public Town Hall. The subject property is partially developed with the existing Town Hall and contains approximately 6.57 acres. The property is currently zoned Planned Development District No. 1, Unit 3, with Retail-2 (R-2) uses. A Specific Use Permit (SUP 22) was also approved for a municipal building on the subject property in August of 1978. The site is master-planned for Institutional uses.

The proposed new Town Hall will contain a new Council Chambers, offices for Town staff, conference rooms and storage areas. Access will continue to be from both Morriss Road and Cross Timbers Road with cross access to the east in a similar configuration that currently exists.

While working with the architect for the project, Town staff requested 70 parking spaces for fleet vehicles, 130 spaces for Town staff, and 30 additional spaces for visitor parking. A total of 228 parking spaces are being provided on site. The proposed site plan package includes landscaping, a pond, hardscaping, buffers, setbacks, and off-street parking consistent with the Town's Land Development Regulations with the exception of the street buffer landscaping. The building materials, color and architecture meet the architectural standards of the Town's Master Plan.

Exception to Section 82-242, "Street buffer landscaping," of the Code of Ordinances

Section 82-242 of the Town Code requires the area of the lot adjacent to the street right-of-way line and extending into the lot for a minimum width as provided below shall be landscaped, except for necessary driveways. The minimum width of the landscaped street buffer from the street right-of-way line adjacent to a principal roadway is 25 feet. Both Morriss Road and Cross Timbers Road are principal roadways.

The applicant is requesting an exception from the Town's street buffer landscaping requirements and will be providing a buffer width of 12 feet in lieu of the required 25 feet. The decrease in the street buffer width is needed to accommodate additional right-of-way dedications on both street frontages. Notwithstanding the exception request from the required street buffer, the proposed landscape plan meets the Town's minimum landscape requirements. This is similar to other street buffer exceptions that have been approved in the past.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

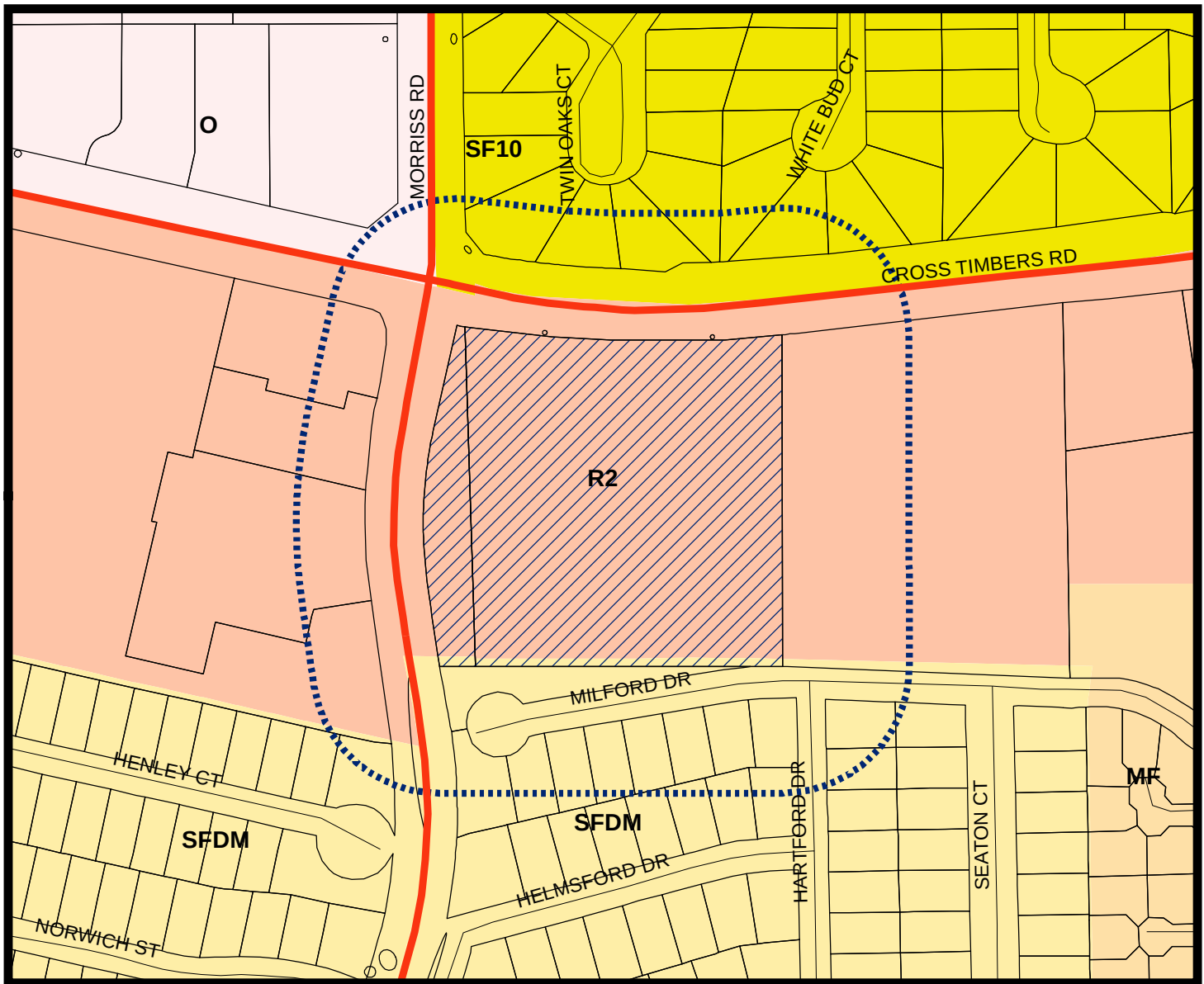
B. Application Details

1. Site Plan Package

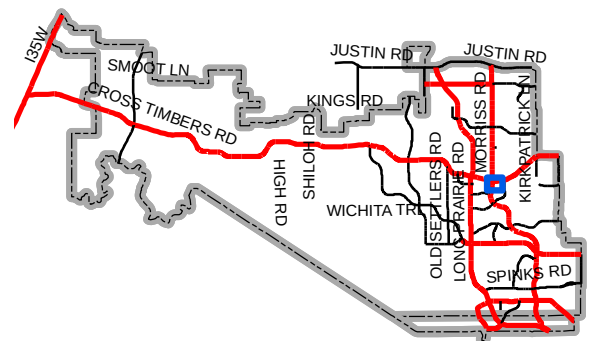
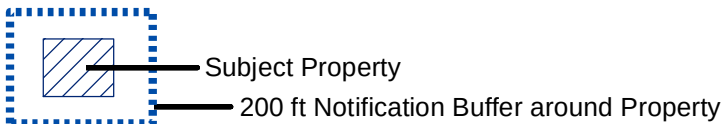


Vicinity Map

Reference Project: SP17-0004 & RP17-0002



LEGEND



Map Location

OWT ARCHITECTS

owtarchitects.com

March 10, 2017

The Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
(972) 874-6000

FLOWER MOUND TOWN HALL

LETTER OF INTENT

Below is the Letter of Intent requested by the *Flower Mound Town Hall (SP17-0004) First Submittal Review Planning Department Comments, General: Letter of Intent.*

Specify existing zoning district(s);

The existing zoning for the site is R-2, Retail District-2. The R-2 district is designed primarily to accommodate neighborhood and community oriented business uses. It is intended for application in areas designated "retail" on the land use map of the comprehensive master plan.

Define acreage of subject property;

A replat of the current site combines two lots into one 6.525 acre lot.

Specify proposed zoning and define specific operations;

There will be no new zoning proposed for the site. The existing zoning, R-2, Retail District-2, will remain. The permitted uses that apply to this project are: Community center, public; Office, general business and professional; Public building, shop or yard.

As a new Town Hall the project will function as the center of government for Flower Mound and provide a collective place where town staff and the public will interact.

Indicate if there is going to be more than one use and whether each use will be operated and maintained by one owner;

There are many uses that the new Town Hall will accommodate. The large council chambers will hold council meetings and other public forums. The Public Counters will serve as the interaction node between the Town and public. Town Staff will also office out of the Town Hall. The building also has the ability to function as an EOC.



The building will be owned and operated by one owner, the Town of Flower Mound.

Indicate the square footage of the proposed building;

The new Town Hall will be 45,734 square feet. The first floor being 26,847 SF and the second floor 18,887 SF.

Indicate whether the proposed development will be in phases;

Yes, the new Town Hall will be a phased development. The current Town Hall will remain operational until the new Town Hall is built.

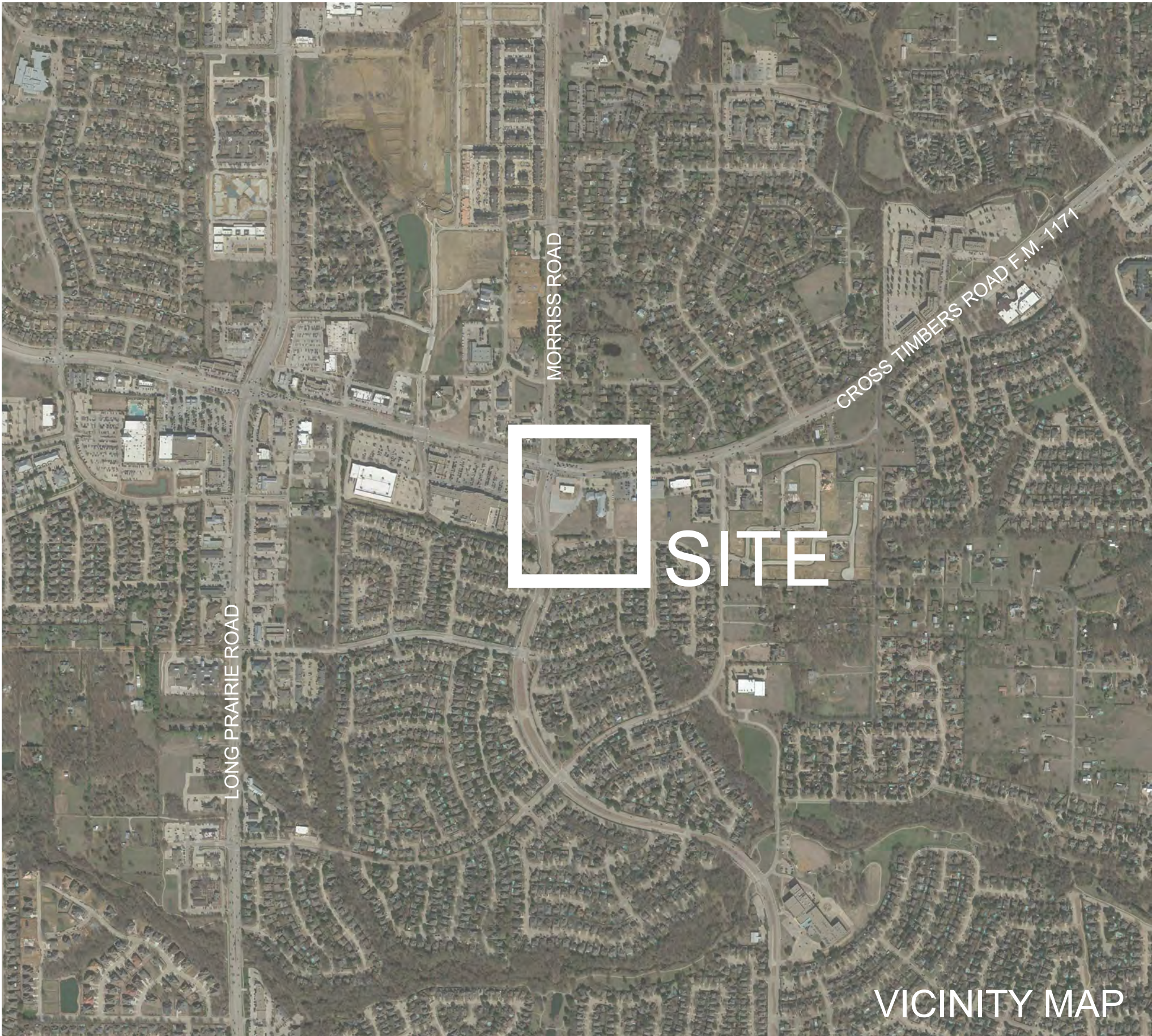
Phase I - Demolition of the existing Senior Center site conditions and construction of the new Town Hall.

Phase II - Demolition of the existing Town Hall and finalization of site work construction for the new Town Hall.

State special considerations;

A variance has been requested for the site to reduce the required landscape buffer from 25' to 12' from the new R.O.W. proposed with the replat of the site.





FOR INTERIM REVIEW
ONLY, NOT FOR
CONSTRUCTION

ANDREW OXLEY

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORIZING OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

FLOWER MOUND TOWN HALL

SITE PLAN SUBMITTAL

OWT PROJECT NO. 2014.014.00

MAY 03, 2017

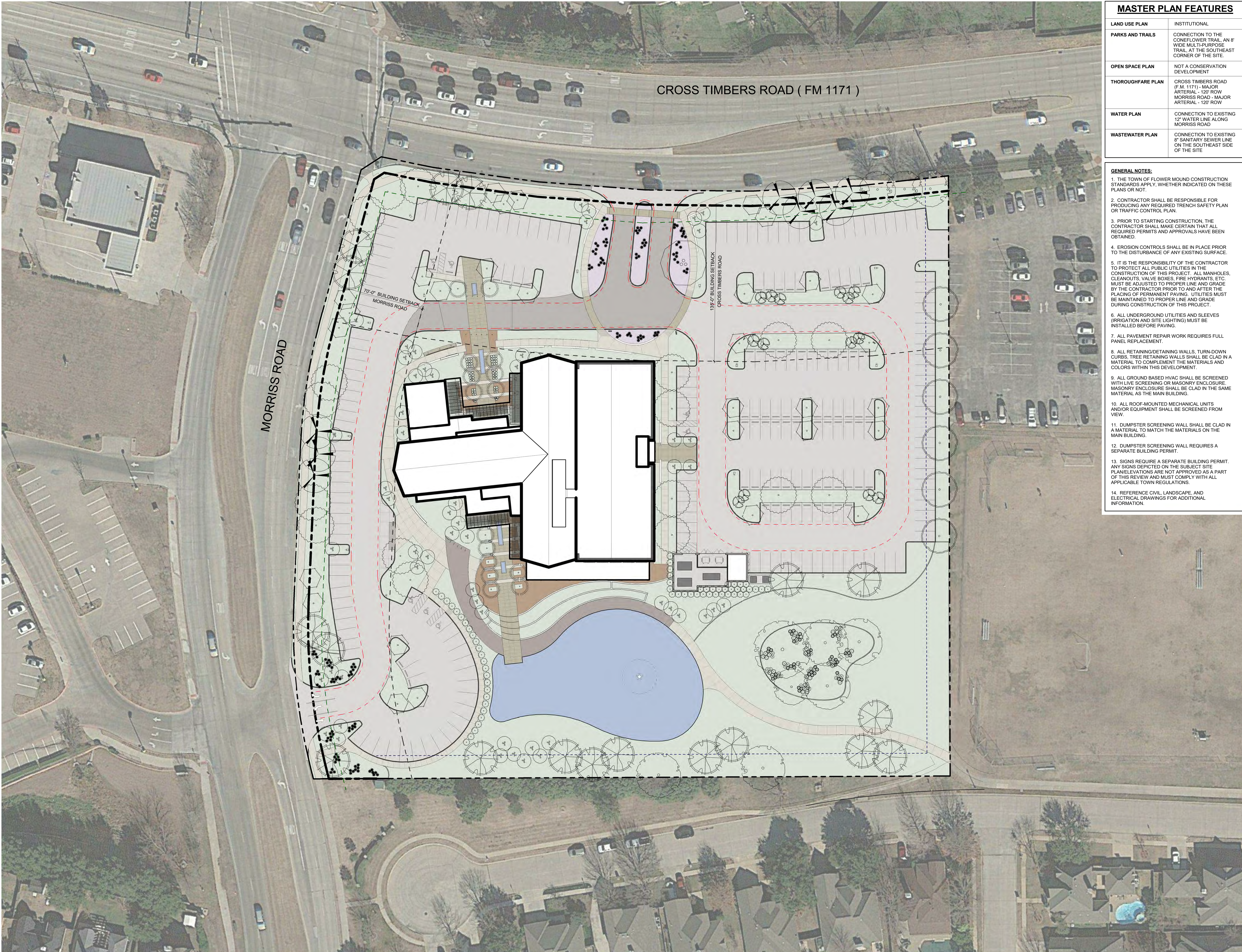
CIVIL ENGINEER
CARRILLO ENGINEERING, LLC
201 MAIN STREET
SUITE 1230
FORT WORTH, TEXAS 76102
817.896.0976

LANDSCAPE ARCHITECT
STUDIO OUTSIDE
824 EXPOSITION AVENUE
SUITE 5
DALLAS, TEXAS 75226
214.954.7160
www.studiooutside.us

STRUCTURAL ENGINEER
FRANK W. NEAL & ASSOCIATES, INC.
1015 WEST BROADWAY
FORT WORTH, TEXAS 76104
817.332.1944
www.fwna-eng.com

MEP ENGINEER
SUMMIT CONSULTANTS, INC.
1300 SUMMIT AVENUE
SUITE 500
FORT WORTH, TEXAS 76102
817.878.4242
www.summitmep.com

OWT ARCHITECTS
OXLEY WILLIAMS THARP ARCHITECTS, PLLC.
509 PECAN STREET
SUITE 100
FORT WORTH, TEXAS 76102
817.993.9844
www.owtarchitects.com



MASTER PLAN FEATURES	
LAND USE PLAN	INSTITUTIONAL
PARKS AND TRAILS	CONNECTION TO THE CONEFLOWER TRAIL AN 8' WIDE MULTI-PURPOSE TRAIL AT THE SOUTHEAST CORNER OF THE SITE.
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	CROSS TIMBERS ROAD (F.M. 1171) - MAJOR ARTERIAL - 120' ROW MORRISS ROAD - MAJOR ARTERIAL - 120' ROW
WATER PLAN	CONNECTION TO EXISTING 12" WATER LINE ALONG MORRISS ROAD
WASTEWATER PLAN	CONNECTION TO EXISTING 6" SANITARY SEWER LINE ON THE SOUTHEAST SIDE OF THE SITE

- GENERAL NOTES:**
1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
 3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED.
 4. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 6. ALL UNDERGROUND UTILITIES AND SLEEVES (IRRIGATION AND SITE LIGHTING) MUST BE INSTALLED BEFORE PAVING.
 7. ALL PAVEMENT REPAIR WORK REQUIRES FULL PANEL REPLACEMENT.
 8. 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.
 9. 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.
 10. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 11. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 12. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 13. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 14. REFERENCE CIVIL, LANDSCAPE, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

FOR INTERIM REVIEW ONLY, NOT FOR CONSTRUCTION

ANDREW OXLEY

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Revision Schedule		
Rev. #	Revision Description	Revision Date

NORTH

OWT ARCHITECTS

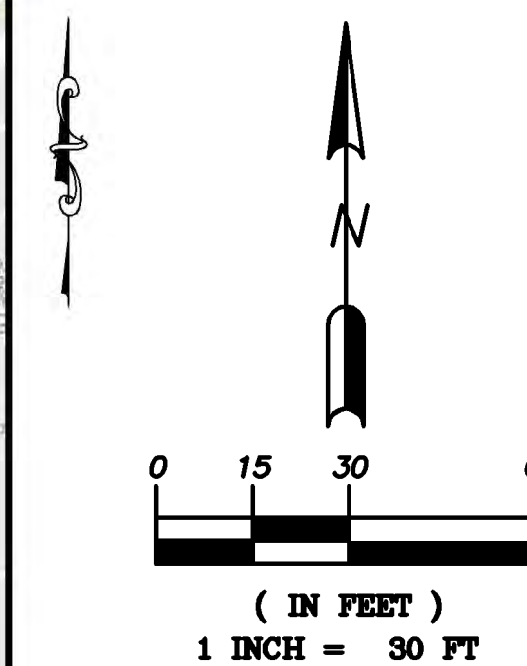
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817.993.9844
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FLOWER MOUND TOWN HALL

2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

2014.014.00
MAY 03, 2017

OVERALL SITE PLAN



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 APPLICABLE TOWN REGULATIONS.

(7) TRUNCATED DOMES SHALL BE WITHIN 5' OF TRAVEL WAY

(8) ALL STOP SIGNS AND ACCESSIBLE PARKING SIGNS SHALL BE HIGH INTENSITY PRISMATIC MINIMUM. ALL STOP SIGNS SHOULD BE DIAMOND GRADE CUBED OR EQUAL SHEETING.

CONSTRUCTION SCHEDULE

- ① HANDICAP RAMPS
- ② HANDICAP SYMBOL
- ③ PROPOSED MONUMENT SIGN. (SEE ARCHITECT PLANS FOR DETAILS)
- ④ HANDICAP SIGN. (SEE ARCHITECT PLANS FOR DETAILS)
- ⑤ SIDEWALK
- ⑥ PROPOSED BOLLARDS. (SEE LANDSCAPE PLANS FOR DETAILS)
- ⑦ 4" WHITE TRAFFIC STRIPING
- ⑧ WHEEL STOP. (SEE DETAILS, SHEET C6.00)
- ⑨ DUMPSTER WITH ENCLOSURE PER DETAILS (MATERIALS TO MATCH BUILDING)
- ⑩ DETECTABLE WARNING STRIPS. (SEE LANDSCAPE PLANS FOR DETAILS)
- ⑪ PROPOSED SITE SIGNAGE. (SEE ARCHITECT PLANS FOR DETAILS)
- ⑫ PROPOSED INTEGRAL COLOR CONCRETE. (SEE LANDSCAPE PLANS COLOR AND PATTERN)

MASTER PLAN FEATURES

LAND USE PLAN	INSTITUTIONAL
PARKS AND TRAILS	CONNECTION TO THE CONEFLOWER TRAIL, AN 8' WIDE MULTI-PURPOSE TRAIL, AT THE SOUTHEAST CORNER OF THE SITE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	CROSS TIMBERS ROAD (F.M. 1171) - MAJOR ARTERIAL - 120' ROW MORRIS ROAD - ARTERIAL - 120' ROW
WATER PLAN	CONNECTION TO EXISTING 12" WATER LINE ALONG MORRIS ROAD
WASTEWATER PLAN	CONNECTION TO EXISTING 8" SANITARY SEWER LINE ON THE SOUTHEAST SIDE OF THE SITE

PREPARED BY:



CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE NO.: 817-896-0976
CONTACT: ANNA C. BLACKWELL, P.E.

OWNER:
TOWN OF FLOWER MOUND
2121 CROSS TIMBERS ROAD
TOWN OF FLOWER MOUND, TEXAS
CONTACT: CHUCK RUSSELL
PHONE: 972-874-6347

SITE DATA TABLE

PHYSICAL ADDRESS:	2121 CROSS TIMBERS ROAD
GROSS SITE AREA:	6.57 AC / 286,246 SF
NET SITE AREA:	5.52 AC / 240,505 SF
ZONING:	R2
CURRENT USE:	INSTITUTIONAL
LOT COVERAGE DATA	
BUILDING COVERAGE:	9% / 26,847 SF
IMPERVIOUS AREA:	51% / 144,597 SF
PERVIOUS AREA:	40% / 114,802 SF
PARKING SUMMARY	REQUIRED PROVIDED
TOTAL PARKING	183 228
BUILDING DATA	
BUILDING:	2 STORY
PEAK HEIGHT	39'-0"
MEAN HEIGHT	35'-0"
TOTAL SQUARE FOOTAGE	45,734 SF

NOTE A:
NO CURB IN THESE AREAS. INSTALL 36" ROOT BARRIER BETWEEN
PAVEMENT AND LANDSCAPE ISLAND ENTIRE LENGTH OF CURB LEAVE OUT.

PRELIMINARY
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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350**

FLOWER MOUND MUNICIPAL

PLAZA ADDITION

LOT 1, BLOCK A

SITE PLAN

Issue Dates:

APRIL 10, 2017

MAY 03, 2017

Date _____

Revisions

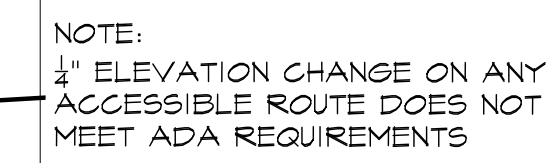
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Checked By:

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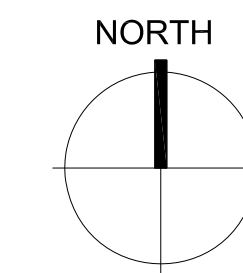


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MICHAEL S. FRAZE
LANDSCAPE ARCHITECT
TEXAS LIC. #

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FLOWER MOUND
TOWN HALL

2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

2014.014.
May 2, 20

HARDSCAPE PLAN

Hardscape Plan | A

SCALE: 1" = 20'-0"

L2.01

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[illegible]

1/2" = 1'-0"

B

L4.01


$$1/4'' = 1'-0''$$

A

L4.01

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2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

2014.014.00
May 2, 2017

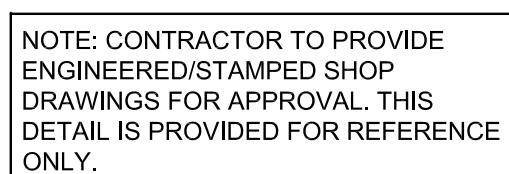
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Northern Courtyard Fountain - Section	D
1 1/2" = 1'-0"	L4.02



Retaining Wall @ Pond Section	B
3/4"=1'-0"	L4.02



Northern Courtyard Fountain - Section	C
1" = 1'-0"	L4.02



Southern Courtyard Fountain - Section	A
1 1/2" = 1'-0"	L4.02

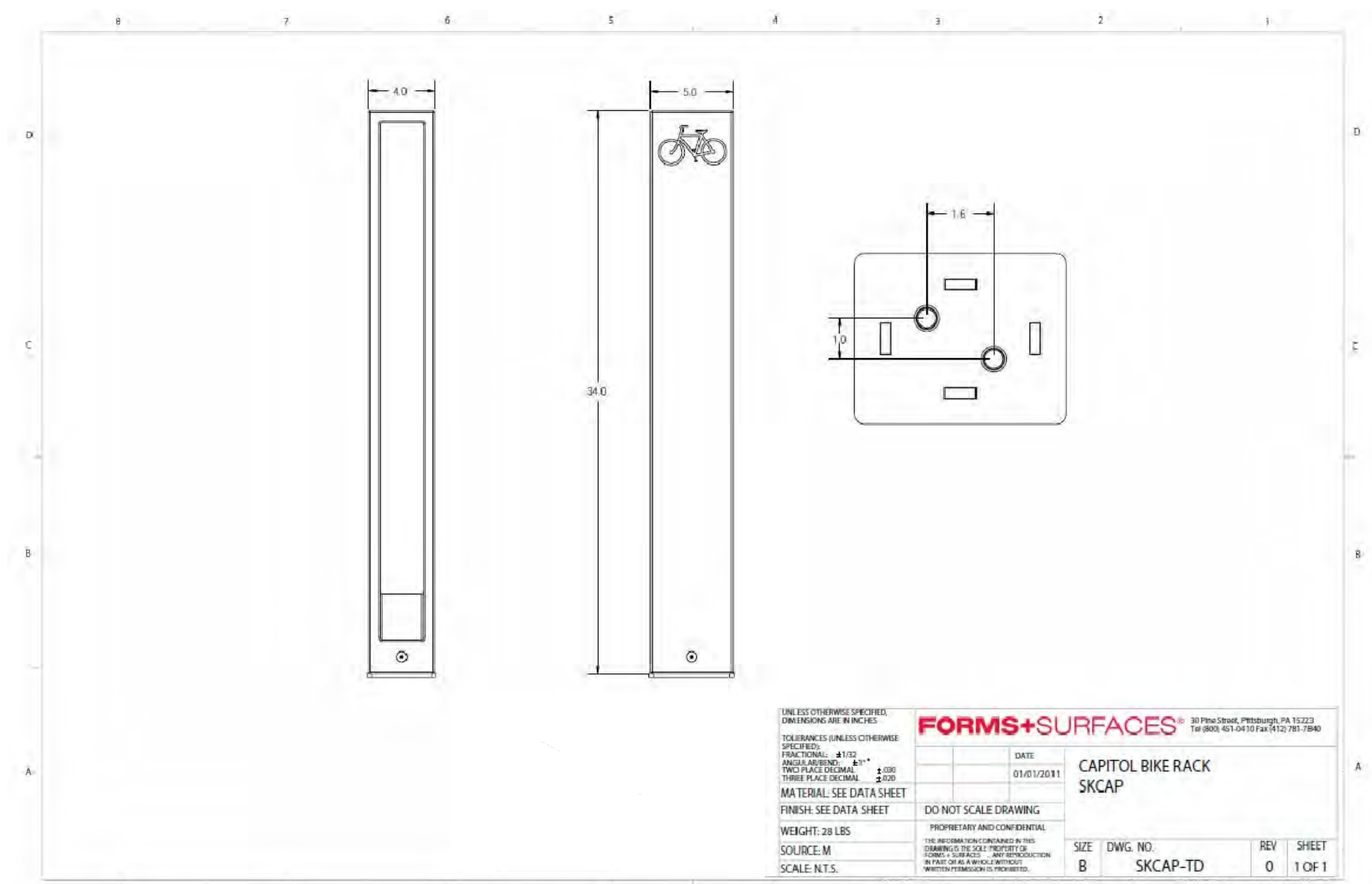
**FLOWER MOUND
TOWN HALL**
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

FOUNTAIN DETAILS

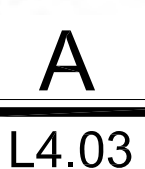
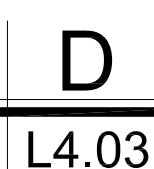
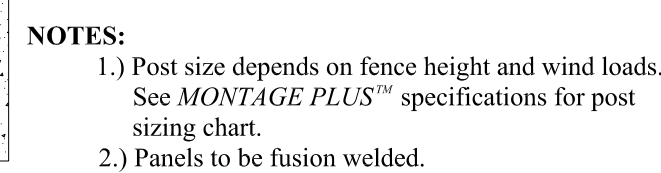
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C
L4.03

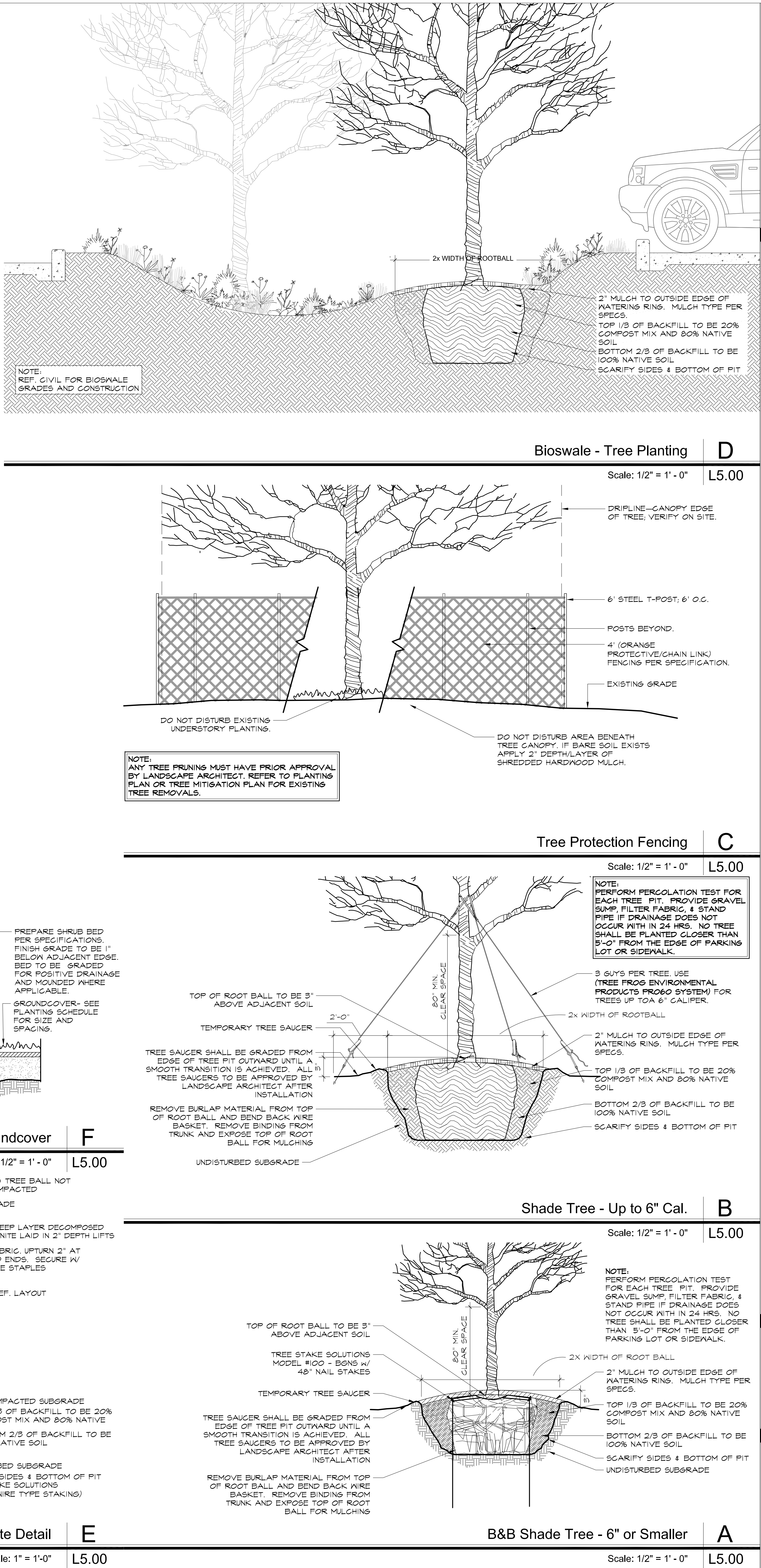
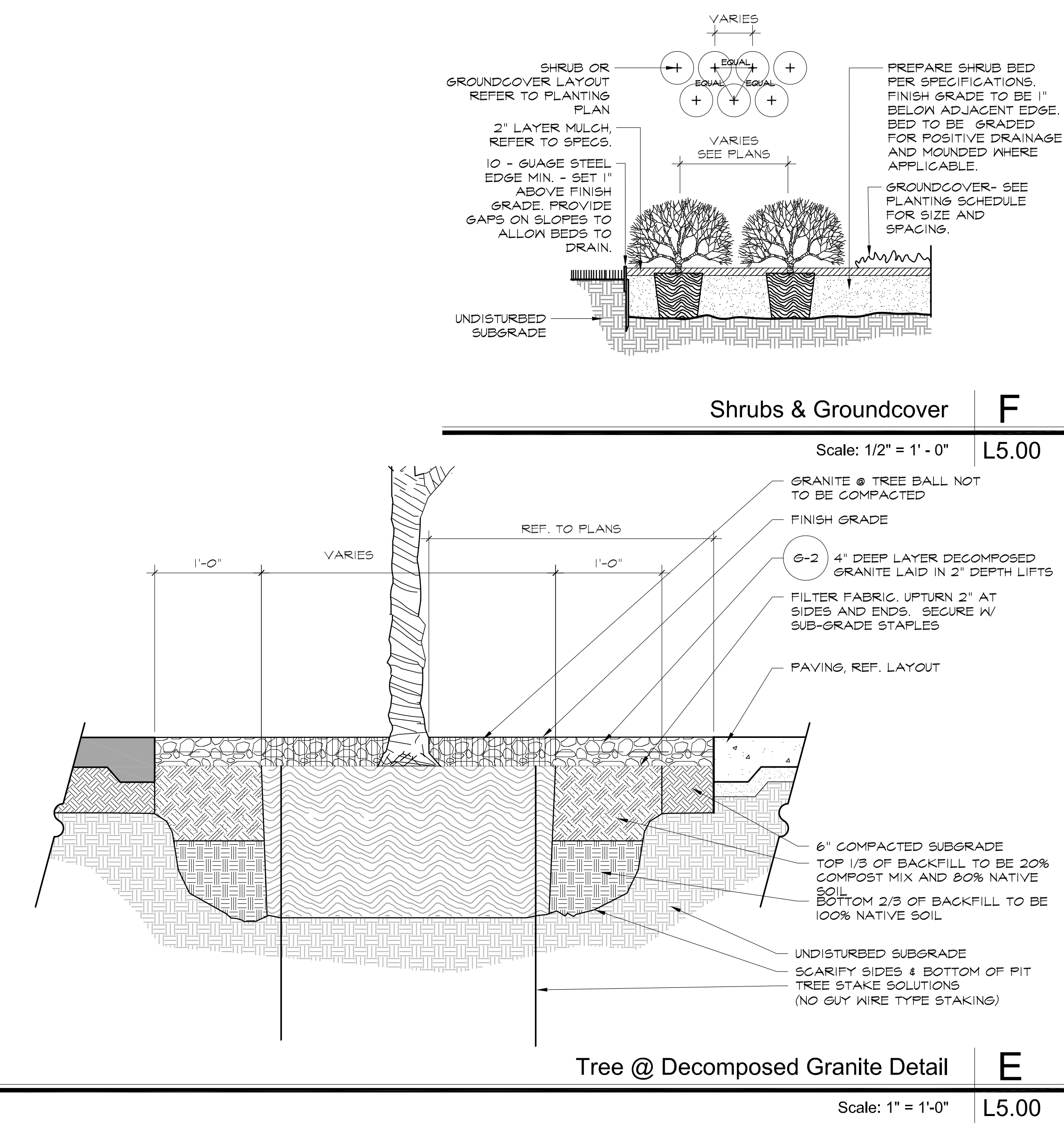


2014.014.00
May 2, 2017

L4.03

PLANT LEGEND:							
QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HT. MIN.	SPR. MIN.	SPACING MAX.	COMMENTS
CANOPY TREES							
8		SWEETGUM <i>Liquidambar styraciflua</i>	4' GAL	12'-14' H	6'-8' W		NURSERY GROWN, STANDARD, MATCHED, WELL BRANCHED, FULL CANOPY.
18		SHUMARD OAK <i>Quercus shumardii</i>	4' GAL	12'-14' H	6'-8' W		NURSERY GROWN, STANDARD, MATCHED, WELL BRANCHED, FULL CANOPY.
6		LIVE OAK <i>Quercus virginiana</i>	4' GAL	12'-14' H	6'-8' W		NURSERY GROWN, STANDARD, MATCHED, WELL BRANCHED, FULL CANOPY.
30		BALD CYPRESS <i>Taxodium distichum</i>	4' CAL	12'-14' H	6'-8' W		NURSERY GROWN, STANDARD, MATCHED, WELL BRANCHED, FULL CANOPY.
14		CEDAR ELM <i>Ulmus crassifolia</i>	4' CAL	12'-14' H	6'-8' W		NURSERY GROWN, STANDARD, MATCHED, WELL BRANCHED, FULL CANOPY.
1		HERITAGE CEDAR ELM <i>Ulmus crassifolia</i>	4' CAL	25'H	18'-20' W		NURSERY GROWN, STANDARD, MATCHED, WELL BRANCHED, FULL CANOPY.
15		ALLEE ELM <i>Ulmus parvifolia</i> 'Emer II'	4' CAL	12'-14' H	6'-8' W		NURSERY GROWN, STANDARD, MATCHED, WELL BRANCHED, FULL CANOPY.
ORNAMENTAL TREES							
76		DESERT WILLOW <i>Chilopsis linearis</i> 'Bubba'	45 GAL	-	-		NURSERY GROWN, MATCHED, WELL BRANCHED, FULL CANOPY. 2" CAL. MIN.
18		POSSUMHAW <i>Ilex decidua</i>	45 GAL	-	-		NURSERY GROWN, MATCHED, WELL BRANCHED, FULL CANOPY. 2" CAL. MIN.
60		LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i> 'Little Gem'	45 GAL	-	-		NURSERY GROWN, MATCHED, WELL BRANCHED, FULL CANOPY. 2" CAL. MIN.
SHRUBS & VINES							
107		WHALE'S TONGUE AGAVE <i>Agave avatilla</i>	5 GAL	-	-	36" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
24		AMERICAN BEAUTYBERRY <i>Callicarpa americana</i>	3 GAL	-	-		NURSERY GROWN, FULL, WELL ROOTED.
62		HOLLY FERN <i>Cytarium falcatum</i> 'Rochfordianum'	3 GAL	-	-	36" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
28		CORAL HONEYSUCKLE <i>Lonicera sempervirens</i>	5 GAL	-	-		NURSERY GROWN, FULL, WELL ROOTED.
28		TURK'S CAP <i>Malvastrum arboreum</i> var. <i>drummondii</i>	3 GAL	-	-		NURSERY GROWN, FULL, WELL ROOTED.
42		CORALBERRY <i>Symphoricarpos orbiculatus</i>	3 GAL	-	-		NURSERY GROWN, FULL, WELL ROOTED.
PERENNIALS							
100 SF		PEACHLEAF VERBENA + TEXAS SEDGE 50/50 MIX <i>Glandularia bipinnatifida</i> + <i>Carex texensis</i>	1 GAL	-	-	18" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
500 SF		SALVIA 'MAY NIGHT' <i>Salvia x sylvestris</i> 'Mainacht'	3 GAL	-	-	24" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
EVERGREEN SCREEN							
1100 SF		ROSE CREEK ABELIA <i>Abelia x 'Rose Creek'</i>	3 GAL	-	-	36" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
700 SF		DWARF YAUPOH HOLLY <i>Ilex pumila</i>	15 GAL	5'-6' H	2'-3' W	48" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
300 SF		DWARF WAX MYRTLE <i>Myrica cerifera</i> var. <i>pumila</i>	15 GAL	5'-6' H	2'-3' W	48" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
4,200 SF		LYNN'S LEGACY TEXAS SAGE <i>Leucophyllum longiantha</i> 'Lynn's Legacy'	3 GAL	-	-	36" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
GROUNDCOVERS & GRASSES, NATIVE PRAIRIE							
400 SF		BLONDE AMBITION GRAMA <i>Bouteloua gracilis</i> 'Blonde Ambition'	3 GAL	-	-	24" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
1500 SF		TEXAS SEDGE <i>Carex texensis</i>	1 GAL	-	-	18" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
44,640 SF		BERMUDA GRASS <i>Cynodon dactylon</i>	SOD	-	-		FULL, GREEN, WELL ROOTED.
3500 SF		EVERGREEN GIANT LIRIOPE <i>Liriope muscari</i> 'Evergreen Giant'	5 GAL	-	-	24" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
4600 SF		GULF MUHLY <i>Muhlenbergia capillaris</i>	5 GAL	-	-	24" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
4300 SF		MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>	1 GAL	-	-	18" O.C.	NURSERY GROWN, FULL, WELL ROOTED.
1800 SF		SEASONAL COLOR	4' POT	-	-	6' O.C.	FULL, GREEN, WELL ROOTED.
18,660 SF		NATIVE AMERICAN SEED BLACKLAND PRAIRIE MIX	SEED	-	-		FULL, WELL ROOTED.
BIOSWALE							
30%		INLAND SEA OATS <i>Chasmodon latifolium</i>	1 GAL	-	-	18" O.C.	NURSERY GROWN, FULL, WELL

Street Yard Landscaping			
Standard	Total Street Yard (sq. ft.)	Required	Provided
Min. 20% of Street Yard	145,234 sq. ft.	29,046 sq. ft.	48,479 sq. ft.
Street Yard Trees			
Standard	Total Street Yard (sq. ft.)	Required	Provided
10,000 to 20,000 s.f. + 1 per 2,500 s.f. plus 10 trees	145,234 sq. ft.	59 trees	60 Canopy 68 Ornamental
Street Buffer Landscaping			
	Required Buffer Width	Provided	
Morris Road	25 ft.	12 ft.	VARIANCE REQUESTED
Cross Timbers Road	25 ft.	25 ft.	VARIANCE REQUESTED
Street Buffer Trees			
Standard	Street Frontage (Linear ft.)	Required	Provided
1 per 30 l.f.	Morris Road = 533 ft.	18 trees	18 Canopy
1 per 30 l.f.	Cross Timbers Road = 495 ft.	17 trees	17 Canopy
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	230	1,725 s.f.	21,300 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	230	23 trees	24 Canopy 20 Ornamental
All Parking spaces are located within 50ft. of a tree			

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MICHAEL S. FRAZE
LANDSCAPE ARCHITECT
TEXAS LIC. #

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FLOWER MOUND
TOWN HALL

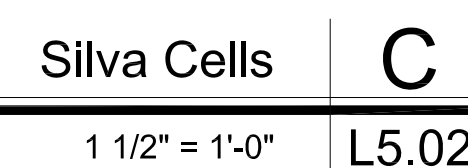
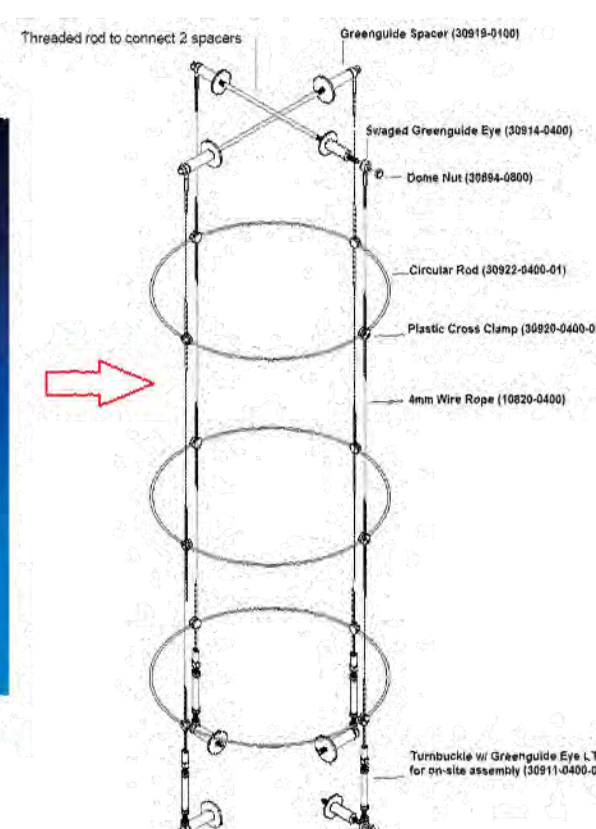
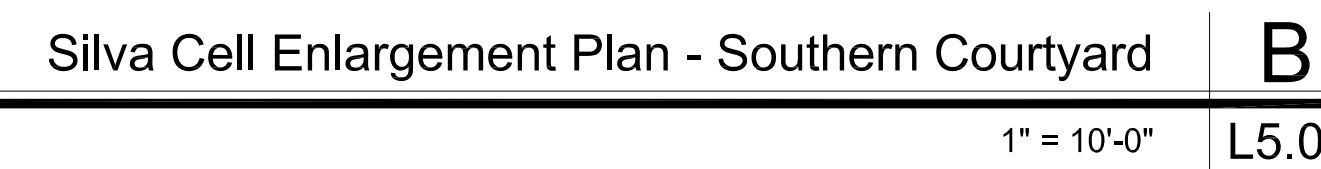
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

2014.014.0
May 2, 20

PLANTING DETAILS

L5.00

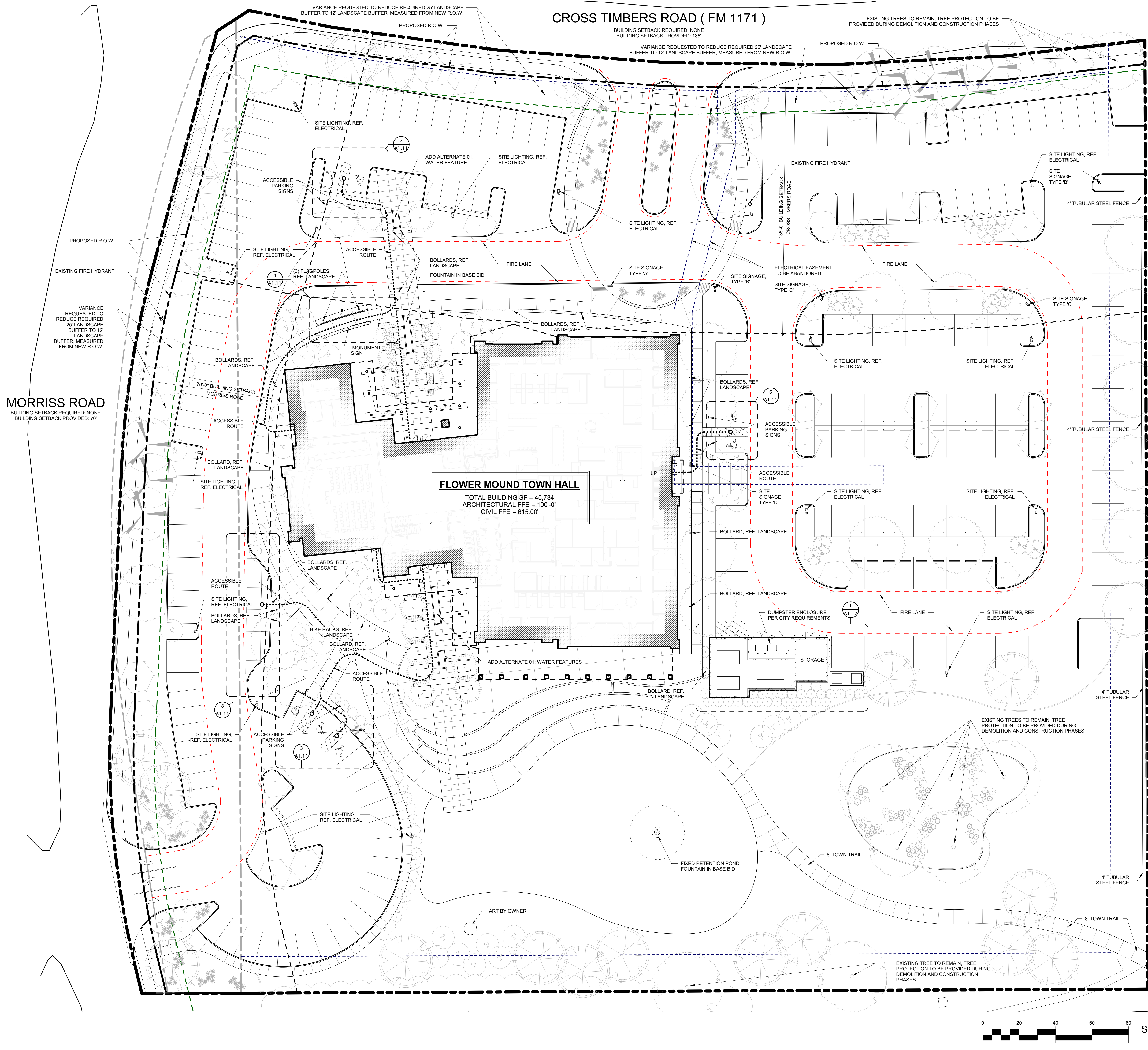
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2014.01
May 2, 2

L5.02

CROSS TIMBERS ROAD (FM 1171)



- GENERAL NOTES:**
1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
 3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED.
 4. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 6. ALL UNDERGROUND UTILITIES AND SLEEVES (IRRIGATION AND SITE LIGHTING) MUST BE INSTALLED BEFORE PAVING.
 7. ALL PAVEMENT REPAIR WORK REQUIRES FULL PANEL REPLACEMENT.
 8. 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.
 9. 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.
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 14. REFERENCE CIVIL, LANDSCAPE, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

SITE DATA TABLE			
2121 CROSS TIMBERS ROAD TOWN OF FLOWER MOUND DENTON COUNTY, TEXAS			
GROSS SITE AREA	6.57 ACRES	286,246 SF	
NET SITE AREA	5.52 ACRES	240,505 SF	
ZONING	R-2		
CURRENT USE	INSTITUTIONAL		
LOT COVERAGE DATA			
BUILDING COVERAGE	9%	26,847 SF	
IMPERVIOUS AREA	51%	144,597 SF	
PERVIOUS AREA	40%	114,802 SF	
PARKING SUMMARY	REQUIRED	PROVIDED	
	183 SPACES	228 SPACES	
BUILDING DATA			
BUILDING	2 STORIES		
PEAK HEIGHT	39'-0"		
MEAN HEIGHT	35'-0"		
TOTAL SF	45,734 SF		

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Revision Schedule		
Rev. #	Revision Description	Revision Date

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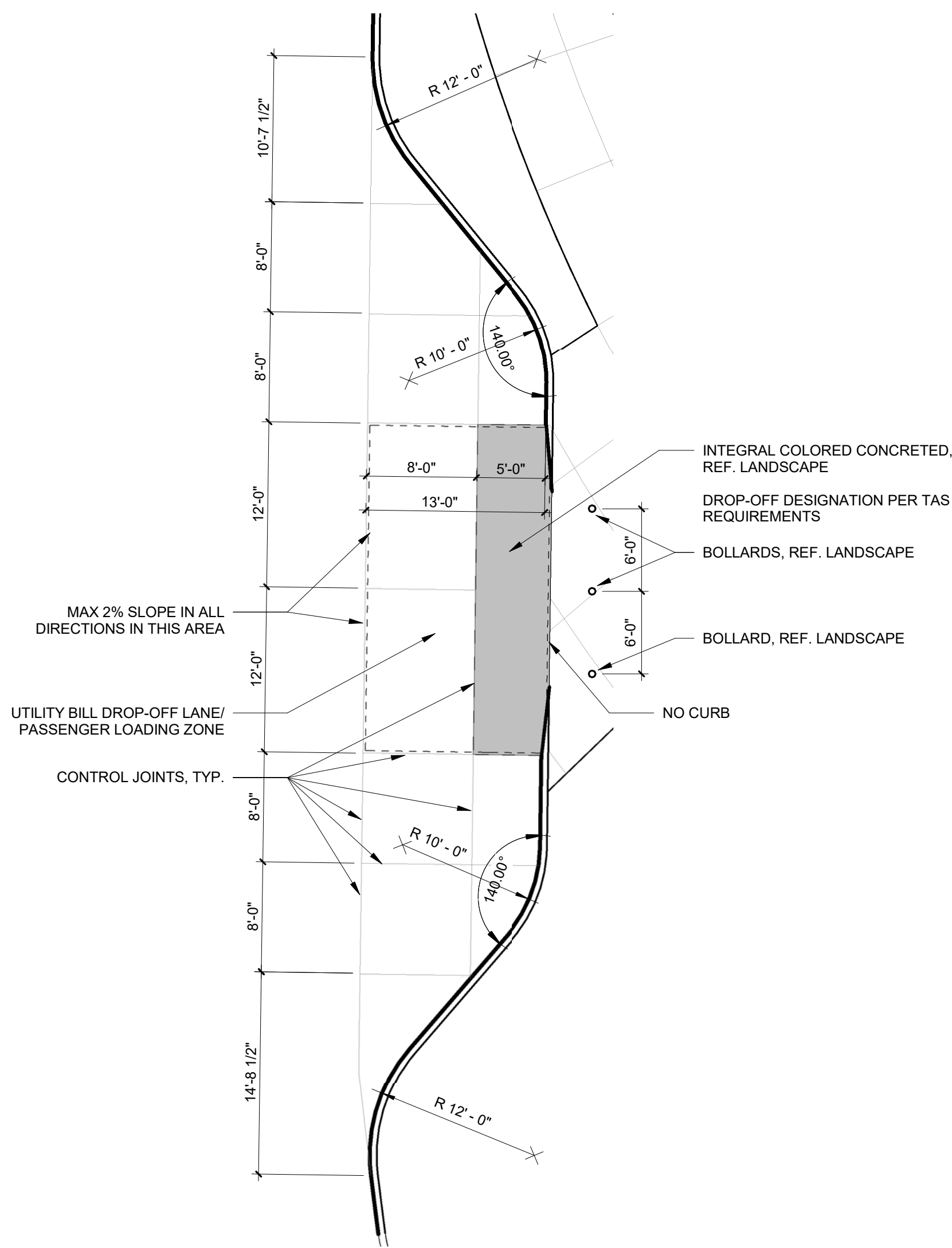
FLOWER MOUND TOWN HALL

2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

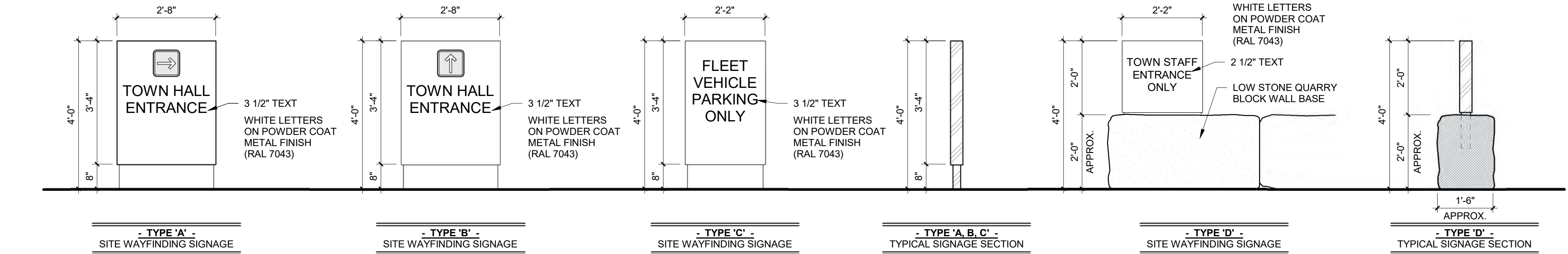
SITE PLAN

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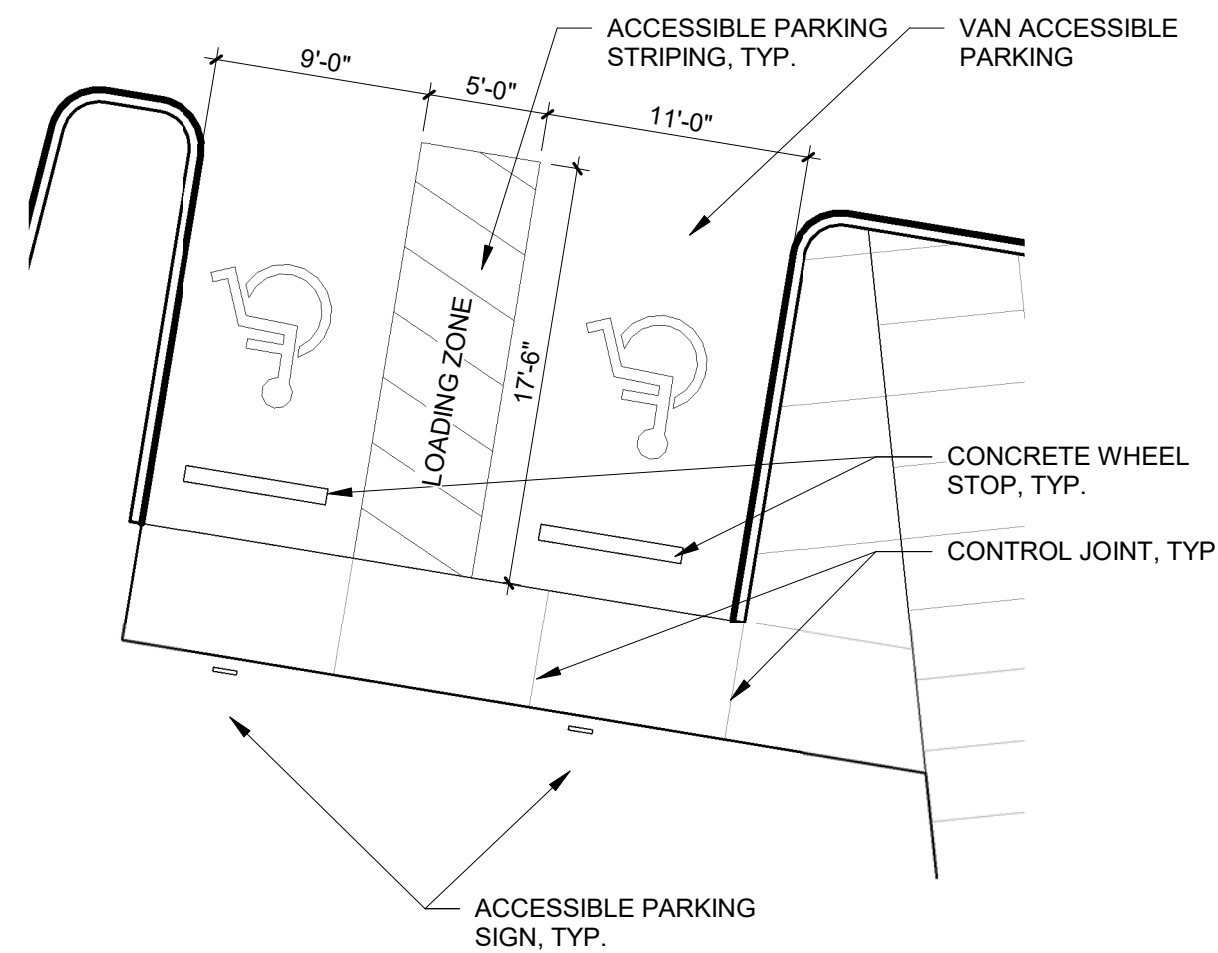
Revision Schedule		
Rev. #	Revision Description	Revision Date



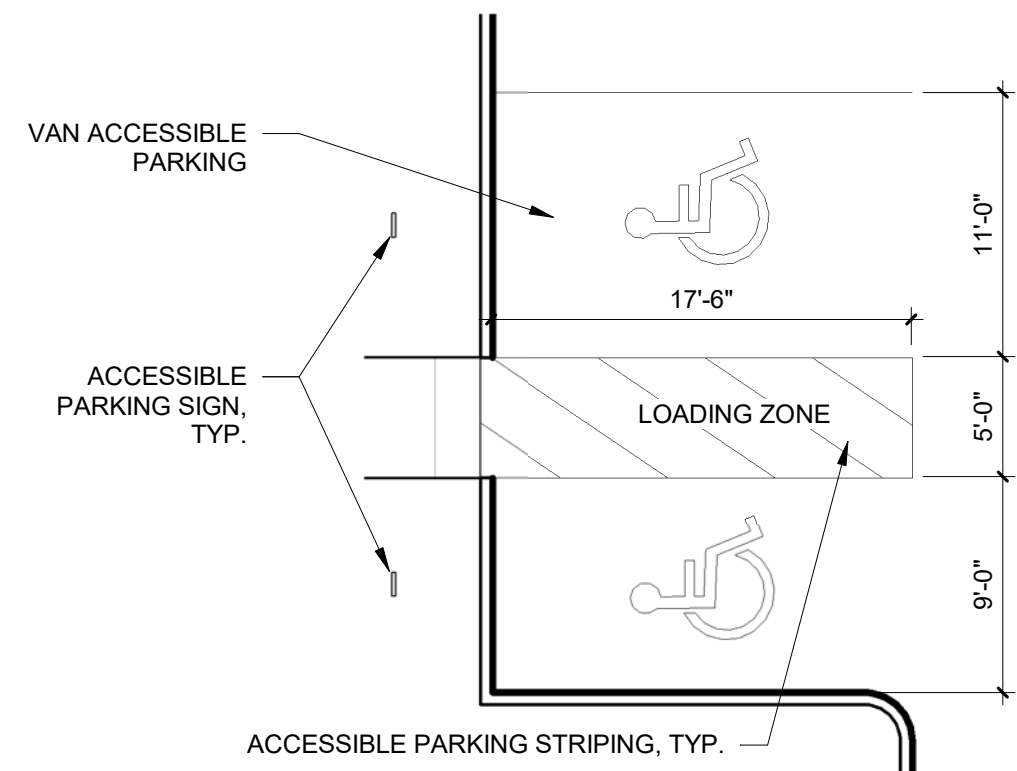
UTILITY BILL DROP-OFF LANE DETAIL 8
SCALE: 1/8" = 1'-0" A1.11



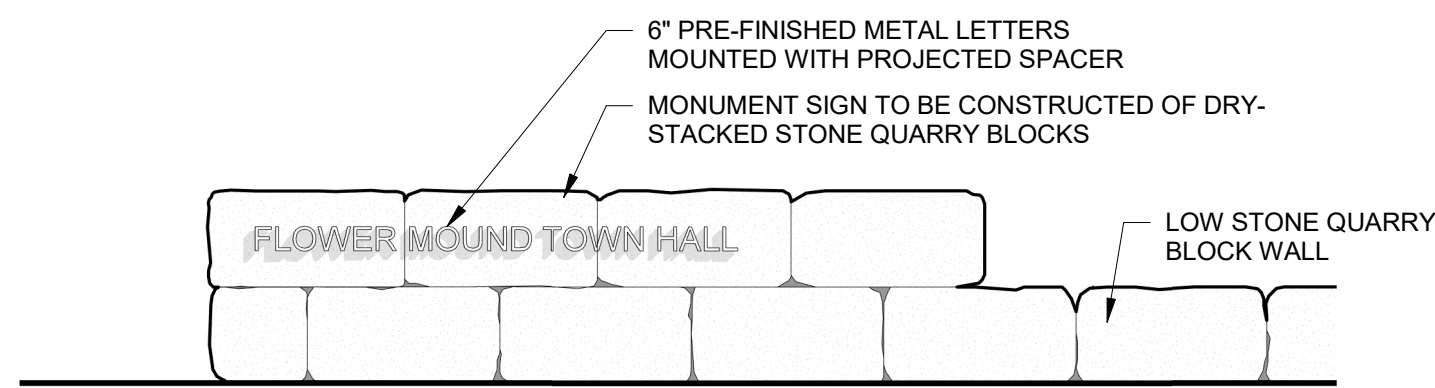
SITE WAY FINDING SIGNAGE 9
SCALE: 1/2" = 1'-0" A1.11



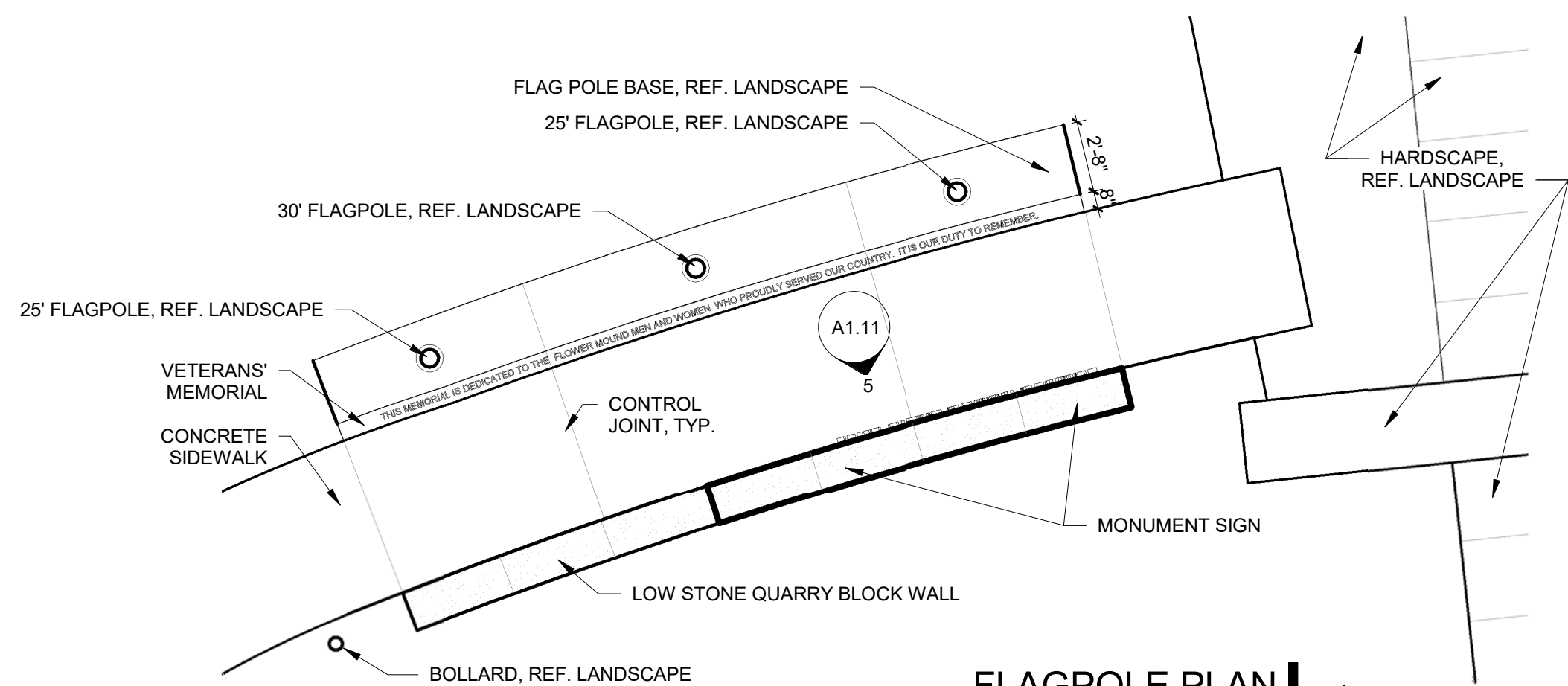
NORTH ACCESSIBLE PARKING DETAIL 7
SCALE: 1/8" = 1'-0" A1.11



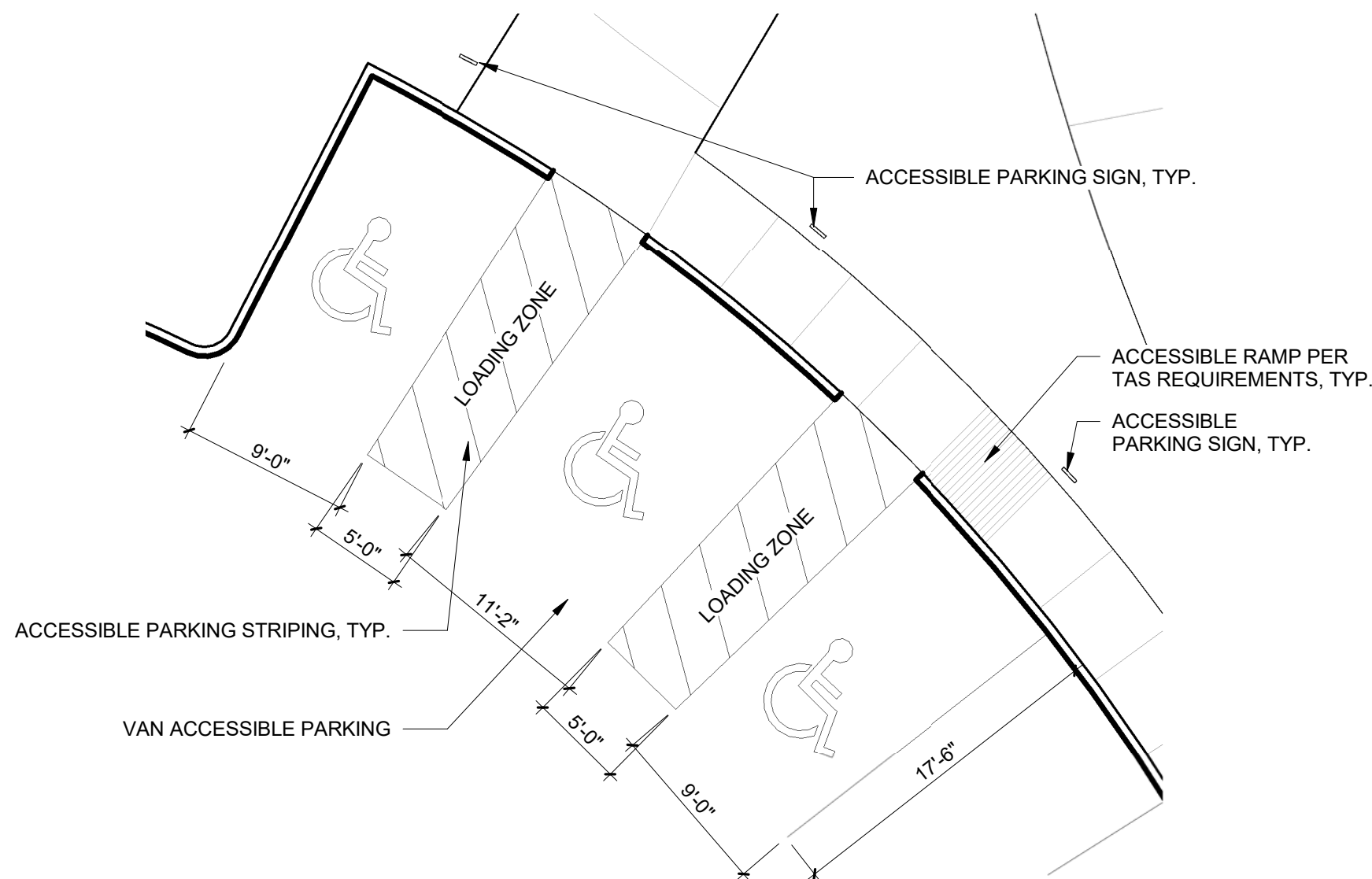
EAST ACCESSIBLE PARKING DETAIL 6
SCALE: 1/8" = 1'-0" A1.11



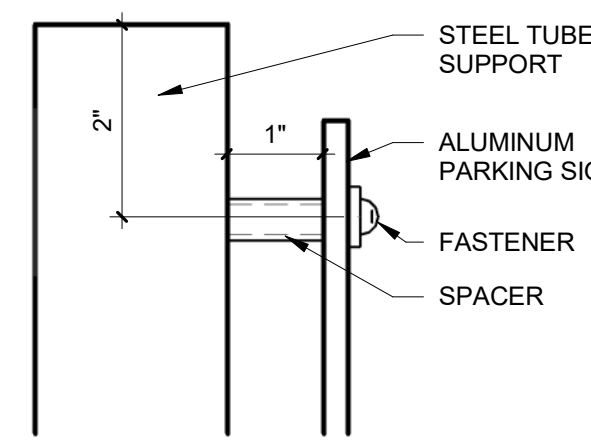
MONUMENT SIGN ELEVATION 5
SCALE: 1/4" = 1'-0" A1.11



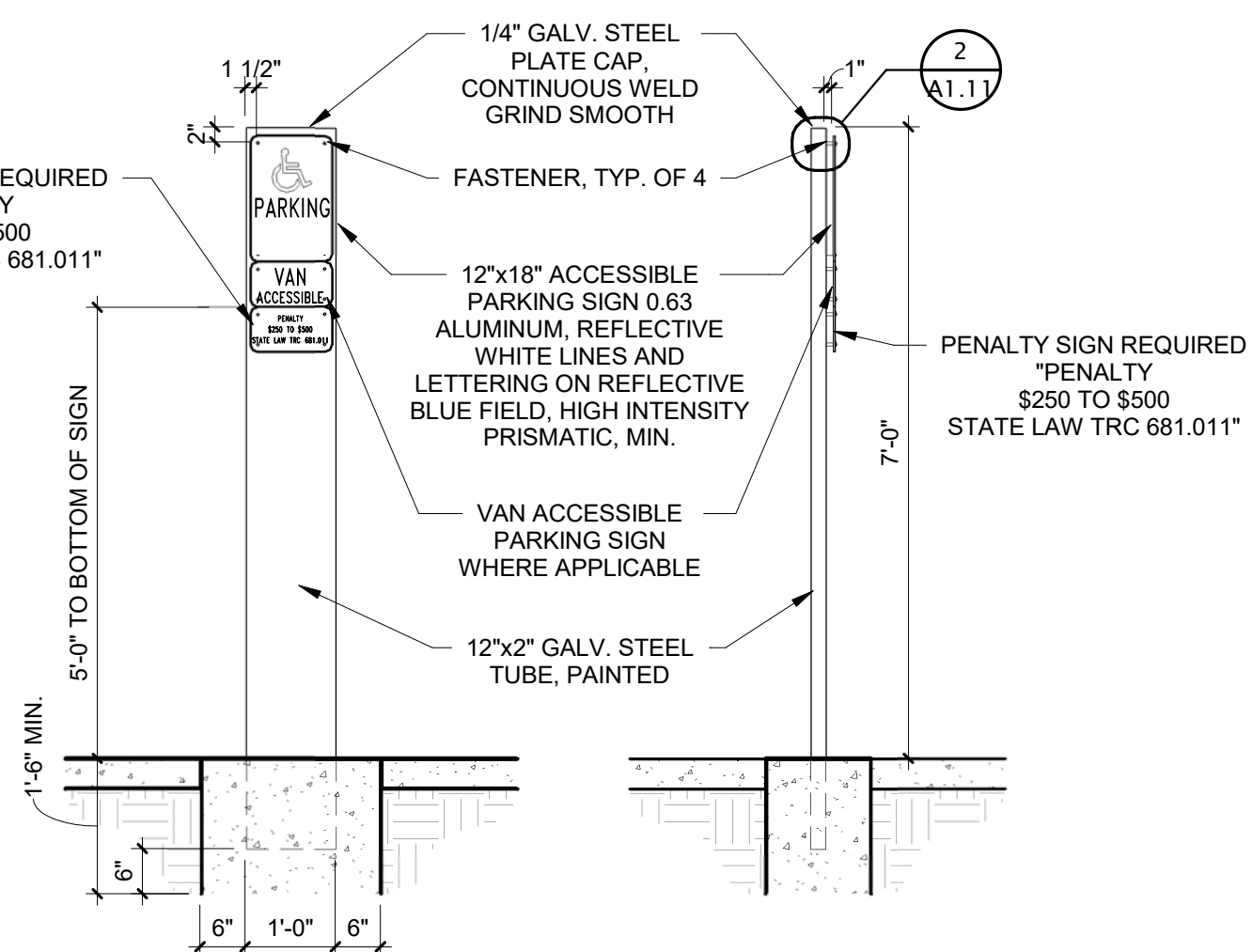
FLAGPOLE PLAN 4
SCALE: 3/16" = 1'-0" A1.11



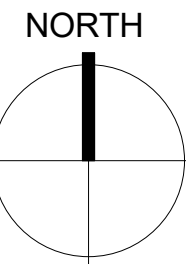
SOUTH ACCESSIBLE PARKING DETAIL 3
SCALE: 1/8" = 1'-0" A1.11



PARKING SIGN DETAIL 2
SCALE: 6" = 1'-0" A1.11



ACCESSIBLE PARKING SIGN 1
SCALE: 1/2" = 1'-0" A1.11



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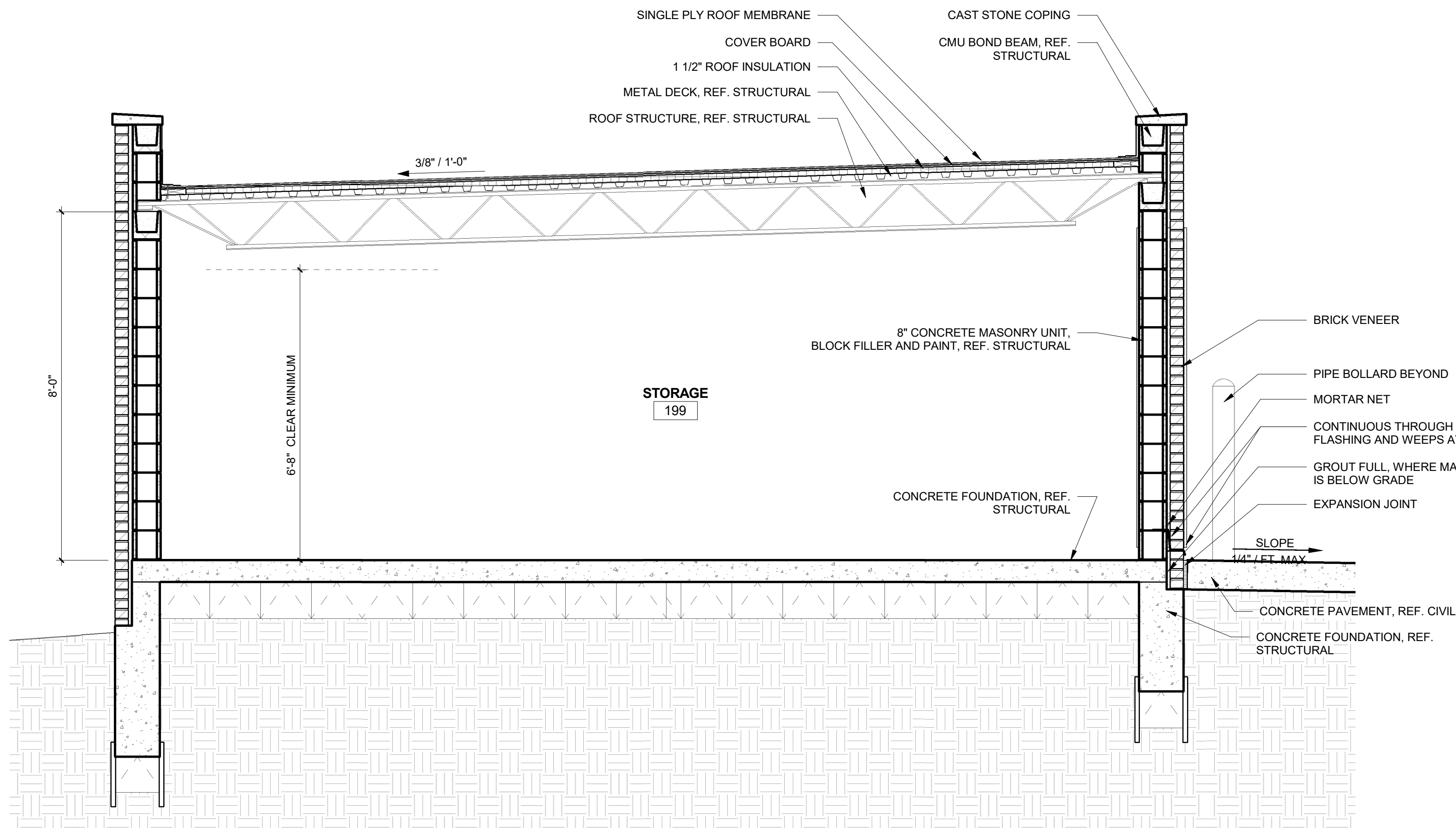
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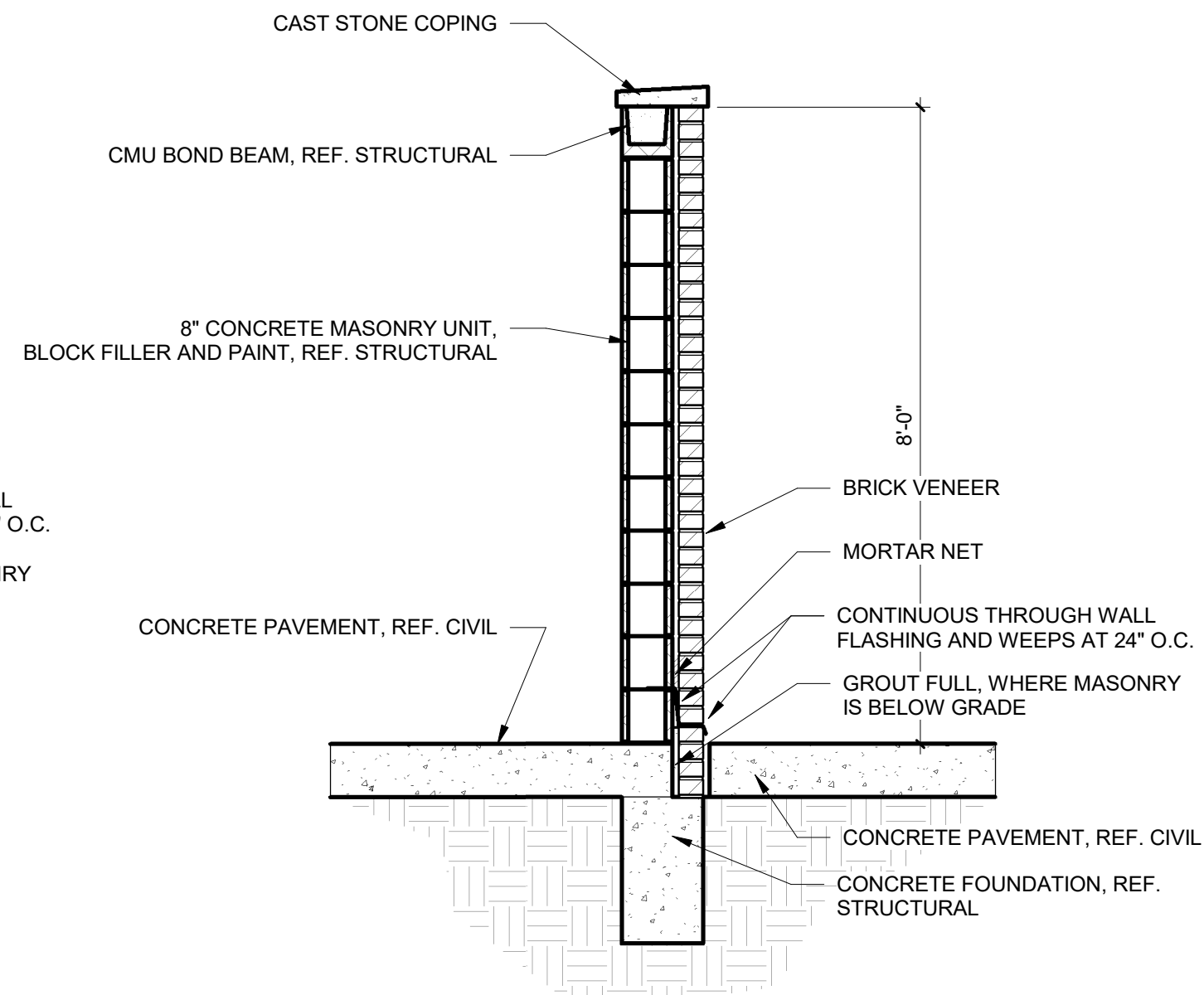
SITE DETAILS

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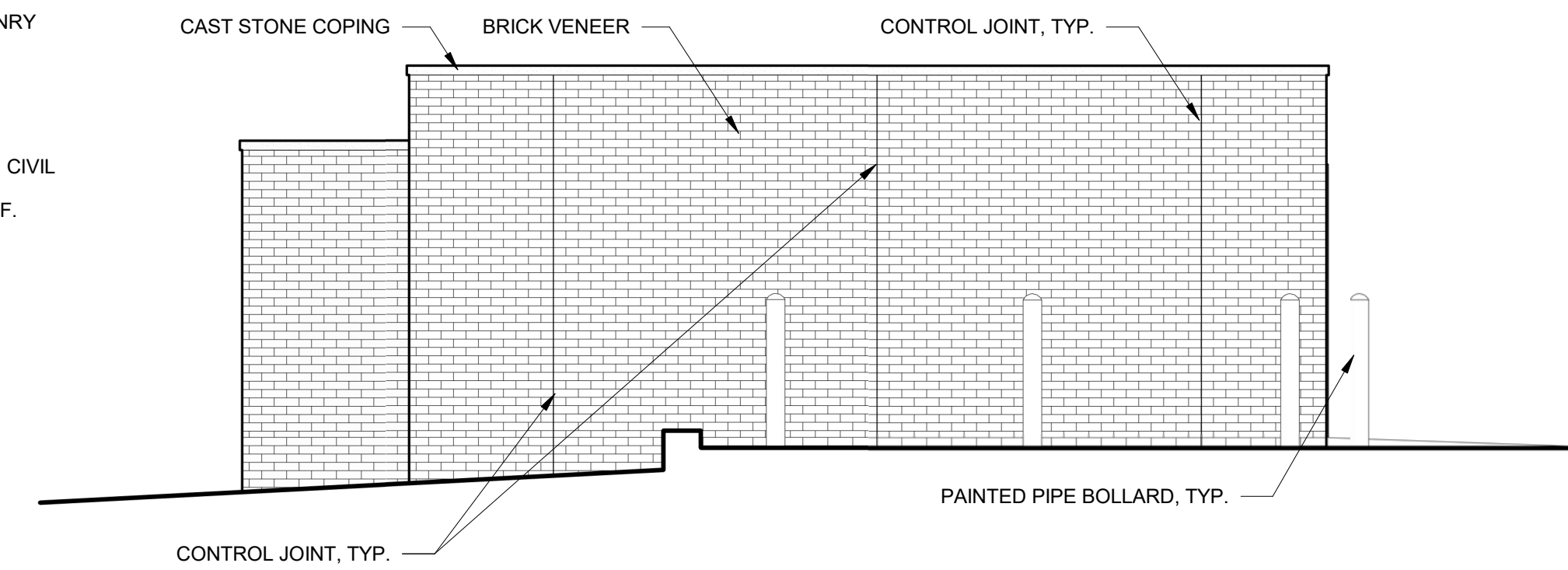
Revision Schedule		
Rev. #	Revision Description	Revision Date



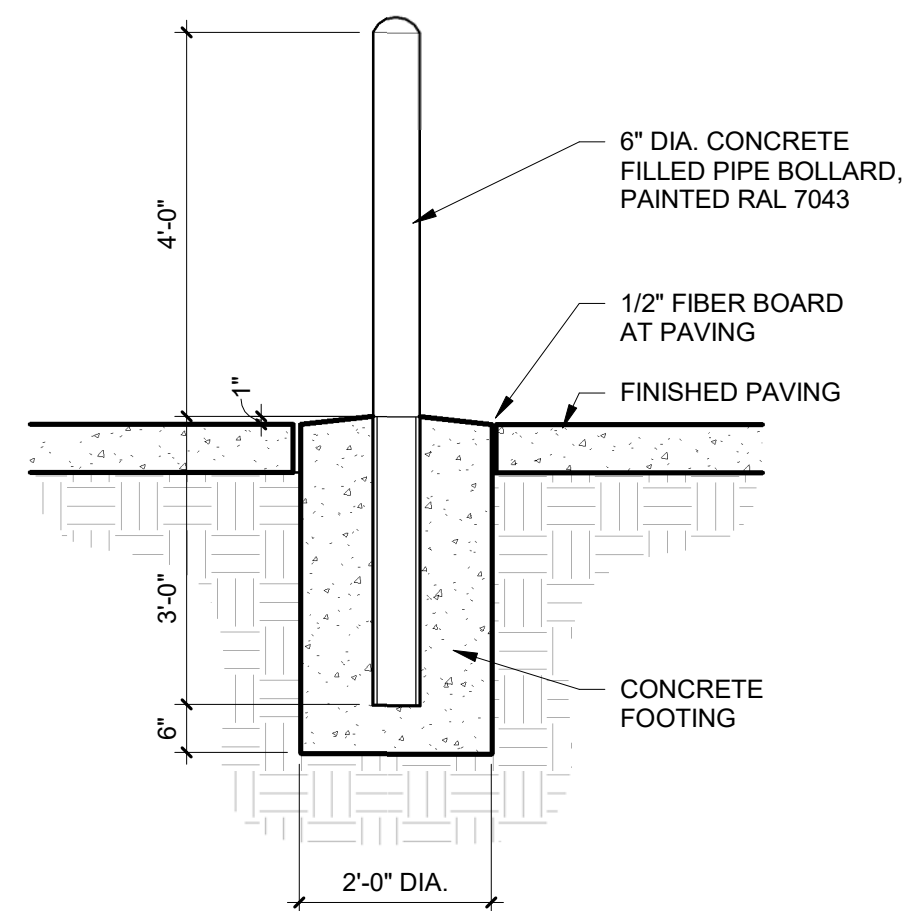
EQUIPMENT YARD STORAGE ROOM WALL SECTION 6
SCALE: 1/2" = 1'-0" A1.12



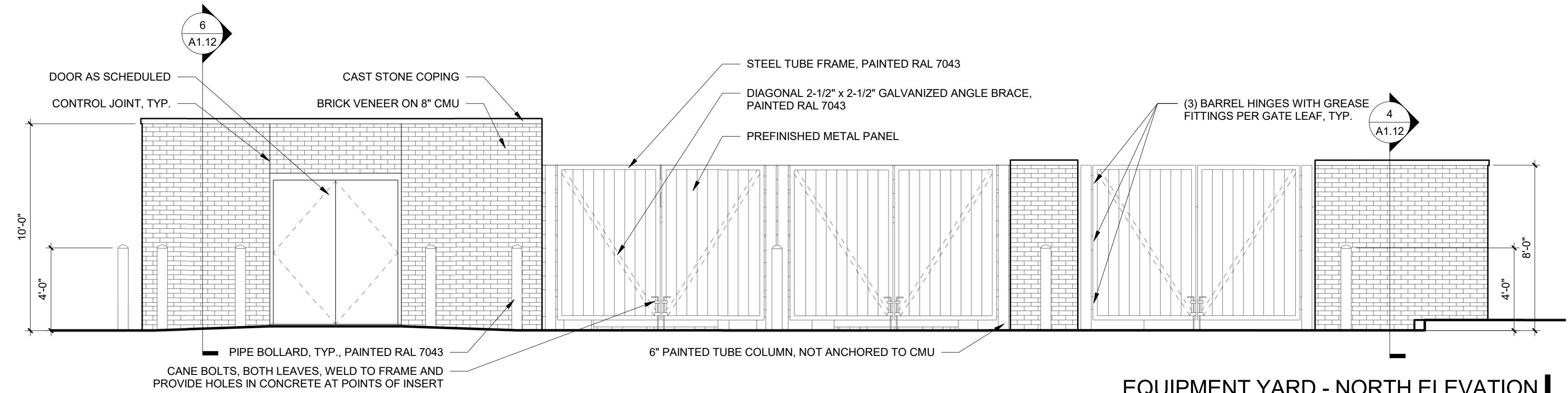
EQUIPMENT YARD WALL SECTION 4
SCALE: 1/2" = 1'-0" A1.12



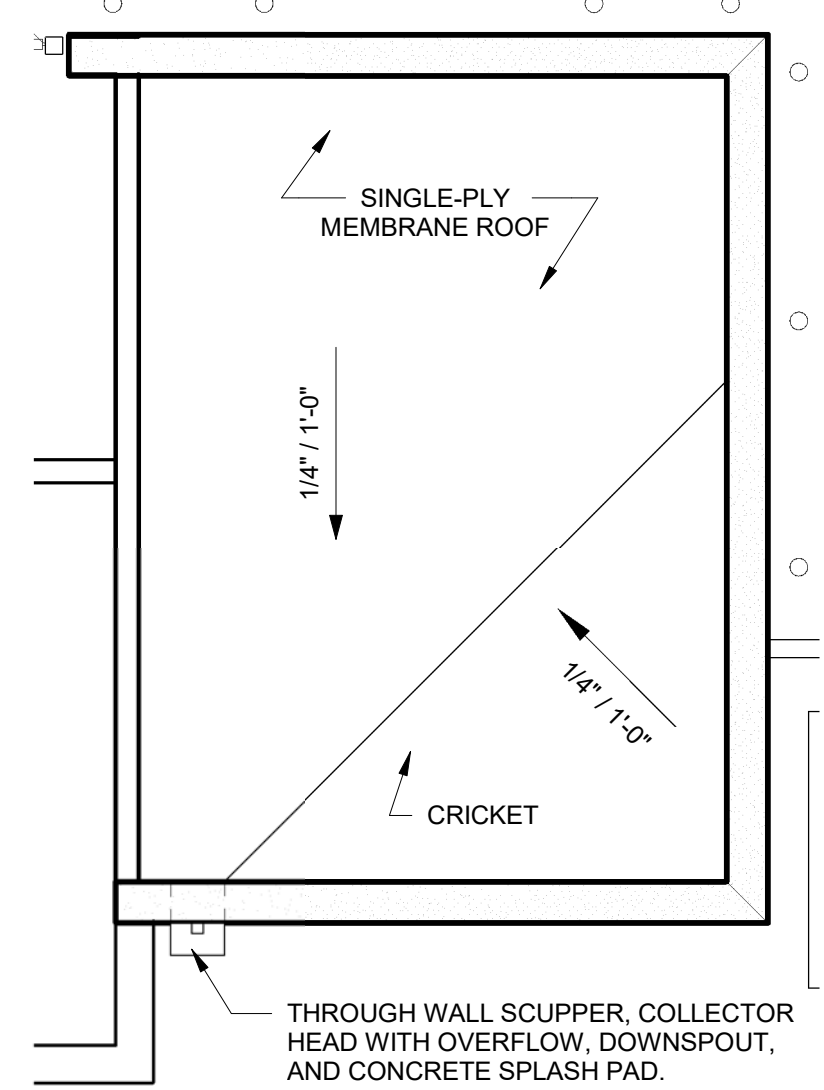
EQUIPMENT YARD - EAST ELEVATION 3
SCALE: 1/4" = 1'-0" A1.12



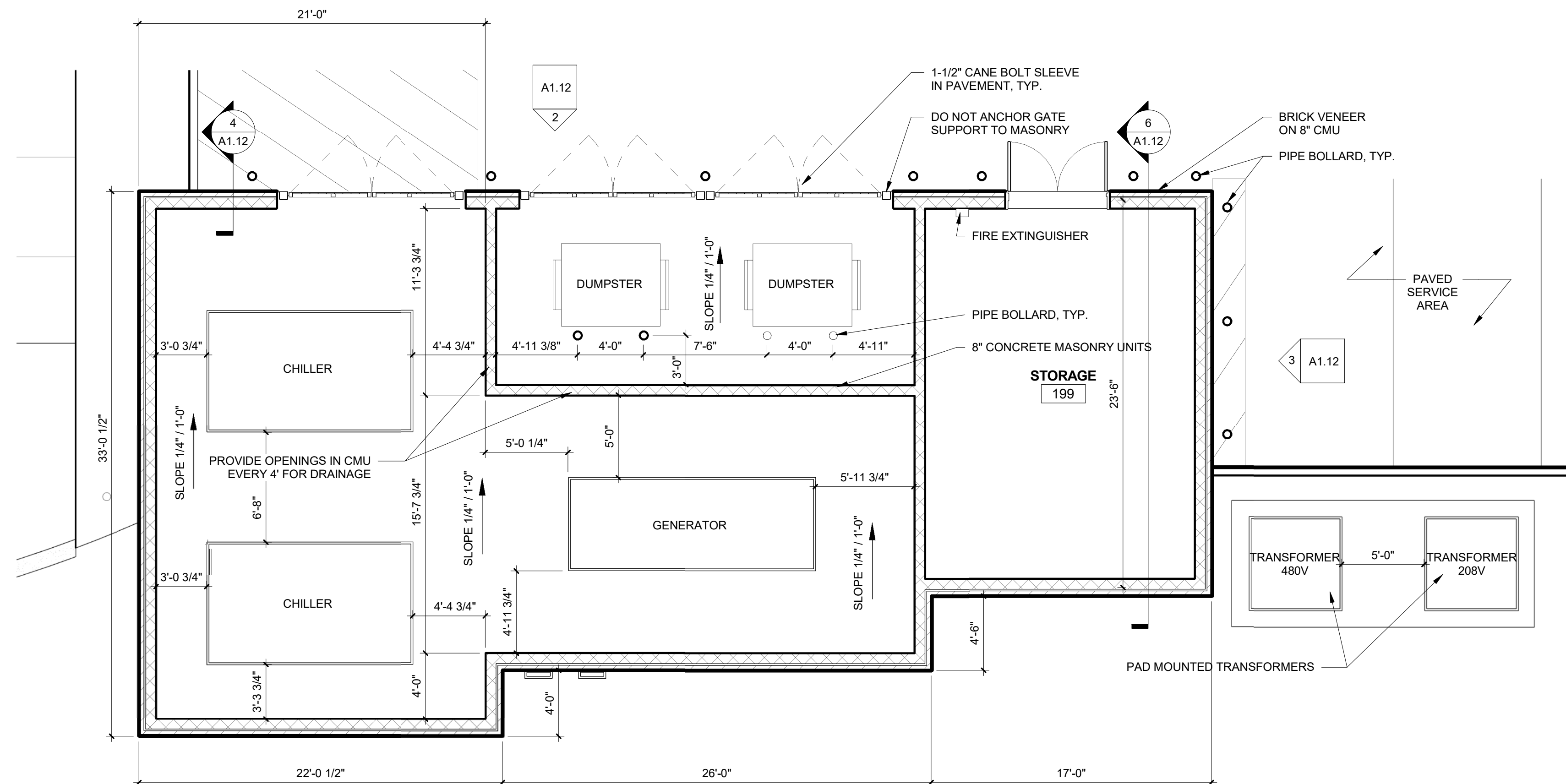
PIPE BOLLARD DETAIL 7
SCALE: 1/2" = 1'-0" A1.12



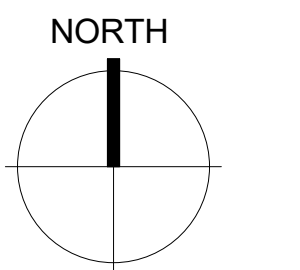
EQUIPMENT YARD - NORTH ELEVATION 2
SCALE: 1/4" = 1'-0" A1.12



STORAGE - ROOF PLAN 5
SCALE: 3/16" = 1'-0" A1.12



ENLARGED SITE PLAN - EQUIPMENT YARD 1
SCALE: 3/16" = 1'-0" A1.12



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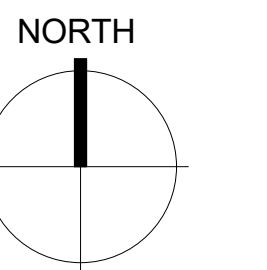
SITE DETAILS

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FLOOR PLAN - LEVEL 1

A2.01



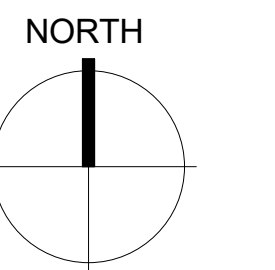
FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"
A2.01

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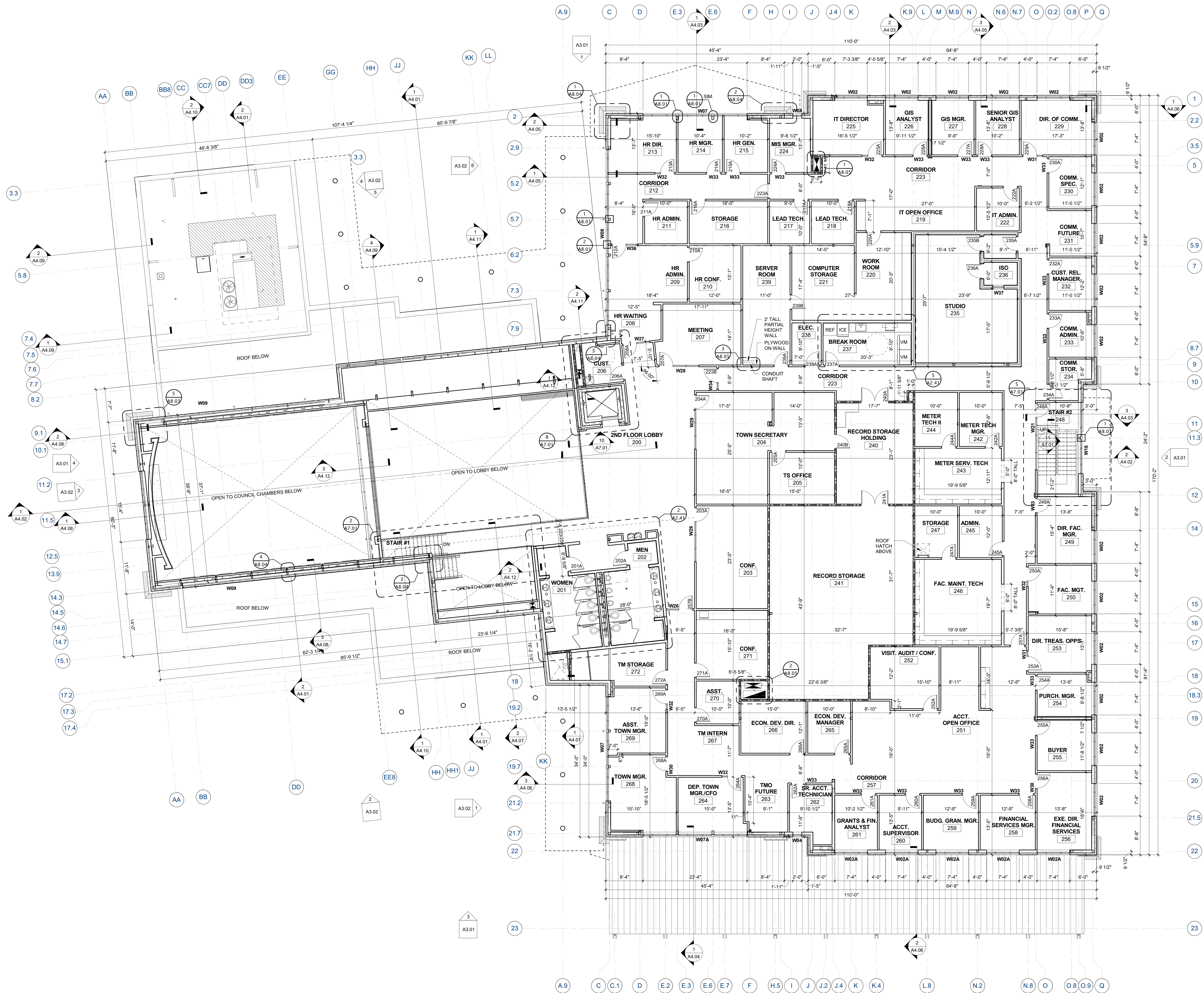
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FLOOR PLAN - LEVEL 2

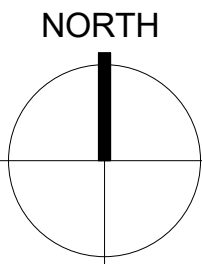
A2.02



FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0" A2.02

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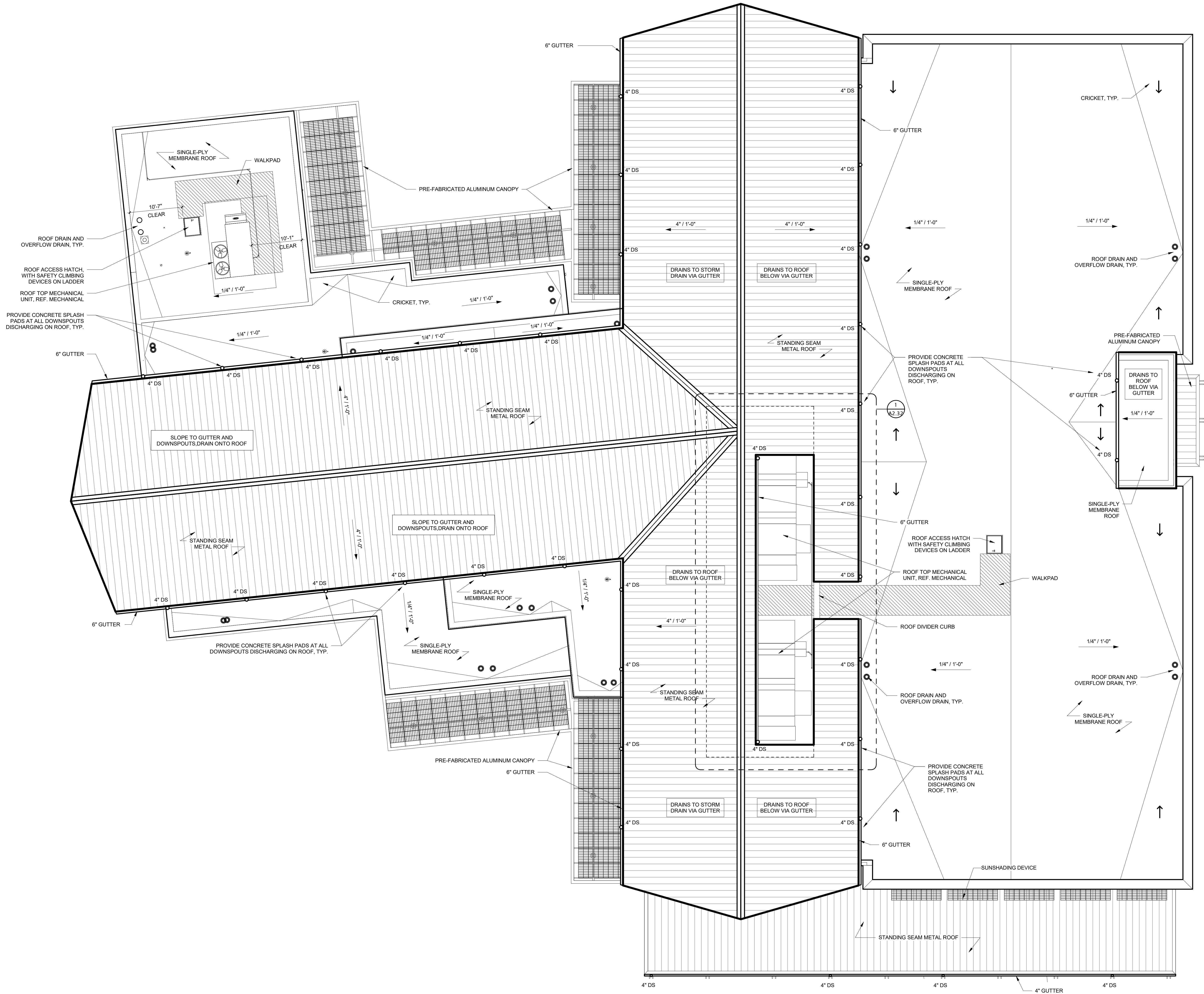
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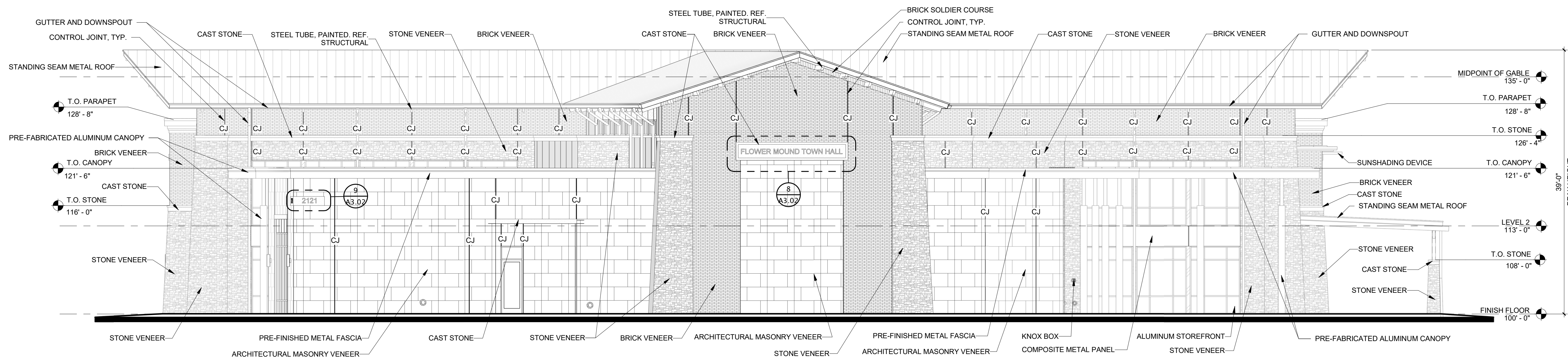
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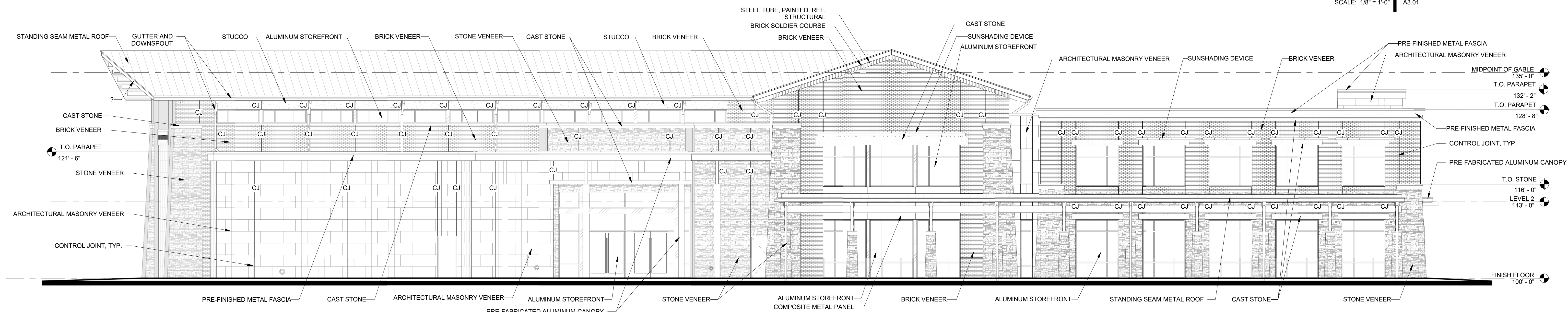
ROOF PLAN

A2.31

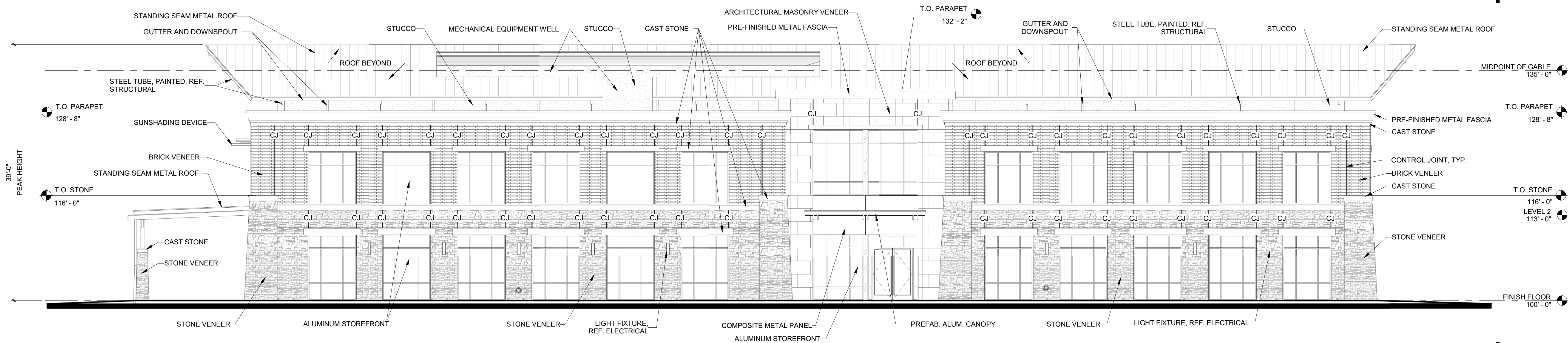




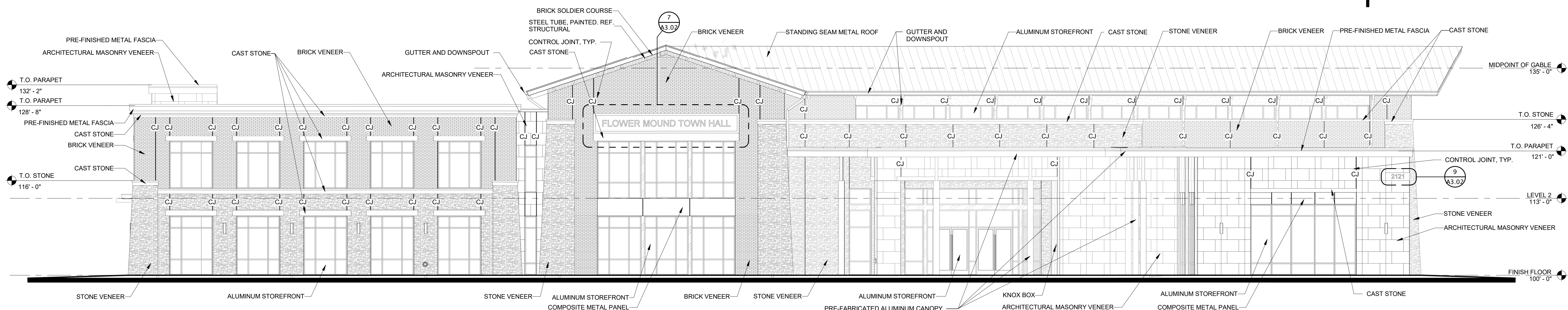
WEST ELEVATION 4
SCALE: 1/8" = 1'-0" A3.01



SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0" A3.01



EAST ELEVATION 2
SCALE: 1/8" = 1'-0" A3.01



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0" A3.01

MATERIAL TABULATION CHART

	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SF	6,403 SF	6,104 SF	5,137 SF	4,891 SF
FACADE SF (W/O DOORS & WINDOWS)	4,302 SF	4,363 SF	3,257 SF	4,324 SF
DOORS & WINDOWS SF	2,101 SF	1,742 SF	1,880 SF	567 SF
PRIMARY MASONRY TOTALS	4,158 SF (97%)	4,219 SF (97%)	2,874 SF (88%)	4,324 SF (100%)
BRICK	1,183 SF (28%)	1,323 SF (31%)	1,000 SF (30%)	1,169 SF (27%)
STONE	1,782 SF (41%)	1,547 SF (35%)	1,588 SF (49%)	1,118 SF (26%)
ARCHITECTURAL MASONRY VENEER	1,187 SF (28%)	1,317 SF (31%)	286 SF (9%)	1,925 SF (47%)
SECONDARY MASONRY TOTALS	144 SF (3%)	144 SF (3%)	383 SF (12%)	0 SF (0%)
STUCCO	144 SF (3%)	144 SF (3%)	383 SF (12%)	0 SF (0%)

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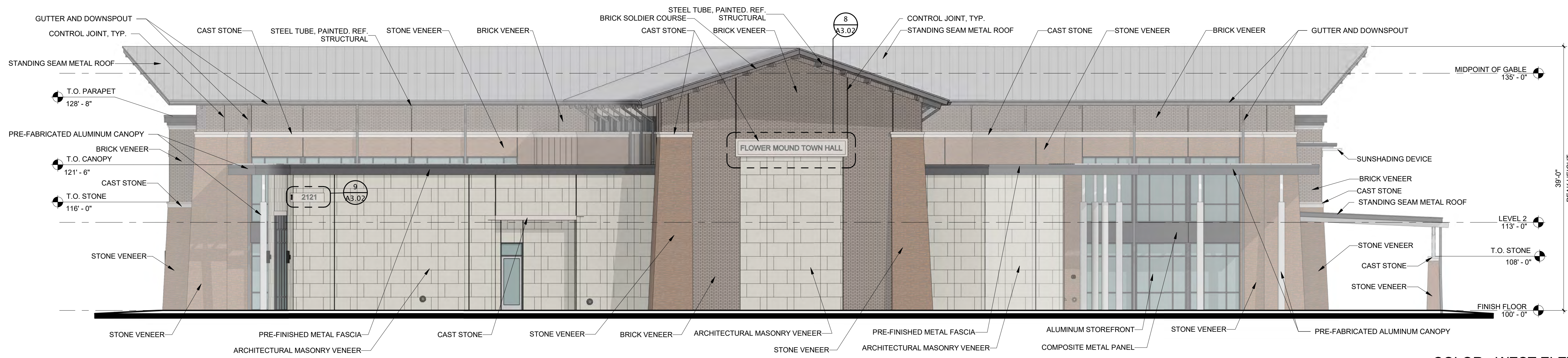
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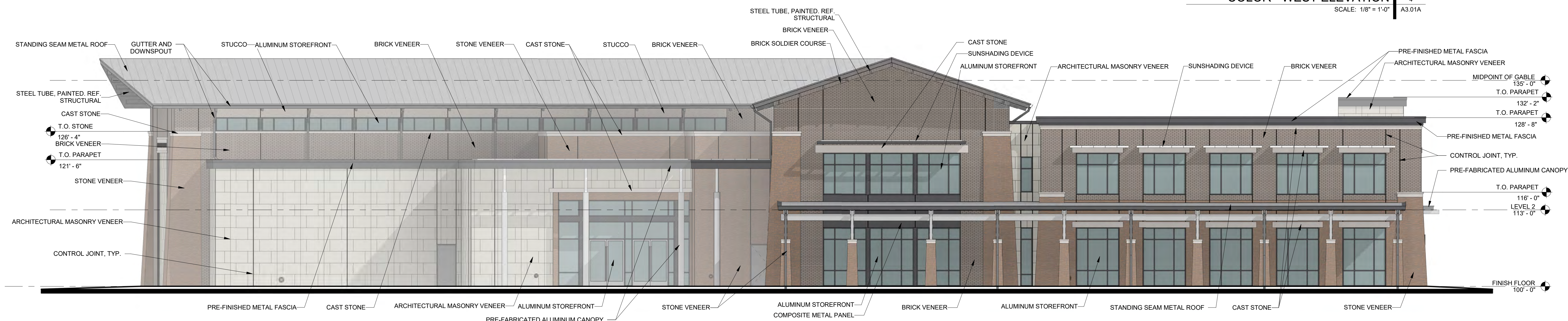
EXTERIOR ELEVATIONS

A3.01



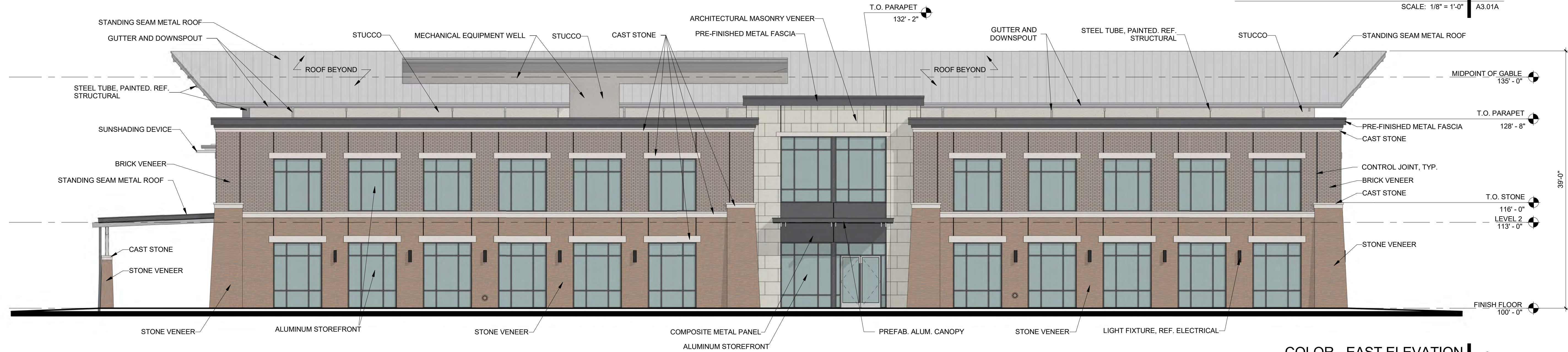
COLOR - WEST ELEVATION

SCALE: 1/8" = 1'-0" A3.01A



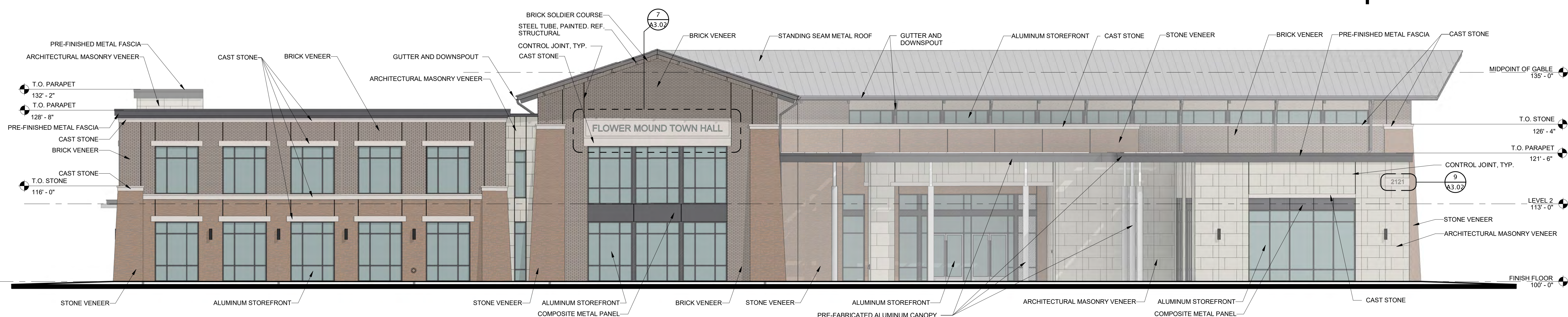
COLOR - SOUTH ELEVATION

SCALE: 1/8" = 1'-0" A3.01A



COLOR - EAST ELEVATION

SCALE: 1/8" = 1'-0" A3.01A



COLOR - NORTH ELEVATION

SCALE: 1/8" = 1'-0" A3.01A

MATERIAL TABULATION CHART

	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SF	6,403 SF	6,104 SF	5,137 SF	4,891 SF
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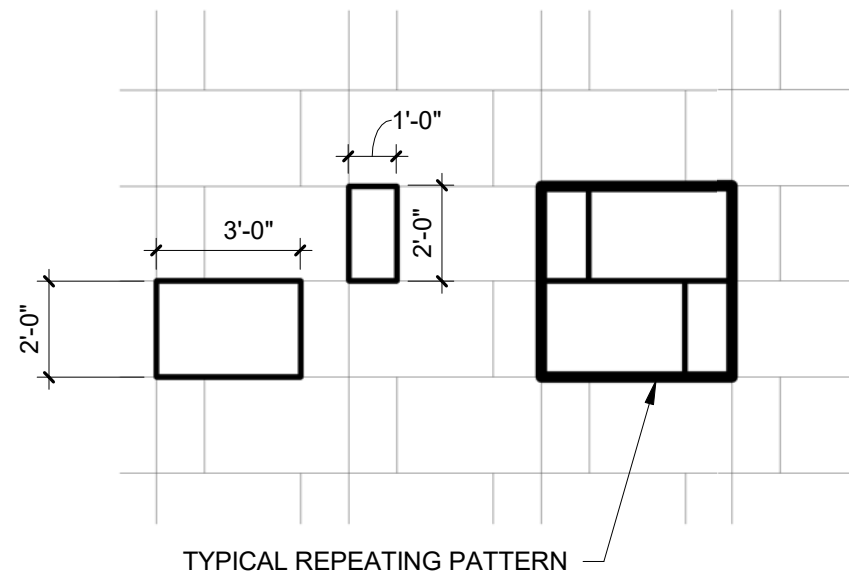
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EXTERIOR ELEVATIONS -
COLOR

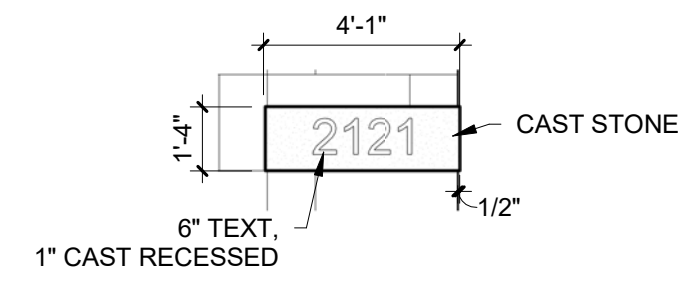
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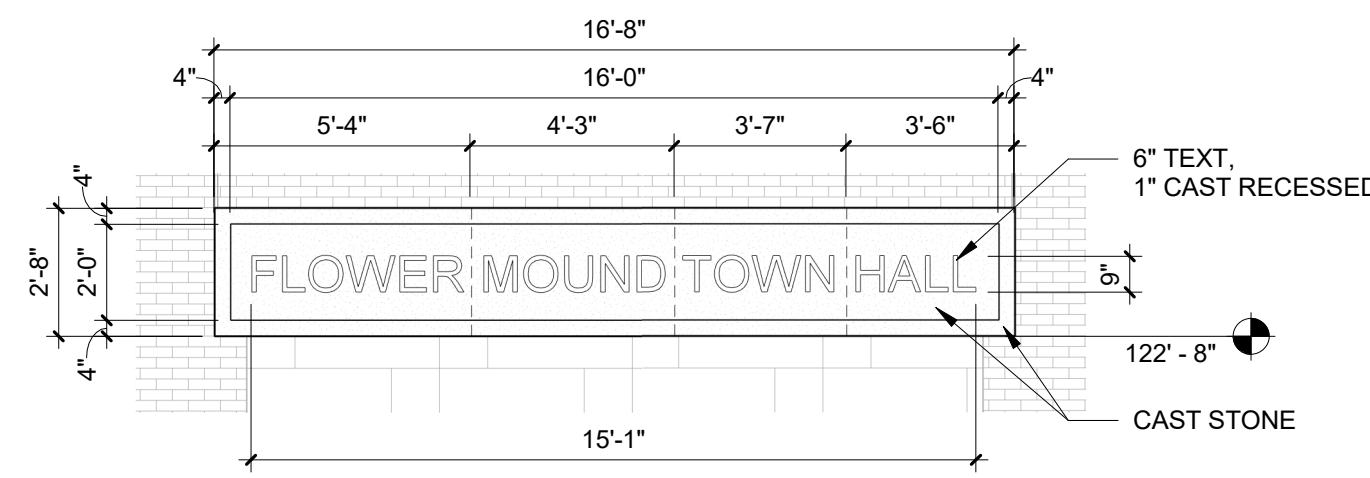
Revision Schedule		
Rev. #	Revision Description	Revision Date



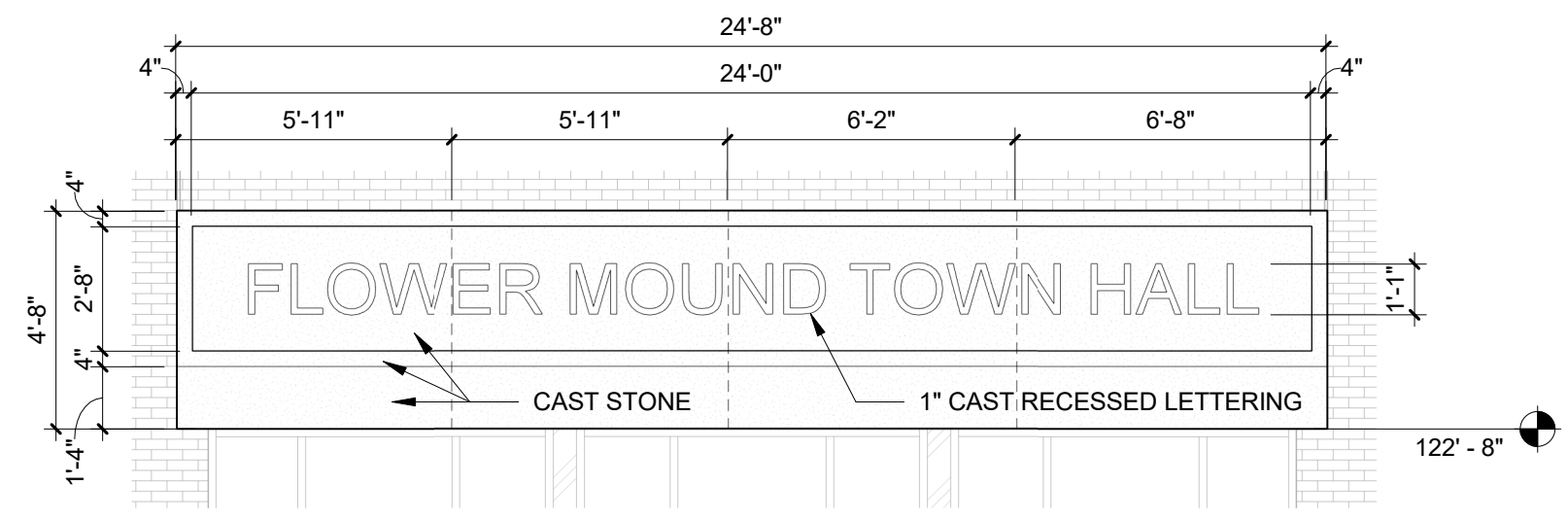
ARCHITECTURAL MASONRY VENEER PATTERN | 10
SCALE: 1/4" = 1'-0" A3.02



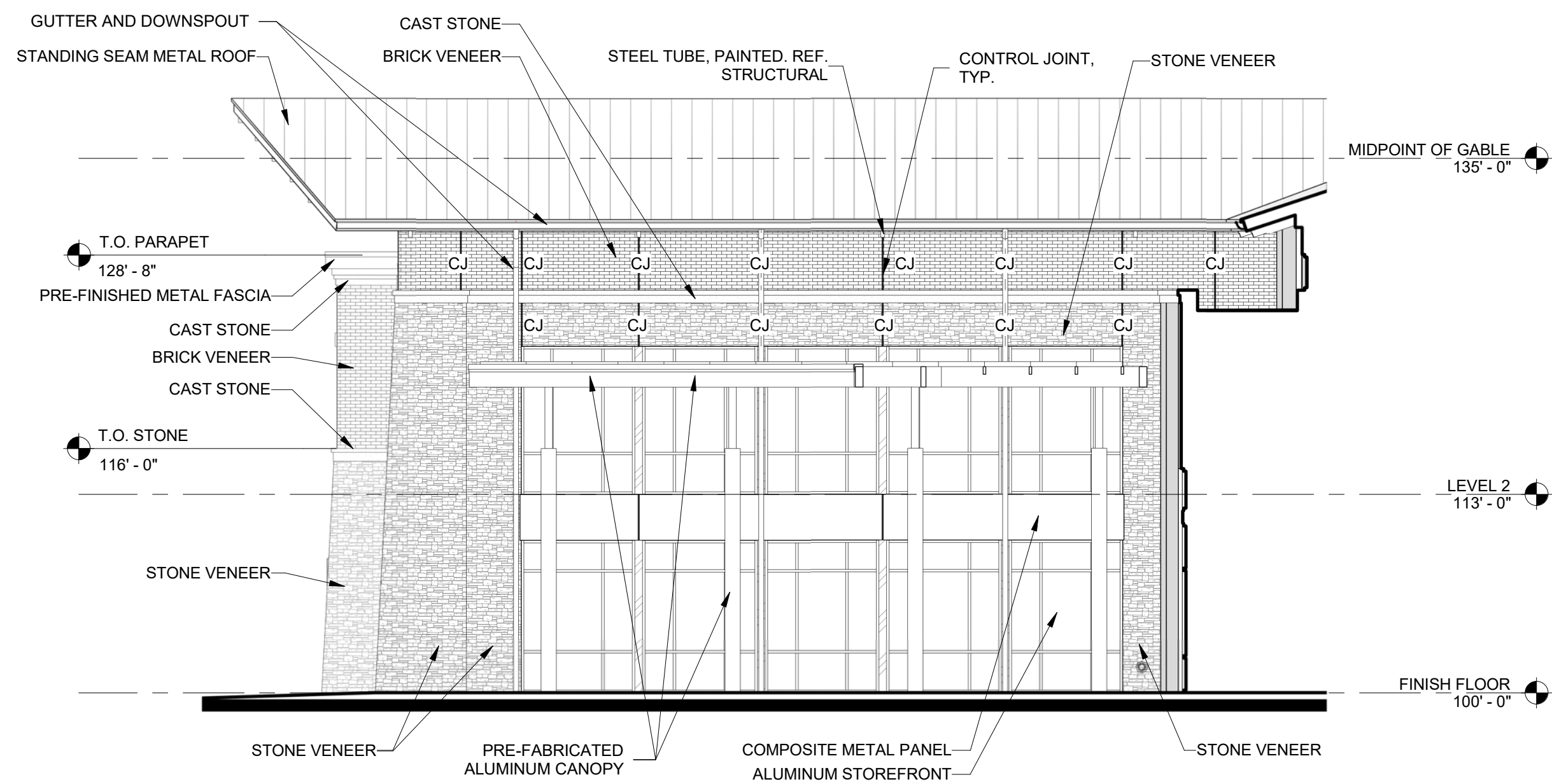
FMTH SIGNAGE NUMBER - NORTH | 9
SCALE: 1/4" = 1'-0" A3.02



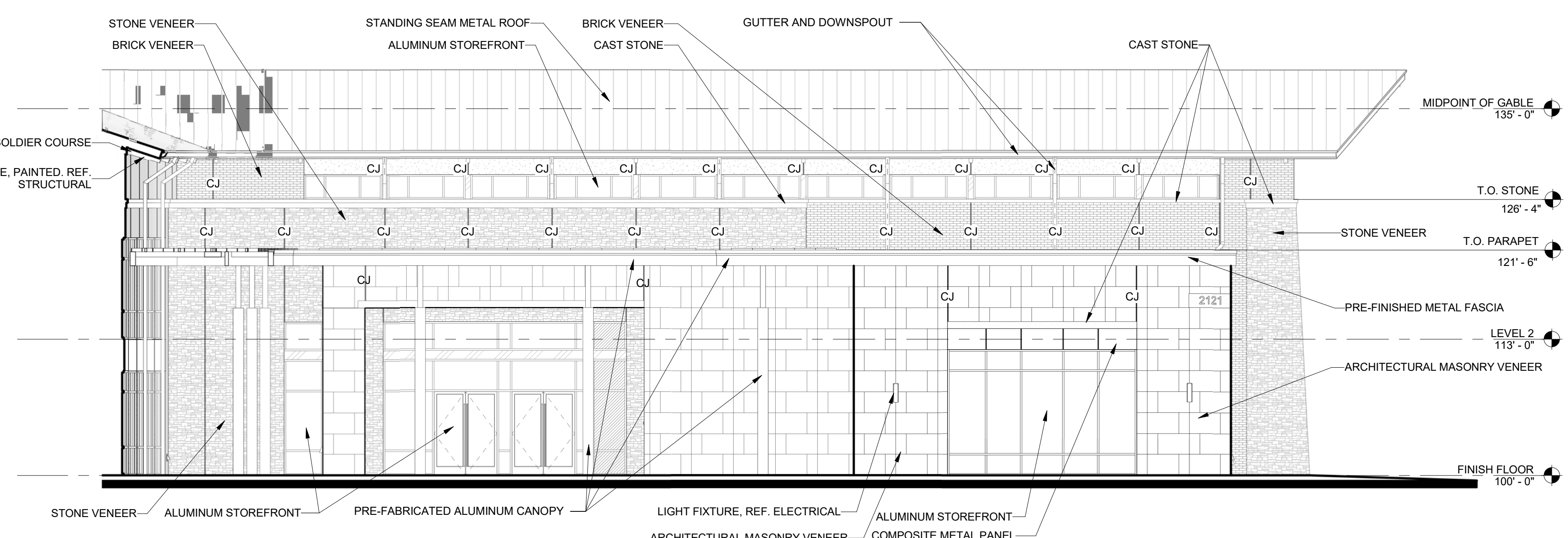
FMTH SIGNAGE - EAST | 8
SCALE: 1/4" = 1'-0" A3.02



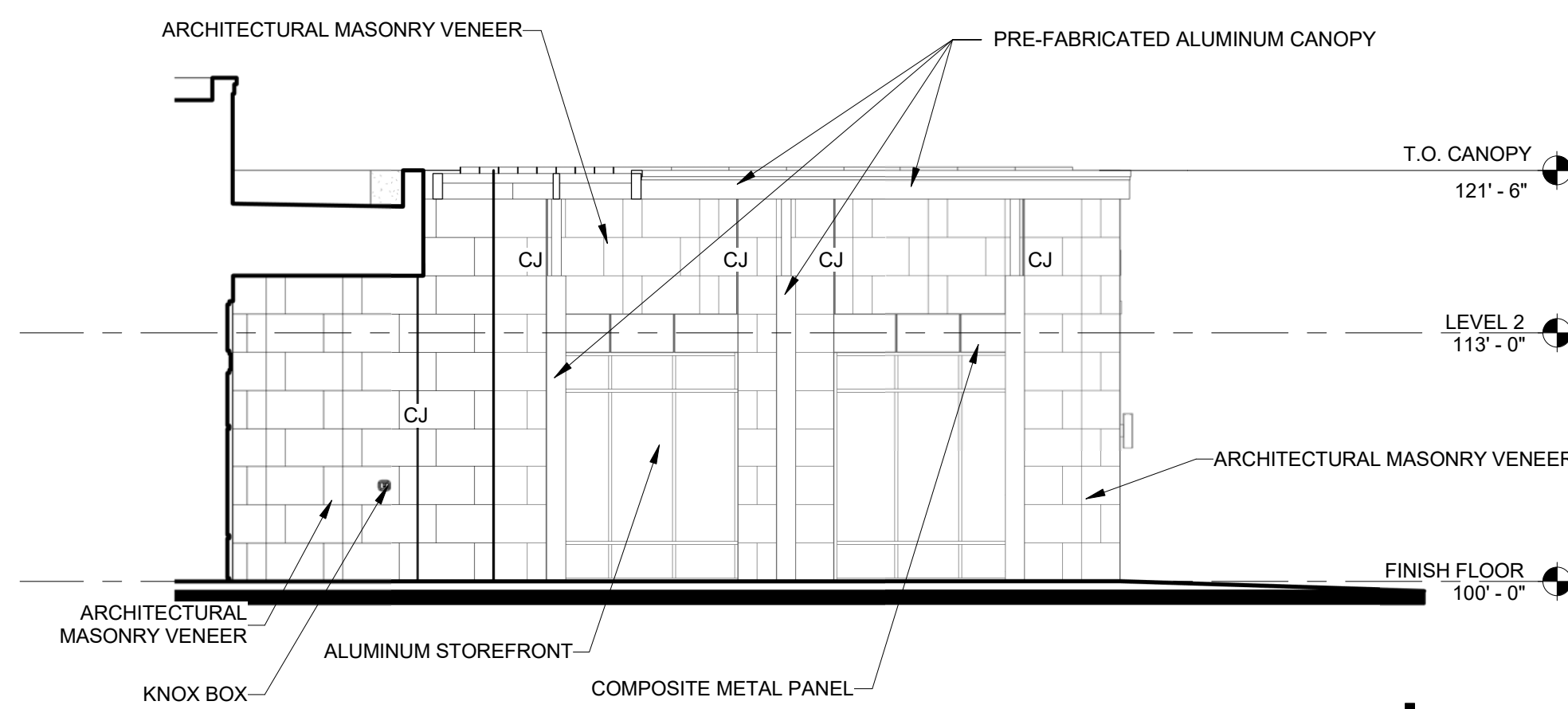
FMTH SIGNAGE - NORTH | 7
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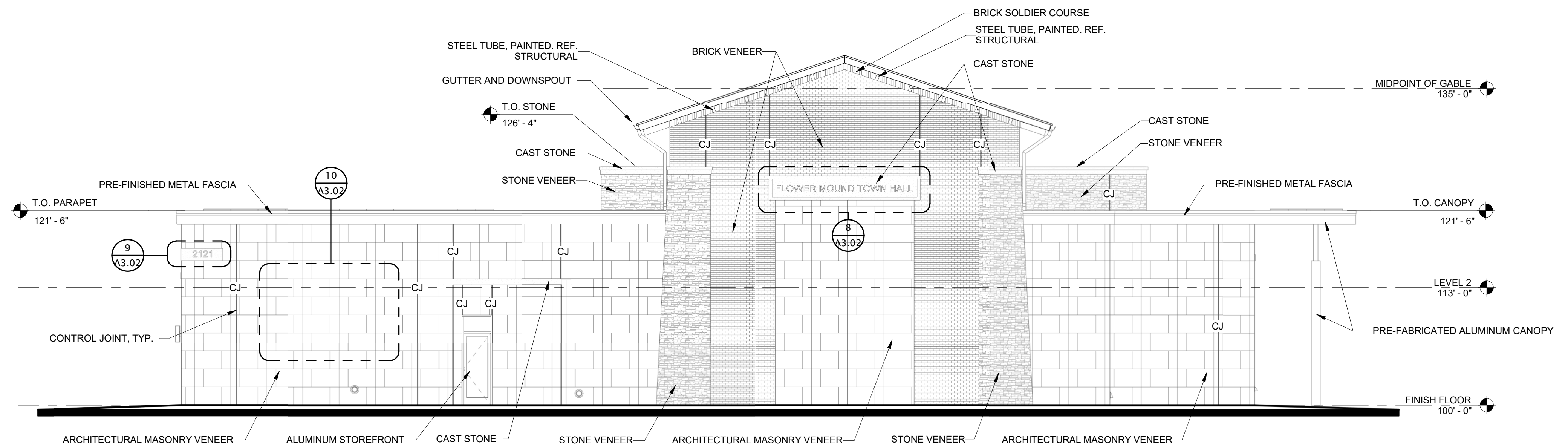
WEST ELEVATION - OFFICE NORTH | 6
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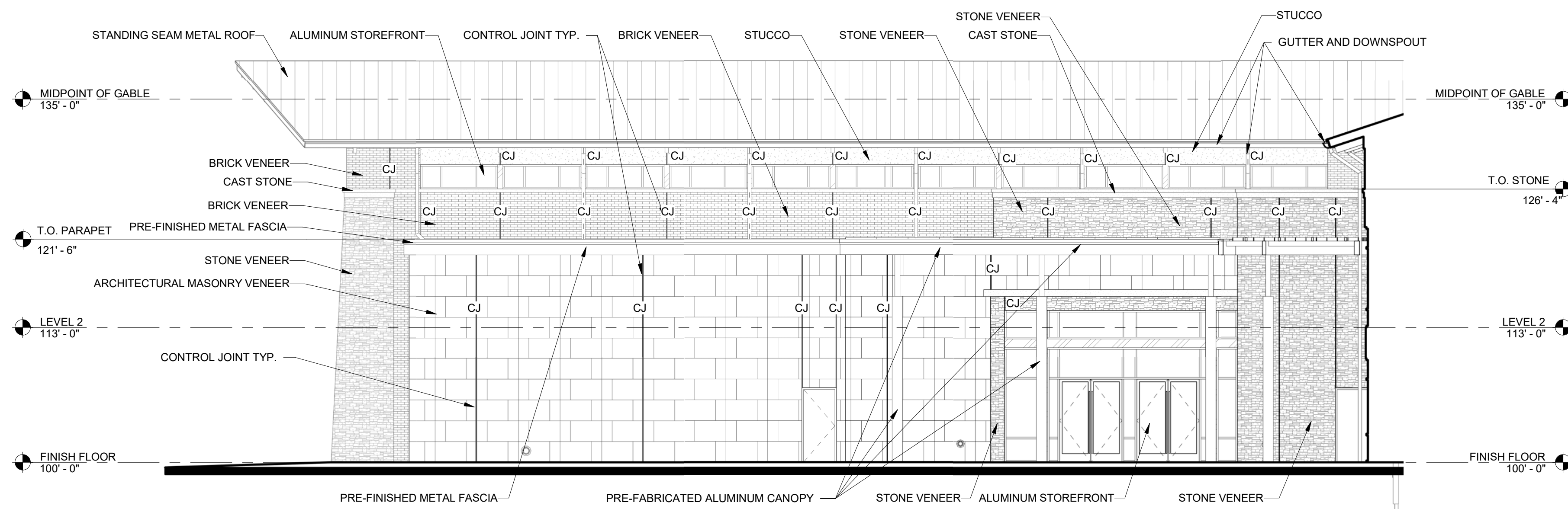
NORTH ELEVATION - COUNCIL CHAMBERS | 5
SCALE: 1/8" = 1'-0" A3.02



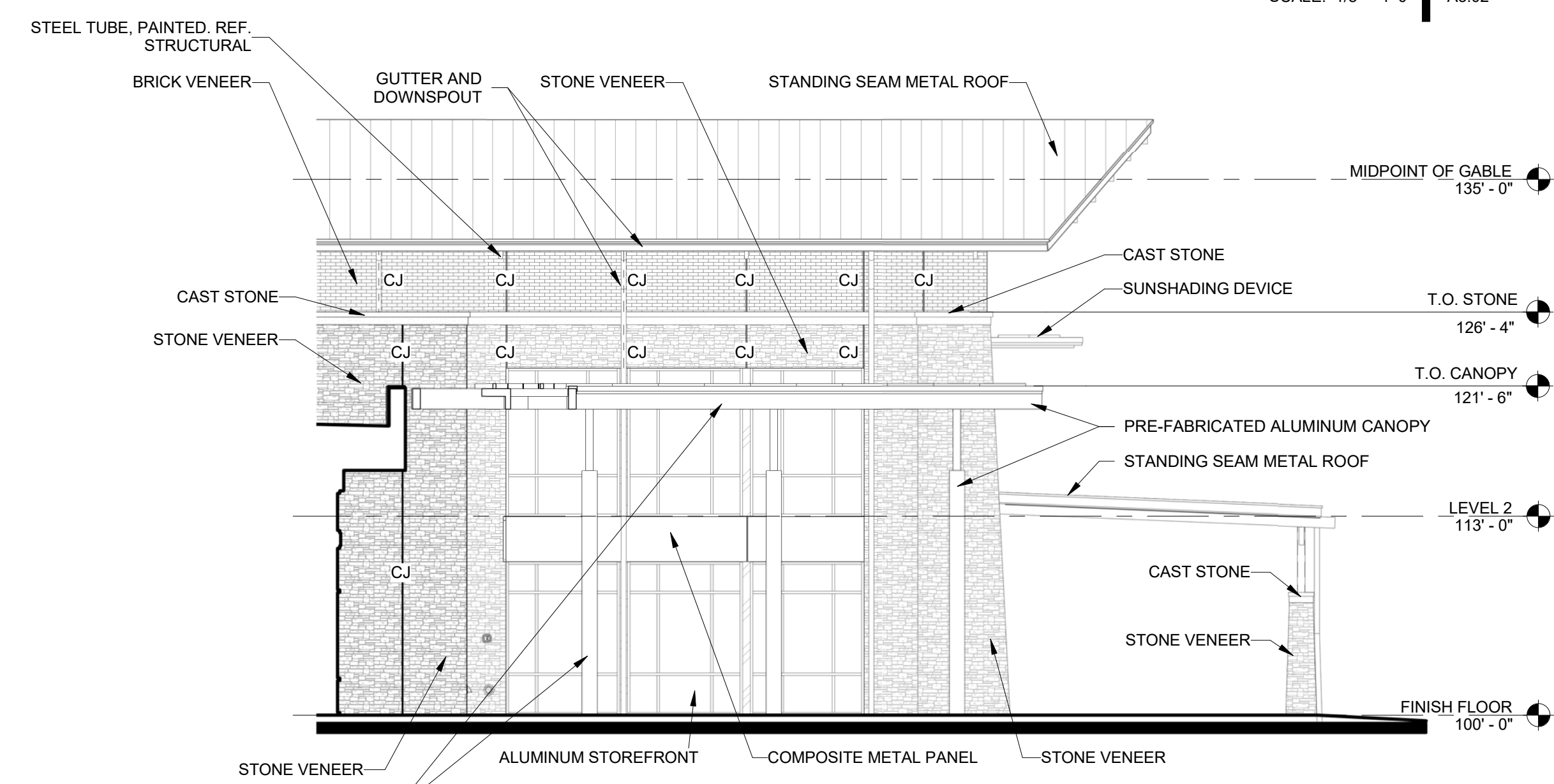
EAST ELEVATION - PRE-COUNCIL | 4
SCALE: 1/8" = 1'-0" A3.02



WEST ELEVATION - COUNCIL CHAMBERS | 3
SCALE: 1/8" = 1'-0" A3.02



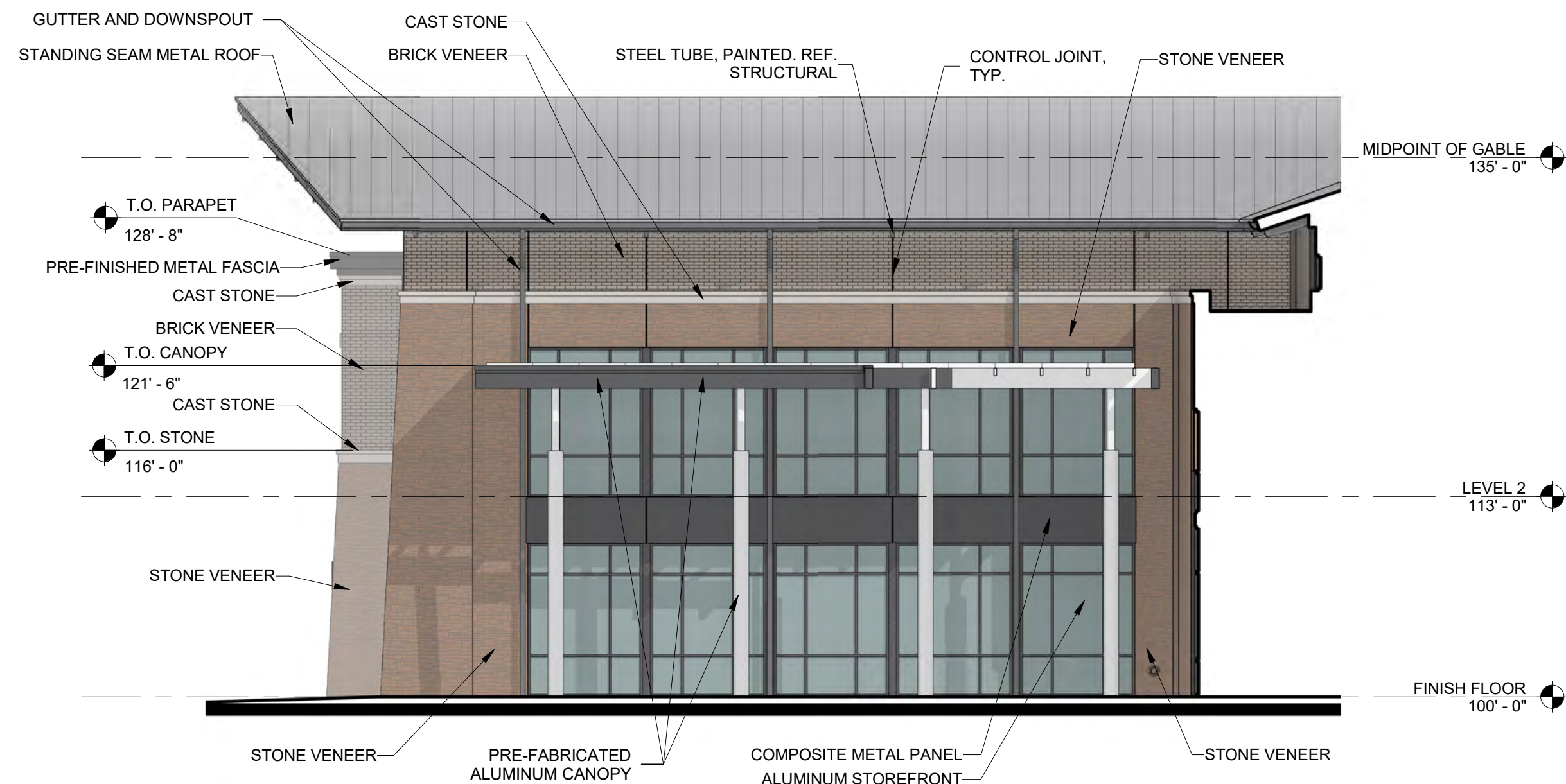
SOUTH ELEVATION - COUNCIL CHAMBERS | 2
SCALE: 1/8" = 1'-0" A3.02



WEST ELEVATION - OFFICE SOUTH | 1
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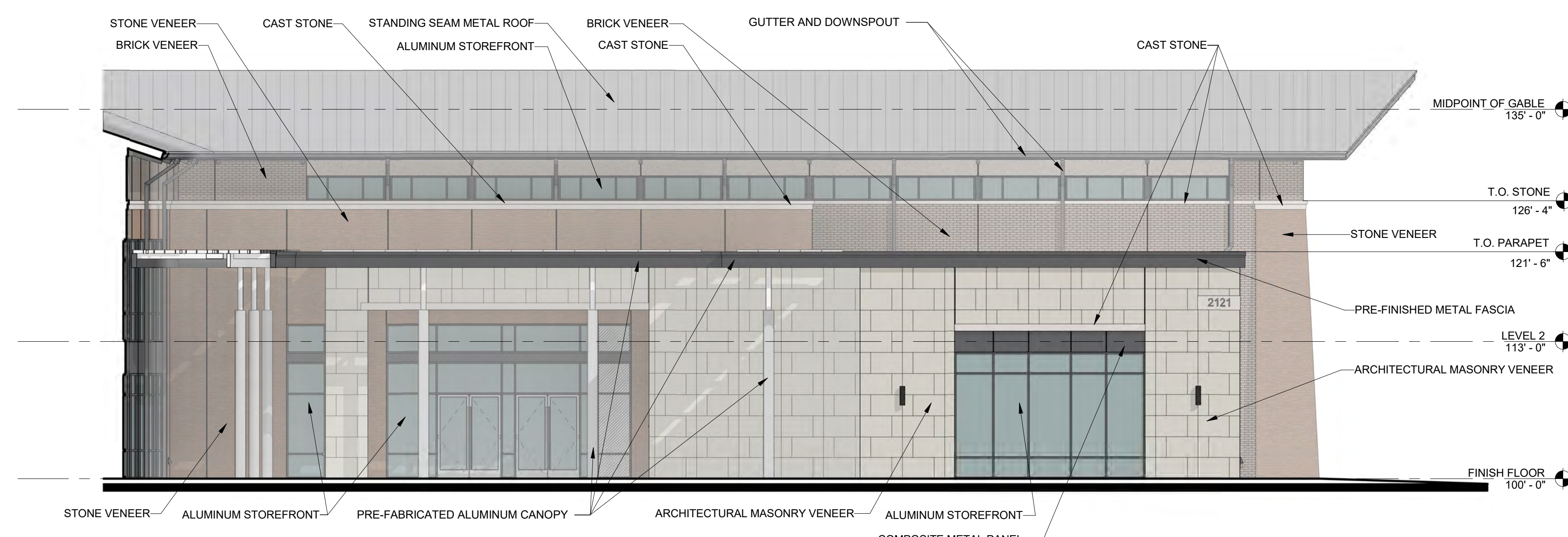
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Revision Schedule		
Rev. #	Revision Description	Revision Date



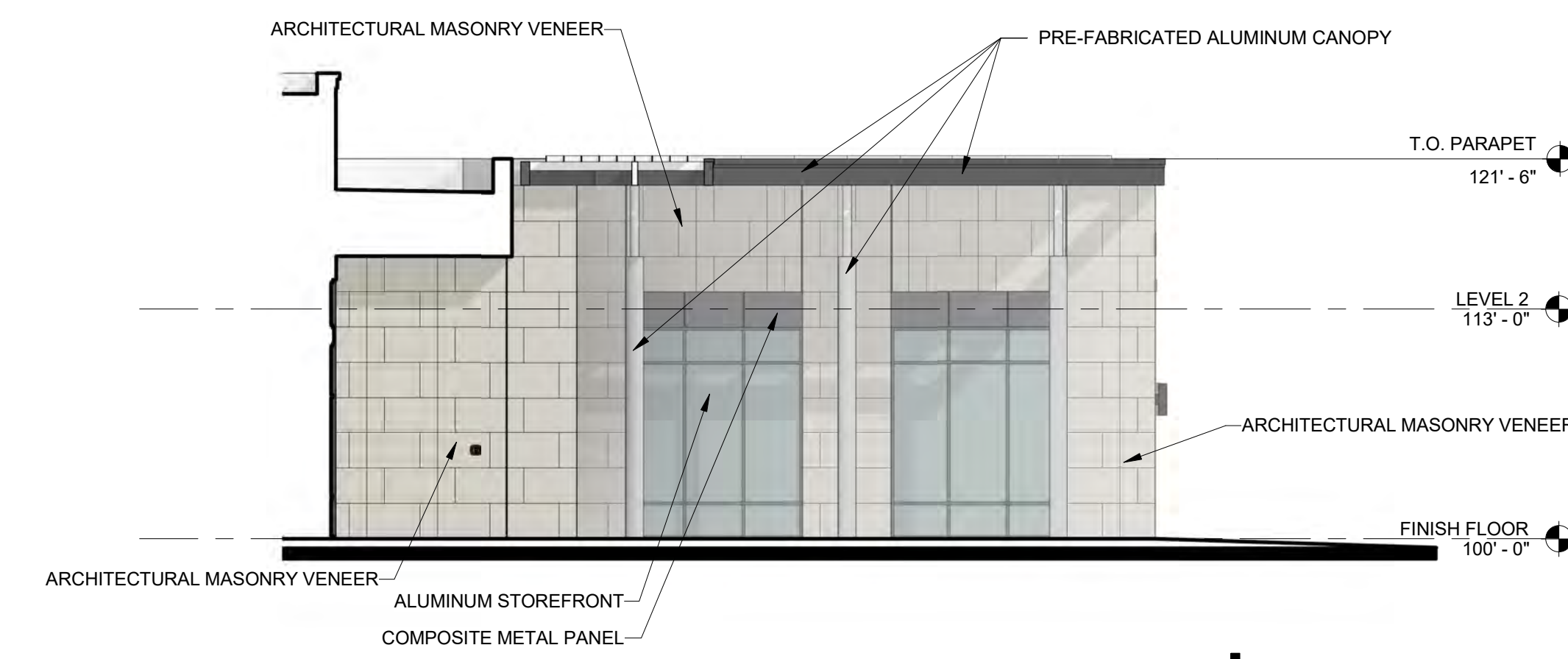
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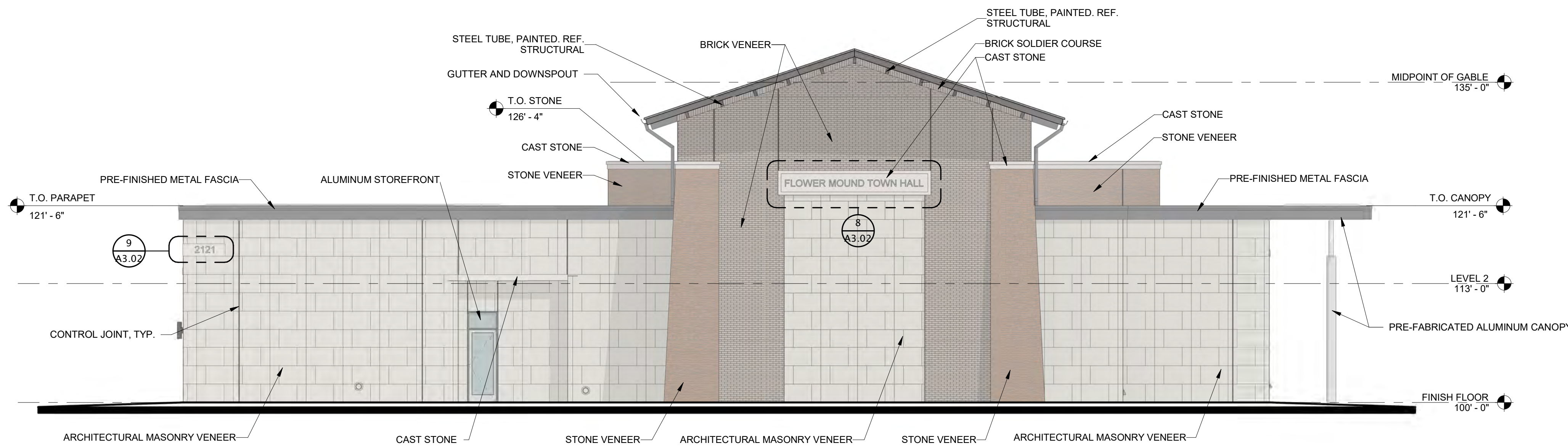
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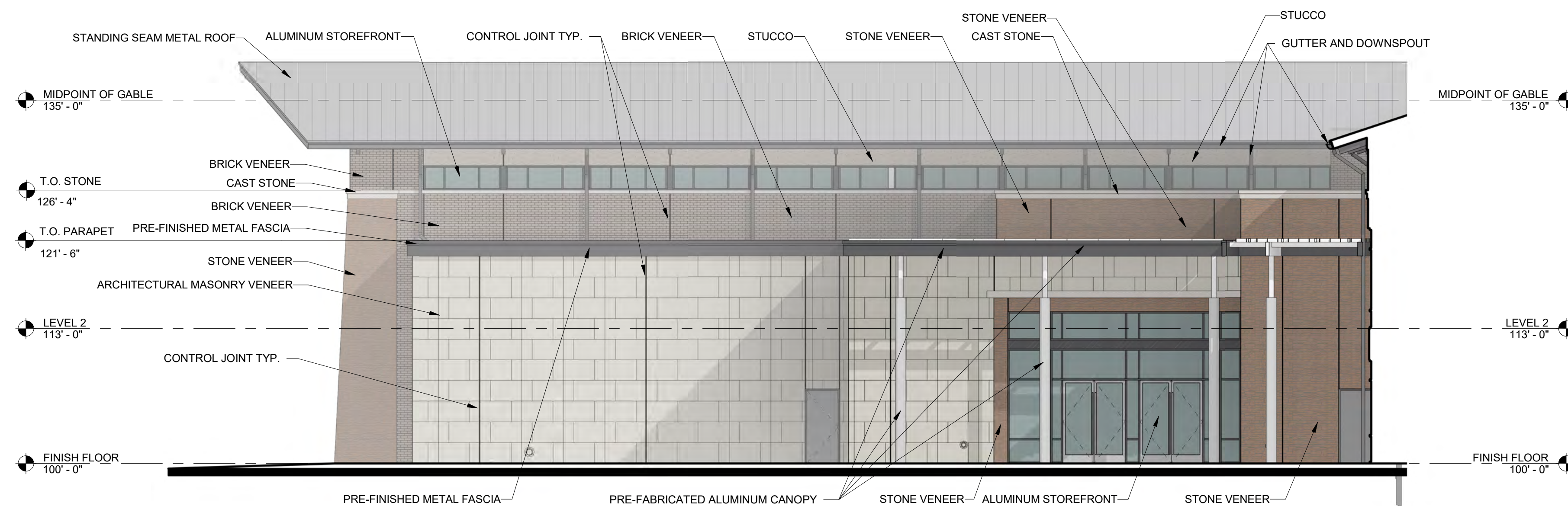
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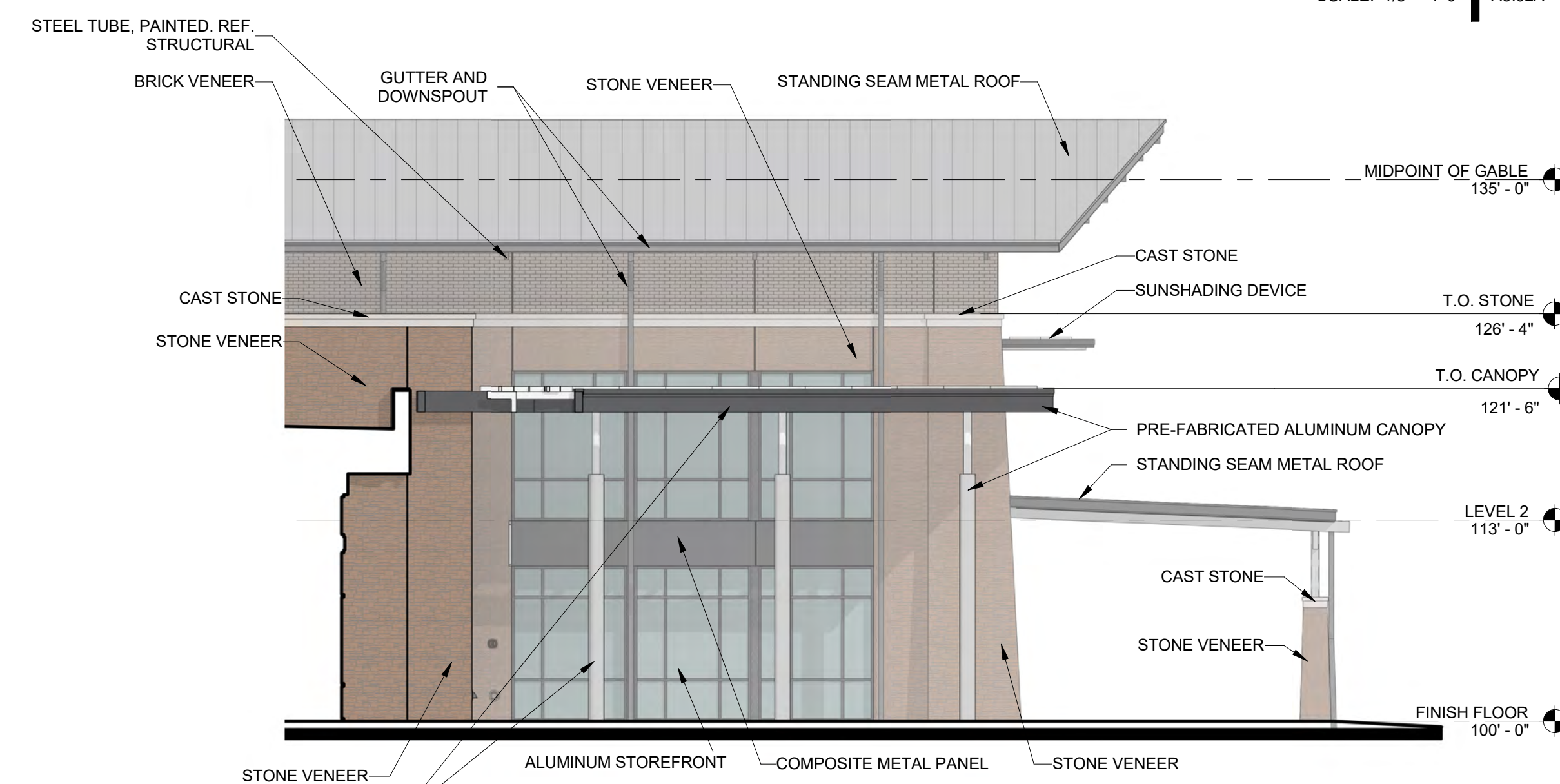
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COLOR - WEST ELEVATION - OFFICE SOUTH

SCALE: 1/8" = 1'-0" A3.02A

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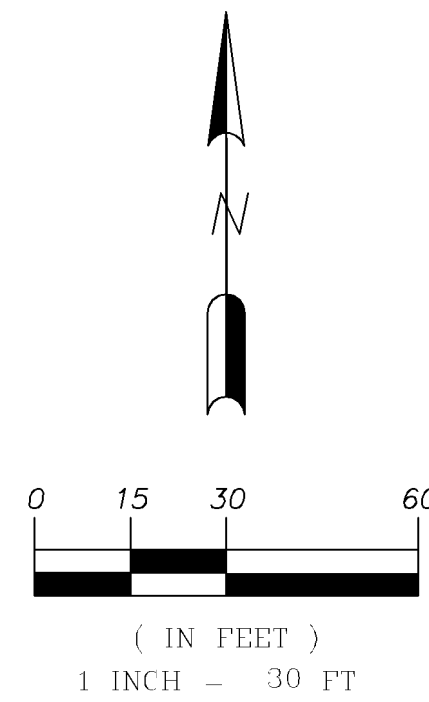
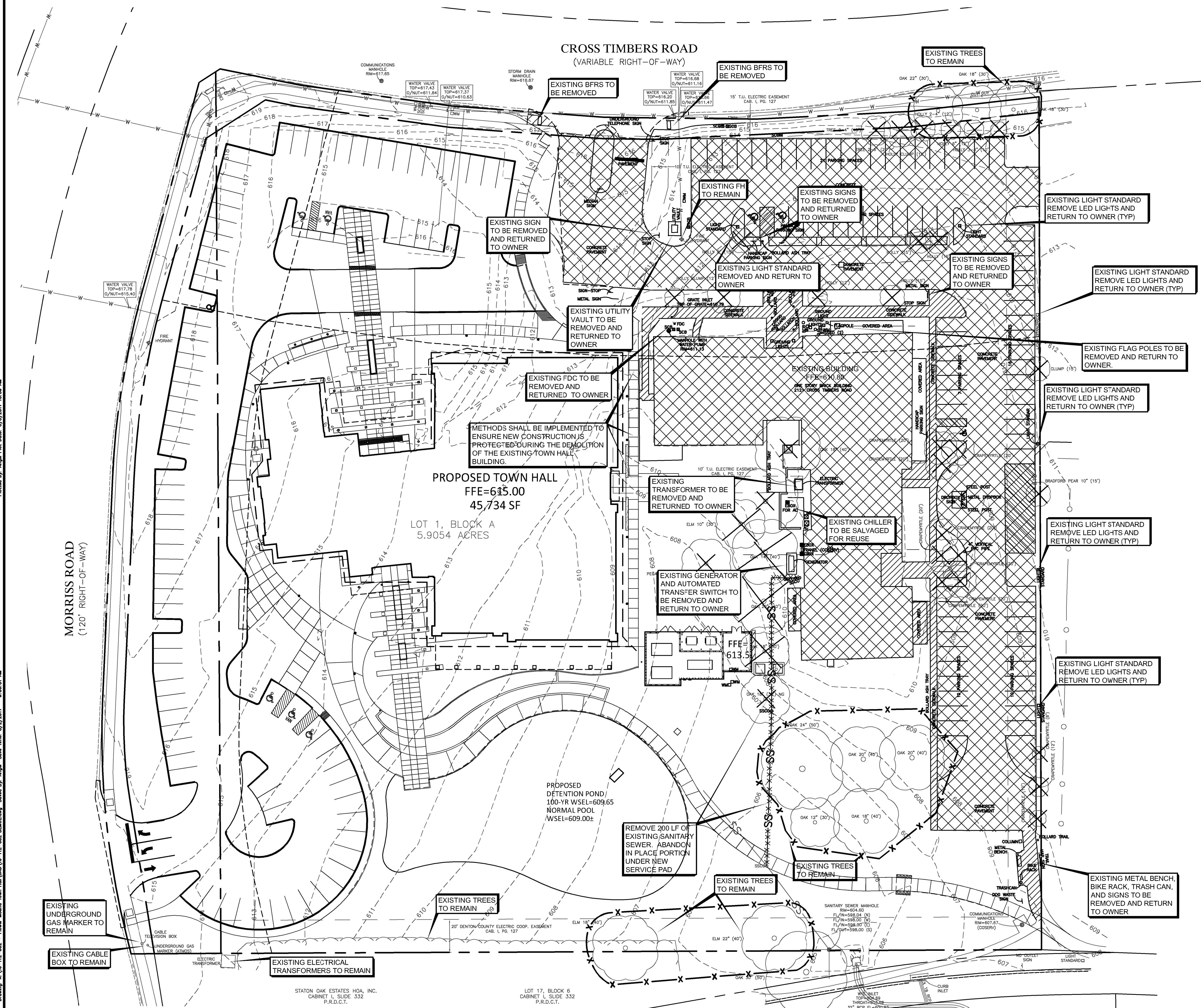
FLOWER MOUND
TOWN HALL

2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

2014.014.00
MAY 03, 2017

PARTIAL EXTERIOR
ELEVATIONS - COLOR

A3.02A



C1.02



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: May 8, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD17-0001 - Lakeside Crossing) from Agricultural District (A) and a portion of Planned Development District No. 31 (PD-31) to Planned Development District No. 153 (PD-153) for both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, with certain modifications and exceptions to the Code of Ordinances, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 12 acres of land in order to create a planned development district which includes a mixture of both residential and non-residential uses, in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

Section 2, Area Plans, of the Master Plan defines Campus Commercial as:

"Campus Commercial – Campus Commercial means a mixture of uses which includes corporate offices, office parks, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

Development in the district must demonstrate the following:

1. Compliance with the three elements of the District's Vision:
 - a. Create high quality, regional commercial development;
 - b. Competes in the economic development arena; and
 - c. Develops a balanced tax base to reduce the residential tax burden;
2. Exemplary and enduring quality and design shall be achieved by establishing a high level of development standards;
3. Market factors should ensure a robust mix of uses that are economically viable, support a high quality of life, and provide sustainable fiscal health for the Town;
4. No one single use should be allowed to predominate in the District at build-out;
5. Uses and design shall be in context with the existing environment and adjacent developments; and
6. Residential development should provide a range of residential options that reflect changing lifestyles and demographics, and should be facilitated through the balancing of market demand and community preferences."

The proposed development is bound by Long Prairie Road on the east, Northwood Drive on the west, and Lakeside DFW's non-residential development on the north. A small portion of the southern property is vacant while the remaining property consists of an existing Mobile Home Park.

The subject site is currently undeveloped with an ephemeral stream running through the middle of the property from northeast to southwest. The applicant's letter of intent explains how the buildings have been positioned around the stream to create a design that maximizes the use of the open space and connects the built environment with the natural and manicured open space. The ephemeral stream, which is a defining feature of the property, also acts as a natural divider between the residential and non-residential components of the site. The development provides 16 percent overall open space. The limited residential development is confined to the western portion of this stream and the use seems compatible to the existing Lakeside DFW Phase 3 apartments located directly across from the proposed townhomes. The access to townhomes is provided from Northwood Drive. The non-residential component includes a hotel, retail/restaurant and office buildings. The primary access to the non-residential buildings is from Long Prairie Road with a secondary access provided from the west via Northwood Drive.

The staff report discusses the following elements of the proposed development:

1. Non-residential component
2. Environmental concerns
3. Exceptions to Architectural standards
4. Residential component
5. Modifications
6. Exceptions

Non-residential component

The accompanying concept plan depicts a 66,200-square-foot, five-story hotel, the signature building of this development, occupying the northeast portion of the site. The hotel will include 134 rooms, a lounge, restaurant, outdoor pool, and rooftop terrace. The applicant's letter describes the proposed hotel as a new hospitality concept for the progressive creative traveler, the concept which attracts new generation of hotel guests. This new concept acts as the basis for the meritorious design exception to the Town's Architectural standards which is explained in detail in sections below.

Building numbers 4 and 5, as depicted on the concept plan, are one to two-story retail and restaurant spaces with approximately 18,390 square feet and 20,855 square feet respectively. Both buildings face Long Prairie Road and are connected by a central plaza which provides pedestrian connectivity to the rear located office buildings and the stream. Enhanced landscape, hardscape, outdoor seating and dining are some of the required features of this plaza area. Building 2 is a two-story, 10,854-square-foot retail/office building; Buildings 3, 6, and 7 are office buildings with approximately 11,340 square feet, 15,778 square feet, and 18,068 square feet respectively.

Standards regarding the design of the plaza area between Buildings 4 and 5, as well as outdoor seating and outdoor patio standards for the office buildings (#2, 3, 6, and 7) overlooking the stream, have been written into the development standards of PD-153. To keep up with the intent of creating serene outdoor spaces that blur the connection with indoor spaces, the expanse of transparent display windows and doors have been quantified in the development standards.

Environmental concerns and waivers

The proposed development includes a mixture of uses with varied functionalities. Some of the key design elements, per the applicant's letter of intent, are green urbanism, pedestrian connectivity, serene outdoor spaces, and seamless and natural landscaping. In any development, the requirement for environmental studies and tree survey is completed early in the process to determine the existence of different types of habitats, location of protected and specimen trees, and location of slopes, all of which influence the site design. Per the environmental assessment of the site, all of the 5.8 acres of existing upland habitat is being impacted, out of which only 0.88 acres impacted is located within the residential portion. Since this project has been recognized as an Economic Development project (see Attachment A(4)), the developer is eligible to request a waiver to the Upland Habitat mitigation fee for the non-residential portion and a waiver to the Topographic Slope requirements of the Town's SMARTGrowth program.

The concept plan does show preservation of the open space area and indicates that all 24 specimen trees are to be preserved. Although staff appreciates the intent of the developer to preserve the specimen trees, we have serious concerns about the survivability of many of the trees due to the close proximity to buildings and other site improvements. If many of the specimen trees are

requested to be removed at site plan stage, which is after approval of development entitlement, the objective of achieving the key design elements listed by the developer will be lost.

Since the developer is not requesting removal of specimen trees at this time, the project has not been heard by the Environmental Conservation Commission (ECC).

Exception to Architectural Standards

The Town's Urban Design Plan provides Architectural Standards for non-residential buildings in the Town with the intent of creating developments of "enduring and exemplary quality and design." An applicant can request an exception to certain Architectural Standards if their proposal is determined to have meritorious quality and design.

The proposed architecture for the buildings is a more modern approach that incorporates some natural wood products, fiber cement panels, painted aluminum panels, and metal wall panels that are not listed as permitted building materials in the Town's Urban Design Plan. The applicant has provided links to the product websites.

- Composite Wood Panels:
Prodema Prodex – <http://www.prodema.com/en/prodex>
- Fiber Cement Wall Panels:
Nichiha Roughsawn – <http://www.nichiha.com/commercial/detail/roughsawn>
- Painted Aluminum Panels:
Dri-design Aluminum Panel System - <http://www.dri-design.com/products/painted-aluminum/>
- Metal Wall / Screen Panels:
<http://www.mbc.com/products/roof/exposed-fastening-roof-panels/7-2-panel/>
<http://www.mbc.com/products/roof/soffits/artisan-series/>

The product websites display pictures of buildings that have used these products for external elevation. It is staff's opinion that overall appearance of the building depends on the expanse of the wall on which the product is laid, size of the panels, alignment of the panels, joint details used between the panels, etc. Due to the conceptual nature of the elevations provided, a provision has been included in the development standards that will facilitate staff and the developer to consider the above listed details during site plan application review.

Also, due to the nature of the proposed building materials, staff has requested additional information regarding the durability and long term maintenance of these products to which the applicant has provided a list of developments in the DFW metroplex that have utilized similar products. Staff's presentation will include some pictures of recent developments that have utilized composite wood panels on exterior facades.

Based on the orientation of the buildings, the facades are categorized into four types with highest quality design assigned to 'Type A' or front elevations. Type B and C are side or rear elevations with lesser details. Type D elevations are required for buildings that back up to the stream or open space areas. Also, Type D façades require minimum percentages of glass, covered patio, and enhanced landscaping to encourage employees and shoppers to use outdoor open space areas. Under the meritorious design exception, the applicant is requesting an exception to exceed 50% glass on Type D elevations only.

Residential component

The concept plan depicts 15 townhomes facing Northwood Drive. The garage access is provided from alleyway. Keeping in context with the existing Lakeside DFW apartments across the street, the architectural style, materials, and colors of townhomes shall act as a transitioning piece between the proposed modern Lakeside Crossing and the existing traditional and/or Mediterranean looking Lakeside DFW development.

Elevations for the townhomes are not included as a part of this PD request, but an amendment to PD-153 to add development standards for townhome elevations will be brought forward at a later date.

Parking and exception to street standards

The parking requirement for the entire non-residential portion, including the hotel, is 737 spaces. With the allowable 20 percent deviation, 590 parking spaces would be required. The Town's parking regulations require a parking study for large developments requiring 250 or more spaces. Due to the nature of this project, shared parking is encouraged and the applicant has used the mixed use parking schedule previously utilized by the Town for mixed use developments. Per the mixed use schedule, the most required parking is 527 spaces. The concept plan depicts 517 spaces, out of which 482 spaces are on-site parking spaces and 35 are on-street parallel and angled parking spaces along Northwood Drive.

Parallel spaces provided in front of the townhomes balance existing parallel parking to the west of Northwood Drive. Providing parallel parking spaces also increases the amount of green space between residential and pavement. Angled parking has been provided north of the driveway that separates residential and non-residential entry to provide continuity to the existing angled spaces on the east side of Northwood Drive. However, the current street section requires parallel parking on either side of Northwood Drive. The applicant is requesting an exception to the current street standards to provide angled parking on a portion of Northwood Drive.

Since this project has been recognized as an Economic Development project, it is exempt from preparing a Transportation Analysis (TA) required as a part of SmartGrowth analysis. The developer agreed to put in the necessary turn lanes that would have resulted from the Traffic Impact Analysis (TIA) and hence a TIA was not performed for this project.

Requested Modifications

As part of the proposed PD standards, the applicant is requesting certain modifications to the dimensional regulations listed for Campus Commercial District (CC) in the Town's Code of Ordinances.

Development Standard	Required CC standards	Proposed (PD-153) CC standards
Min. Front Yard	60 ft. with no parking	60ft. with parking
Min. Rear Yard	15 ft.	None
Max. Lot Coverage	50%	None
Min. Floor Area ratio	1:1	None
Min. Landscape Buffer	60 ft.	25ft/15ft
Min. Street yard Landscape	50%	25%

Other Requested Exceptions

A. Compatibility setback and buffer

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 proposed development shares a majority of the southern boundary with an existing Mobile Home Park. The Master Plan designates this property for Campus Commercial uses within the Lakeside Business District. The applicant is requesting a waiver to:

1. Compatibility Buffer
 - a. A six-foot masonry wall and a 25-foot landscape buffer along the southern property line; and
2. Compatibility Setback
 - a. A 60-foot building setback from the southern property line.

B. Pitch roof design

- 12.1. Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may

approve, upon recommendation from the Planning and Zoning Commission a waiver to this request for individual projects. Such requests should only be contemplated in areas that are not adjacent to residences, are part of large scale developments and provide architectural detail to soften the appearance of large, tall vertical walls.

The retail/office building called out as Building 2 on the concept plan is less than 15,000 square feet and will require a pitch roof design. In order to achieve a unified development theme and in keeping with the modern architectural style of the proposed development, the applicant is requesting a waiver to the pitched roof requirements for retail/office buildings 15,000 square feet or less within PD-153.

C. Underground Utilities

Overhead utilities along Northwood Drive are primarily located in the Town's Right-of-Way with some poles located on the property line with a portion of the pole in the Right-of-Way and a portion of the pole on the property. The applicant is requesting an exception to Section 90-423, Underground utilities, of the Code of Ordinances to allow the overhead power lines to remain in the existing location.

Comprehensive Sign Package

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."

A Comprehensive Sign Package is being proposed for the hotel in order to obtain approval of a wall sign and a roof sign that exceed the size specified in the Town's sign ordinance. The proposed wall sign on the north elevation measures a maximum of 60 inches tall and 30 feet wide. Similarly, the roof sign not to exceed 60 inches x 30 inches is being requested. At this time, the developer anticipates meeting the Town's sign standards for other retail and office buildings.

Parks Board

On April 6, 2017, the Parks Board voted to recommend acceptance of cash in lieu of land in the amount of \$189,504.00 in the place of otherwise required Park Land dedication and Park Development Fees in the amount of \$20,820.00. This recommendation will be forwarded to the Town Council for consideration at the same time as the subject Zoning Planned Development amendment. The following link will provide additional detail related to the Parks Board public meeting:

<http://flowermoundtx.swagit.com/play/04062017-766>

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had not received any correspondence regarding this request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study
4. Letter from Economic Development

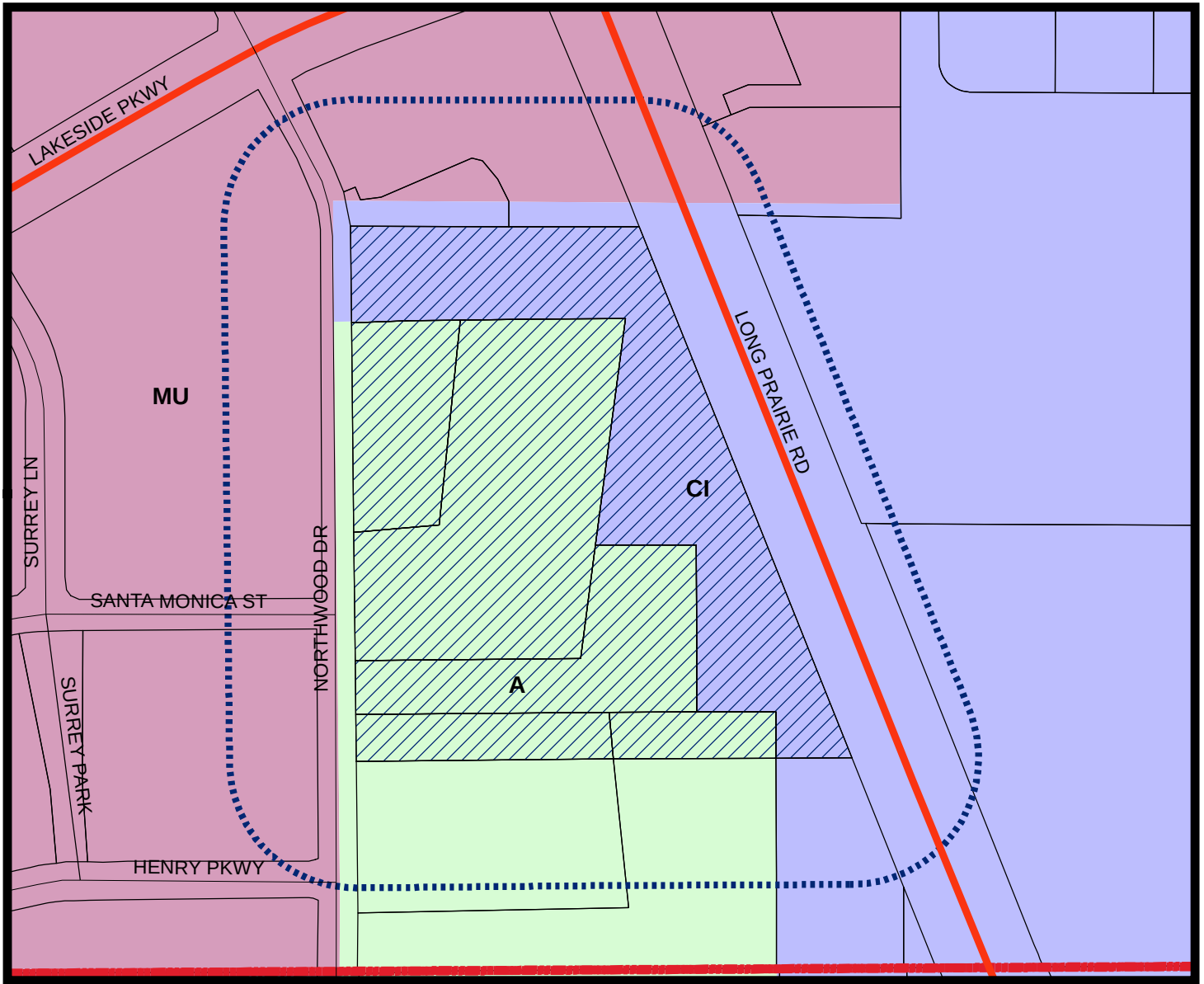
B. Application Details

1. Planned Development Zoning Package
2. Draft Planned Development (PD) Standards

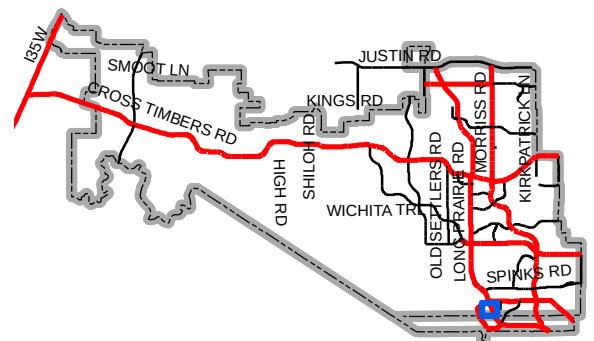
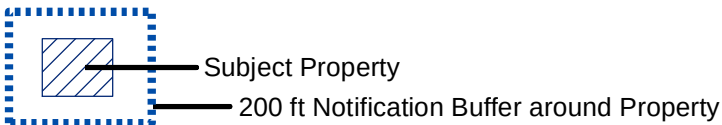
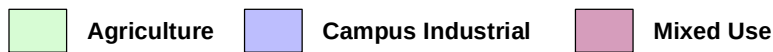


Vicinity Map

Reference Project: ZPD17-0001



LEGEND



Map Location



April 24, 2017

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

**RE: Zoning Change Request – Lakeside Crossing Planned Development
Letter of Intent
G&A Job No. 16326**

Mr. Powell:

Please accept this letter, on behalf of the Newstream Commercial, as an explanation of the proposed Zoning Change Request for approximately 12 acres of land located just south of Lakeside DFW along FM 2499 and Northwood Drive. This property is located with the Lakeside Business District with a land use designation of Campus Commercial. The property is currently zoned Agricultural and PD-31 with Campus Commercial uses.

PROJECT DESCRIPTION

Lakeside Crossing is a proposed mixed-use development that integrates serene outdoor spaces with residential, retail, restaurants, offices, and a hotel. A seasonal meandering stream runs down the middle of the property from north to south. This stream provides an opportunity to be the featured amenity of the development. Proposed offices and the hotel have been designed to overlook this feature in order to maximize views and to provide a connection between the built and natural environment. Within the stream area, open space areas will be established, a walking trail and pedestrian bridge will be built, and the existing mature trees will be preserved. The combination of these quality of life elements will create a tranquil setting that seamlessly blends the indoors to the outdoors.

There will also be pedestrian connections to the 15 proposed townhomes along Northwood Drive. Although this residential area of Lakeside Crossing will have its own pocket park, a direct trail connection from the pocket park to the pedestrian bridge is provided in order to promote the live, work, play aspect of the community.

The proposed 5-story upscale “lifestyle” hotel will include 134 rooms, a lounge and restaurant, an outdoor pool, and a rooftop terrace and lounge. Unscripted “is a new hospitality concept for the progressive creative traveler.” This concept was created and designed by the Dream Hotel Group and Newstream Hotels & Resorts to attract the new generation of hotel guests that desire to be connected with other social, informed, vibrant, and forward-thinking people.

Lakeside Crossing strives to balance the harmonious character of the locally built environment with an expression that is both unique and attractive. Primarily, the hotel, office, retail, and restaurants are designed to draw from their natural surroundings: beauty in the land, sky, and views of Lake Grapevine, for the benefit of the local residents. The key design elements of the built environment include:

- Green urbanism – creating a community beneficial to both people and the environment
- Serene outdoor spaces that blur their connection with indoor areas
- A live/work community paired with a stay and play atmosphere
- Pedestrian connections combined with retail and restaurant attractions creating space for social gatherings
- Seamless and natural landscaping

SITE DESIGN COMPONENTS

The retail and restaurant buildings will predominately front onto FM 2499 where there is the most visibility. A central plaza is proposed between the two larger restaurant/retail buildings. This plaza will include enhanced landscape and outdoor dining opportunities for the restaurants. It also has a direct connection to the pedestrian circulation system that runs throughout the development.

The open space area will also serve an important function regarding the storm drainage created by the development. The southern portion of the open space area will be designed to provide storm water detention to detain the additional run-off from the impervious areas. An engineered dam-like structure will be installed at the southern-most point of the stream along the south property line. It will be integrated in an earthen berm. This structure will detain the storm event and will allow storm water to back up into the open space area and be released through the structure over a period of time. It is anticipated that the detained storm water will be released within a 24-hour period. Therefore, the proposed detention area will be not be inundated with water for a prolonged period. Retaining walls of varying heights are planned to outline the detention area in order to maintain the existing 100-year elevation of the stream and as much of the natural grade as possible that is in close proximity to the stream. Buildings can be built above the stream area by using retaining walls and exposed grade beams. In addition, these walls will be installed along some of the edges of the stream bank where erosion is evident. Retaining walls can restore the stream bank by stabilizing it to prevent further erosion and siltation. Prolonged siltation, if left untreated, can cause even more

erosion to stream bank areas downstream. Therefore, by using retaining walls along these banks, erosion can be reduced and the banks will be restored.

We have identified 24 specimen trees on the property. The configuration of the site layout has been designed to preserve them. Buildings and parking areas were strategically placed to avoid impact to the trees and most of them are located within the central open space area.

PROPOSED ZONING

We are requesting to create a Planned Development (PD) with Development Standards that establish two base zoning categories to distinguish the non-residential and residential areas. The base zoning for the non-residential area will be Campus Commercial and the base zoning for the residential area will be Single Family Attached. We are proposing approximately 200,000 square feet of restaurant, retail, office and hotel building space. Building locations were designed to preserve as much of the natural beauty of the site as possible. They are placed in areas to provide a scenic overlook of the existing creek and open space areas to maximize views and connect the built environment to the natural environment. A central plaza between restaurants is also proposed and provides a pedestrian connection to the open space area.

With the base zoning of Campus Commercial in the non-residential section, certain Retail uses have been added as permitted uses in the proposed PD such as restaurants that may be fast food provided that they do not have a drive through. Other retail uses include a wine retail establishment and antique shop. These have been added to provide for an option to attract these types of retailers to Lakeside Crossing.

ARCHITECTURE

Lakeside Crossing proposes an architecturally diverse design. Elements of the design are pulled from the existing material and style pallet currently found in Flower Mound. Including textures, natural stone, metal, colors, composite wood, and glass, this design includes both traditional as well as contemporary architecture. Durable, long-lasting, and weather resistant materials that will contribute to an unforgettable indoor-outdoor concept are detailed as follows:

- Proforma Prodex – A high density natural wood product manufactured at high pressure and temperature. Outstanding resistance to UV light.
- Nichiha Roughsawn – A fiber cement panel with rich texture of wood while providing color stability and withstanding extreme weather elements.
- Coronado Stone Products – A high quality manufactured stone veneer made to resemble natural stone.
- Old Texas Brick – A German style mortar smeared brick.
- Dri-design Aluminum Panel System – A folded metal, origami style, rain-screen system.

We compared the Contemporary Vernacular architectural components with the requirements of the Town's Urban Design Plan (UDP) and found that all of the requirements have been satisfied except for Section 5.3, Façade Materials, and Section 12.1, Pitched Roofs. These are also listed below in the Exceptions section of this Letter of Intent. Besides the use of stone, the other two materials that will be used as a Primary Material are composite wood panels and aluminum panels. These products have excellent durability and are of enduring quality. We are blending the use of traditional and contemporary architectural materials to create an exceptional style.

EXCEPTIONS

Due to the unique site conditions of this property and the highly desirable planned uses, a few exceptions to the Town's Code of Ordinances are being requested as part of the PD. In addition, this project is recognized as an economic development project as defined by the Town's Economic Development Incentive Policy and SMARTGrowth ordinances 98-151 and 98-169. Therefore, certain waivers to SMARTGrowth may be requested such as environmental quality and community character. The following is a list of the exceptions being requested:

1. Meritorious Architecture – Section 1.2, Town's Urban Design Plan

The newly created hotel concept of Unscripted is a timeless brand that strives to provide amazing guest experiences through design and connectedness. There are seven brand pillars that Unscripted is based on: curated, approachable, inspirational, authentic, adaptable, creative, and tasteful. The design of the hotel, both the exterior and interior, was implemented based on these seven pillars. All the pillars work together to establish an innovative guest experience for the progressive, creative traveler. This generation of travelers are more forward thinking, vibrant, social, and informed. They are obsessed with being connected in every sense of the word – through technology, nature, and in real life. The intent of the seven pillars must be embodied in the architectural design of the building in order to create the types of experiences that are Unscripted. *"Life is best lived unscripted."*

Section 1.2 of the UDP states *"In considering conformance to these standards, the Town will evaluate the suitability of meritorious design that might not comply exactly with these standards, but that is of exceptional enough design quality that it would be a desirable addition to the Town."* The architectural style is Contemporary Vernacular that has a sleek and modern look. Shed-like roofs, clean lines, and geometric patterns are reflective of a mid-century look – a time of an explosion of art, culture, commerce and style. A union of form and function dominated the design world. This style merges simplicity with attractiveness, retro with modern, timeless with innovative. The material selection of the exterior facades mix stone with composite wood panels and aluminum panels. The merging of the traditional materials with modern materials is the embodiment of Unscripted – bringing together the old and new to create something exceptional.

2. Façade Materials – Section 5.3, Town’s Urban Design Plan

The proposed materials are described above in more detail. For more information on the composite wood panels, fiber cement wall panels, and aluminum panels, please visit the following websites:

- Composite Wood Panels:
Prodema Prodex – <http://www.prodema.com/en/prodex>
- Fiber Cement Wall Panels:
Nichiha Roughsawn – <http://www.nichiha.com/commercial/detail/roughsawn>
- Painted Aluminum Panels:
Dri-design Aluminum Panel System – <http://www.dri-design.com/products/painted-aluminum/>

Other materials that will be used as either primary or secondary materials are provided below:

- Stone:
Coronado Stone Products – <http://www.coronado.com/>
- Brick:
Old Texas Brick – http://www.oldtexasbrick.com/purple_oak.php
http://www.oldtexasbrick.com/silver_port.php
- Metal Roof Panels:
<http://www.mbc.com/products/roof/standing-seam-roof-systems/superlok/>
- Metal Wall / Screen Panels:
<http://www.mbc.com/products/roof/exposed-fastening-roof-panels/7-2-panel/>
<http://www.mbc.com/products/roof/soffits/artisan--series/>

3. Pitched Roofs – Section 12.1, Town’s Urban Design Plan

A waiver to the pitched roof requirement of buildings less than 15,000 square feet may be considered by the Town Council provided that said buildings are part of a large scale development, not adjacent to residences, and include architectural detail to soften the appearance of large, tall vertical walls. We meet the requirement to request a waiver and therefore, would like to seek said waiver.

4. Topographic Slope Protection – Environmental Quality, Town’s SMARTGrowth Program

This site has areas that are sloped greater than 12% and we are proposing impact to those areas with retaining walls, a trail, and a portion of an office building. The attached Environmental Protection Plan includes an exhibit that illustrates these sloped areas with the site layout. Due to the Economic Development Incentive Policy of SMARTGrowth, we are requesting a waiver to this requirement.

5. Upland Habitat – Environmental Quality, Town's SMARTGrowth Program

The property has about 5.8 acres of upland habitat as identified in the EPP. 0.882 Acres of it is located within the residential area which is not included in this waiver request. We are requesting a waiver to impact 4.923 acres of upland habitat since this project qualifies as an ED incentivized project.

6. Overhead Utilities – Section 90-423, Town's Code of Ordinances

Overhead utilities along Northwood Drive are primarily located in the Town's Right-of-Way with some poles located on the property line and have a portion of the pole in the Right-of-Way and a portion of the pole in the property. Therefore, we are requesting the requirement to bury overhead utilities underground to be waived since the poles straddle the property and Right-of-Way line.

7. Compatibility Buffer/Setback – Section 82-302 & Section 82-303, Town's Code of Ordinances

Typically, a 60-foot compatibility setback and 25-foot landscape buffer with a screening wall is required when non-residential is proposed adjacent to residential. This would apply to the southern property line; however, this property is part of the Lakeside Business District. Additionally, our client is in discussion with that property owner to develop another mixed-use style of development that will be an extension of Lakeside Crossing.

CONCLUSION

Lakeside Crossing will contribute an atmosphere of tasteful diversity to Flower Mound, continuing the feeling of community that began so long ago with the Tarwater and Stewart families. Creating buildings with contemporary vernacular architecture and blending natural architectural elements cohesively alongside them, Lakeside Crossing can only serve to enhance the quality of life and beauty of Flower Mound, Texas.

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,



Robert J. Dollak Jr., P.E.

cc: Tim Nystrom, President, Newstream Commercial
Scott Tarwater, President, Newstream Hotels & Resorts

Lakeside Crossing

Parking Study

Prepared by: Robert J. Dollak, Jr., P.E. # 86898

Summary:

Lakeside Crossing is a 12-acre mixed use development generally located south of Lakeside Boulevard between FM 2499 and Northwood Drive. The site is planned to include residential, retail, restaurant, Hotel and general office uses. The Concept Plan is included as Exhibit "A" of this study. The residential component was not included in this study per the request of the Town.

Base Code Parking Requirements:

The table below represents the base parking required by the Town of Flower Mound Zoning Ordinance, Section 82-79 for the proposed development. In addition, the table also includes the allowed reductions from the base parking requirements.

Bldg. #	Use	Town Code Parking Rate	# of Spaces Required	20% Reduction	# of Spaces Provided
1	Hotel	1 per room	134		
	Restaurant	1 per 75	72		
2	Retail	1 per 250	22		
	Office	1 per 250	22		
3	Office	1 per 250	46		
4	Restaurant	1 per 75	114		
	Retail	1 per 250	11		
	Office	1 per 250	30		
5	Restaurant	1 per 75	92		
	Retail	1 per 250	23		
	Office	1 per 250	34		
6	Office	1 per 250	64		
7	Office	1 per 250	73		
			737	590	517

As illustrated in the table above, the Town of Flower Mound's base parking requirements results in a need for 737 total parking spaces for this site. Per Town standards, large developments require a 20% reduction to the total parking required. Accounting for this reduction, the minimum required number of parking spaces would be 590 spaces.

Shared Parking Requirements:

The proposed PD provides for shared parking. Utilizing the schedule of mixed use parking chart previous utilized by the Town for mixed use developments, the parking breaks down as shown on the following tables:

SCHEDULE OF MIXED USE PARKING - PERCENTAGES					
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight -6A
Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7					
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight -6A
Office	266	27	27	14	14
Retail	28	50	55	39	3
Restaurant	139	277	277	277	28
Hotel	94	134	94	134	94
Totals	527	488	453	464	139

This analysis shows that the Weekday Daytime provides the most required parking, 527 spaces plus the residential parking.

Conclusion:

The proposed Concept Plan currently provides 517 spaces, which is marginally below the required parking for the property. The 2% difference in the numbers should not have a negative impact on the development.



February 16, 2017

Mr. L. Scott Tarwater
Newstream Commercial
4613 Windmill Lane
Flower Mound, Texas 75028

Re: Lakeside Crossing

Dear Mr. Tarwater,

Please consider this letter confirmation that the Lakeside Crossing development be recognized as an economic development project as defined by the Town's Economic Development Incentive Policy and SMARTGrowth ordinances 98-151 and 98-169. For projects that qualify for economic development incentives, the sections of SMARTGrowth that you reference allow for: (1) waivers to be requested to environmental quality criteria (98-151) and community character criteria (98-169) and (2) the Town to consider these waiver requests during the development process.

The Town's Economic Development Incentive Policy, approved on August 19, 2013, requires that projects create a minimum \$1M in capital investment to be considered for economic development incentives. The highest level of capital investment resulting in the highest potential economic development incentive is \$35M. The policy also provides for additional economic development incentives for jobs created, average salary, and LEED certified building.

Based on the assumptions you have provided that Lakeside Crossing will include a 125-140 key, full-service hotel, 97,000 square feet of retail/restaurant and professional office, and a construction value of more than \$50,000,000, the development would exceed the value needed to qualify for economic development incentives. Thus, Lakeside Crossing, as specified in sections 98-151 and 98-169 of SMARTGrowth, can be considered for waivers to environmental quality criteria and community character criteria during the development process.

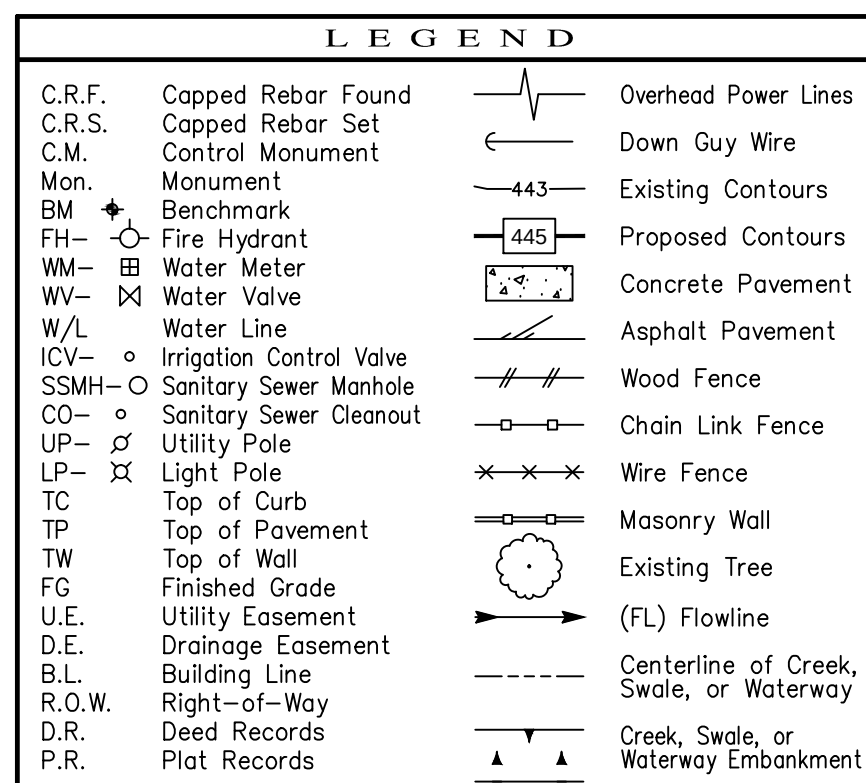
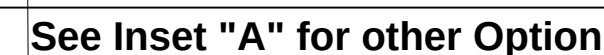
Please note that this letter should not be considered an offer of economic development incentives. A separate application should be completed and returned to my office should you wish to pursue economic development incentives for Lakeside Crossing.

Should there be any additional information that I may be able to provide, please contact me directly at (972) 874-6044 or alora.wachholz@flower-mound.com.

Sincerely,

A handwritten signature in black ink, reading "Alora Wachholz". The signature is written in a cursive, flowing style.

Alora M. Wachholz
Interim Director of Economic Development



Building Summary				
Bldg	Square Feet (SF)	Use	Units	# of Stories
1	60,836	Hotel	134 Rooms	5
	5,364	Restaurant		
2	5,427	Retail		2
	5,427	Office		
3	11,340	Office		2
	8,514	Restaurant		
4	7,356	Office		2
	2,520	Retail		
	6,843	Restaurant		
5	8,342	Office		2
	5,670	Retail		
	15,778	Office		
6	15,778	Office		3
7	18,068	Office		3
	161,485			

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7					
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	266	27	27	14	14
Retail	28	50	55	39	3
Restaurant	139	277	277	277	28
Hotel	94	134	94	134	94
Totals	527	488	453	464	139

* 517 Parking Spaces Provided

	SCHEDULE OF MIXED USE PARKING - PERCENTAGES				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%

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. RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN ARE BASED ON A PRELIMINARY GRADING CONCEPT AND ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS WILL BE DETERMINED AT THE SITE PLAN STAGE.
3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
8. LOCATIONS OF OUTDOOR SEATING AREAS AND OUTDOOR DINING AREAS MAY BE ADJUSTED BASED ON FINAL BUILDING FOOTPRINT. ADDITIONAL DINING AREAS MAY BE INCLUDED AT THE SITE PLAN STAGE. SEATING AREAS MAY BE PATIOS OR DECKS.
9. BUILDING FACADES TYPES A THROUGH D ARE INDICATED ON THE PLAN TO IDENTIFY THE TYPES OF FACADES FOR THE NON-RESIDENTIAL BUILDINGS. THEY ARE ALSO SHOWN ON THE APPROVED CONCEPTUAL ELEVATIONS AND ARE AS FOLLOWS:

TYPE A - FRONT FACADE
TYPE B - SIDE FACADE
TYPE C - REAR FACADE
TYPE D - CREEK FACADE



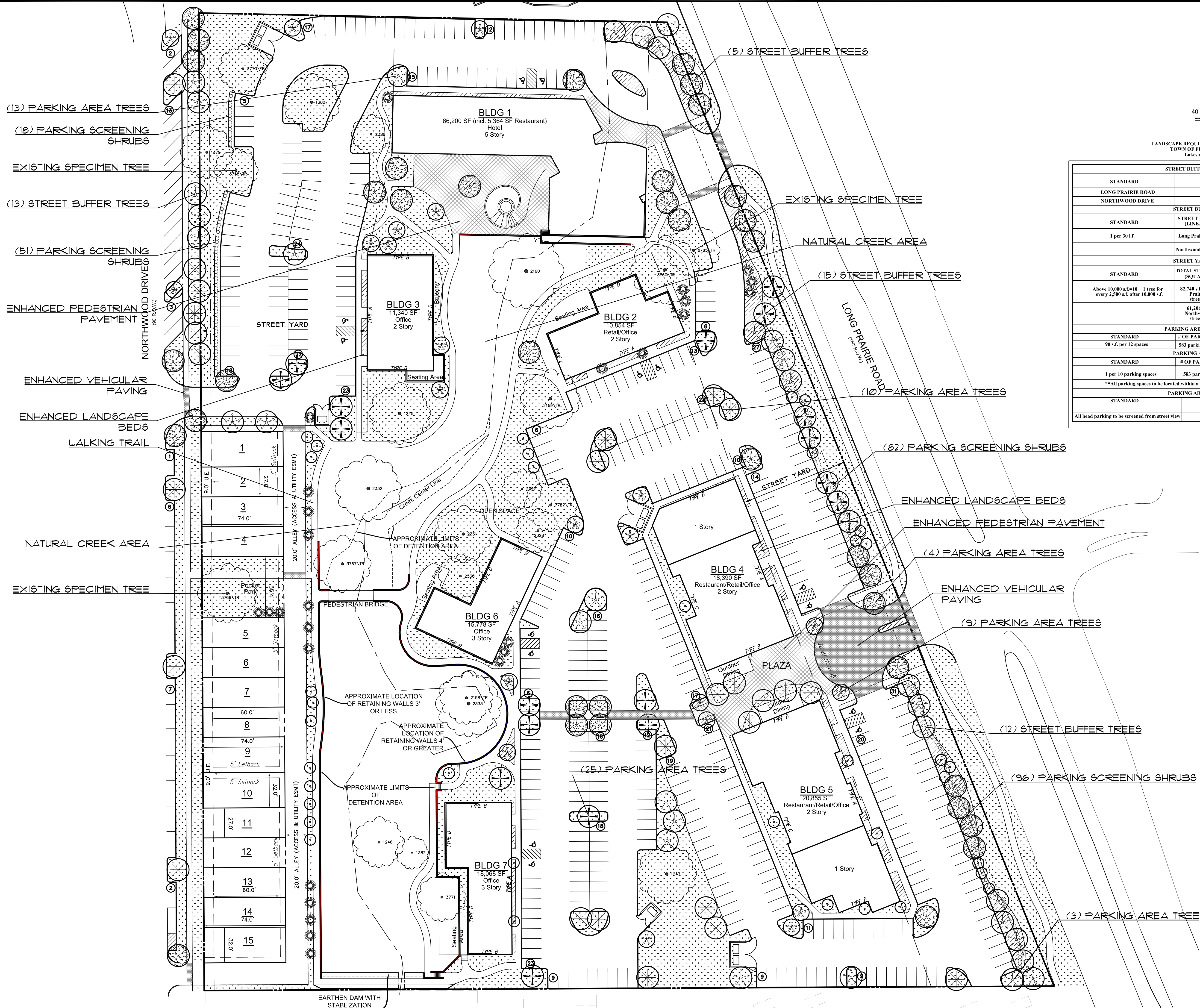
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 5/3/2017

Drawn By: SM
Date: 01/09/2017
Scale: 1"=50'
Revisions:
02/24/2017
03/27/2017
04/24/2017
05/01/2017

16326

C

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
4200 HERITAGE TRACE PKWY
FORT WORTH, TEXAS
Ph. 8175862252
Contact: Tim Nystrom

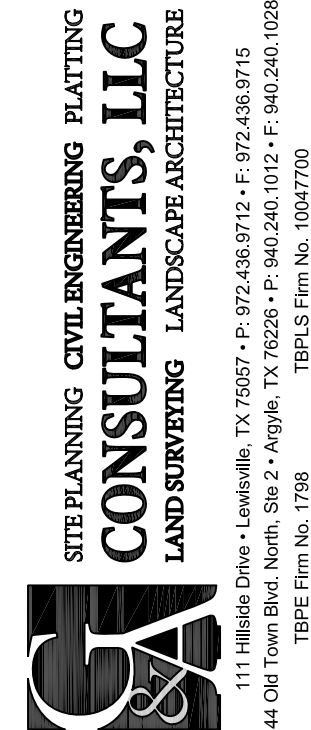


STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD		25 ft.	15-25 ft.
NORTHWOOD DRIVE		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 LT.	Long Prairie - 939 LT.	32 trees (3" cal.)	32 trees (3" cal.)
	Northwood Dr. - 380 LT.	13 trees (3" cal.)	13 trees (3" cal.)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	82,740 s.f. of Long Prairie Rd. street yard	39 trees (3" cal.)	48 trees (3" cal.) + 2 existing specimen
	61,206 s.f. of Northwood Dr. street yard	31 trees (3" cal.)	27 trees (3" cal.) + 5 existing specimen
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	583 parking spaces	4,372 s.f.	24,462 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	583 parking spaces	59 trees (3" cal.)	66 trees (3" cal.) + 7 existing specimen
**All parking spaces to be located within a 50 ft. avg. of parking lot tree.			
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)



SCALE: 1" = 40'

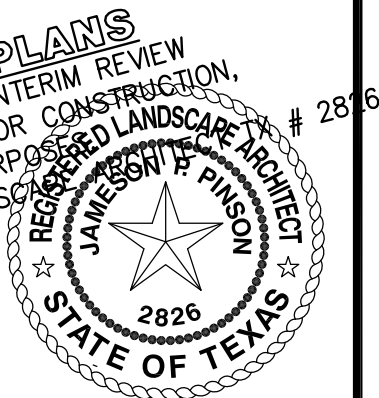
LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Lakeside Crossing



LAKESIDE CROSSING
12,001 Acres
in the
J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252
FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPT LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 5/3/2017



Drawn By: JPP
Date: 01/09/2017
Scale: 1" = 40'
Revisions:
02/24/2017
03/27/2017
04/24/2017
05/01/2017

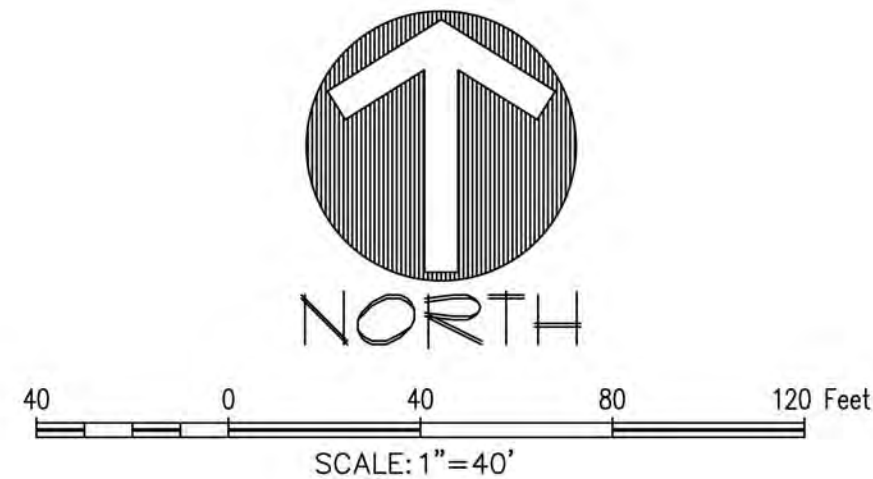
OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
4200 HERITAGE TRACE PKWY
FORT WORTH, TEXAS
Ph. 8175862252
Contact: Tim Nystrom

16326

L1.0

LAKESIDE CROSSING

File: 3_101616326\Drawings\04\Site\16326 CONCEPT RMA.LS
Printed: 4/23/2017 1:18 PM, by: Jameson Pinson, Spec: 4/23/2017 8:24 PM, by: Jameson



- NATURAL ZONE - NATURAL AREAS MEANT TO PRESERVE NATURAL TOPOGRAPHY AND VEGETATION
- TRANSITION ZONE - AREAS WHERE GRADING AND RETAINING WALLS MAY OCCUR IN ORDER TO MEND THE NATURAL AND BUILT ENVIRONMENTS
- SOUTHERN ZONE - AREA DESIGNATED TO DETAIN 100 YEAR FLOOD AND NATURAL AREA MEANT TO PRESERVE NATURAL TOPOGRAPHY AND VEGETATION
- EARTHEN DAM WITH STABILIZATION CONTAINING WEIR STRUCTURE
- POSSIBLE AREAS OF EXPOSED GRADE BEAM - 4' MAX
- POSSIBLE RETAINING WALL LOCATIONS - 3' MAX
- POSSIBLE RETAINING WALL LOCATIONS - 10' MAX

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECTURE
DATED 4/23/2017

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OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
4200 HERITAGE TRACE PKWY
FORT WORTH, TEXAS
Ph. 8175862252
Contact: Tim Nystrom

LAKESIDE CROSSING
12.001 Acres
in the
J. N. TANNHILL SURVEY, ABSTRACT NO. 1252
FLOW MOUND
DENTON COUNTY, TEXAS

EXHIBIT G
CONCEPTUAL OPEN
SPACE PLAN

16326

L1.0

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 76057 • P: 972.438.9715 • F: 972.438.9716
144 Old Town Blvd. North, Suite 2 • Anglen, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBP#E Firm No. 1798 TBP#L Firm No. 1004700

LAKESIDE CROSSING

EXPLORING THE DIVERSE
ARCHITECTURAL PERSONALITIES OF



TEXTURES



NATURAL STONE

COLORS



WOOD



TRADITIONAL

GLASS



METAL



CONTEMPORARY

OTHER SUCCESSFUL EXAMPLES OF MIXED MATERIALS AND ARCHITECTURAL STYLES



unscripted
HOTELS

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COMMERCIAL

DOCUMENTS ARE
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NOT BE USED FOR
REGULATORY
APPROVAL PERMIT, OR
CONSTRUCTION
MARCUS R. TRIMBLE
TX #24116

SITE IDENTITY



SERENE
SPACE

LIVE/
WORK



GREEN URBANISM



PEDESTRIAN CONNECTION

Attachment B(1): Zoning Planned Development Package



STAY AND PLAY

RETAIL
ATTRACTIONS



SOCIAL
GATHERING



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HOTELS

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MARCUS R. TRIMBLE
TX 024416

PROJECT MATERIALITY



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HOTELS

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MARCUS & TRIMBLE
TX #2416



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HOTELS

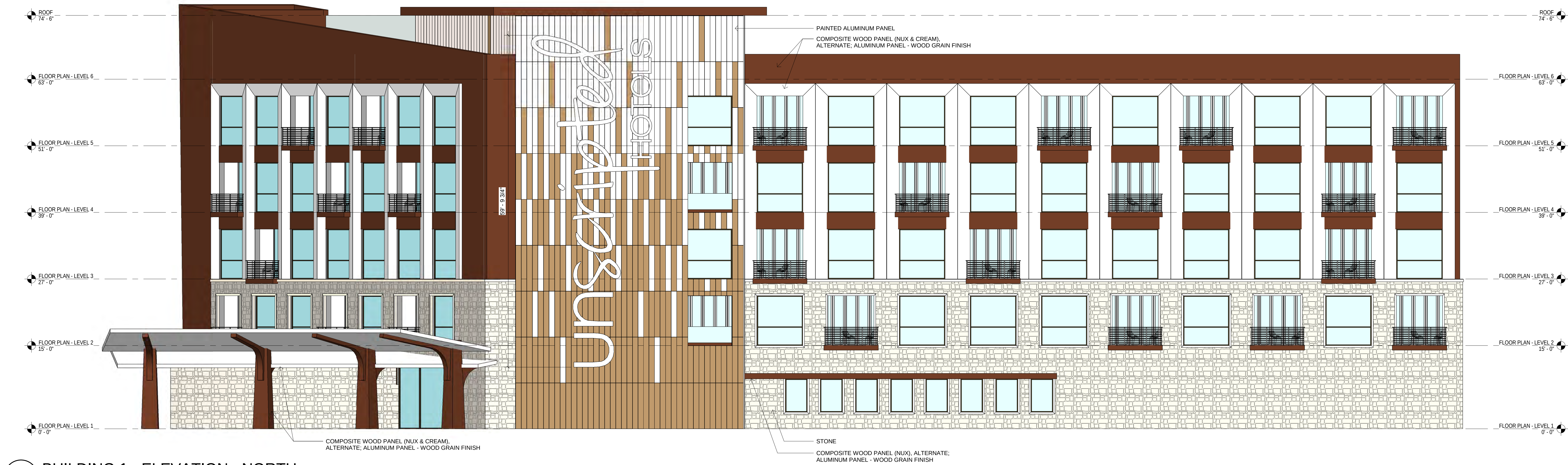


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CONSTRUCTION.
MARCUS R. TRIMBLE
TX #24416



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



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

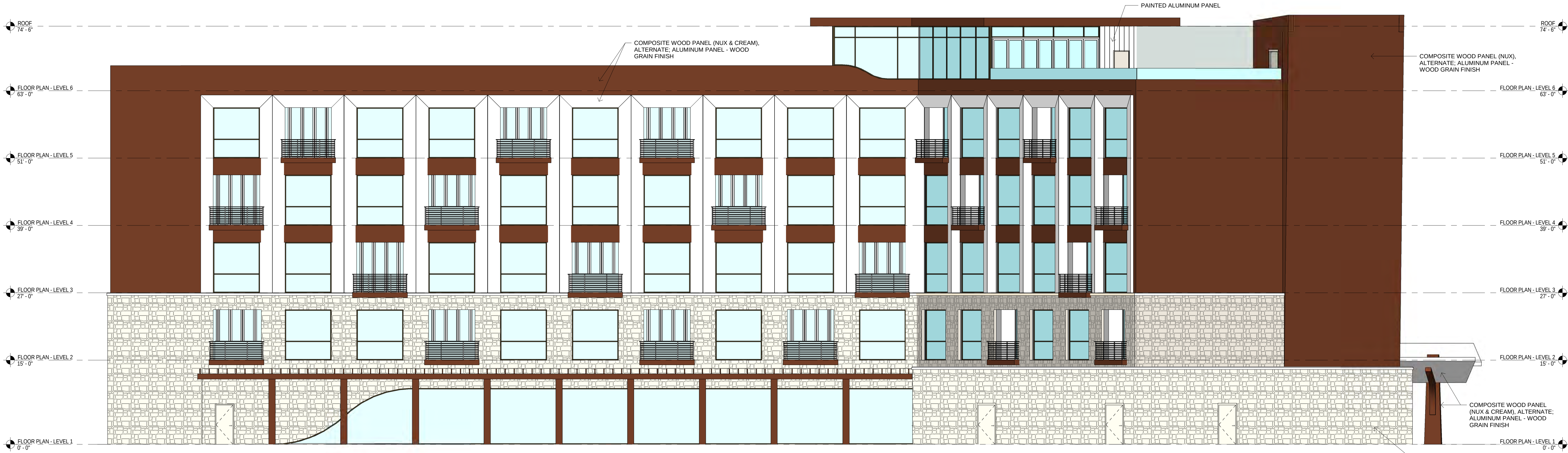
SIGNAGE:
The Roof Sign and the Building Sign on the North Elevation shall have maximum dimensions of 30' x 60'



Bldg 1 - Hotel	West	
	SF	%
Total Façade SF	9195	
Façade SF (excluding Doors & Windows)	6944	
Doors & Windows	2251	32%
Primary Material Totals		
Stone	2549	37%
Composite Wood	3746	54%
Painted Alum. Panels	649	9%

1 BUILDING 1 - ELEVATION - WEST

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



Bldg 1 - Hotel	South	
	SF	%
Total Façade SF	16340	
Façade SF (excluding Doors & Windows)	10795	
Doors & Windows	5545	34%
Primary Material Totals		
Stone	3889	36%
Composite Wood	6710	62%
Painted Alum. Panels	196	2%

2 BUILDING 1 - ELEVATION - SOUTH

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



Bldg 2 - Office	Front	
	SF	%
Total Façade SF	3298	
Façade SF (excluding Doors & Windows)	1726	
Doors & Windows	1572	48%
Primary Material Totals		
Stone	543	31%
Brick	365	21%
Composite Wood	388	22%
Stucco/EIFS	370	21%
Painted Alum. Panels	60	3%



Bldg 2 - Office	Left	
	SF	%
Total Façade SF	2452	
Façade SF (excluding Doors & Windows)	1383	
Doors & Windows	1069	44%
Primary Material Totals		
Stone	282	20%
Brick	195	14%
Stucco/EIFS	846	61%
Painted Alum. Panels	60	4%



Bldg 2 - Office	Back	
	SF	%
Total Façade SF	3298	
Façade SF (excluding Doors & Windows)	1928	
Doors & Windows	1370	42%
Primary Material Totals		
Stone	543	28%
Brick	365	19%
Stucco/EIFS	960	50%
Painted Alum. Panels	60	3%



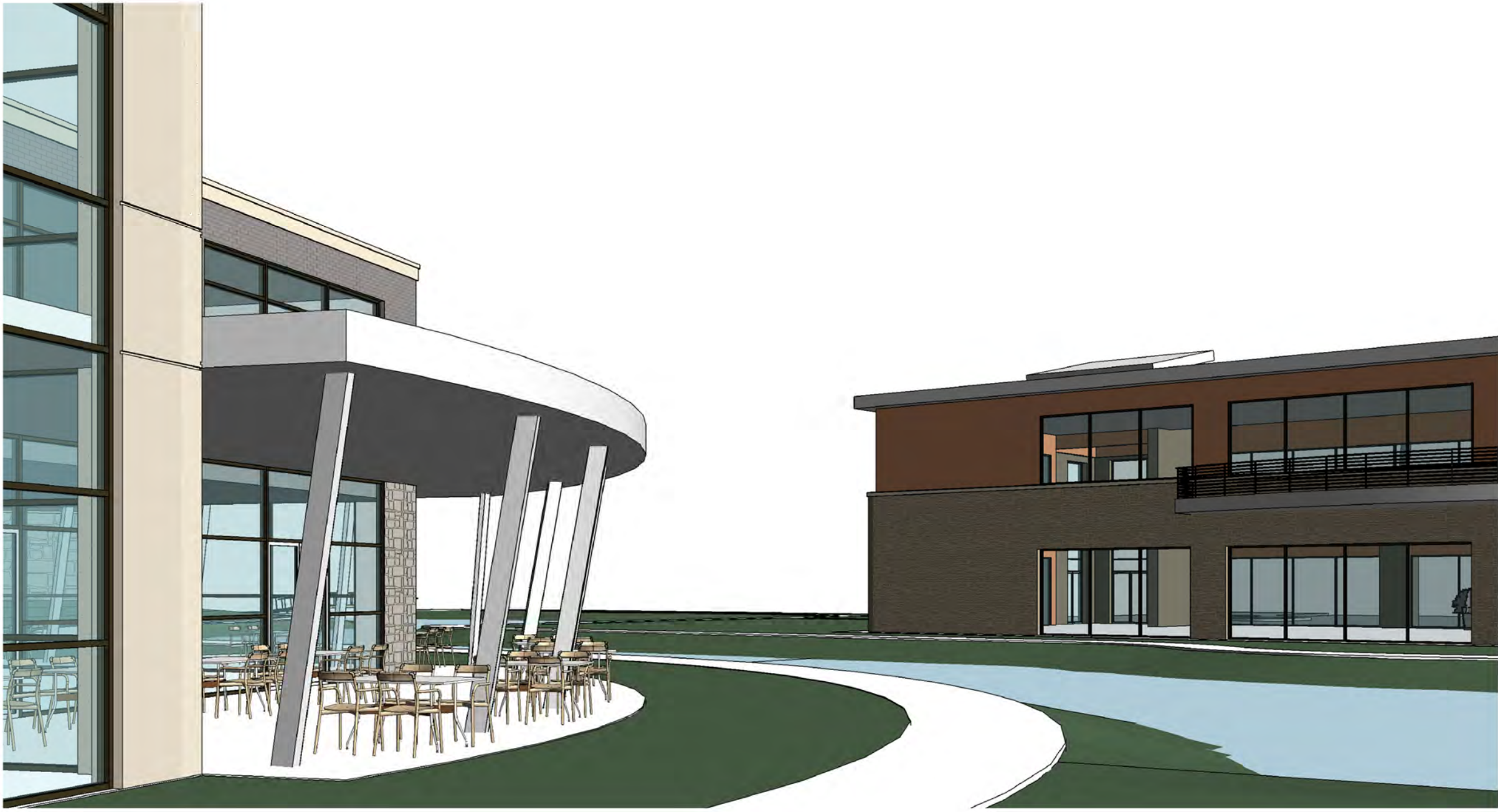
Bldg 2 - Office	Right	
	SF	%
Total Façade SF	2206	
Façade SF (excluding Doors & Windows)	1940	
Doors & Windows	266	12%
Primary Material Totals		
Stone	488	25%
Brick	312	16%
Composite Wood		0%
Stucco/EIFS		0%
Painted Alum. Panels	1140	59%

NOTE:

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



② BUILDING 2 - PERSPECTIVE
1/16" = 1'-0"



⑥ BUILDING 2 - CREEK SIDE
1/64" = 1'-0"



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MARCUS R. TRIMBLE
TX #24416



Bldg 3 - Office	Front	
	SF	%
Total Façade SF	3510	
Façade SF (excluding Doors & Windows)	3510	
Doors & Windows	1594	45%
Primary Material Totals		
Stone	1225	35%
Composite Wood	2285	65%

Bldg 3 - Office	Left	
	SF	%
Total Façade SF	1800	
Façade SF (excluding Doors & Windows)	1800	
Doors & Windows	818	45%
Primary Material Totals		
Stone	628	35%
Composite Wood	1172	65%



② OFFICE - RIGHT (BUILDING 3)
1/8" = 1'-0"

Bldg 3 - Office	Right	
	SF	%
Total Façade SF	1800	
Façade SF (excluding Doors & Windows)	1800	
Doors & Windows	818	45%
Primary Material Totals		
Stone	628	35%
Composite Wood	1172	65%

Bldg 3 - Office	Back	
	SF	%
Total Façade SF	3510	
Façade SF (excluding Doors & Windows)	3510	
Doors & Windows	1594	45%
Primary Material Totals		
Stone	1225	35%
Composite Wood	2285	65%

Bldg 4 - Retail	Front	
	SF	%
Total Façade SF	6772	
Façade SF (excluding Doors & Windows)	3352	
Doors & Windows	3420	50%
Primary Material Totals		
Stone	776	23%
Composite Wood	1770	53%
Painted Alum. Panels	806	24%

Bldg 4 - Retail	Right	
	SF	%
Total Façade SF	4190	
Façade SF (excluding Doors & Windows)	4190	
Doors & Windows	0	
Primary Material Totals		
Composite Wood	530	13%
Painted Alum. Panels	3660	87%

Bldg 4 - Retail	Back	
	SF	%
Total Façade SF	6762	
Façade SF (excluding Doors & Windows)	6510	
Doors & Windows	252	4%
Primary Material Totals		
Stone	1810	28%
Composite Wood	2720	42%
Painted Alum. Panels	1980	30%

Bldg 4 - Retail	Left	
	SF	%
Total Façade SF	4190	
Façade SF (excluding Doors & Windows)	4190	
Doors & Windows	0	
Primary Material Totals		
Stone	3660	87%
Composite Wood	530	13%

Bldg 5 - Retail	Front	
	SF	%
Total Façade SF	3381	
Façade SF (excluding Doors & Windows)	3381	
Doors & Windows	1707	50%
Primary Material Totals		
Stone	783	23%
Composite Wood	1785	53%
Painted Alum. Panels	813	24%

Bldg 5 - Retail	Right	
	SF	%
Total Façade SF	2095	
Façade SF (excluding Doors & Windows)	2095	
Doors & Windows		
Primary Material Totals		
Composite Wood	265	13%
Painted Alum. Panels	1830	87%

Bldg 5 - Retail	Back	
	SF	%
Total Façade SF	3381	
Façade SF (excluding Doors & Windows)	3381	
Doors & Windows	126	4%
Primary Material Totals		
Stone	940	28%
Composite Wood	1413	42%
Painted Alum. Panels	1028	30%

Bldg 5 - Retail	Left	
	SF	%
Total Façade SF	2095	
Façade SF (excluding Doors & Windows)	2095	
Doors & Windows		
Primary Material Totals		
Stone	1830	87%
Composite Wood	265	13%

Bldg 7 - Office	Front	
	SF	%
Total Façade SF	5251	
Façade SF (excluding Doors & Windows)	2866	
Doors & Windows	2385	45%
Primary Material Totals		
Stone	1000	35%
Composite Wood	1866	65%

Bldg 7 - Office	Right	
	SF	%
Total Façade SF	1970	
Façade SF (excluding Doors & Windows)	1970	
Doors & Windows	895	45%
Primary Material Totals		
Stone	687	35%
Composite Wood	1283	65%

Bldg 7 - Office	Back	
	SF	%
Total Façade SF	5251	
Façade SF (excluding Doors & Windows)	5251	
Doors & Windows	2385	45%
Primary Material Totals		
Stone	1832	35%
Composite Wood	3419	65%

Bldg 7 - Office	Left	
	SF	%
Total Façade SF	1970	
Façade SF (excluding Doors & Windows)	1970	
Doors & Windows	895	45%
Primary Material Totals		
Stone	687	35%
Composite Wood	1283	65%

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



OFFICE LEASE SPACE

NOTE:

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



① BUILDING 6 - ELEVATION - EAST
1/8" = 1'-0"

Bldg 6 - Office	East	
	SF	%
Total Façade SF	4369	
Façade SF (excluding Doors & Windows)	2912	
Doors & Windows	1457	33%
Primary Material Totals		
Stone	1481	51%
Brick	728	25%
Composite Wood	703	24%



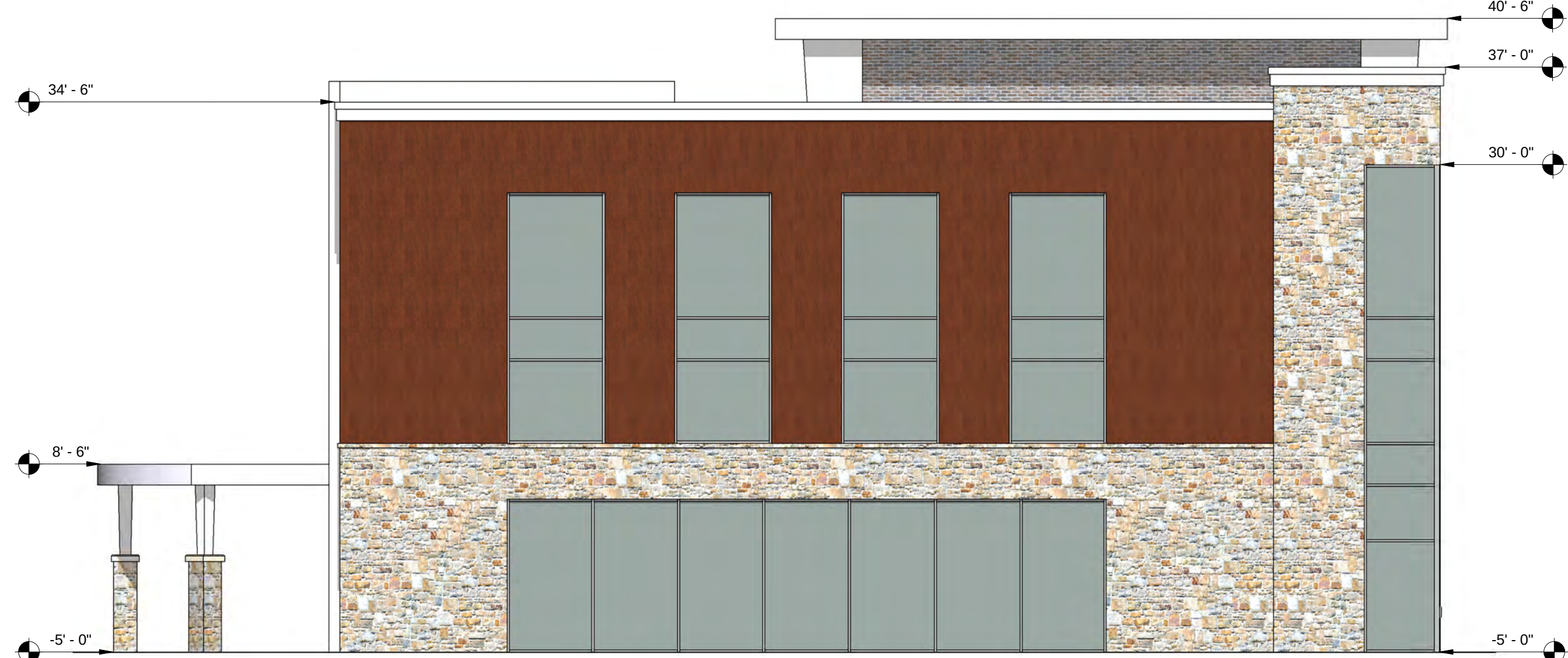
② BUILDING 6 - ELEVATION - NORTH
1/8" = 1'-0"

Bldg 6 - Office	North	
	SF	%
Total Façade SF	3148	
Façade SF (excluding Doors & Windows)	2278	
Doors & Windows	870	28%
Primary Material Totals		
Stone	794	35%
Brick	490	22%
Composite Wood	994	44%



③ BUILDING 6 - ELEVATION - WEST
1/8" = 1'-0"

Bldg 6 - Office	West	
	SF	%
Total Façade SF	4369	
Façade SF (excluding Doors & Windows)	3069	
Doors & Windows	1300	30%
Primary Material Totals		
Stone	1221	40%
Brick	728	24%
Composite Wood	1120	36%



④ BUILDING 6 - ELEVATION - SOUTH
1/8" = 1'-0"

Bldg 6 - Office	South	
	SF	%
Total Façade SF	3393	
Façade SF (excluding Doors & Windows)	2223	
Doors & Windows	1170	34%
Primary Material Totals		
Stone	844	38%
Brick	145	7%
Composite Wood	1234	56%



⑤ BUILDING 6 - CREEK SIDE
1/16" = 1'-0"

NOTE:

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



COMPOSITE WOOD PANEL

PRODEMA - PRODEX

MAINTENANCE FREE NATURAL WOOD
PANEL SYSTEM

- CREAM
- RUSTIK
- DEEP BROWN
- NUX



FIBER CEMENT WALL PANELS

- NICHIHA ROUGHSAWN
- ESSPRESSO
 - TOBACCO
 - SMOKE



STONE

CORONADO STONE PRODUCTS

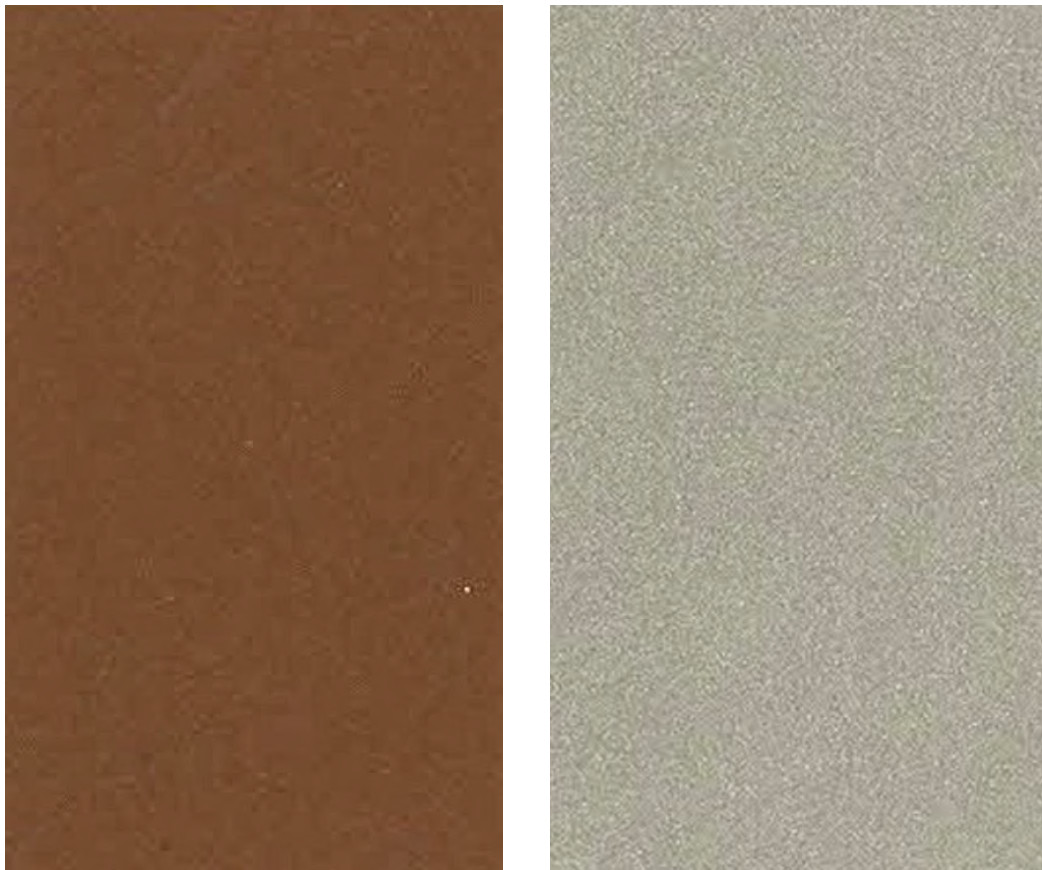
FRENCH COUNTRY VILLA SERIES

- CHAMPAGNE
- BORDEAUX



BRICK

- OLD TEXAS BRICK
- PURPLE OAK
 - SILVER PORT



DRI-DESIGN ALUMINUM PANEL SYSTEM

FACTORY PAINTED ALUMINUM PANELS

- COPPER WIRE
- CHAMPAGNE

ALTERNATE

WOOD GRAIN FINISH



STOREFRONT SYSTEM

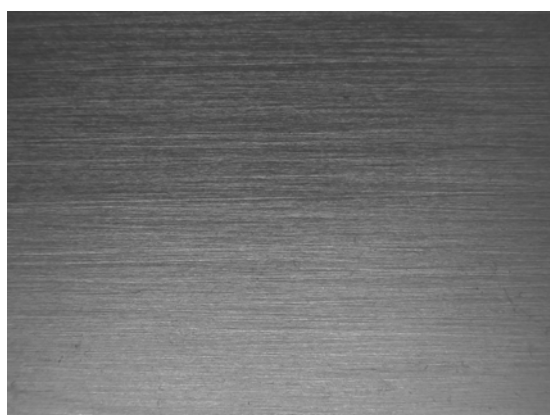
- CLEAR ANODIZED ALUMINUM
- CLEAR GLAZING
- LIGHT GRAY GLAZING



STUCCO / EIFS

PAREX USA

- IVORY
- MOONSTONE
- TUMBLEWEED
- MOUNTAIN
- SWEET GRASS
- CAVERN

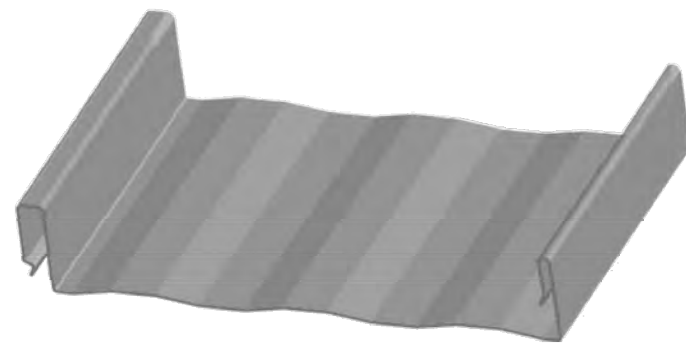


EXPOSED STRUCTURE

- GALVANIZED STEEL



MBCI STANDARD
COLORS



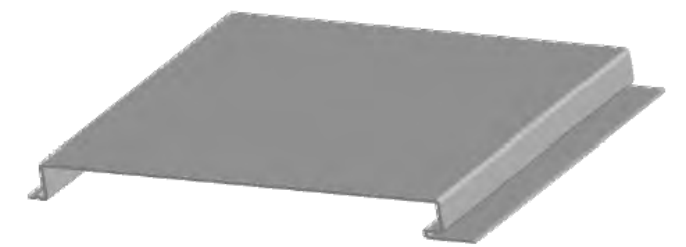
STANDING SEAM ROOF SYSTEM

- MBCI SUPERLOK WITH 2" VERTICAL RIB

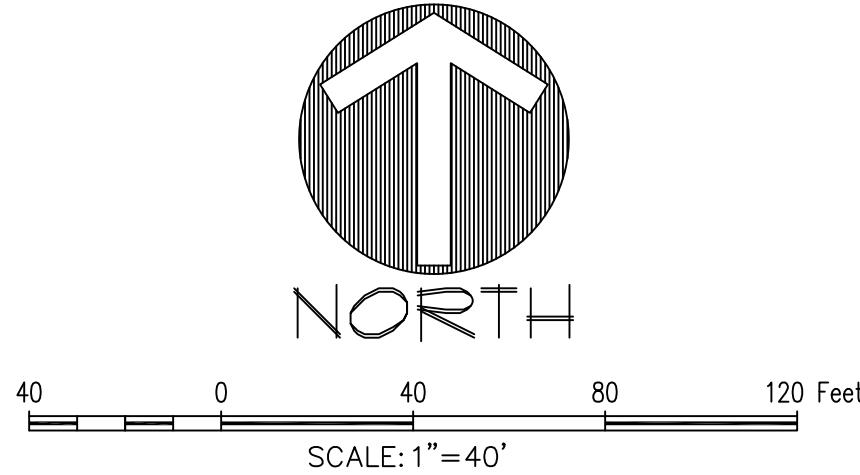


SCREENING

- MBCI 7.2 PANEL
- ARTISAN 12" FLAT PANEL



NEWSTREAM
C O M M E R C I A L



LIST #	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CANOPY DIA.	REMARKS
1	1245	26	POST OAK	Quercus stellata	Yes	Yes	No	56'	
2	1246	23	POST OAK	Quercus stellata	Yes	Yes	No	36'	
3	1247	22	POST OAK	Quercus stellata	Yes	Yes	No	44'	
4	1379	22.5	POST OAK	Quercus stellata	Yes	Yes	No	48'	
5	1380	22.5	POST OAK	Quercus stellata	Yes	Yes	No	52'	
6	1382	23	POST OAK	Quercus stellata	Yes	Yes	No	30'	
7	2158	21	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No	48'	Health Issue
8	2159	30	POST OAK	Quercus stellata	Yes	Yes	No	54'	
9	2160	32	POST OAK	Quercus stellata	Yes	Yes	No	68'	
10	2326	25	POST OAK	Quercus stellata	Yes	Yes	No	36'	Cavity/Bee Hive
11	2327	22	POST OAK	Quercus stellata	Yes	Yes	No	36'	
12	2328	22	POST OAK	Quercus stellata	Yes	Yes	No	40'	
13	2330	23	POST OAK	Quercus stellata	Yes	Yes	No	40'	
14	2331	22	POST OAK	Quercus stellata	Yes	Yes	No	52'	
15	2332	28	POST OAK	Quercus stellata	Yes	Yes	No	60'	
16	2333	23	POST OAK	Quercus stellata	Yes	Yes	No	60'	
17	3758	27.5	POST OAK	Quercus stellata	Yes	Yes	No	40'	
18	3760	29	POST OAK	Quercus stellata	Yes	Yes	No	62'	
19	3762	25	POST OAK	Quercus stellata	Yes	Yes	No	48'	Cavity/ Storm Damage
20	3763	31	POST OAK	Quercus stellata	Yes	Yes	No	48'	
21	3765	31	POST OAK	Quercus stellata	Yes	Yes	No	52'	
22	3766	28	POST OAK	Quercus stellata	Yes	Yes	No	56'	
23	3770	29	POST OAK	Quercus stellata	Yes	Yes	No	44'	
24	3771	26	POST OAK	Quercus stellata	Yes	Yes	No	44'	Health Issue

THERE ARE 61 PROTECTED
TREES LOCATED OUTSIDE THE
UPLAND WOODED HABITAT.

UPLAND WOODED
HABITAT

TREE PROTECTION FENCE

EXISTING SPECIMEN TREE

EXISTING SPECIMEN TREE

TREE PROTECTION FENCE

EXISTING SPECIMEN TREE

Exhibit “B”
Development Standards

Planned Development District - 153 (PD-153)
Lakeside Crossing

The development on the property comprising approximately 12 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

I. Campus Commercial District (CC)

Development of the Campus Commercial District area designated on Exhibit “C”, comprising of approximately 12 acres, shall be in compliance with all regulations applicable to the Campus Commercial District (CC) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

- A. PERMITTED USES. The uses listed as Permitted Uses in Campus Commercial District (CC) in the Town’s Zoning Ordinance except as otherwise listed herein may be permitted in the areas designated on Exhibit “C” as Campus Commercial District (CC) areas:

1. Railroad track;
2. Recreation Center, public;
3. Telephone equipment station.

In addition to the uses listed as Permitted Uses in Campus Commercial District (CC) in the Town’s Zoning Ordinance, the following Retail uses may also be permitted:

1. Antique Shop;
2. Assembly hall;
3. Church or rectory;
4. Convenience store with beer/wine sales;
5. Pet store;
6. Restaurant, fast food (without drive through);
7. Wine retail and establishment.

- B. SPECIFIC USES. The uses listed as Specific Uses in Campus Commercial District (CC) in the Town’s Zoning Ordinance, except as otherwise listed herein, may be permitted in the areas designated on Exhibit “C” as Campus Commercial District (CC) areas with a Specific Use Permit (SUP) approved by the Town Council:

1. Car wash, automatic;
2. Car wash, full-service;
3. Convenience store with gasoline sales;
4. Electrical energy generating plant;
5. Recycling dropoff center;

- C. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in areas designated on Exhibit "A" as Campus Commercial District (CC) only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
- D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Campus Commercial District (CC) in the Town's Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:
1. Minimum front yard. There shall be a minimum front yard of 60 feet along major thoroughfares in the Campus Commercial District (CC) areas and parking may be permitted in the front yard. There shall be no minimum front yard requirement along all other roadways.
 2. Minimum rear yard. There shall be no minimum rear yard requirement in the Campus Commercial District (CC) areas.
 3. Maximum lot coverage. There shall be no maximum lot coverage requirement in the Campus Commercial District (CC) areas.
 4. Maximum floor area ratio. There shall be no maximum floor area ratio requirement in the Campus Commercial District (CC) areas.
- E. LANDSCAPE, HARDSCAPE AND SCREENING. The following landscaping, hardscaping, and screening requirements shall apply to areas designated on Exhibit "A" as Campus Commercial District (CC) areas:
1. There shall be a minimum landscape buffer of 25 feet along FM 2499; however, the landscape buffer may be reduced to 15 feet in the areas shown on Exhibit "D" in order to save specimen trees.
 2. There shall be enhanced landscaping within the street buffer along parking areas.
 3. There shall be a minimum landscape buffer of 10 feet along Northwood Drive
 4. A compatibility landscape buffer along the south property line of the PD boundary shall not be required.
 5. Enhanced pavement, such as patterned or stamped concrete, shall be used at pedestrian crossing in the drive aisles and at the main entrance from FM 2499.
- F. PLAZA AND PEDESTRIAN CONNECTION. The following requirements shall apply to areas designated on Exhibit "A" as Campus Commercial District (CC) areas:
1. There shall be a central plaza between the two buildings that are located at the main entrance from FM 2499 and the central plaza shall include the following elements:
 - a. A drop off area for restaurant patrons or valet;
 - b. Outdoor seating areas;
 - c. Outdoor dining areas/patios;
 - d. Enhanced landscaping;
 - e. Enhanced pavement;
 - f. Pedestrian connection to open space area; and
 - g. String or festoon lighting.
 2. All buildings shall provide or extend pedestrian walkways to connect to the pedestrian circulation system.

G. OPEN SPACE REQUIREMENTS. The following open space requirements shall apply to areas designated on Exhibit "A" as Campus Commercial District (CC) areas:

1. There shall be a minimum of 16% of land area used for open space purposes throughout the entire Planned Development property.
2. There shall be a central open space area that runs north to south along the existing stream as shown on Exhibit "G", the Conceptual Open Space Plan.
3. Detention areas may be either grass sloped edges or hard edges and shall be permitted in the central open space area.
4. At least one pedestrian bridge is required to ensure pedestrian connection between the non-residential and residential areas of this Planned Development.
5. Trails within open space areas shall have a minimum width of five feet and may be stone walkways, concrete, patterned concrete, or decompose granite with binder.
6. The central open space area shall be maintained by the Property Owner's Association.
7. Retaining walls four feet or taller shall be landscaped to relieve the visual effect of the long expanse of the cladded wall.
8. The central open space area shall consist of three zones. These zones are listed below with descriptions and use of each zone. Each shall endeavor to preserve as much of the existing topography and trees of the central open space area as possible.
 - a. Natural Zone
 - i. The existing stream, specimen trees, natural topography, and rock outcroppings shall be preserved.
 - ii. May be selectively cleared and grubbed provided that no heavy machinery is used. May remove trees that are two inches or less in caliper, vines, shrubs, saplings, and undergrowth.
 - iii. Maintenance of this zone may include yearly or biannual clearing.
 - iv. Native and riparian plant material shall be re-established if impacted by clearing and grubbing. Debris/trash in the open space area shall be picked up by the maintenance personnel.
 - b. Southern Zone
 - i. The existing stream, specimen trees, and rock outcroppings shall be preserved.
 - ii. The zone shall be designed to provide storm water detention for the development.
 - iii. May be selectively cleared and grubbed provided that no heavy machinery is used. May remove existing trees that are two inches or less in caliper, vines, shrubs, saplings, and undergrowth.
 - iv. Grading or earthwork shall be used to provide more detention volume if needed and shall be limited for this purpose only.
 - v. Areas disturbed by grading shall be re-established with native and/or riparian plant material.
 - vi. Maintenance of this zone may include yearly or biannual clearing. Debris/trash in the open space area shall be picked up by the maintenance personnel.
 - vii. Portions of the trail may be located within this zone.
 - c. Transition Zone

- i. The zone merges the natural and built environment by means of retaining walls and grading.
 - ii. Purpose of zone is to provide slope/elevation changes to connect the natural and southern zone to the buildings and parking areas.
 - iii. May be selectively cleared and grubbed provided that no heavy machinery is used. May remove existing trees that are two inches or less in caliper, vines, shrubs, saplings, and undergrowth.
 - iv. Native plant material, sod, and landscaping may also be used in areas disturbed by grading, adjacent to buildings, along trails/sidewalks, and adjacent to parking areas.
9. A wetland delineation shall be performed to determine if the existing stream is a Waters of the US and the preparation of a Wetlands Delineation and Jurisdictional Determination Report may be required to obtain the necessary approvals if impact to the stream is proposed.
10. The property owner shall submit a Tree Protection Plan to the Town for any specimen trees where grading activities will encroach under the drip line of the trees prior to any construction related activities commencing onsite. If any specimen trees are removed from this property without a tree removal permit or are injured because of failure to follow required tree protection measures outlines under the Tree Protection Plan, and the tree dies or may reasonably be expected to die, the town shall have the authority to impose one or more of the following administrative and civil penalties on the developer and/or owner of the property:
 - a. A monetary penalty of \$500.00 per-caliper-inch of width of the specimen tree(s) removed or damaged, payable to the town. Funds paid to the town as tree removal penalties shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town, and/or to support the administration and enforcement of the town's tree preservation regulations.
 - b. For each specimen tree that is removed or damaged, replacement with new trees having a total tree caliper width equivalent to ten times that of the removed or damaged tree(s). Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Such replacement trees shall be container-grown and have a minimum caliper width of two and one-half inches to three inches. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations as approved by the tree preservation and enforcement officer or authorized designee.
11. If any of the twenty-four specimen trees dies after final acceptance from the Town for this development, then the tree must be replaced with one, two and one-half to three-inch caliper tree. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations approved by the tree preservation and enforcement officer or authorized designee."

12. If any of the specimen trees require a request for authorized removal and permit prior to site plan, development plan, and/or record plat approval, the developer, property owner or applicant shall submit the applicable specimen tree removal request to the Environmental Conservation Commission for recommendation and subsequent Town Council consideration. Any authorized removal of a specimen tree shall result in the minimum of one mitigation tree to be planted in the location where the specimen tree was removed in addition to the required specimen tree mitigation associated with the approved removal as established in Chapter 94 "Trees". The landscape plan shall also reflect any specimen tree removals and additional mitigation trees planted.

H. NON-RESIDENTIAL ARCHITECTURAL STANDARDS. The following architectural standards shall apply to areas designated on Exhibit "A" as Campus Commercial District (CC) areas:

1. There shall be a unified design theme consistent with the attached Architectural Imagery Package, Exhibit "F".
2. Buildings shall use a combination of textures and materials that complement the design theme. Building design shall be a sleek and linear modern look with minimum detailing for simplicity and clarity which is consistent with the theme.
 - a. Entrances to buildings shall be clearly identified to pedestrians and motorists and shall be accentuated by the use of canopies, porticos, recessed wall planes, overhangs or other similar features that are compatible with the architectural style.
3. Building materials shall include the following:
 - a. Primary materials shall consist of a minimum of 80% of each exterior façade and shall consist of the following materials:
 - i. Stone
 - ii. Brick
 - iii. Stucco/EIFS
 - iv. Tilt Wall
 - v. Composite Wood Panels
 - vi. Aluminum Panels
 - vii. Fiber Cement Wall Panels
 - b. Secondary materials shall consist of a maximum of 20% of each exterior façade and may consist of the following materials:
 - i. Prefinished Metal
 - ii. Fiber-reinforced cement siding
4. The use of building materials like composite wood panels, fiber cement wall panels, metal, and fiber-reinforced cement siding is subject to additional staff review at Site Plan application stage. The additional review will be in terms of location of the materials used on any facade, size of the area covered by the materials, design or pattern in which the materials are laid out on any façade.
5. Primary building colors consisting of neutral and earth tones such as brown, olive, gray, black, and white, or shades thereof, shall comprise a minimum of 80% of the building façade including miscellaneous tributary, ancillary architectural elements such as canopies, balconies, trim, etc. Accent colors shall relate to the primary colors and may comprise the remainder.

6. There are four types of building facades identified on Exhibit “C”, the Concept Plan, for Buildings 2 through 7 and they are subject, but not limited, to the following requirements:
 - a. Type A – Front Façade: shall have the highest quality design with majority of the façade as glass and primary materials. Building entrances shall be located at the front façade.
 - b. Type B – Side Façade: shall mostly be comprised of primary materials, with some secondary materials, and minimal glass. Service or secondary entrances may be located at the side façade.
 - c. Type C – Rear Façade: may include secondary materials and minimal to no glass. Service entrances may be located at the rear façade.
 - d. Type D – Stream Façade: shall be designed to take advantage of the stream side view with patios or decks and the use of glass and primary materials on the building façade. Secondary entrances may be located at the stream façade. Type D face shall include the following elements:
 - I. Minimum 200 sf of patio/covered area for employees and shoppers to enjoy the open space.
 - II. Minimum 20 percent of Type D façade shall have transparent windows providing view of the stream/open space area.
 - III. Enhanced landscape, hardscape, seating, potted plants (plants in large decorative containers) or similar in and around the patio/covered area to encourage the use of open space.
7. Exposed grade beams around the buildings shall include details and patterns that provide interest to the concrete beam component. Such detail can be accomplished by patterned scoring, casting, texturing or other finishing treatment.
8. Roofs of buildings shall reinforce the design theme and shall include the following:
 - a. Roof types should be low-sloped or shed-type with a minimum slope of 0.25 inch per foot or roofs may be of undulating curves.
 - b. Parapets or screening are required on flat roofs so that any roof top equipment is not visible from the street right-of-way.
 - c. Roofing materials that are visible from ground level may include metal, aluminum, synthetic slate or tile, or glass fiber shingles. Glaring roofing materials are not allowed.

II. Townhome District - Single Family Attached (SF-A)

Development of the Townhome District area designated on Exhibit “C”, comprising of approximately 12 acres, shall be in compliance with all regulations applicable to the Single Family Attached District (SF-A) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

- A. PERMITTED USES. The uses listed as Permitted Uses in the Single Family Attached District (SF-A) in the Town’s Zoning Ordinance may be permitted in the areas designated on Exhibit “C” as Townhome District.
- B. SPECIFIC USES. The uses listed as Specific Uses in the Single Family Attached District (SF-A) may be permitted in the areas designated on Exhibit “C” as Townhome District.
- C. TEMPORARY USES. The uses listed as Temporary Uses in the Single Family Attached District (SF-A) in the Town’s Zoning Ordinance may be permitted in the areas

designated on Exhibit "C" as Townhome District areas only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".

D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Single Family Attached (SF-A) in the Town's Zoning Ordinance shall be required for areas designated on Exhibit "C" as Townhome District except as otherwise listed herein:

1. Minimum lot area per dwelling. The minimum lot area per dwelling unit shall be 1,800 square feet.
2. Minimum lot width. The minimum lot width shall be 27 feet.
3. Minimum front yard. There shall be no minimum front yard requirement.
4. Minimum side yard. There shall be no minimum side yard requirement.
5. Minimum rear yard. The minimum rear yard shall be five feet.
6. Maximum lot coverage. The maximum lot coverage shall be 90 percent.
7. Maximum floor area ratio. There shall be no maximum floor area ratio requirement.
8. Maximum height. The maximum height of buildings and structures shall be three stories or 35 feet.

E. OPEN SPACE REQUIREMENTS. The following open space requirements shall apply to areas designated on Exhibit "C" as Townhome District:

1. There shall be at least one pocket park within the Townhome District.
2. The pocket park shall be a minimum of 2,500 square feet in size and shall be located as indicated on Exhibit "D".
3. Pedestrian connection from the pocket park to the central open space area in the Campus Commercial District (CC) is required.

F. LANDSCAPE REQUIREMENTS. The following landscape requirements shall apply to the areas designated on Exhibit "D" as Townhome District:

1. There shall be a screening device along the east side of the alley. Said device shall consist of any of the following:
 - a. Vegetation including shrubs, ornamental trees, or shade trees.
 - b. Wrought iron fencing

G. TOWNHOME ELEVATIONS.

Prior to the submittal of a plat application for the residential portion, approval of an amendment to the Townhome District - Single Family Attached (SF-A) section of this Planned Development District shall be required. The said amendment shall provide written standards and conceptual elevations for the Townhomes.

III. **Miscellaneous Standards**

The following standards shall apply to the entire Planned Development.

A. PARKING. This Planned Development shall be subject the following parking standards:

1. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development. A copy of said

agreement will be provided to the Town of Flower Mound with the Record Plat for the development.

2. Mixed use parking standards may be used to satisfy the parking requirements in this Planned Development. In applying mixed use parking standards, the following schedule of Mixed Use Parking sets forth the percentage component for the calculation. Please refer to the following table:

Use	Weekday		Weekend		Night
	Daytime 6 a.m.- 6 p.m.	Evening 6 p.m.- midnight	Daytime 6 a.m.- 6 p.m.	Evening 6 p.m.- midnight	Midnight – 6 a.m.
General or Professional Office	100%	10%	10%	5%	5%
Medical or Dental Office	100%	10%	10%	5%	5%
Hotel	70%	100%	70%	100%	70%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%

3. On-street, angled parking may be permitted along Northwood Drive as shown on Exhibit "C", the approved Concept Plan.
4. On-street striping shall be maintained by the Hotel or the Property Owners' Association.

B. ADMINISTRATION. There shall be established Lakeside Crossing Property Owners' Association (POA). Said association shall file Covenants, Conditions, and Restrictions (CC&Rs) in the Denton County Real Property Records with the first record plat application and said POA shall be responsible for the maintenance of the following:

1. Open space areas;
2. Trails and pedestrian bridge;
3. Striping of parking spaces along Northwood Drive;
4. Other items as listed in the CC&Rs.

C. ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to an approved Environmental Protection Plan.

D. SIGNAGE. The proposed building signs on the hotel shall be permitted as shown on the Architectural Imagery Package, Exhibit "F", specifically, the Conceptual Elevations of the proposed hotel, and shall be subject to the following:

1. This section shall apply to the attached building and roof sign on the hotel only.
2. The hotel signage shall consist of an attached building sign on the front façade and an attached building sign on the roof.
3. Sign lettering shall be individually cut letters that are aluminum or powder-coated aluminum.
4. Letters shall be raised from the wall surface and mounted to the building exterior.

5. Letters shall be backlit with LED lighting.
 6. All other signs for the hotel and other buildings within Lakeside Crossing shall meet the Town's Sign Ordinance, unless a Comprehensive Sign Package is requested in the future for any sign not described above.
- E. SITE GRADING AND RETAINING WALLS. The proposed location of retaining as shown on the Concept Open Space Plan, Exhibit "E", are preliminary and are subject to change once a detailed grading plan has been completed at the site plan stage. The following requirements shall apply to the use of retaining walls within Lakeside Crossing:
1. Walls over four feet in exposed height shall be softened by the use of any of the following:
 - a. vegetation located on the top of the wall hanging down over the face of the wall
 - b. by plantings located in front of the wall
 - c. Wall terrace or ledge that is located at mid height of the wall with a horizontal run length that is proportional to the total length of the wall and includes vegetation within the terrace or ledge.
 2. There may be vertical cut/fill in excess of 10 feet in the open space area south of building six.
- F. PHASING: The first phase of development shall include the detention reservoirs, fire lanes, median cuts/turn lanes to support the first phase, curb cuts, and utilities within Phase 1, perimeter landscaping (Exhibit C), stream area and installation of trails around the stream. A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.
- G. EXCEPTIONS. Upon approval by the Town Council, the following exceptions to the Town's Ordinances shall apply to this Planned Development.
1. Meritorious Architecture – Urban Design Plan, Section 1.2.
The proposed architecture is unique and shall be deemed as 'meritorious'.
 2. Façade Materials – Urban Design Plan, Section 5.1.
Type D facades may have up to 60% doors and windows.
 3. Façade Materials – Urban Design Plan, Section 5.3.
In addition to the materials listed as primary masonry under Section 5.3 of the Urban Design Plan, composite wood panels, aluminum panels, EIFS, and fiber cement wall panels, may be used as primary building materials.
 4. Upland Habitat - SMARTGrowth.
Since this development has been classified as an Economic Development project per the approved 380 Agreement, the Upland Habitat requirements of the Town's SMARTGrowth program, specifically Environmental Quality, shall not apply to the non-residential areas.
 5. Overhead Utilities – Section 90-423.
Overhead utilities along Northwood Drive are primarily located in the Town's Right-of-Way with some poles located on the property line and have a portion of the pole in the Right-of-Way and a portion of the pole in the property. Therefore, the requirement to bury overhead utilities underground shall be waived since the poles straddle the property and Right-of-Way line.
 6. Compatibility Buffer – Section 82-302 and Compatibility Setback – Section 82-303.
A 60-foot compatibility setback and 25-foot landscape buffer with a screening wall, shall not be required along the south property line.

7. Pitched Roofs – Urban Design Plan, Section 12.1.
A waiver to the pitched roof requirement of buildings less than 15,000 square feet may be considered by the Town Council provided that said buildings are part of a large scale development, not adjacent to residences, and include architectural detail to soften the appearance of large, tall vertical walls.
8. Topographic Slope Protection - SMARTGrowth.
Since this development has been classified as an Economic Development project per the approved 380 Agreement, the Topographic Slope requirements of the Town's SMARTGrowth program, specifically Environmental Quality, shall not apply to the non-residential areas.
 - a. Restrictions; purpose. No development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."
 - b. Exception. An exception to this requirement may be approved by the town council by the affirmative vote of at least three-fourths super majority vote of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography. Requests for an exception shall be accompanied by the following submissions:
 - i. Detailed drawings that illustrate the impact of the proposed development on the natural topography and the manner by which the development is integrated into, reflects and maintains the overall integrity of the natural topography.
 - ii. The identification of those specific best management practices (BMPs) that will be used to maintain and responsibly integrate the development into the natural topography together with an explanation regarding their use within the plans for such development. The BMPs to be used shall include, but are not limited to, those BMPs found within the town's engineering design and construction standards.
 - iii. While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four-foot or greater in height shall be designed by a professional engineer licensed by the State of Texas. Retaining walls exceeding eight feet in height are discouraged.
 - c. In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.