

October 15,2021

Poornima Kashyap, AICP
Principal Planner, Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: JOB NAME: FLOWER MOUND RANCH
 Job Number: 18329
 TOFM Project No.: MU21-0002

The following are the response comments for the above-mentioned project. Our response comments are in **bold**.

PLANNING

Codie Freeman

1. PLANNING (NEW) – NO COMMENTS
McAdams Response: Acknowledged.

LauriAnn Cash

1. NEW APPLICATION – NO COMMENTS
McAdams Response: Acknowledged.

2. Fees paid by Applicant: 09/07
McAdams Response: Acknowledged.

3. Sign Notes:
 - a. Email to Public Works: 09/14 after L.Murphy confirmed w/applicant
 - b. ***Only 30 of 60 signs printed due to supply chain issues; remaining 30 to be printed in October***
 - c. Public Works completed sign email: ##/##
 - d. Applicant pickup email: ##/## to be picked up by ##/##
 - e. Applicant picked up signs: ##/##
 - f. Applicant uploaded sign photos: ##/##
McAdams Response: As of today, McAdams has posted all 60 required signs, uploaded sign photos, and addressed all Town comments related to the sign postings received to date.

Poornima Kashyap

1. See attached 1st submittal Draft Planning comments
McAdams Response: See table below.

ECONOMIC DEVELOPMENT**Melody Eby**

1. NO COMMENTS

McAdams Response: Acknowledged.

ENGINEERING**Bob Pegg**

1. USE TABLE. A TIA, Water Study and Sanitary Sewer Study are required for this development. All three studies will be using the same USE TABLE to calculate trips and demands. Provide a single USE TABLE that lists the breakdown of proposed uses (Residential, Commercial, Retail, Office, etc.) with square foot or unit counts. This Table should be similar in format to the USE TABLE that was developed for MU20-0002.

McAdams Response: Provided to Bob Pegg by email on October 15, 2021, and a copy is also provided with this response.

2. TIA. This development requires a TIA. In order to begin the TIA please provide a concept layout of the development that shows all major streets. The concept plan should give street cross sections and should show proposed connection points to the existing Thoroughfare Streets in the area. The concept plan needs to include an overall plan sheet, and if necessary, additional sheets at a greater scale to allow reviewers to understand how the various streets interact. The concept plan needs to be on engineered sheets, not 8 1/2" x 11" PDF exhibits, and needs to clearly show all relevant plan information (property lines, easements, etc.). The information provided for this review are not sufficient for specific comments.

McAdams Response: The pdf document submitted (2021.08.26 b(2)ii(b)(2)A Street Plan) was created as 24" x 36" pdf. The 18-page document provided an overall sheet at 1" = 500' and 17 supporting pages at 1" = 100'. The street sections were submitted as an independent document (2021.08.26 b(2)ii(c)(5) Street Sections). The street sections pdf was created as an 8 1/2" x 11" pdf. This was further discussed at the October 7th meeting at Town Hall, and Bob Pegg acknowledged that the information in the original zoning application submittal is sufficient to satisfy all comments in this comment #2.

3. WATER STUDY. This development requires a WATER STUDY. In order to begin the WATER STUDY please provide a concept water utility plan for the development that shows all major water lines. The concept water utility plan should provide proposed water line sizes and should show proposed connection points to the existing Town water lines in the area. The concept water utility plan needs to include an overall plan sheet, and if necessary, additional sheets at a greater scale to allow reviewers to understand how the various water lines interact. The concept water utility plan needs to be on engineered sheets, not 8 1/2" x 11" PDF exhibits, and needs to clearly show all relevant plan information (property lines, easements, etc.). The water plan provided for this review is not sufficient for specific comments.

McAdams Response: The pdf document submitted (2021.07.16 DP(12)B Preliminary Water Exhibit) was created as 24" x 36" pdf. The 18-page document provided an overall sheet at 1" = 500' and 17

supporting pages at 1" = 100'. Each of the supporting pages identifies the largest anticipated fire flow for each of the proposed mixed use land use areas. The document identifies both existing and proposed water lines. For example, sheet 2 shows a Future 12" water line and that the MU – T – MR lands use areas anticipates the largest fire flow to be a single story retail/restaurant with 2,000 GPM. This was further discussed at the October 7th meeting at Town Hall, and Bob Pegg acknowledged that the information in the original zoning application submittal is sufficient to satisfy all comments in this comment #3.

4. SANITARY SEWER STUDY. This development requires a SANITARY SEWER STUDY. In order to begin the SANITARY SEWER STUDY please provide a concept sanitary sewer utility plan for the development that shows all proposed sanitary sewer lines. The concept sanitary sewer utility plan should provide proposed sanitary sewer line sizes and should show proposed connection points to the existing TRA sanitary sewer system in the area. The concept sanitary sewer utility plan needs to include an overall plan sheet, and if necessary, additional sheets at a greater scale to allow reviewers to understand how the various sanitary sewer lines interact. The concept sanitary sewer utility plan needs to be on engineered sheets, not 8 1/2" x 11" PDF exhibits, and needs to clearly show all relevant plan information (property lines, easements, etc.) as well as the drainage basins served. The sanitary sewer plan provided for this review is not sufficient for specific comments.

McAdams Response: The pdf document submitted (2021.07.16 DP(12)A Preliminary Sanitary Sewer Exhibit) was created as 24" x 36" pdf. The document shows the 3 distinct drainage basins proposed, differentiated by color and name. The 16-page document provided an overall sheet at 1" = 400' and 15 supporting pages at 1" = 100'. The supporting sheets identified the proposed connection points to the proposed sanitary sewer main lines and identified a point number along with the anticipated uses tying into that point. For example, on Sheet 2, we identify Connection Point 1: showing 18,750 SF Retail; 10,600 SF Restaurant and 264 Town Homes. This was further discussed at the October 7th meeting at Town Hall, and Bob Pegg acknowledged that the information in the original zoning application submittal is sufficient to satisfy all comments in this comment #4.

5. CONCEPT DRAINAGE PLAN. A CONCEPT DRAINAGE PLAN is required for this development. At a minimum the CONCEPT DRAINAGE PLAN needs to show the location of all FEMA flood plain overlaid on the concept plan of the development as well as the concept drainage intent for the overall development. Plan needs to show proposed locations for detention and a concept drainage area map. Providing the FIRM for the area in no way meets any of the above requirements.

McAdams Response: A concept drainage plan was submitted with the previous application showing the existing drainage patterns for the property. We have added the approximate limits of the FEMA flood plain to the exhibits. A detailed drainage analysis for the entire property has not been conducted at the zoning stage. Detention will be provided in accordance the Town's requirements. Full analysis of detention will be provided with infrastructure plans or site plans as development occurs. This was further discussed at the October 7th meeting at Town Hall, and Bob Pegg

acknowledged that the information in the original zoning application submittal is sufficient to satisfy all comments in this comment #5.

6. FLOOD STUDY. A complete flood study to determine the location of FULLY DEVELOPED FLOOD PLAIN is required for this development. The study does not have to be complete until the platting stage; however, it should be started as soon as possible in order to keep the project on track. Keep in mind that Town Ordinances prohibit any work in the FEMA of the Fully Developed flood plain. No Plats for this development can be placed on a P&Z agenda until the flood study is completed and accepted by the Town.

McAdams Response: Acknowledged, to be provided at time of platting.

7. No detailed review was done on any of the documents provided for the first submittal as none of the engineering related documents provided were complete or in sufficient detail. Please assemble the requested exhibits for items 1-6 above and resubmit for review.

McAdams Response: Item 1 has been provided. Items 2-5 above were submitted in accordance with the requirements of the mixed use application, and at the October 7th meeting, Bob Pegg acknowledged that the information in the original zoning application submittal is sufficient to satisfy all comments in 2-5 and the relevant information was contained within each of the documents listed within the responses. Comment number 6 will be addressed at the time of platting.

TRAFFIC

Matt Hotelling

1. NO COMMENTS

McAdams Response: Acknowledged.

ENVIRONMENTAL

JAMES HOEFERT

2. No Comments

McAdams Response: Acknowledged.

FIRE

JASON BOLEJACK

1. NO COMMENTS AT THIS TIME. FIRE WILL HAVE COMMENTS AS THIS PROJECT DEVELOPS AND MORE DATA/INFORMATION IS SUBMITTED FOR REVIEW.

McAdams Response: Acknowledged.

PARKS

JOHN HABREN

1. Trails Master Plan – Make sure you have a trail plan that shows adherence to both the multi-use trail and equestrian trail. Roadways should reflect the bike lanes as well.
McAdams Response: This item is not applicable to the proposed application due to the vested rights on the property agreed to as part of the Rule 11 agreement.

2. Urban Design Master Plan: Various design elements found within the Urban design plan. Landscape layout should adhere to Town entrance landscaping. Need to pay attention to intersection enhancements in both Urban Design Plan and Median and Right-of-way design Guidelines.
McAdams Response: This item is not applicable to the proposed application due to the vested rights on the property agreed to as part of the Rule 11 agreement.

3. Denton Creek Re-use Master Plan – Several requirements on this plan.
McAdams Response: This item is not applicable to the proposed application due to the vested rights on the property agreed to as part of the Rule 11 agreement.

4. Parks Master Plan – Land is needed out west for several pocket parks, neighborhood parks, and community parks. Land dedication is highly encouraged and recommended by staff.
McAdams Response: This item is not applicable to the proposed application due to the vested rights on the property agreed to as part of the Rule 11 agreement.

5. Need a fair market value for the property. Please have the property appraised for the uses being sought by either licensed appraiser below:

JLL Valuation & Advisory Services
Greg Cook Greg.Cook@am.jll.com
201 Main Street, Suite 500
Fort Worth, TX 76102
(817) 332-5522

Pyles Whatley
Leighton Gambill (Leighton@pyleswhatley.com)
16910 Dallas Parkway Suite 100
Dallas, Texas 75248
(214) 340-5880

McAdams Response: This item is not applicable to the proposed application due to the vested rights on the property agreed to as part of the Rule 11 agreement.

6. Park Credit Option may be used for MU zoning. If you choose to use it, please make sure you are meeting the ordinance by providing the following:

- a. A conceptual landscape plan
- b. Location, description, open space type, and minimum area of all open spaces
- c. Location and description of natural features listed in Section 90-449(f) as well as any such features identified in the environmentally sensitive area survey required by the town's SMARTGrowth program. This information may be provided on a separate plan sheet for clarity purposes.
- d. Location and area of all proposed publicly accessible open spaces within the development.
- e. Location, dimension, and type of pedestrian connections between open space amenities.
- f. Location and preliminary design details of all proposed open space amenities.
- g. A summary of the perpetual maintenance proposed for each open space area, which maintenance must be feasible and appropriate for each open space type.
- h. Phasing and location of the open space associated with the overall development and the open space associated with, and integral to, specific buildings.

McAdams Response: Acknowledged.

7. What is the residential density of the project?

McAdams Response: The overall density of the portion of the project covered by the MU zoning application is 11.96 units / acre.

8. A parks board work session will be required for this project.

McAdams Response: This item is not applicable to the proposed application due to the vested rights on the property agreed to as part of the Rule 11 agreement.

9. A parks board meeting for recommendation to TC will be needed for this project.

McAdams Response: This item is not applicable to the proposed application due to the vested rights on the property agreed to as part of the Rule 11 agreement.

Sincerely,

MCADAMS



Doug Powell

Subsection of Sec. 98-904	Status	Notes	Comment
a. Application for rezoning			
1	Concept plan/Mixed Use Component plan has been included	A concept plan that meets the requirements under Division 25 Mixed Use and includes information requirements for a zoning change and development plan must be provided. See additional comments under b.2.	This requirement has been satisfied.
2	Contract with WSB underway		Acknowledged
3	Contract with WSB underway		Acknowledged
4	1st submittal reviewed by DRC		Acknowledged
5	Project not ready to be scheduled for P&Z meeting	This project will be placed on P&Z/TC agenda when the project is deemed ready. This includes but not limited to completion of required studies (water, waste water, traffic, flood, etc), obtaining recommendation from other Boards and Commissions, submitting the required documents for the review of MU application, etc	Acknowledged, and it is the applicant's understanding that the only board/commission hearing and recommendation required for this MU zoning application is the P&Z public hearing and recommendation on the zoning request.
b. Plan Review Process			
1. Overview of review process		The first step is the rezoning and concept plan review and approval phase.	Acknowledged
2. The concept plan		The concept plan is intended to illustrate the general development pattern of the district consistent with the purpose and intent of the district	Acknowledged
2.a	Concept plan/Mixed Use Component plan has been included. Please see notes in column 3 regarding the details required in the concept plan.	A concept plan shall illustrate the general location of land uses, street layout, treatment of transition areas to adjacent uses and any other appropriate information required by decision makers. The concept plan in the district shall illustrate the proposed general design direction of the site with dimensional guidelines that provide adequate information about the design	Acknowledged, and this information has been provided with the original submittal.

		intent, intensity, and phasing of the proposed district.	
2.b.1	not provided	Demonstrate compliance with the district's purpose and standards and the town's master plan, as amended. Detailed development standards for each of the	Submitted were the required tabled and maps that show the proposal is in compliance with the Mixed Use regulations.
2.b.2.i	Concept plan/Mixed Use Component plan has been included		Acknowledged
2.b.2.ii	partially provided	A street layout has been included. The layout of proposed mandatory blocks and conceptual bikeways and pedestrian paths must be provided.	<p>Provided Street Plan and Bikeways + Pedestrian Paths plan in the submitted application</p> <p>The layout for proposed mandatory blocks and conceptual bikeways and pedestrian paths cannot be provided on a project of this scale, and based on the vested rights associated with this project, the applicant has provided the necessary information.</p>
2.b.2.iii	included	The location and acreage of civic/open space areas with a note that it will be privately owned and maintained and having a PAE has been provided.	Acknowledged
2.b.2.iv	Land Use Summary Table has been provided	A plan/exhibit showing the location of different land uses is missing	Provided - see Component Area Plan submitted with the application
2.b.2.v	not provided	The approximate scale and placement of buildings must be provided	Provided - see Table 3 - Development Standards submitted with the application
2.b.2.vi	not provided	The general parking location and standards (surface and structured) must be provided	Provided – see Table 3 - Development Standards submitted with the application
2.b.3.i	Generic statement of purpose and intent has been provided, not specific to the proposed districts		Acknowledged
2.b.3.ii	letter of intent partially includes the information required per this section		The letter of intent includes all required information.
2.b.3.iii	Parking Analysis has been provided	The Town recently updated the parking requirement for certain	This item is not applicable to the proposed application due to the

		uses. Office general requires a ratio of 1 per 250 sf and office medical requires 1 per 200 sf.	vested rights on the property agreed to as part of the Rule 11 agreement.
2.b.3.iv.A	included	A table with Gross acreage of the site, and net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20 percent was included. But there was not maps or other supporting data provided for staff to verify this information.	Supporting data is located in the Environmental Protection Plan that was submitted with the zoning application.
2.b.3.iv.B	included	The amount of land devoted to civic space, both in acres and as a percentage of the gross acreage of the site must be provided. Open space acreage and percentage is included within the Open Space Plan.	Acknowledged
2.b.3.iv.C	Land Use Summary Table has been provided		Acknowledged
2.b.3.iv.D	not provided	A plan for pedestrian, bicycle, and vehicular circulation describing the general design capacity of the system as well as access points to community wide network must be provided	Provided -see Bikeways + Pedestrian Paths in the submitted application
2.b.3.iv.E	Trip Distribution data was included		Acknowledged
2.b.3.iv.F	Development Standards has been included	The development standards cannot be altered with the zoning application.	Acknowledged. No attempt is being made to alter development standards, although certain standards may not be applicable due to vested rights pursuant to the Rule 11 agreement.
2.b.3.iv.G	Development Standards has been included	The development standards cannot be altered with the zoning application.	Acknowledged. No attempt is being made to alter development standards, although certain standards may not be applicable due to vested rights pursuant to the Rule 11 agreement.
2.b.3.v	included		Acknowledged
2.b.3.vi	Development Standards has been included; however the development standards do not	Development standards for the proposed district (or for each phase, if it is to be developed by phases) specifying standards for all the "flexible" elements by each MU	Provided – see Table 3 in the submitted application

	comply with the Town's MU development standards	component area in the form of a table must be provided	
2.b.3.vii	not provided	Conceptual architectural standards for the proposed district (or for each phase, if it is to be developed by phases) identifying the design theme and specifying predominant materials and building configurations using renderings, character sketches, and conceptual elevations;	This item is not applicable to the proposed application due to the vested rights on the property agreed to as part of the Rule 11 agreement. In addition, Chapter 3000, Government Code, preempts city regulation of architecture such as materials and aesthetics.
2.b.3.viii	incomplete information included	A landscape concept plan that includes: the design direction and general schematics for all proposed landscaping including all aspects of the public realm such as street trees, streetscape treatments, pavement details, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, lighting, and any other information required by town council. EX-details such as landscape buffer and planting requirements along different street classifications, etc	Provided – see Conceptual Landscape Design in the submitted application
2.b.3.ix.A	not provided	The proposed order of construction by section delineated on the concept plan must be provided	Provided - see Non Binding Phasing Plan & Schedule in the submitted application
2.b.3.ix.B	not provided	The proposed schedule for construction of improvements to the civic/open space areas must be provided	Provided - see Non Binding Phasing Plan & Schedule in the submitted application
2.b.3.ix.C	not provided		No waivers are being requested.
2.b.3.ix.D	A basic phasing plan was included		Acknowledged