

1 Trophy Wood Drive Trophy Club, Texas 76262

Meeting Date: Thursday, August 1, 2019

Meeting Agenda

Planning & Zoning Commission

Thursday, August 1, 2019 6:30 PM Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM AT 6:30 PM IN THE EOC ROOM

CONVENE INTO WORKSHOP SESSION

1. <u>2019-360-T</u> Provide update on the 86th Session of the Texas Legislature.

CONVENE INTO REGULAR SESSION AT 7:00 PM IN COUNCIL CHAMBERS

CALL TO ORDER AND ANNOUNCE A QUORUM

CITIZEN PRESENTATIONS

Citizens are allowed four (4) minutes to address the Board regarding an item over which the Board has policy or oversight authority as provided by Texas law, the ethics order, or other policy order.

REGULAR SESSION

2. <u>2019-341-T</u> Case SP-AMD-19-001 (Medlin Middle School Addition)

Discussion and recommendation regarding a request to amend the approved Site Plan for Medlin Middle School, generally located west of Parkview Drive and south of Marshall Creek Road.

Attachments: PZ Report 8.1.19.pdf

Exhibit A - Overall Site Plan.pdf

Exhibit B - Site Plan.pdf

Exhibit C - Landscape Key Sheet.pdf
Exhibit D - Tree Preservation Plan.pdf

Exhibit E - Landscape Plan.pdf
Exhibit F - Landscape Details.pdf
Exhibit G - Photometric Plan.pdf
Exhibit H - Exterior Elevations.pdf

3. <u>2019-342-T</u> Review and approve the minutes of the June 27, 2019 Planning & Zoning Commission Meeting.

Attachments: PZ Minutes 06.27.19 DRAFT.pdf

4. Receive Town Planner updates on previous cases heard by the Commission and active development in Town.

ADJOURN

*THE BOARD MAY CONVENE INTO EXECUTIVE SESSION TO DISCUSS POSTED ITEMS AS ALLOWED BY THE TEXAS OPEN MEETINGS ACT, TEXAS LOCAL GOVERNMENT CODE 551.071.

Notice is hereby given that a quorum of the Town Council may be in attendance at this meeting.

CERTIFICATION

I certify that the above notice was posted on the bulletin board at Trophy Club Town Hall, 1 Trophy Wood Drive, Trophy Club, Texas, on Friday, July 26, 2019 by 5:00 P.M. in accordance with Chapter 551, Texas Government Code.

Julie Smestad
Administrative Specialist

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 682-237-2900, 48 hours in advance and reasonable accommodations will be made to assist you.

I certify that the attached notice and age	nda of items to be cons	idered by this Board
was removed by me from the bulletin bo	ard at Trophy Club Tow	n Hall, 1 Trophy Wood
Drive, Trophy Club, Texas, on the	day of	, 2019.
.т	itle:	

Legislation Details (With Text)

File #: 2019-360-T Version: 1 Name:

Type: Agenda Item Status: Regular Session

File created: 7/25/2019 In control: Planning & Zoning Commission

On agenda: 8/1/2019 Final action:

Title: Provide update on the 86th Session of the Texas Legislature.

Attachments:

Date Ver. Action By Action Result

Provide update on the 86th Session of the Texas Legislature.

Meeting Date: Thursday, August 1, 2019

Town of Trophy Club

Legislation Details (With Text)

File #: 2019-341-T Version: 1 Name:

Type: Agenda Item Status: Regular Session

File created: 7/23/2019 In control: Planning & Zoning Commission

On agenda: 8/1/2019 Final action:

Title: Case SP-AMD-19-001 (Medlin Middle School Addition)

Discussion and recommendation regarding a request to amend the approved Site Plan for Medlin

Middle School, generally located west of Parkview Drive and south of Marshall Creek Road.

Attachments: PZ Report 8.1.19.pdf

Exhibit A - Overall Site Plan.pdf

Exhibit B - Site Plan.pdf

Exhibit C - Landscape Key Sheet.pdf
Exhibit D - Tree Preservation Plan.pdf

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Exhibit F - Landscape Details.pdf
Exhibit G - Photometric Plan.pdf
Exhibit H - Exterior Elevations.pdf

Date Ver. Action By Action Result

Case SP-AMD-19-001 (Medlin Middle School Addition)

Discussion and recommendation regarding a request to amend the approved Site Plan for Medlin Middle School, generally located west of Parkview Drive and south of Marshall Creek Road.



1 Trophy Wood Drive, Trophy Club, TX 76262 | 682.237.2900 | info@trophyclub.org | trophyclub.org

To: Planning & Zoning Commission

From: Lisa Payne, Town Planner

CC: Wade Carroll, Interim Town Manager

Holly Fimbres, Town Secretary/RMO

Re: Case SP-AMD-19-001

Planning & Zoning Commission Meeting, August 1, 2019

Agenda Item:

Case SP-AMD-19-001 (Medlin Middle School Addition)

Discussion and recommendation regarding a request to amend the approved Site Plan for Medlin Middle School, generally located west of Parkview Drive and south of Marshall Creek Road.

Background and Explanation:

Northwest Independent School District (NISD) is planning to construct two attached additions to Medlin Middle School. The addition for classrooms will be at the northwest corner of the school and the fine arts addition will be at the southeast corner, adding 9,996 square feet to the school building. Furthermore, the circular drive at the south end of the school will be partially reconstructed to allow room for the fine arts addition, but will remain intact. Lastly, the existing masonry enclosure that surrounds the transformer on the north end of the school will be demolished and reconstructed to match the main building in order to connect to the new classroom addition. For reference, see Exhibit B.

Two trees are proposed to be removed from the site since they will interfere with the new additions (Exhibit D). However, Exhibit E shows that NISD is adding five (5) Cedar Elms between the classroom addition and Marshall Creek Road, plus three (3) Live Oaks and four (4) Cedar Elms adjacent to the fine arts addition and Parkview Drive. Moreover, one (1) Cedar Elm and over 300 pots of Wintercreeper ground cover will be added to a parking island near and a flowerbed adjacent to the fine arts addition.

Exhibit G shows that the classroom addition on the north side of the building will be gaining an exterior LED light fixture that will be directed downward under a canopy that hangs over an access door. The fine arts addition will include an exterior wall pack whose lighting will be LED,

Meeting Date: Thursday, August 1, 2019

recessed, and directed downward over the access door. One (1) existing light pole will be slightly relocated so it doesn't interfere with the modification of the circular drive.

Both new building additions will be constructed with only brick and will match the existing elevations exactly, as shown on Exhibit H. The three proposed brick colors are the same ones that are used on the existing building and the same brick patterns will be continued to create seamless additions.

Meeting Date: Thursday, August 1, 2019

Financial Considerations:

Not applicable.

Legal Review:

This item is currently under review by the Town Attorney.

Staff Recommendation:

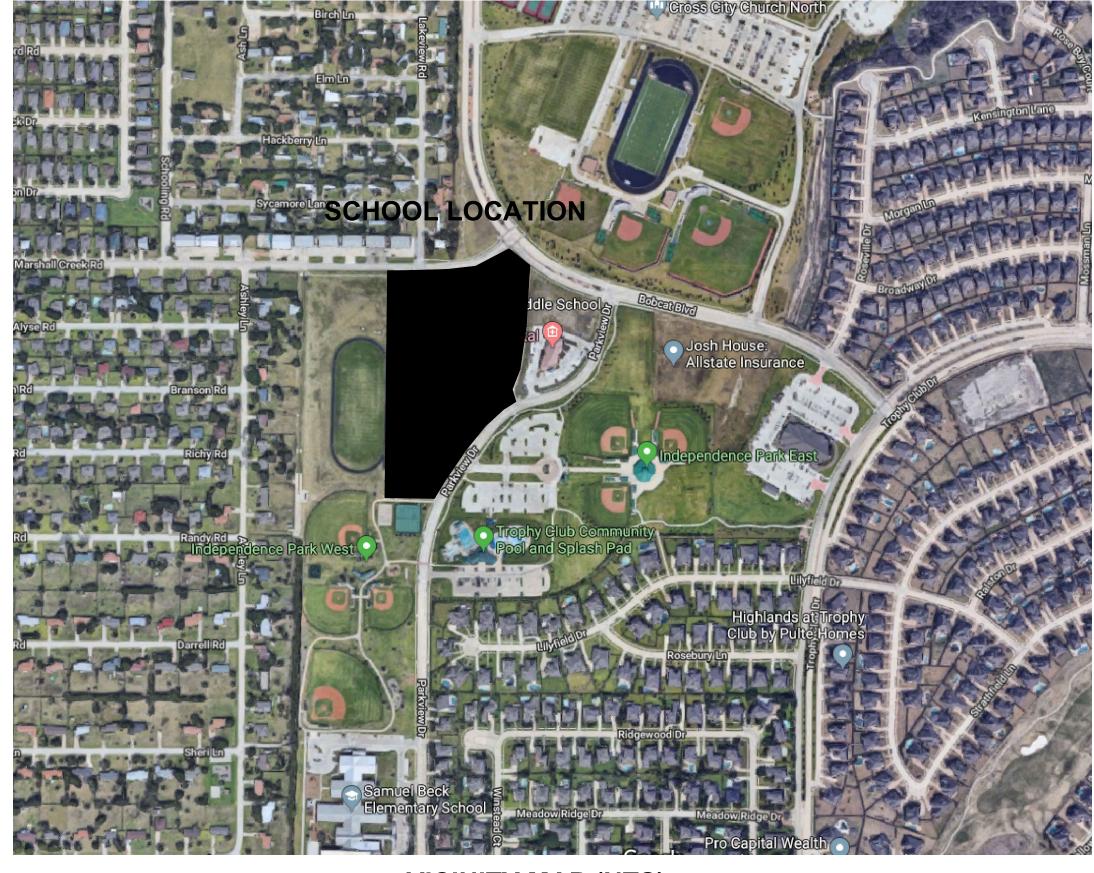
Staff recommends approval of the site plan package as amended.

Attachments:

- Exhibit A Overall Site Plan
- Exhibit B Site Plan
- Exhibit C Landscape Key Sheet
- Exhibit D Tree Preservation Plan
- Exhibit E Landscape Plan
- Exhibit F Landscape Details
- Exhibit G Photometric Plan
- Exhibit H Exterior Elevations

SCALE: 1"=50'-0"

Planning & Zoning Commission



VICINITY MAP (NTS)

SITE SUMMARY

CLASSROOM BUILDING ADDITION 6,723 SF FINE ARTS BUILDING ADDITION 3,273 SF

TOTAL STUDENT SIZE 1,200 STUDENTS .. 80 SPACES TOTAL PARKING REQUIRED ..

.. 190 SPACES (INCLUDING 10 ACCESSIBLE SPACES) TOTAL PARKING PROVIDED ...

GENERAL NOTES

- 1. ALL DRIVE AND PARKING PAVING IS CONCRETE.
- 2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR NEW CONCRETE CONSTRUCTION TO RYAN KIM FOR APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HORIZONTAL AND VERTICAL CONTROL.
- 4. CONTRACTOR TO VERIFY TIE-IN ELEVATIONS PRIOR TO ANY CONSTRUCTION.

CALL TEXAS 811 & CITY OF TROPHY CLUB
72 HOUR PRIOR TO START ANY CONSTRUCTION ACTIVITY.

IT IS CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING UTILITIES AND OTHER CITY OR PUBLIC FACILITIES DURING CONSTRUCTION ACTIVITIES.



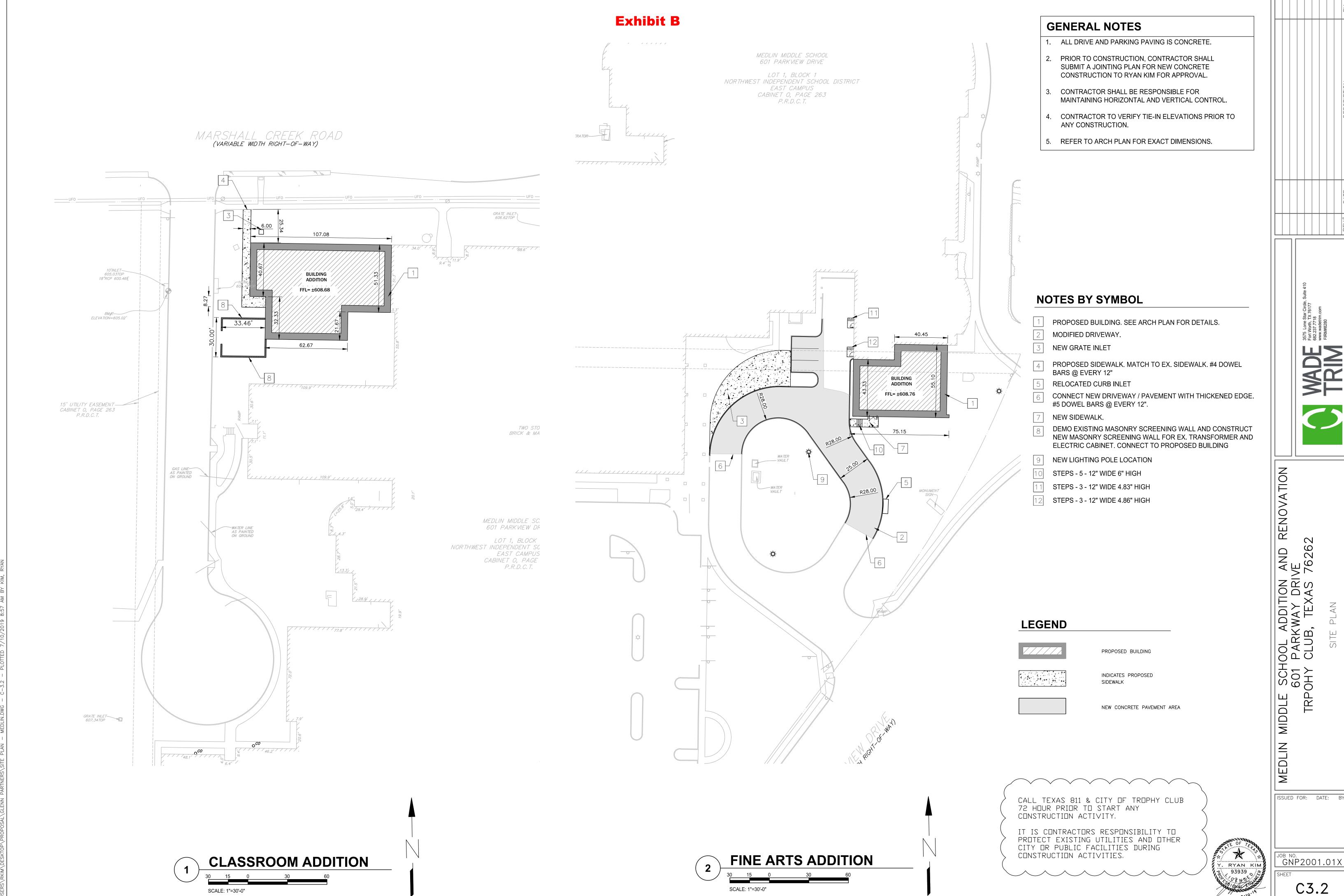
ISSUED FOR: DATE:

RENOVATION

E SCHOOL ADDITION AND F 601 PARKWAY DRIVE POHY CLUB, TEXAS 76262

GNP2001.01X

RYAN KIM 93939



Planning & Zoning Commission

3575 Lone Star Circle, 5 Fort Worth, TX 76177 682.237.7718 www.wadetrim.com FIRM#8280

LOT 2, BLOCK 1 NORTHWEST INDEPENDENT SCHOOL DISTRICT EAST CAMPUS CABINET 0, PAGE 263

F-----

Planning & Zoning Commission



5646 MILTON STREET, SUITE 426 DALLAS, TEXAS 75206

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DISTRICT RENOVATION SCH00L SCHOOL INDEPENDENT MIDDLE **TEDL**

DATE

76262



GLENN | PARTNERS PROJECT NO. 18-024

L00-00 LANDSCAPE KEY SHEET

SITE PLAN APPLICATION

07.09.2019 Meeting Date: Thursday, August 1, 2019

TREE PRESERVTION PLAN SHEET 01 / 02 L00-01

LANDSCAPE TABULATIONS:

perimeter- 135 l.f.

(5) trees, 3" cal.

PARKING LOT (0 spaces)

LANDSCAPE TABULATIONS:

perimeter- 210 l f

(7) trees, 4" cal.

Required

(1) tree, 3" cal.

PARKING LOT (3 spaces)

SOUTH BUILDING ADDITION

PERIMETER LANDSCAPE REQUIREMENTS

Requirements: (1) tree, 3" cal. min., 6' ht. min., per 30 l.f. of

Requirement: 10% of parking area shall be devoted to landscape area. (1) 4" cal. tree required for each 400 s.f. of required area. Parking lot islands shall be provided every 12 parking spaces and at the end of each row.

NORTH BUILDING ADDITION

Requirements: (1) tree, 3" cal. min. 6' ht. min., per 30 l.f. of

Requirement: 10% of parking area shall be devoted to landscape area. (1) 4" cal. tree required for each 400 s.f. of required area. Parking lot islands shall be provided

every 12 parking spaces and at the end of each row.

(6) trees, 3" cal.

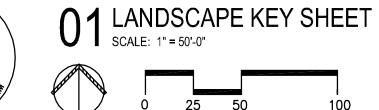
(9) trees, 3" cal.

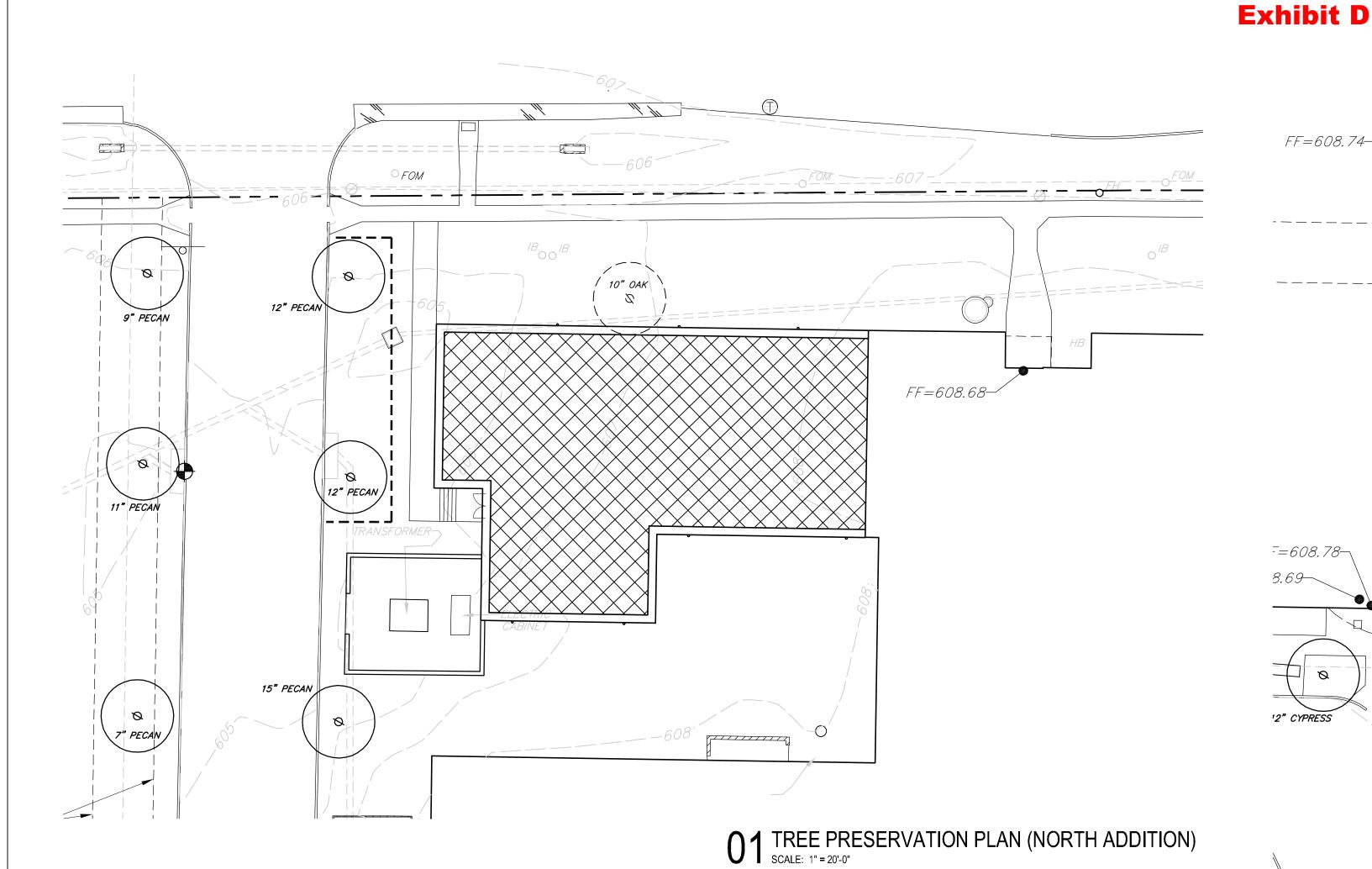
Provided (1) tree, 3" cal.

PERIMETER LANDSCAPE REQUIREMENTS









EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- 2. If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- 3. No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- 4. Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the
- 5. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- 6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- 7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- 8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- 9. Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- 10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- 11. Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- 12. Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- 13. Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall obtain the services of a Licensed Arborist for any tree pruning.

Town of Trophy Club Tree Notes

- 1. Each tree shall be identified by numerical reference on the tree survey.
- 2. Each tree shall be affixed with a permanent tag bearing the corresponding number as depicted on the tree survey. The tag shall be permanently attached at a height not less than five feet (5') nor more than six feet (6') above existing grade on the south face of the tree.
- The survey shall bear the stamp or seal of a registered surveyor relative to the location of any trees and shall bear the stamp or seal of a registered landscape architect, or registered arborist relative to the species of any trees.
- 4. A sign shall be placed on each separate lot or tract for which a tree removal permit is requested to inform the general public that an application for a tree removal permit(s) has been filed relative to a protected, specimen, majestic, or historic tree. The sign must meet the following criteria:
- 5. The size of the sign(s) shall be three feet (3') by four feet (4') and be made out of aluminum or corrugated plastic material;
- 5.1. The sign(s) shall be mounted on stakes/poles;
- 5.2. The sign(s) shall be visible from the street;
- 5.3. There shall be one (1) sign for each street frontage; and
- 5.4. The sign(s) shall have a white background, with letters and borders being green in color. The sign(s) shall state the following:

TOWN OF TROPHY CLUB, TX
A TREE REMOVAL PERMIT HAS BEEN
REQUESTED FOR THIS SITE
FOR INFORMATION, CALL 682.831.4680

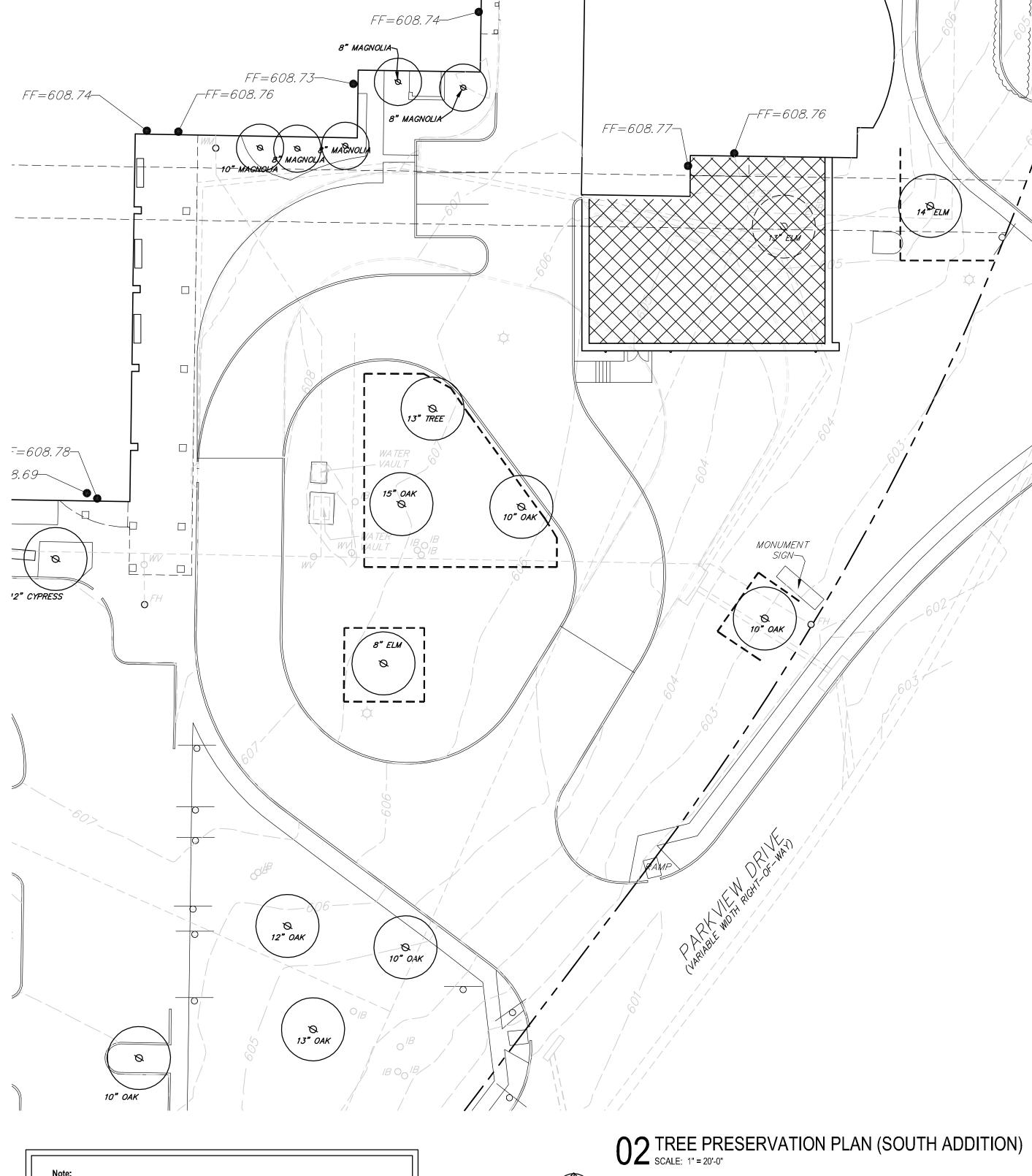
EXISTING TREE PRUNING NOTES

- 1. Contractor shall provide a Class 'B' pruning on all existing trees.
- 2. This shall include at a minimum: removal of dead, dying, diseased weak branches, along main trunk structure and within branching area.
- Contractor shall include deep root feeding and invigoration of existing trees.
 This shall be organic based nutrients based for root growth and leaf growth stimulation.
- 4. Contractor shall be required to chip all removed branches, leafs, etc.

DEMOLITION NOTES

- Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.
- Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation on account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.
- Prior to demo, disconnect and cap off utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.
- 4. Erect necessary barricades, storing and protective measures as required.
- 5. Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.
- 6. Remove pavements, and structures to the depths of their sub-structure.
- Leave construction area clean and ready to use by other trades.
- 8. Remove pavement sub-base to the depth of the base materials.
- 9. Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the dripline of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape
- 10. Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be required at the Contractor's expense.
- 11. Provide demolition of existing site items as shown on the drawings.

 Completely remove items to 8" below grade and haul away all refuse.



Note:
Per Section 10.02.243 of the Town of Trophy Club Development Ordinance
Tree preservation
(4) Exemptions.

(B) Local taxing authorities, constructing or improving public grounds and/or buildings, shall be exempt from the requirements set forth in this division.

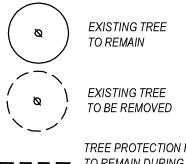
02 TREE PRESERVATION
SCALE: 1" = 20'-0"

0 10 20 40

CALIPER INCHES PLANTED

BUILDING CALIPER INCHES PLANTED:
 PARKING CALIPER INCHES PLANTED:
 CALIPER INCHES
 CALIPER INCHES

EXISTING TREE LEGEND



TREE PROTECTION FENCING
TO REMAIN DURING CONSTRUCTION
REFER TO SHEET L01-02
DETAILS 01 THRU 04

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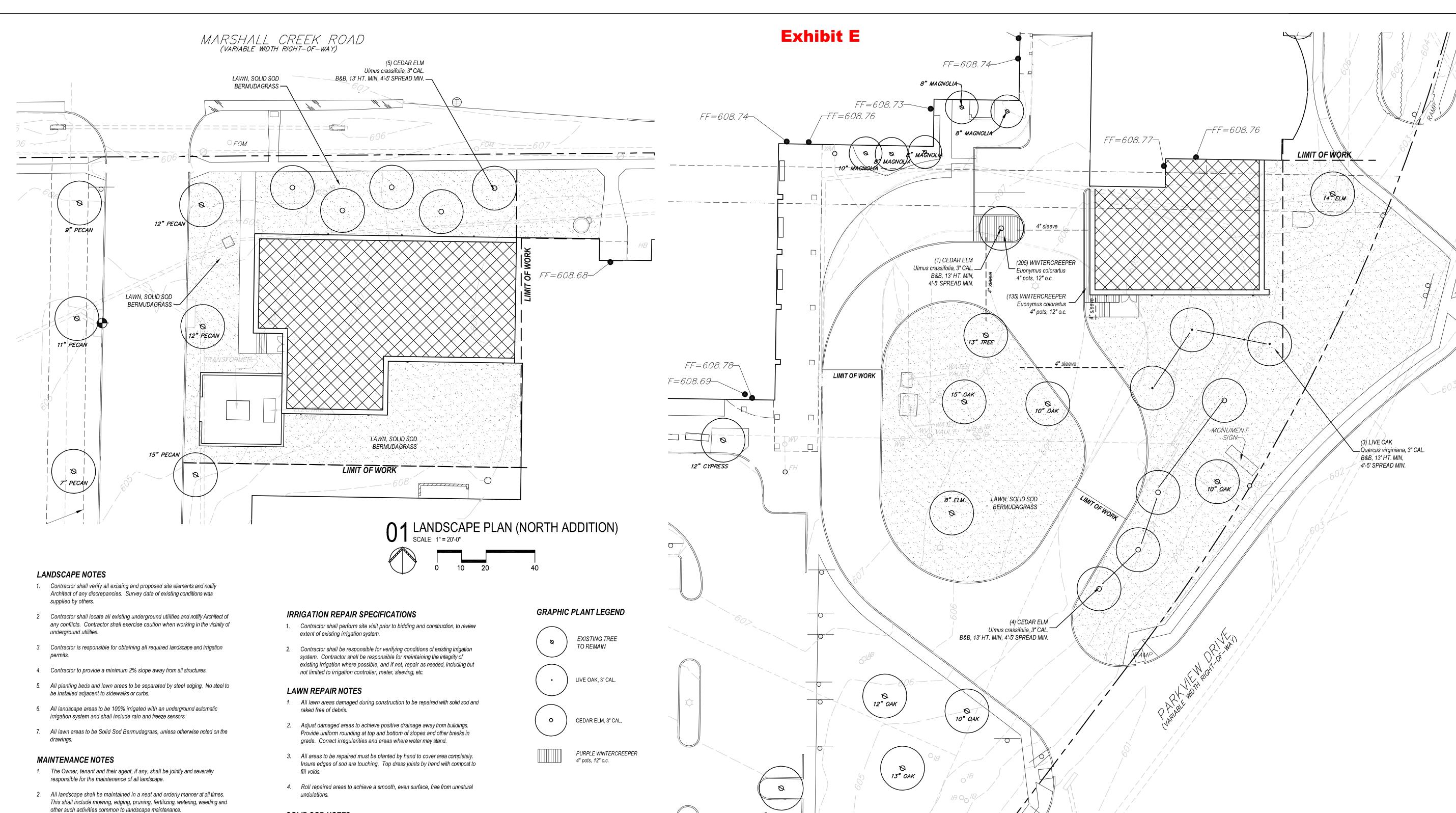
DATE

GLENN | PARTNERS PROJECT NO. 18-024

LOO-O1
TREE
PRESERVATION
PLAN

SITE PLAN APPLICATION

07.09.2019Meeting Date: Thursday, August 1, 2019



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GLENN | PARTNERS PROJECT NO. 18-024

L01-01 LANDSCAPE PLAN

SITE PLAN APPLICATION 07.09.2019

Meeting Date: Thursday, August 1, 2019

Planning & Zoning Commission

stones, containing no salt and black to brown in color.

shall be removed prior to placing topsoil and any lawn installation

3. All landscape areas shall be kept free of trash, litter, weeds and other such

4. All plant material shall be maintained in a healthy and growing condition as is

5. All plant material which dies shall be replaced with plant material of equal or

6. Contractor shall provide separate bid proposal for one year's maintenance to

2. Adjust contours to achieve positive drainage away from buildings. Provide

3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site

uniform rounding at top and bottom of slopes and other breaks in grade.

4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation,

5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect

6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc.

1. Fine grade areas to achieve final contours indicated on civil plans.

Correct irregularities and areas where water may stand.

material or plants not part of this plan.

appropriate for the season of the year.

better value.

begin after final acceptance.

GENERAL LAWN NOTES

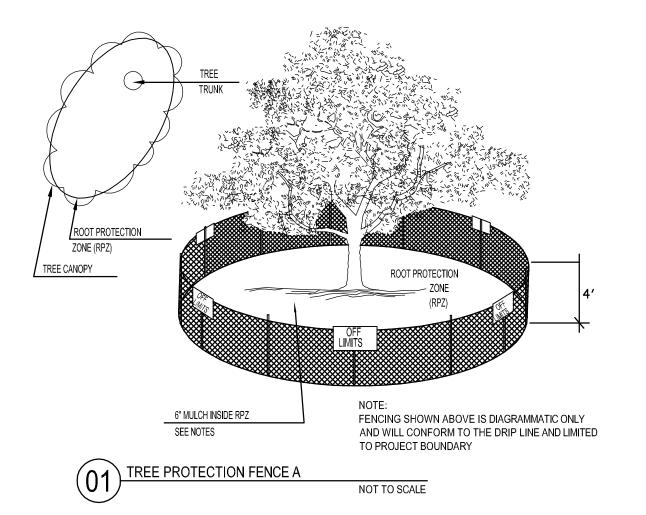
Construction Manager.

prior to installation.

7. Contractor shall provide (1") one inch of imported topsoil on all areas to

SOLID SOD NOTES

- 1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade
- 2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- 3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction
- 4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- 5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- 6. Roll grass areas to achieve a smooth, even surface, free from unnatural
- 7. Water sod thoroughly as sod operation progresses.
- 8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy
- 9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- 10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.



8" MULCH UNDER DRIP LINE AS MINIMAL PROTECTION FOR ROOTS FROM CONSTRUCTION ACTIVITIES WRAP TREE TRUNK WITH 2 X 4 STUDS AND ROPE OR BAND IN-PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS

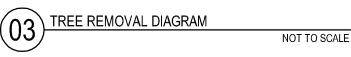
TREE PROTECTION FENCE B

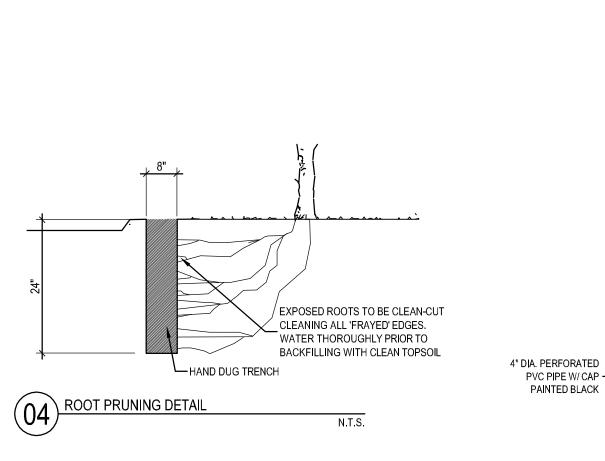
NOT TO SCALE

A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY. "B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3' TO 4' DEEP

> "C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM.)

"D" BACKFILL HOLE AND CLEAN UP







- DO NOT CUT CENTRAL LEADER

2 STRANDS NO. 12 GAUGE

- 2" HIGH WATERING RING

(3) METAL T-POST PAINTED

GREEN TRIANGULAR SPACING.

FINISH GRADE SCARIFY SIDES

ROOTBALL, DO NOT DISTURB. TOP

OF ROOTBALL TO BE SET 1" ABOVE EXISTING GRADE. REMOVE TOP 1/3 BURLAP.

-NATIVE SOIL, REF. SPECIFICATIONS

NOTE: LOCATE STAKES OUTSIDE

OF TREE WELL. POSITION STAKES

TO SECURE TREE AGAINST SEASONAL

- CRUSHED ROCK

PREVAILING WINDS.

GALVANIZED WIRE, TWISTED

— 2" LAYER MULCH, REF. SPECIFICATIONS

— RUBBER HOSE

REFERENCE PLAN FOR TREE TYPE

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SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- 1. Planting (trees, shrubs, and grass) Bed preparation and fertilization
- Notification of sources Water and Maintenance until final acceptance Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized
- C. Texas Association of Nurserymen, Grades and Standards.

Hortis Third, 1976 - Cornell University

- 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
 - A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material. gravel, and crushed stone. Samples shall be approved by Architect before use on
- C. Product Data: Submit complete product data and specifications on all other specified
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the
- B. All planting areas shall be conditioned as follows:
 - 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - 2. All planting areas shall receive a two (2") inch layer of specified mulch. 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
- 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with
- topsoil where they are evidently gaped open, then watered thoroughly. 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance

- 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
- 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary
- 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance. 4. After final acceptance of installation, the Landscape Contractor will not be required to

do any of the above listed work. B. Guarantee:

- 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such
 - cases, the opinion of the Owner shall be final. a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of
- Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24
- hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball,

as well as all nylon, plastic string and wire mesh. Container trees will usually be pot

bound, if so follow standard nursery practice of 'root scoring'.

- J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the rea above the top of the ball and mulch with at least two (2") inches of specified mulch. All plant beds and trees to be mulched with a minimum settled thickness of two (2")
- inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association
- 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches. Pruning shall be done with clean, sharp tools 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

Selection of Plant Material:

accepted work.

- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed projec specifications.
- 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and
- 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects. 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development. 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and

Plants damaged in transit or at job site shall be rejected.

- Q. Steel Curbing Installation: 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation
- All steel curbing shall be free of kinks and abrupt bends. . Top of curbing shall be 3/4" maximum height above grade.
 - 1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the Do not install steel edging along sidewalks.

3. Cut steel edging at 45 degree angle where edging meets sidewalk. CLEANUP AND ACCEPTANCE

Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

Exhibit F

ABSORBING ROOTS

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
- 2. Deliver only plant materials that can be planted in one day unless adequate storage
- and watering facilities are available on job site. 3. Protect root balls by heeling in with sawdust or other approved moisture retaining
- material if not planted within 24 hours of delivery. 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves.
- Keep plants moist at all times. Cover all materials during transport. 5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- 6. Remove rejected plant material immediately from site. 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise

PART 2 - PRODUCTS

2.1 PLANTS

- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term
- "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be

executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other

2X DIAMETER

OF ROOTBALL

NOT TO SCALE

- Sand less than 52 percent 3. Organic matter shall be 3%-10% of total dry weight.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas;
- Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- containers, each bearing the manufacturer's guaranteed statement of analysis.
- plus micronutrients

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
- 2. Wire: 12 gauge, single strand, galvanized wire. 3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color:

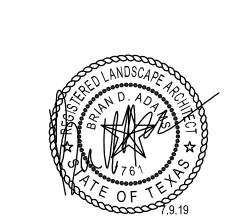
- extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows: Clay – between 7-27 percent
- Silt between 15-25 percent

(05) TREE PLANTING DETAIL

- 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- waste. Ingredients should be a mix of course and fine textured material.
- Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron,
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

- 1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland

Co., (214) 631-5250 or approved equal.



GLENN | PARTNERS PROJECT NO. 18-024

L01-02 LANDSCAPE **SPECIFICATIONS** / **DETAILS**

SITE PLAN APPLICATION 07.09.2019

Meeting Date: Thursday, August 1, 2019

Planning & Zoning Commission

PHOTOMETRIC CALCULATIONS GENERAL NOTES (SOME NOTES MAY NOT BE USED)

- 1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE <u>CITY OF TROPHY CLUB, TX</u> OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
- ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
- 3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Mi
NORTH ADDITION WALKWAY	Illuminance	Fc	2.00	3.6	0.4	5.00	9.00
PLAN WEST DRIVE	Illuminance	Fc	0.35	1.1	0.0	N.A.	N.A.
WEST ADDITION WALKWAY	Illuminance	Fc	3.85	4.8	2.9	1.33	1.66

LUMINAIRE SCHEDULE FOR MEDLIN MS All LED luminaires are to have lumen output and Max VA values per the below list with a tolerance per the specs. See specs for IECC and NFPA controls requirements						
DESCRIP TION	PARTNUMBERS	LUMEN OUTPUT	QTY	DRIVERS	VOLTS	MAX
WALL MOUNTED ARCHITECTURAL LED WALL PACK WITH 3000 LAMPS. OPTIONS INCLUDE:, COLOR: BY ARCHITECT	LITHONIA #WST LED.P2-XXK-VW-MVOLT SPAULDING #TRP-30L-XX-035-3-U DECO #D443-LED-30-40-UNV-BZ-PC GARDCO #101L-16L-700-XX-G1-3-UNV GE EQUAL	3000 LUMEN 4100K -INCLUDED	1	24W DRIVER INCLUDED	MULTI	24
WALL/CEILING MOUNTED ARCHITECTURAL 13" ROUND LED WALL PACK WITH 2000 LAMPS. OPTIONS INCLUDE:, COLOR: BY ARCHITECT	ECLIPSE LIGHTING #SK-M-F-25W-XXK-EBU-XX-FLO-D7 KENALL #MR13FFD-PP-XX-20LXXX-DV LUMINAIRE LED #APX13-25W-XXX-UNV-DIM-FCL-SHCAB NO EQUAL NO EQUAL	2000 LUMEN 4100K -INCLUDED	1	25W DRIVER -INCLUDED	MULTI	25
	All LED luminaires are to have lume DESCRIPTION WALL MOUNTED ARCHITECTURAL LED WALL PACK WITH 3000 LAMPS. OPTIONS INCLUDE:, COLOR: BY ARCHITECT WALL/CEILING MOUNTED ARCHITECTURAL 13** ROUND LED WALL PACK WITH 2000 LAMPS.	All LED luminaires are to have lumen output and Max VA values per the below list with a tolerance DESCRIPTION	All LED luminaires are to have lumen output and Max VA values per the below list with a tolerance per the specs. See specs for IECC DESCRIPTION	All LED luminaires are to have lumen output and Max VA values per the below list with a tolerance per the specs. See specs for IECC and IE	All LED luminaires are to have lumen output and Max VA values per the below list with a tolerance per the specs. See specs for IECC and NFPA controls requirement in the special speci	All LED luminaires are to have lumen output and Max VA values per the below list with a tolerance per the specs. See specs for IECC and NFPA controls requirements. DESCRIPTION



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MEDLIN MIDDLE SCHOOL - ADDITION AND RENOVATION NORTHWEST INDEPENDENT SCHOOL DISTRICT

CATHERINE L. HOLLENSHEAD

103572

CENBE

GLENN | PARTNERS PROJECT NO. 18-024

EMA Engineering & Consulting
Tyler | Austin | Houston | DFW | El Paso
TBPE Firm Registration No. F-893
www.EMAengineer.com
Phone: 1.800.933.0538

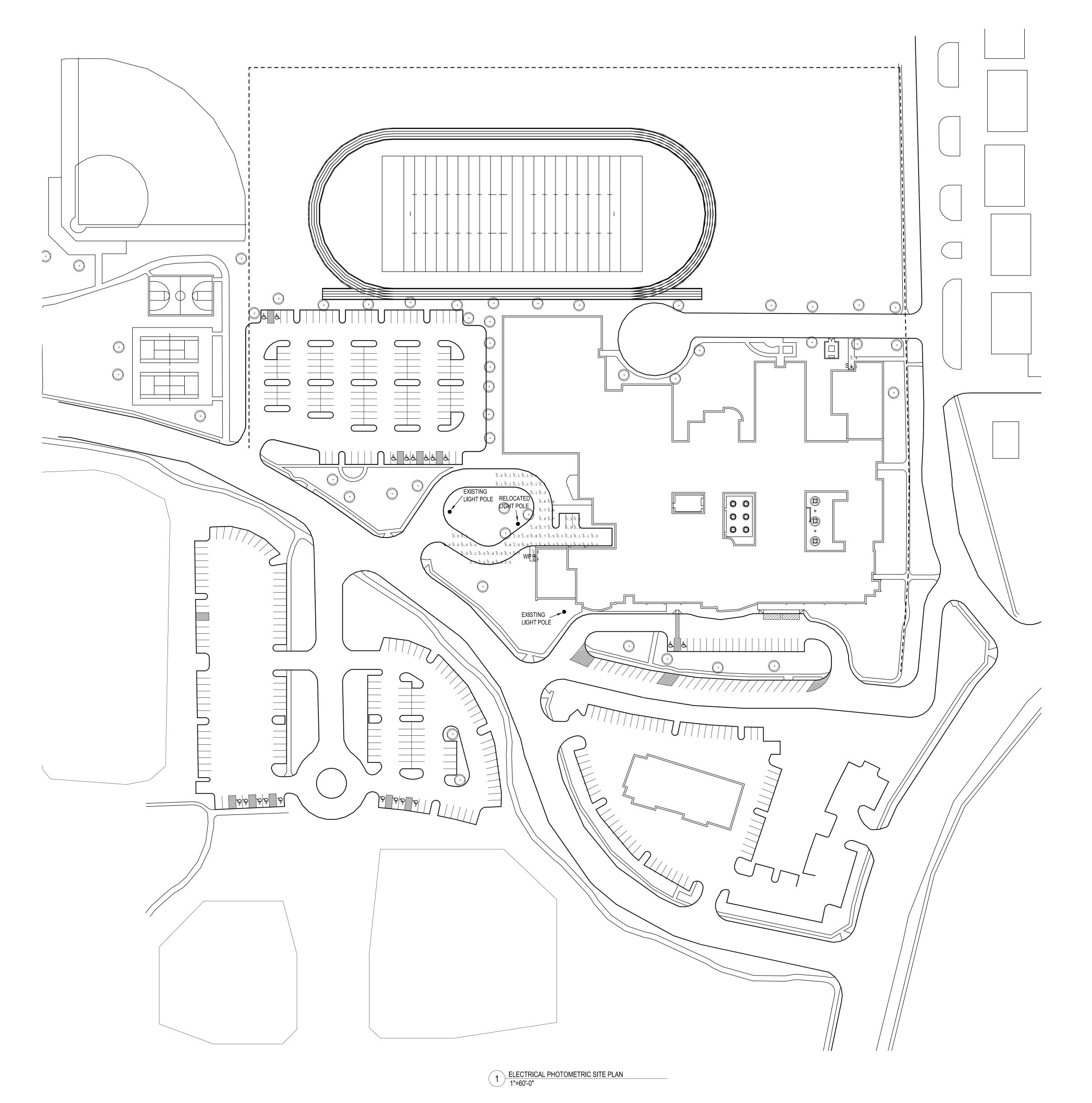
50% CONSTRUCTION DOCUMENTS

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB

CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

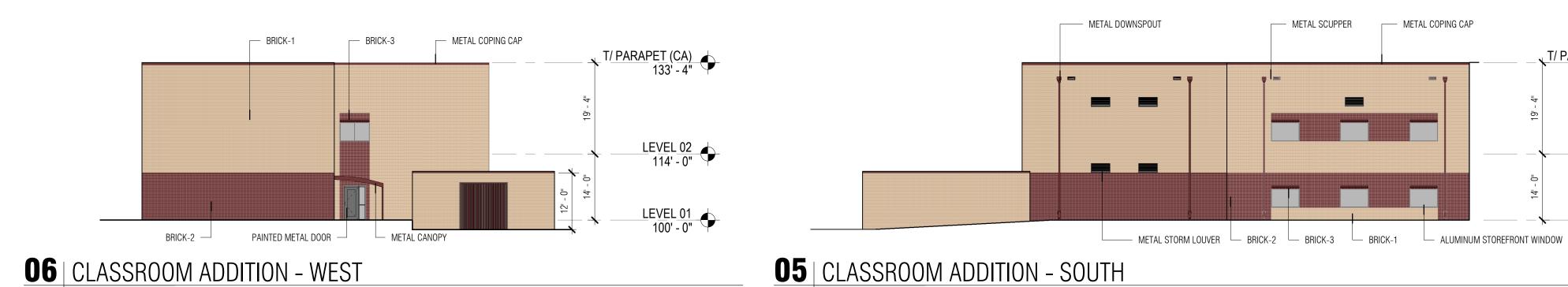
07.03.2019

Meeting Date: Thursday, August 1, 2019



Planning & Zoning Commission

Exhibit H

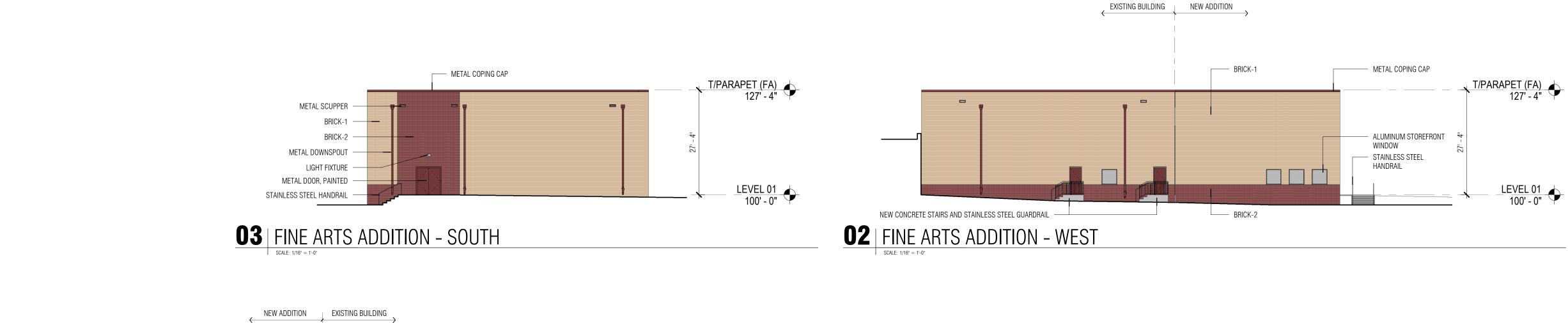


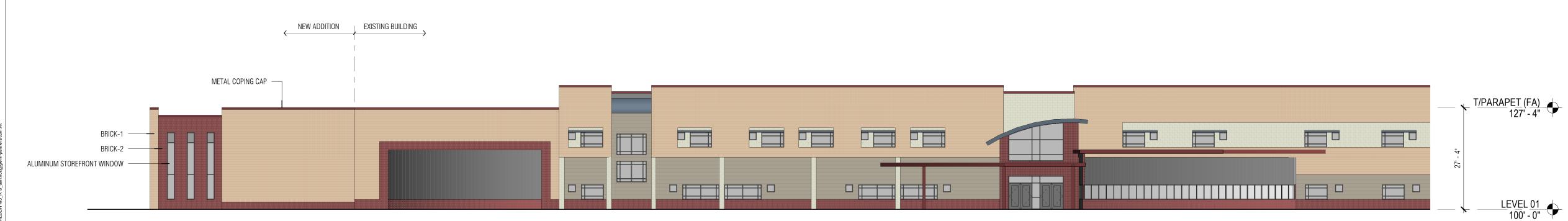
ENSTING BULDING NEW ADDITION

METAL DOWNSPOUT METAL SCUPPER

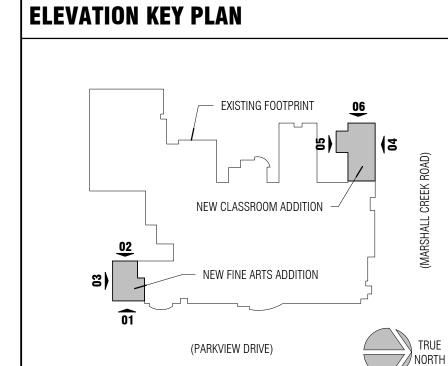
METAL

04 | CLASSROOM ADDITION - NORTH (FACING MARSHALL CREEK ROAD)





01 | FINE ARTS ADDITION - EAST (FACE PARKVIEW DRIVE)





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ATION

Z

ADDITION

H000

SC

CHOOL DISTRICT

NORTHWEST INDEPENDENT

601 PARKVIEW DRIVE TROPHY CLUB, TEXAS 76262

DATE

TOWN OF TROPHY CLUB R-12 ZONING REGULATIONS

T/ PARAPET (CA) 133' - 4"

> LEVEL 02 114' - 0"

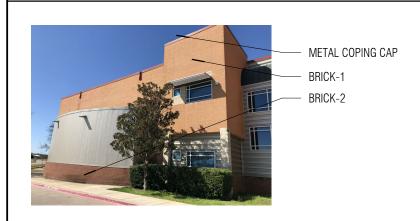
LEVEL 01 100' - 0" SEC. 14.02.152 R-12 SINGLE-FAMILY DISTRICT REGULATIONS
DESIGN STANDARDS (APPLICATBLE TO THIS PROJECT ONLY)

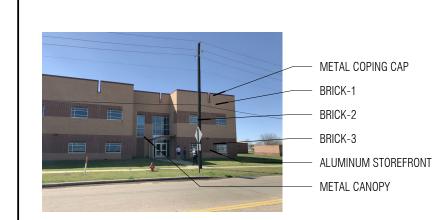
(A) PURPOSE. THE PURPOSE OF THE R-12 SINGLE-FAMILY DISTRICT IS TO ALLOW SINGLE-FAMILY DETACHED DWELLINGS ON LOTS OF NOT LESS THAN TWELVE THOUSAND (12,000) SQUARE FEET, TOGETHER WITH THE ALLOWED INCIDENTAL AND ACCESSORY USES, IN ORDER TO PROMOTE LOW POPULATION DENSITIES WITHIN INTEGRAL NEIGHBORHOOD UNITS

E) HEIGHT REGULATIONS. EXCEPT AS PROVIDED BY SECTION 14.02.254, HEIGHT LIMITS, NO BUILDING SHALL EXCEED FORTY FEET (40') OR TWO AND ONE-HALF (2-1/2) STORIES IN

(K) MASONRY REQUIREMENTS. ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES SHALL BE OF EXTERIOR FIRE RESISTANT CONSTRUCTION HAVING AT LEAST EIGHTY (80) PERCENT OF THE TOTAL EXTERIOR WALLS, EXCLUDING DOORS, WINDOWS AND PORCHES, CONSTRUCTED OF BRICK, STONE, OR STUCCO. ALL EXTERIOR CHIMNEYS SURFACES SHALL ALSO BE OF BRICK, STONE, OR STUCCO. OTHER MATERIALS OF EQUAL OR SIMILAR CHARACTERISTICS MAY BE ALLOWED UPON APPROVAL OF THE PLANNING AND ZONING COMMISSION.

MATERIAL LEGEND (ALL MATERIALS TO MATCH EXISTING)









*MATERIALS NOTED BELOW ARE FOR THE NEW ADDTIIONS ONLY						
FINE ARTS ADDITION						
<u>MATERIAL</u>	EAST <u>ELEVATION</u>	SOUTH <u>ELEVATION</u>	WEST <u>ELEVATION</u>	NORTH <u>ELEVATION</u>		
BRICK-1	945 SF	1,550 SF	1,065 SF	-		
BRICK-2	526 SF	453 SF	122 SF	-		
BRICK-3	-	-	-	-		
TOTAL	1,471 SF	2,003 SF	1,187 SF	-		
PERCENT MASONRY	100%	100%	100%	-		

TOTAL PERCENT MASONRY - 100%

CLASSROOM ADDITION	[
<u>MATERIAL</u>	EAST <u>ELEVATION</u>	SOUTH <u>ELEVATION</u>	WEST <u>ELEVATION</u>	NORT ELEVAT
BRICK-1	-	2,726 SF	1,873 SF	2,177
BRICK-2	-	861 SF	476 SF	976 S
BRICK-3	-	25 SF	4 SF	58 SF
TOTAL	-	3,612 SF	2,353 SF	3,211
PERCENT MASONRY	-	100 %	100%	100%

TOTAL PERCENT MASONRY - 100%

SITE PLAN API
07 09 2019

A21-00
OVERALL
EXTERIOR
ELEVATIONS

SITE PLAN APPLICATION 07.09.2019

ର୍ଷ୍ଟ୍ର ଅଧିକ । Planning & Zoning Commission

Meeting Date: Thursday, August 1, 2019

Legislation Details (With Text)

File #: 2019-342-T Version: 1 Name:

Type: Agenda Item Status: Regular Session

File created: 7/23/2019 In control: Planning & Zoning Commission

On agenda: 8/1/2019 Final action:

Title: Review and approve the minutes of the June 27, 2019 Planning & Zoning Commission Meeting.

Attachments: PZ Minutes 06.27.19 DRAFT.pdf

Date Ver. Action By Action Result

Review and approve the minutes of the June 27, 2019 Planning & Zoning Commission Meeting.



Meeting Minutes

1 Trophy Wood Drive Trophy Club, Texas 76262

Planning & Zoning Commission

Thursday, June 27, 2019 7:00 PM Council Chamber

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairman Beach called the June 27, 2019 Planning & Zoning Commission to order at 7:00 p.m. and announced a quorum.

Commissioners Present:

Chairman Jeffrey Beach Vice Chairman Michael Pipkins Commissioner Reginald Barbarin Commissioner Michael Biggs Commissioner Mike Branum Commissioner Jacob Gibson

Commissioners Absent:

Commissioner Brandon Blake (recused)

Staff and Guests Present:

Tommy Uzee Director of Community Development

Lisa Payne Town Planner
J. David Dodd Town Attorney

Julie Smestad Recording Secretary

CITIZEN PRESENTATIONS

Citizens are allowed four (4) minutes to address the Board regarding an item over which the Board has policy or oversight authority as provided by Texas law, the ethics order, or other policy order.

Chairman Beach asked if there were any public requests to speak.

No public requests to speak were submitted.

EXECUTIVE SESSION CONVENED AT 7:02 p.m.

REGULAR SESSION CONVENED AT 7:42 p.m.

Statement by Chairman Beach regarding authority and enforcement capacity related to Town ordinances as well as deed restrictions and HOA covenants.

2019-285-T Case RP-19-001 (Section 1, Lots 12R-1 & 12R-2)

a. Conduct a Public Hearing regarding a request for a replat for the purpose of splitting one residential lot into two residential lots containing approximately 0.567 acres of land and generally located on the northeast corner of Palmetto Court and Oakmont Drive. purpose of splitting one residential lot into two residential lots containing approximately 0.567 acres of land and generally located on the northeast corner of Palmetto Court and Oakmont Drive.

Chairman Beach asked for a staff report. The staff report was presented by Town Planner, Lisa Payne and she was available for questions as was the applicant requesting the replat.

Chairman Beach asked for clarification about meeting requirements from Town Ordinances from the Town Attorney, J. David Dodd.

Public Hearing opened at 7:46 p.m.

Applicant, Brian Denby, 1 Palmetto Court, Trophy Club presented his replat request and gave an overview of the project.

Resident, Jenna Fossum, 3 Palmetto Court, Trophy Club spoke against approval because of privacy concerns, new house will look into her backyard, and her belief that golf course lots cannot be replatted.

Resident, Kristen Drummond, 4 Palmetto Court, Trophy Club spoke against approval because of wanting to preserve the value of neighborhood properties, privacy issues, and her belief that golf course lots cannot be replatted.

Resident, Marv Gray, 9 Palmetto Court, Trophy Club spoke against approval in order to maintain and protect the integrity of the neighborhood design.

Resident Sharon Montgomery, 10 Palmetto Court, Trophy Club registered to speak but chose not to speak to the commission.

Resident Dave Comstock, 8 Palmetto Court, Trophy Club spoke against approval because he believes it will erode or damage property values on Palmetto Court.

Resident Dick Swetnam, 5 Palmetto Court, Trophy Club spoke against approval because declines in property values are an issue if this is approved.

Resident Frances Clark, 11 Palmetto Court, Trophy Club spoke against approval because all lots on this street are a minimum of one-half an acre or larger and people do not want a house behind them or beside them by splitting the lot.

Public Hearing closed at 8:27 p.m.

There were no questions or discussion by the Commission. Chairman Beach asked for a motion. Vice Chairman Pipkins moved to approve, which was seconded by Commissioner Branum.

Motion approved unanimously 6-0.

2019-286-T Review and approve the minutes of the June 6, 2019 Planning & Zoning Commission Meeting.

Chairman Beach asked for questions or corrections. There were none.

Chairman Beach asked for a motion. Commissioner Biggs moved to approve the June 6, 2019 minutes as written, which was seconded by Chairman Beach.

Motion approved unanimously 6-0.

2019-287-T Receive Town Planner updates on previous cases heard by the Commission

Planning and Aritive derive opment in Town.

Meeting Date: Thursday, August 1, 2019

Staff updates were given by Lisa Payne, Town Planner.

ADJOURN

Commissioner Gibson moved to adjourn, seconded by Commissioner Branum.

Chairman Beach asked for a vote. Motion passed unanimously 6-0.

The meeting was adjourned at 8:42 PM.



Legislation Details (With Text)

File #: 2019-343-T Version: 1 Name:

Type: Agenda Item Status: Regular Session

File created: 7/23/2019 In control: Planning & Zoning Commission

On agenda: 8/1/2019 Final action:

Title: Receive Town Planner updates on previous cases heard by the Commission and active development

in Town.

Attachments:

Date	Ver.	Action By	Action	Result

Receive Town Planner updates on previous cases heard by the Commission and active development in Town.