

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

06/14/2021

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

6:30 P.M.

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
.....

Please silence or turn off all electronic devices.

Meeting participants may be asked to wait in the lobby until their name is called.

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

To speak to the Planning & Zoning Commission during public comment, please fill out a comment form which is located in the lobby near Jody Smith Hall.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired.
- Please state your name and address when speaking.

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

E. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chair and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

F. DIRECTOR'S REPORT

1. New Version of the Development Map

G. CONSENT ITEMS

This part of the agenda consists of non-controversial or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of May 24, 2021: Consider approval of the minutes of the May 24, 2021, Planning and Zoning Commission Regular Session.

H. NON-DISCRETIONARY ITEMS

This part of the agenda consists of items are in compliance with all applicable development standards; are not requesting waivers, exceptions or deviations; and do not require a public hearing.

2. RC20-0011 – Mustang Creek Flower Mound Addition: Consider a request for a Record Plat (RC20-0011 – Mustang Creek Flower Mound Addition) to create a non-residential subdivision. The property is generally located north of College Parkway, east of Timberland Parkway, and south of Locke Drive.
3. SP20-0021 – Mustang Creek Estates: Consider a request for Site Plan (SP20-0021 – Mustang Creek Estates) to development a nursing or congregate care facility. The property is generally located north of College Parkway, east of Timberland Parkway, and south of Locke Drive.

I. REGULAR ITEMS

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

4. SUP21-0001 – Lakeside Crossing Building 4 (Jesse James Fit) SUP No. 467: Public Hearing to consider an ordinance granting Specific Use Permit No. 467 (SUP21-0001 – Lakeside Crossing Building 4 (Jesse James Fit)) to permit a health club or athletic club use. The property is generally located south of Lakeside Parkway along and between International Parkway and Northwood Drive.

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.

J. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: June 10, 2021, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

The Flower Mound Town Hall and Jody Smith Hall 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.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: June 14, 2021

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the May 24, 2021, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on May 24, 2021.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 24TH DAY OF MAY 2021, 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:

Brad Ruthrauff	Chair
Robert Rawson	Vice-Chair
Adam Schiestel	Commissioner, Place 2
James Naylor	Commissioner, Place 4
Philip Del Vecchio	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Tim Fink	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

(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:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:30 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**
None
- E. **FUTURE AGENDA ITEMS**
None
- F. **DIRECTOR'S REPORT**
 - 1. Furst Ranch Application Withdrawal

G. CONSENT ITEMS

- 1. Consider approval of the minutes of the May 10, 2021, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice-Chair Rawson moved to approve Consent Item 1. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Naylor, Del Vecchio, Rawson, Gilmore, Fink

NAYS: None

The motion to approve passed by a vote of 6 to 0.

H. REGULAR ITEMS

- 2. Public Hearing to consider an ordinance granting Specific Use Permit No. 469 (SUP21-0003 – Turning Pointe Dance Studio) to permit a Dancing, drama, or music school or studio use. The property is generally located south of Garden Road and west of Morriss Road.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Amy Houston, Turning Pointe Dance Studio (present for questions; no presentation)

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Rawson moved to recommend approval of SUP21-0003 – Turning Pointe Dance Studio as presented. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

AYES: Fink, Gilmore, Rawson, Del Vecchio, Naylor, Schiestel

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

I. **ADJOURNMENT – REGULAR SESSION 6:50 P.M.**

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

NON-DISCRETIONARY ITEM

DATE: June 14, 2021

FROM: Chuck Russell, Principal Planner

ITEM: Consider a request for a Record Plat (RC20-0011 – Mustang Creek Flower Mound Addition) to create a non-residential subdivision. The property is generally located north of College Parkway, east of Timberland Parkway, and south of Locke Drive.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

A companion Site Plan application (SP20-0021) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of this application is to create one non-residential lot in order to develop a Nursing or congregate care facility with 96 beds located within six buildings. The property is located within Planned Development District-176 (PD-176) with Agricultural (A) District uses and a nursing or congregate care facility. The subject property is currently vacant and contains approximately 9.007 acres.

The plat depicts all required setbacks and easements necessary for the construction of the subject use. The property will be accessed from College Parkway at two driveways.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

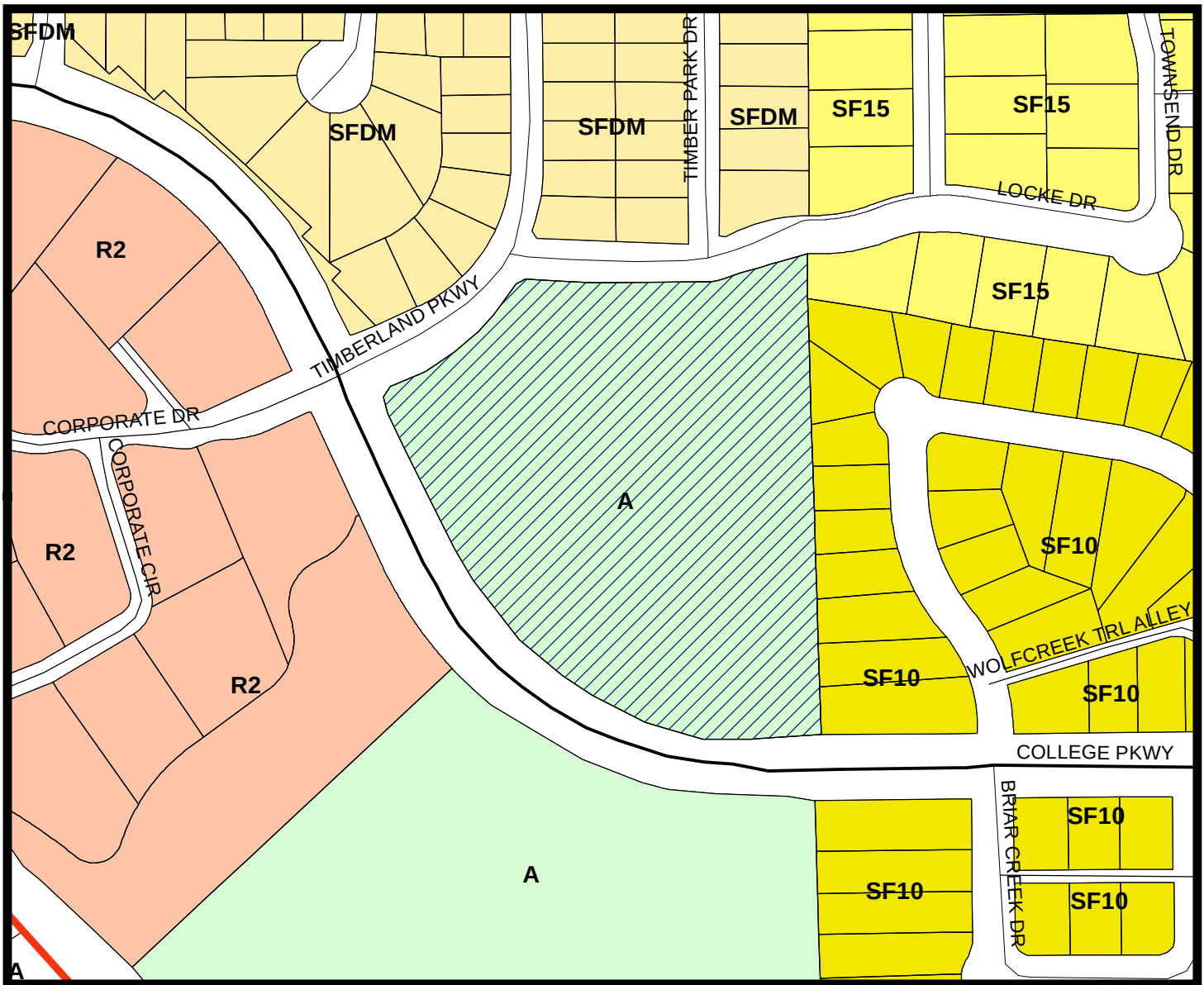
B. Application Details

1. Record Plat Package

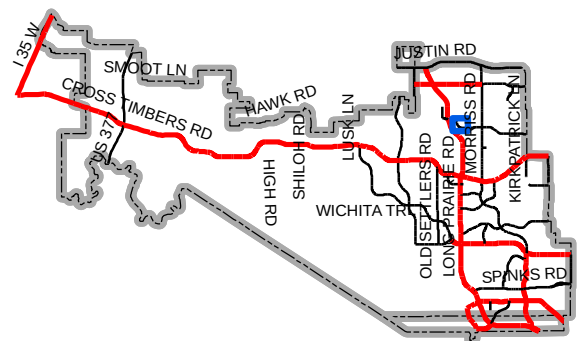
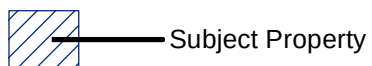
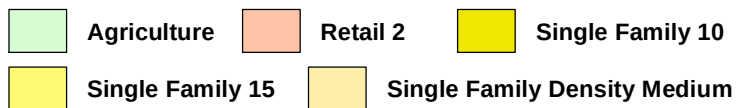


Vicinity Map

Reference Project: RC20-0021 & SP20-0021



LEGEND



Map Location



June 9, 2021

Jersain Castanon
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: *Letter of Intent – Record Plat for Mustang Creek Estates
Flower Mound, TX***

To Whom It May Concern:

The purpose of this record plat submittal is to depict property boundaries and easements for the ±9.01-acre tract at the SE corner of College Parkway and Timberland Parkway according to PD-176. The site is currently zoned PLANNED DEVELOPMENT DISTRICT-176 (PD-176) WITH AGRICULTURAL (A) USES AND A NURSING OR CONGREGATE CARE FACILITY. The proposed one-lot development will be in one phase and contains 6 individual buildings totaling 51,364 SF. The proposed Site Plan is substantially conforming to the previously approved Conceptual Site Plan associated with PD-176.

The overall goal in the development of this site is to preserve the natural features that exist and blend with the surrounding community. We believe the Site Plan establishes this intention and is a great use of the property.

Please contact me at (469) 301-2582 or eric.jeske@kimley-horn.com should you have any questions.

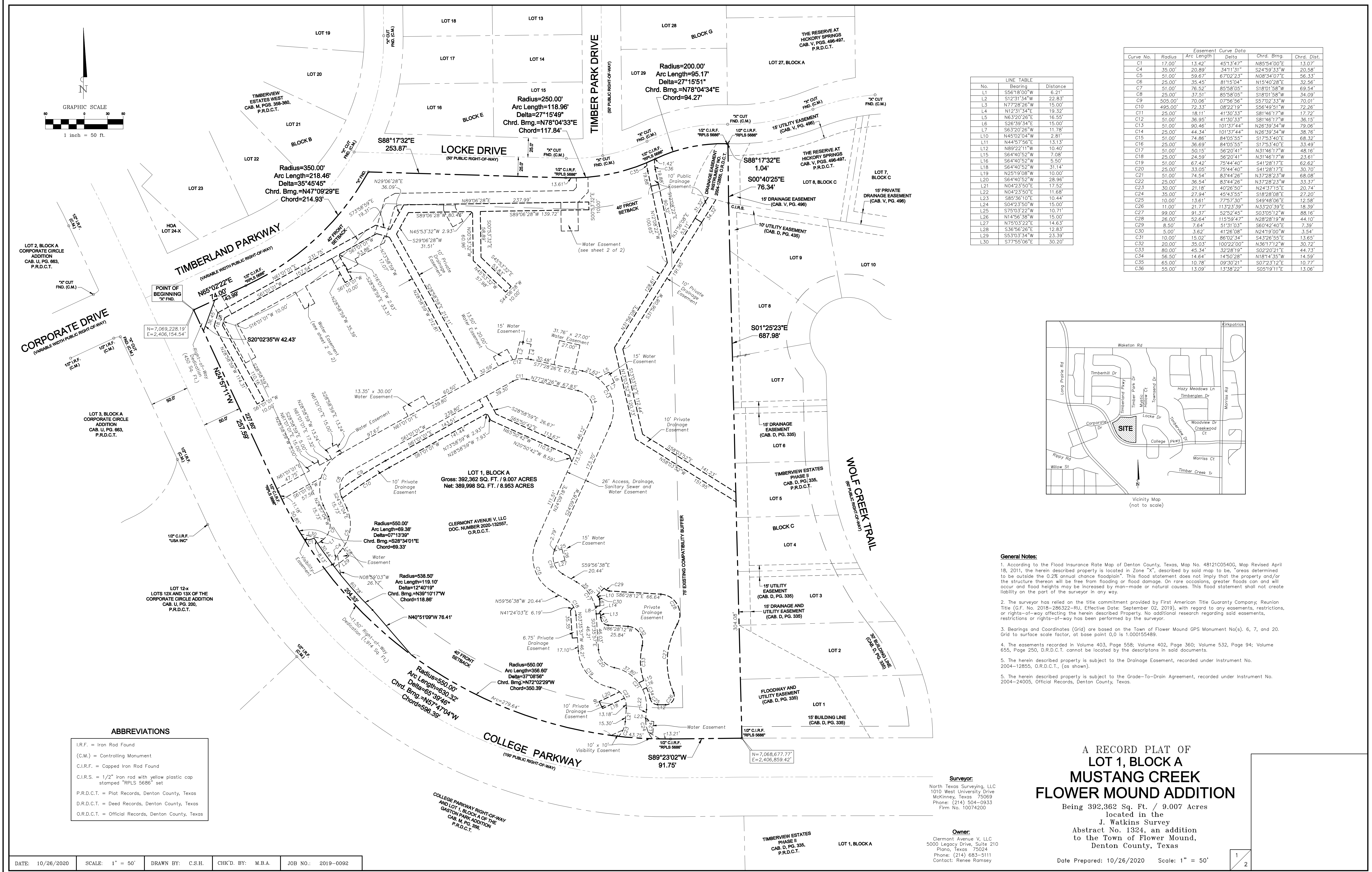
Thank you,

KIMLEY-HORN AND ASSOCIATES, INC. (Firm No. F-928)

A handwritten signature in black ink, appearing to read "Eric T. Jeske".

Eric T. Jeske, P.E.

(License No. 130295)



OWNERSHIP CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DENTON)(

WHEREAS, Clermont Avenue V, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land, situated in the J. Watkins Survey, Abstract No. 1324, in the Town of Flower Mound, Denton County, Texas, and being the remainder of that tract of land, described by deed to Clermont Avenue V, LLC, as recorded under Document No. 2020-132557, of the Official Records, Denton County, Texas (O.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at an "X" cut in a concrete sidewalk found for the most westerly corner of the herein described tract, same being at the intersection of the northeasterly monumented line of College Parkway with the southeasterly monumented line of Timberland Parkway;

THENCE North 65°02'22" East, along said southeasterly monumented line of Timberland Parkway, a distance of 74.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set), being at the beginning of a curve to the left, having a radius of 350.00', a central angle of 35°45'49", and a chord which bears, North 47°09'29" East, a chord distance of 214.93';

Thence along said curve to the left, in a northeasterly direction, an arc length of 218.46' to an "X" cut in a concrete sidewalk set for the most northerly northwest corner of the herein described tract, same being at the intersection of the southeasterly monumented line of Timberland Parkway with the southerly monumented line of Locke Drive;

THENCE South 88°17'32" East, along said southerly monumented line of Locke Drive, a distance of 253.87' to a capped iron rod set at the beginning of a curve to the left, having a radius of 250.00', a central angle of 27°15'49" and a chord which bears, North 78°04'33" East, a chord distance of 117.84';

Thence along said curve to the left, in a northeasterly direction, an arc length of 118.96' to a capped iron rod set at the beginning of a curve to the right, having a radius of 200.00', a central angle of 27°15'51", and a chord which bears, North 78°04'34" East, a chord distance of 94.27';

Thence along said curve to the right, in a northeasterly direction, an arc length of 95.17' to a capped iron rod set at the end of said curve;

THENCE South 88°17'32" East, continuing along the southerly monumented line of Locke Drive, a distance of 1.04' to a capped iron rod set for the northeasterly corner of the herein described tract, same being the northwesterly corner of Lot 8, Block C, of THE RESERVE AT HICKORY SPRINGS, an addition to the Town of Flower Mound, as recorded in Cabinet V, Pages 496-497, of the Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE South 00°40'25" East, along the westerly line of said Lot 8, a distance of 76.34' to a capped iron rod set for the southwesterly corner of said Lot 8, same being the apparent northwesterly corner of TIMBERVIEW ESTATES PHASE II, an addition to the Town of Flower Mound, as recorded in Cabinet D, Page 335, P.R.D.C.T.;

THENCE South 01°25'23" East, along the apparent westerly line of said TIMBERVIEW ESTATES PHASE II, an addition, a distance of 687.98' to a capped iron rod set for the southeasterly corner of the herein described tract, same being the apparent southwesterly corner of Lot 1, Block C, of TIMBERVIEW ESTATES PHASE II, said corner also being in the northerly monumented line of College Parkway;

THENCE South 89°23'02" West, along said northerly monumented line of College Parkway, a distance of 91.75' to a capped iron rod set at the beginning of a curve to the right, having a radius of 550.00', a central angle of 65°39'46", and a chord which bears, North 57°47'04" West, a chord distance of 596.39';

Thence along said curve to the right, in a northwesterly direction, an arc length of 630.32' to a capped iron rod set at the end of said curve;

THENCE North 24°57'11" West, along the northeasterly monumented line of College Parkway, a distance of 257.59' to the POINT OF BEGINNING and containing 392,362 square feet or 9.007 acres of land, more or less.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Clermont Avenue V, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as MUSTANG CREEK FLOWER MOUND ADDITION, an addition to the Town of Flower, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility, public drainage and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

CLERMONT AVENUE V, LLC

John Roach - General Manager

STATE OF TEXAS)(
COUNTY OF DENTON)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John Roach, of Clermont Avenue V, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2021.

NOTARY PUBLIC in and for the State of Texas

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Flower Mound, Denton County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas No. 5686

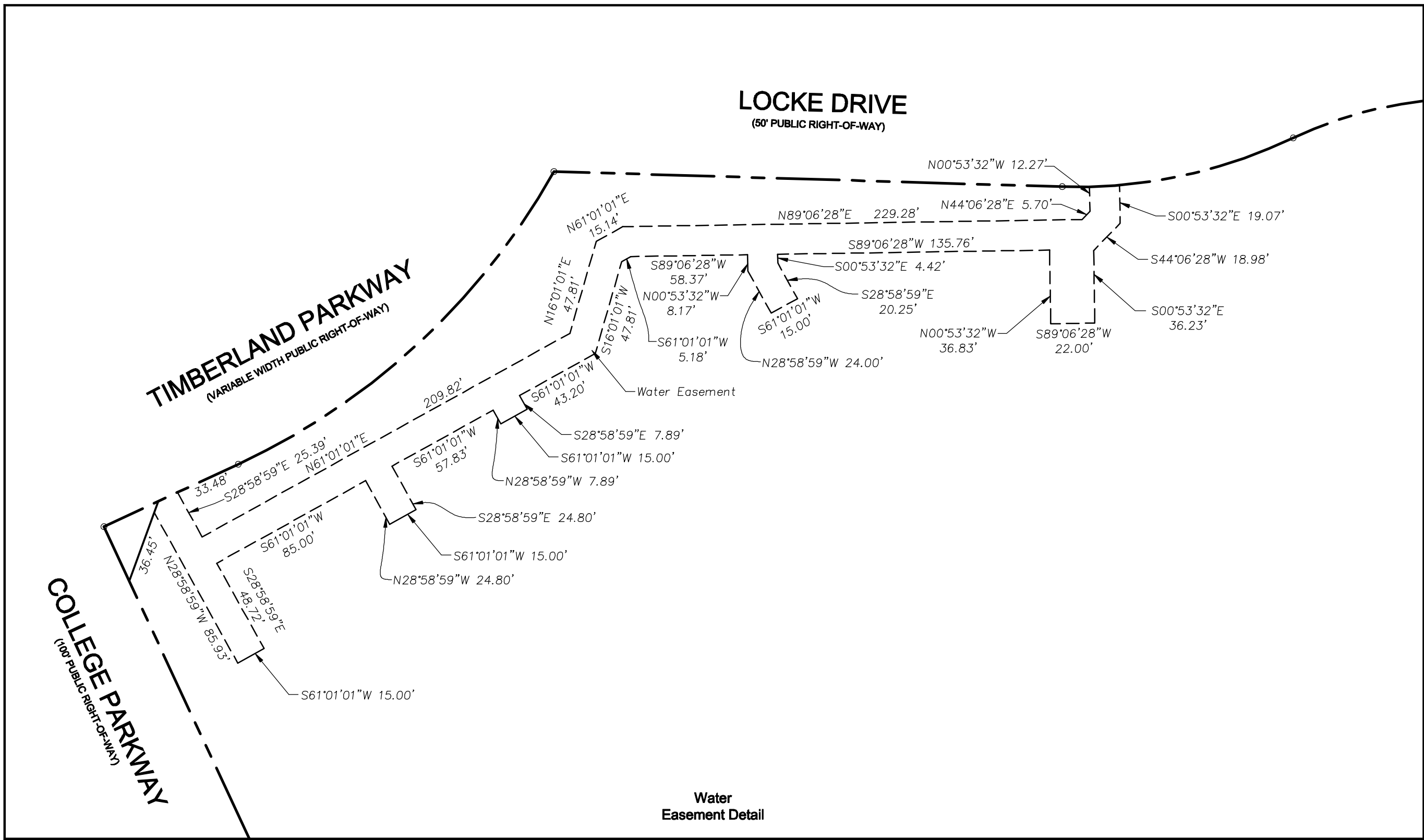
Date:

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2021.

NOTARY PUBLIC in and for the State of Texas



Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Brad Ruthrauff, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Planning Services
Town of Flower Mound

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

A RECORD PLAT OF
LOT 1, BLOCK A
MUSTANG CREEK
FLOWER MOUND ADDITION

Being 392,362 Sq. Ft. / 9.007 Acres
located in the
J. Watkins Survey
Abstract No. 1324, an addition
to the Town of Flower Mound,
Denton County, Texas

Date Prepared: 10/26/2020 Scale: 1" = 50'

Surveyor:
North Texas Surveying, LLC
1010 West University Drive
McKinney, Texas 75069
Phone: (214) 504-0933
Firm No. 10074200

Owner:
Clermont Avenue V, LLC
5000 Legacy Drive, Suite 210
Plano, Texas 75024
Phone: (214) 683-5111
Contact: Renee Ramsey



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

NON-DISCRETIONARY ITEM

DATE: June 14, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Site Plan (SP20-0021 – Mustang Creek Estates) to develop a nursing or congregate care facility. The property is generally located north of College Parkway, east of Timberland Parkway, and south of Locke Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

The project has a companion application, Record Plat (RC20-0011), for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a Nursing or congregate care facility. The property is located within Planned Development District-176 (PD-176) with Agricultural (A) District uses and a nursing or congregate care facility. The subject property is currently vacant and contains approximately 9.007 acres.

The site plan provides for six, one-story buildings that will accommodate 96 assisted living units (16 units per building). The property will also provide for courtyard areas for the residents, surface parking, and retention pond areas. The perimeter of the site along all rights-of-way will be secured by six-foot-tall wrought iron fencing with masonry columns. Two points of access are being provided from College Parkway, and the applicant is providing all 64 of the required 64 parking spaces.

On June 1, 2020, the Town Council approved PD-176 with Agricultural (A) District uses and a nursing or congregate care facility. The proposed site plan is in compliance with the approved ordinance for PD-176, including the conceptual site plan, landscape plan and elevations. The approved ordinance included an exception to Section 82-302 of the Town Code. In lieu of constructing the required six-foot-tall masonry wall along the eastern property line, PD-176 allows the developer to provide a buffer of 75-feet along the eastern property line, exceeding the required buffer width by 50 feet. The proposed buffer will preserve many of the existing protected trees, although some of these trees will be impacted by a proposed stream relocation. The required number of buffer trees will be retained or planted if removed.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-176 Ordinance

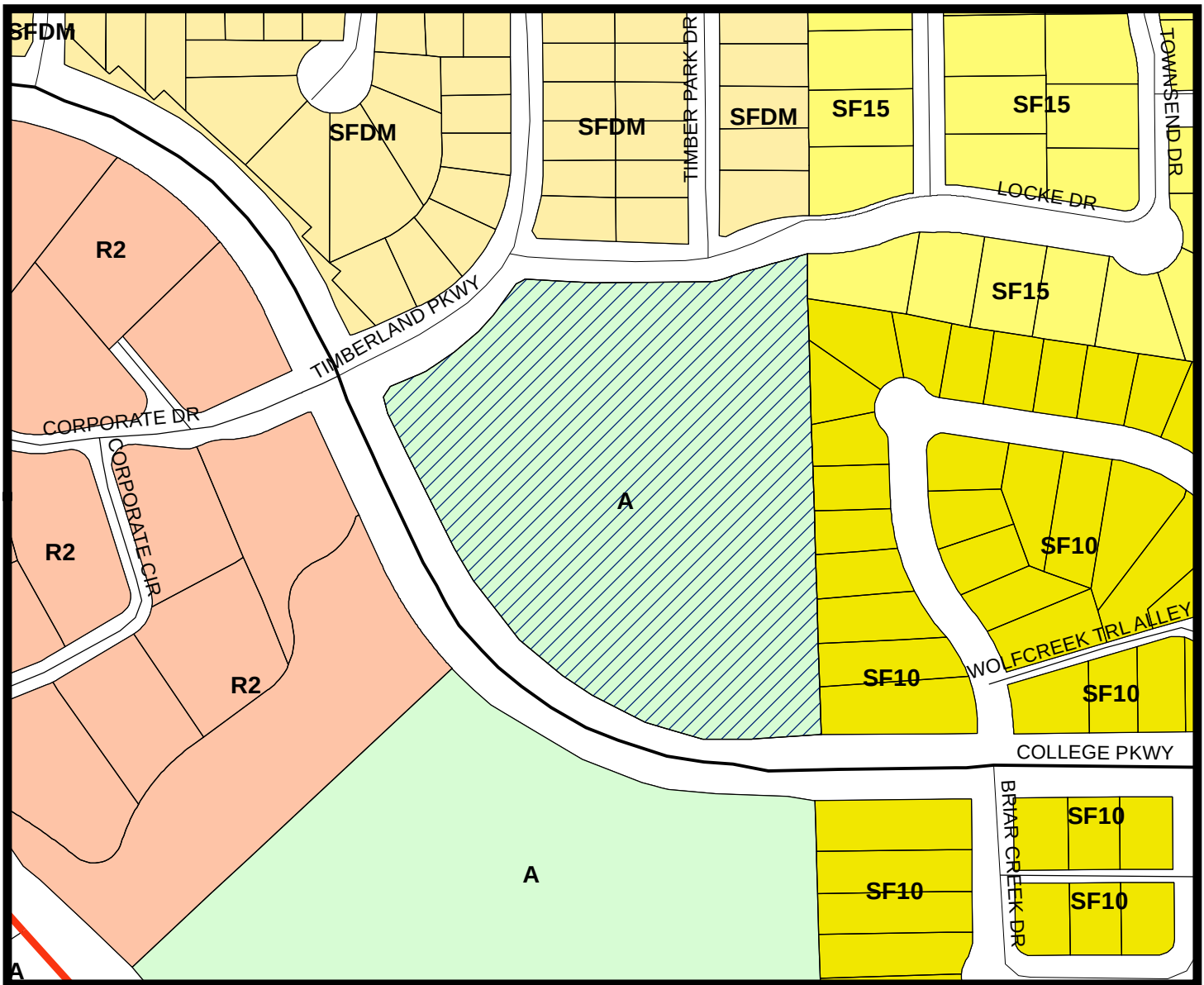
B. Application Details

1. Site Plan Package

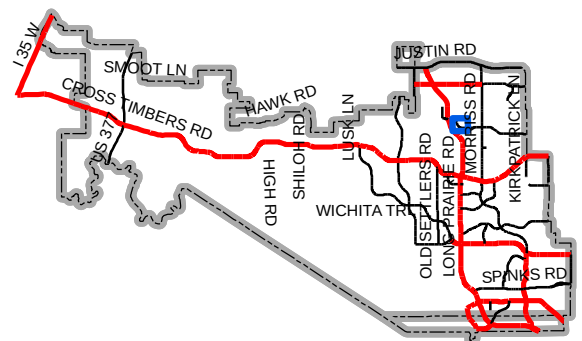
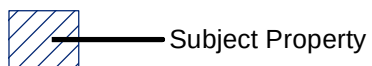
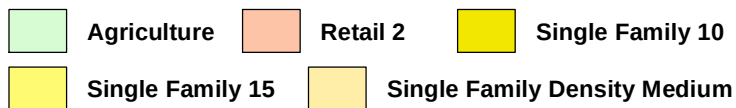


Vicinity Map

Reference Project: RC20-0021 & SP20-0021



LEGEND



Map Location



June 9, 2021

Jersain Castanon
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Letter of Intent – Site Plan for Mustang Creek Estates
Flower Mound, TX**

To Whom It May Concern:

The purpose of this site plan submittal is to develop the ±9.01-acre tract at the SE corner of College Parkway and Timberland Parkway according to PD-176. The site is currently zoned PLANNED DEVELOPMENT DISTRICT-176 (PD-176) WITH AGRICULTURAL (A) USES AND A NURSING OR CONGREGATE CARE FACILITY. The proposed development will be in one phase and contains 6 individual buildings totaling 51,364 SF. The proposed Site Plan is substantially conforming to the previously approved Conceptual Site Plan associated with PD-176.

The overall goal in the development of this site is to preserve the natural features that exist and blend with the surrounding community. We believe the Site Plan establishes this intention and is a great use of the property.

Please contact me at (469) 301-2582 or eric.jeske@kimley-horn.com should you have any questions.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC. (Firm No. F-928)

A handwritten signature in black ink, appearing to read "Eric T. Jeske".

Eric T. Jeske, P.E.

(License No. 130295)

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 11-20

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 9.007 ACRES OF LAND SITUATED IN THE J. WATKINS SURVEY, ABSTRACT NUMBER 1324, FROM PLANNED DEVELOPMENT DISTRICT-49 (PD-49) WITH SINGLE FAMILY DETACHED (MEDIUM DENSITY) (SFDM) USES TO PLANNED DEVELOPMENT DISTRICT-176 (PD-176) WITH AGRICULTURAL (A) USES AND A NURSING OR CONGREGATE CARE FACILITY IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as 9.007 acres of land situated in the J. Watkins Survey, Abstract No. 1324, Denton County, Texas, have filed an application to change the zoning from Planned Development District-49 (PD-49) with Single Family Detached (Medium Density) (SFDM) uses to Planned Development District-176 (PD-176) with Agricultural (A) uses and a nursing or congregate care facility; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on February 24, 2020, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on May 18, 2020, with respect to the proposed rezoning as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a rezoning on the property; and

WHEREAS, the Town Council finds that amendment of the Zoning map as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

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

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area to establish a planned development district as shown below:

Approximately 9.007 acres of land situated in the J. Watkins Survey, Abstract No. 1324, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District-176 (PD-176) with Agricultural (A) uses and a nursing or congregate care facility

SECTION 2

The development standards, conceptual site plan, conceptual landscape plan, conceptual elevations of the proposed Planned Development District No. 176 (PD-176), attached hereto as Exhibits "B," "C," "D," and "E," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations for this Planned Development District No. 176 (PD-176).

SECTION 3

The official map of the Town of Flower Mound is hereby amended and the Director of Planning Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 176 (PD-176), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," "D," and "E," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 4 TO 1, ON THIS THE 1ST DAY OF JUNE, 2020.

APPROVED:

Steve Dixon

Steve Dixon, **MAYOR**

ATTEST:

Theresa Scott

Theresa Scott, **TOWN SECRETARY**

EXHIBIT "A" – PROPERTY DESCRIPTION

Being a tract of land, situated in the J. Watkins Survey, Abstract No. 1324, in the Town of Flower Mound, Denton County, Texas, and being the remainder of that tract of land, described by deed to Lewisville Independent School District, as recorded in Volume 2371, Page 830, of the Deed Records, Denton County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at an "X" cut in a concrete sidewalk found for the most westerly corner of the herein described tract, same being at the intersection of the northeasterly monumented line of College Parkway with the southeasterly monumented line of Timberland Parkway;

THENCE North 65°02'22" East, along said southeasterly monumented line of Timberland Parkway, a distance of 74.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set), being at the beginning of a curve to the left, having a radius of 350.00', a central angle of 35°45'45", and a chord which bears, North 47°09'29" East, a chord distance of 214.93';

Thence along said curve to the left, in a northeasterly direction, an arc length of 218.46' to an "X" cut in a concrete sidewalk set for the most northerly northwest corner of the herein described tract, same being at the intersection of the southeasterly monumented line of Timberland Parkway with the southerly monumented line of Locke Drive;

THENCE South 88°17'32" East, along said southerly monumented line of Locke Drive, a distance of 253.87' to a capped iron rod set at the beginning of a curve to the left, having a radius of 250.00', a central angle of 27°15'49" and a chord which bears, North 78°04'33" East, a chord distance of 117.84';

Thence along said curve to the left, in a northeasterly direction, an arc length of 118.96' to a capped iron rod set at the beginning of a curve to the right, having a radius of 200.00', a central angle of 27°15'51", and a chord which bears, North 78°04'34" East, a chord distance of 94.27';

Thence along said curve to the right, in a northeasterly direction, an arc length of 95.17' to a capped iron rod set at the end of said curve;

THENCE South 88°17'32" East, continuing along the southerly monumented line of Locke Drive, a distance of 1.04' to a capped iron rod set for the northeasterly corner of the herein described tract, same being the northwesterly corner of Lot 8, Block C, of THE RESERVE AT HICKORY SPRINGS, an addition to the Town of Flower Mound, as recorded in Cabinet V, Pages 496-497, of the Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE South 00°40'25" East, along the westerly line of said Lot 8, a distance of 76.34' to a capped iron rod set for the southwesterly corner of said Lot 8, same being the apparent northwesterly corner of TIMBERVIEW ESTATES PHASE II, an addition to the Town of Flower Mound, as recorded in Cabinet D, Page 335, P.R.D.C.T.;

THENCE South 01°25'23" East, along the apparent westerly line of said TIMBERVIEW ESTATES PHASE II, an addition, a distance of 687.98' to a capped iron rod set for the southeasterly corner of the herein described tract, same being the apparent southwesterly corner of Lot 1, Block C, of TIMBERVIEW ESTATES PHASE II, said corner also being in the northerly monumented line of College Parkway;

THENCE South $89^{\circ}23'02''$ West, along said northerly monumented line of College Parkway, a distance of 91.75' to a capped iron rod set at the beginning of a curve to the right, having a radius of 550.00', a central angle of $65^{\circ}39'46''$, and a chord which bears, North $57^{\circ}47'04''$ West, a chord distance of 596.39';

Thence along said curve to the right, in a northwesterly direction, an arc length of 630.32' to a capped iron rod set at the end of said curve;

THENCE North $24^{\circ}57'11''$ West, along the northeasterly monumented line of College Parkway, a distance of 257.59' to the POINT OF BEGINNING and containing 392,362 square feet or 9.007 acres of land, more or less.

Exhibit “B”

Development Standards

Planned Development District - 176 (PD-176) Mustang Creek Assisted Living

The development on the property comprising approximately 9.007 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:

A. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.
 - a. Exhibit “C”: Conceptual Site Plan.
 - b. Exhibit “D”: Conceptual Landscape Plan.
 - c. Exhibit “E”: Conceptual Elevations.

B. PERMITTED USES.

1. Except as provided in this section, the uses listed as Permitted Uses in Agricultural District (A) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C”.
2. Nursing or congregate care facility.

C. SPECIFIC USES. Except as provided above, the uses listed as Specific Uses in Agricultural District (A) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C” with a Specific Use Permit (SUP) approved by the Town Council.

D. TEMPORARY USES. The uses listed as Temporary Uses in the Agricultural District (A) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C” as 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”.

E. DIMENSIONAL REGULATIONS. Except as provided in this section, the dimensional regulations listed for Agricultural District (A) in the Town’s Zoning Ordinance shall be required for this Planned Development.

1. Nursing or congregate care facility.
 - a. Setbacks shall be provided as shown on Exhibit “C”
 - b. Wood fences are permitted to be eight-feet tall as shown on Exhibit “C”.
 - c. No more than six separate nursing or congregate care buildings may be constructed on the subject property as shown on Exhibit “C”.
 - d. Each nursing or congregate care building shall be limited to 16 resident beds.

- e. Each nursing or congregate care building shall be limited to a maximum of 9,000 square feet of floor area as shown on Exhibit "C".
- F. ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to the approved Environmental Protection Plan.
- G. EXCEPTIONS. The following exceptions to the Town's Ordinances shall apply to this Planned Development.
- 1. Compatibility Buffer-Section 82-302.
 - a. Except as provided in this section, the compatibility buffer applies to this Planned Development.
 - b. Nursing or congregate care facility.
 - i. Except as provided in this subparagraph, a 75-foot-wide natural buffer along the eastern property line shall be provided as depicted on Exhibits "C" and "D".
 - ii. Protected trees within the 75-foot-wide natural buffer along the eastern property line will be maintained in a healthy and growing condition except for those trees removed during the creek relocation. Impacted native trees and vegetation will be reestablished if the creek is relocated within the 75-foot-wide natural buffer.
 - iii. A minimum six-foot-tall brick or masonry wall is not required along the eastern property line.
 - 2. Topographic Slope- Section 98-147.
 - a. An exception to Section 98-147, Topographical Slope Protection is granted for slopes that are greater than 12% as depicted in the approved Environmental Protection Plan.
 - b. The developer shall provide 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 with subsequent record plat applications. In addition, the developer shall conform with the following requirements with subsequent record plat applications:
 - i. 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.
 - ii. While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four foot (4') or greater in height shall be designed by a professional engineer licensed by the State of Texas. Retaining walls exceeding eight feet (8') in height are prohibited except on a showing to staff that the property owner will suffer undue hardship in the

development of an individual lot in the absence of such an eight foot (8') tall retaining wall.

MATERIAL TABULATION CHART

	SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1. Total Facade S.F.	895 s.f.	2052 s.f.	781 s.f.	1882 s.f.
2. Facade S.F. (exclusive of doors and windows)	717 s.f.	1735 s.f.	733 s.f.	1682 s.f.
3. Doors and Windows S.F.	178 s.f.	317 s.f.	48 s.f.	200 s.f.
4. Primary Masonry Totals	638 s.f. and 89% of 2	1590 s.f. and 92% of 2	588 s.f. and 80% of 2	1525 sf and 91% of 2
- Brck s.f. (as applicable)	427 s.f. and 60% of 2	1489 s.f. and 86% of 2	588 s.f. and 80% of 2	1400 sf and 83% of 2
- Stucco s.f. (as applicable)	211 s.f. and 29% of 2	101 s.f. and 6% of 2	0 s.f. and 0% of 2	125 s.f. and 8% of 2
5. Secondary Masonry Totals hard-board siding	79 s.f. and 11% of 2	145 s.f. and 8% of 2	145 s.f. and 20% of 2	158 s.f. and 9% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

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

PROPOSED MATERIALS

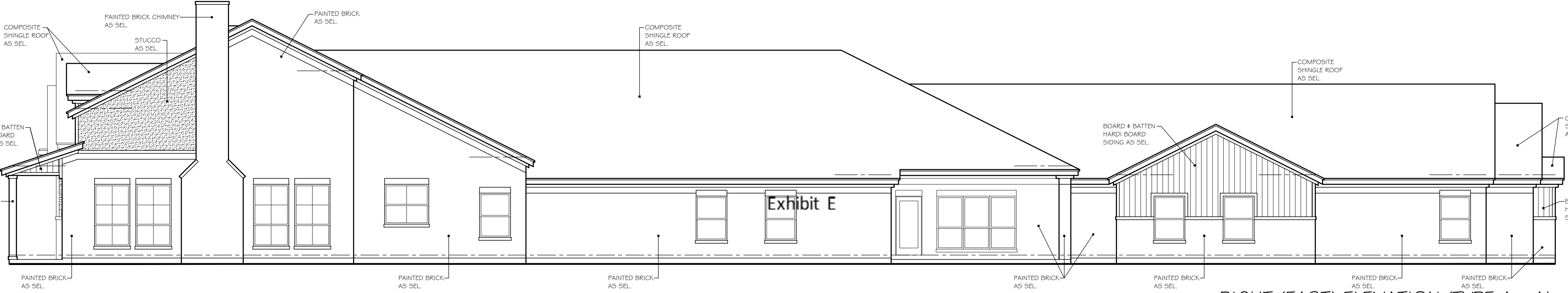
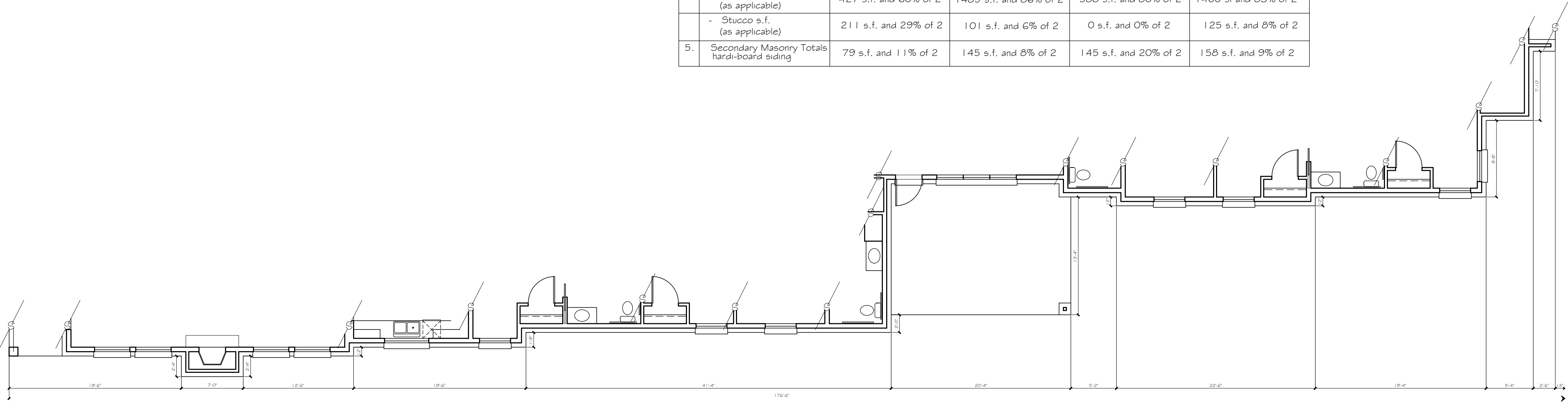
- ROOFING
COMPOSITE SHINGLE: BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: SILVER, GRAY, BLACK
- STUCCO
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, GRAY, WHITE, BLACK
- METAL AWNINGS
COLOR: GRAY, BLACK
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE, GRAY, BLACK
- WINDOWS
COLOR: GRAY, BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, GRAY, BLACK
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: GRAY, BLACK

CONSTRUCTION

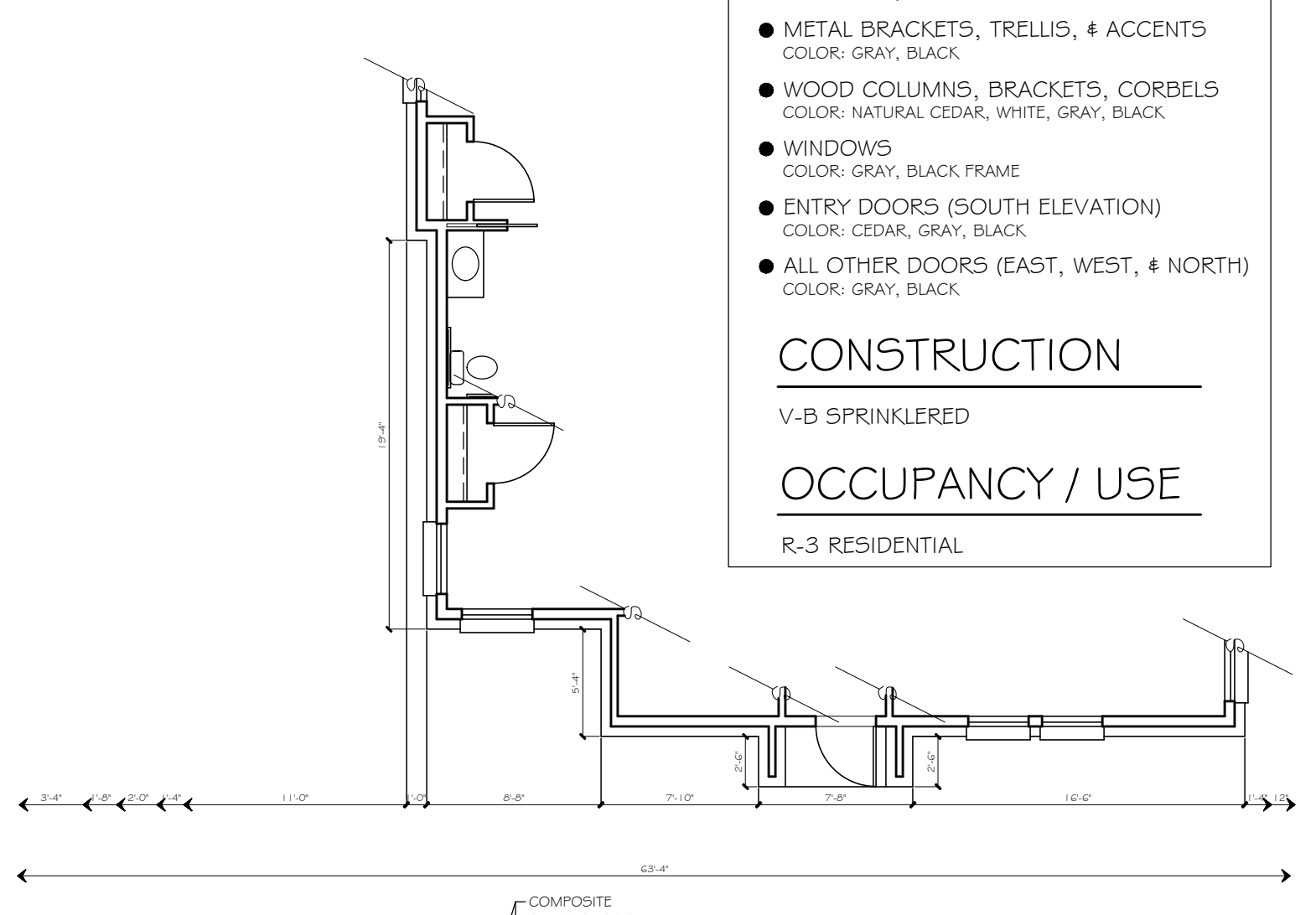
V-B SPRINKLERED

OCCUPANCY / USE

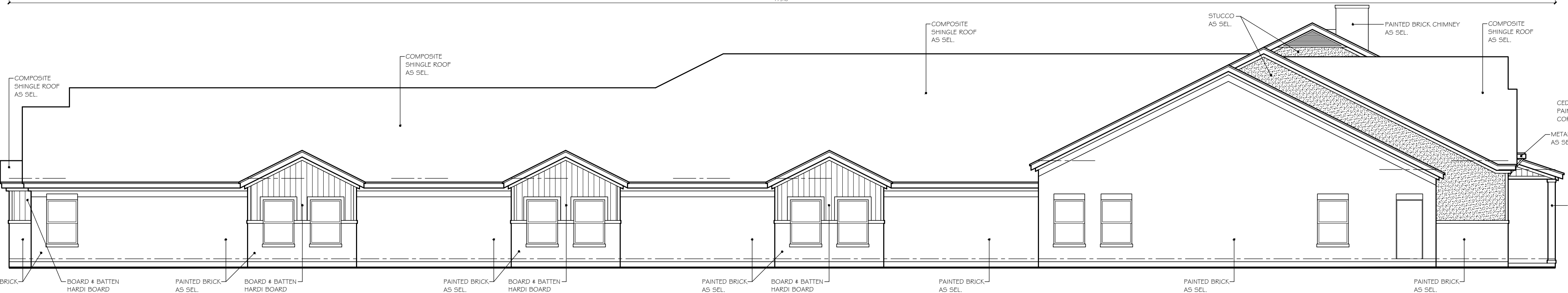
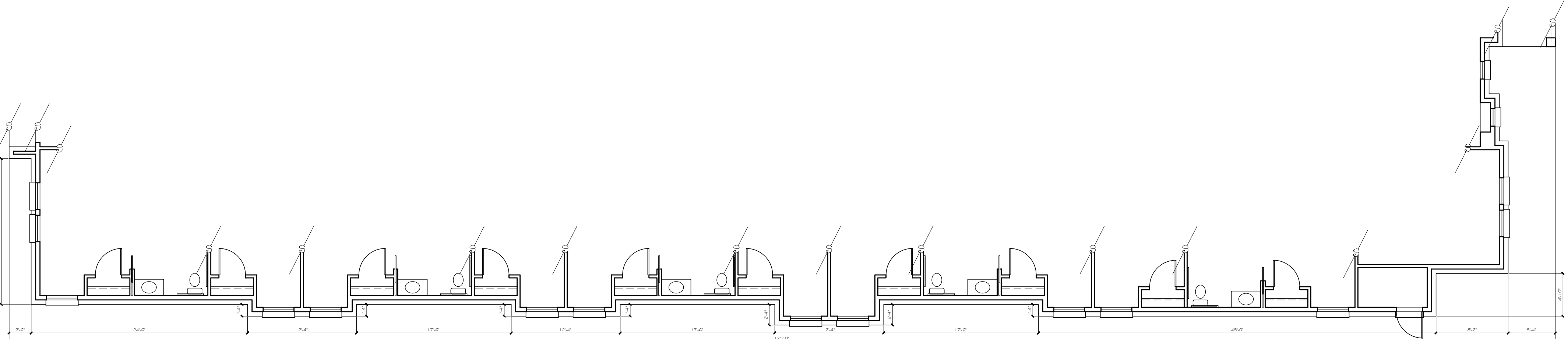
R-3 RESIDENTIAL



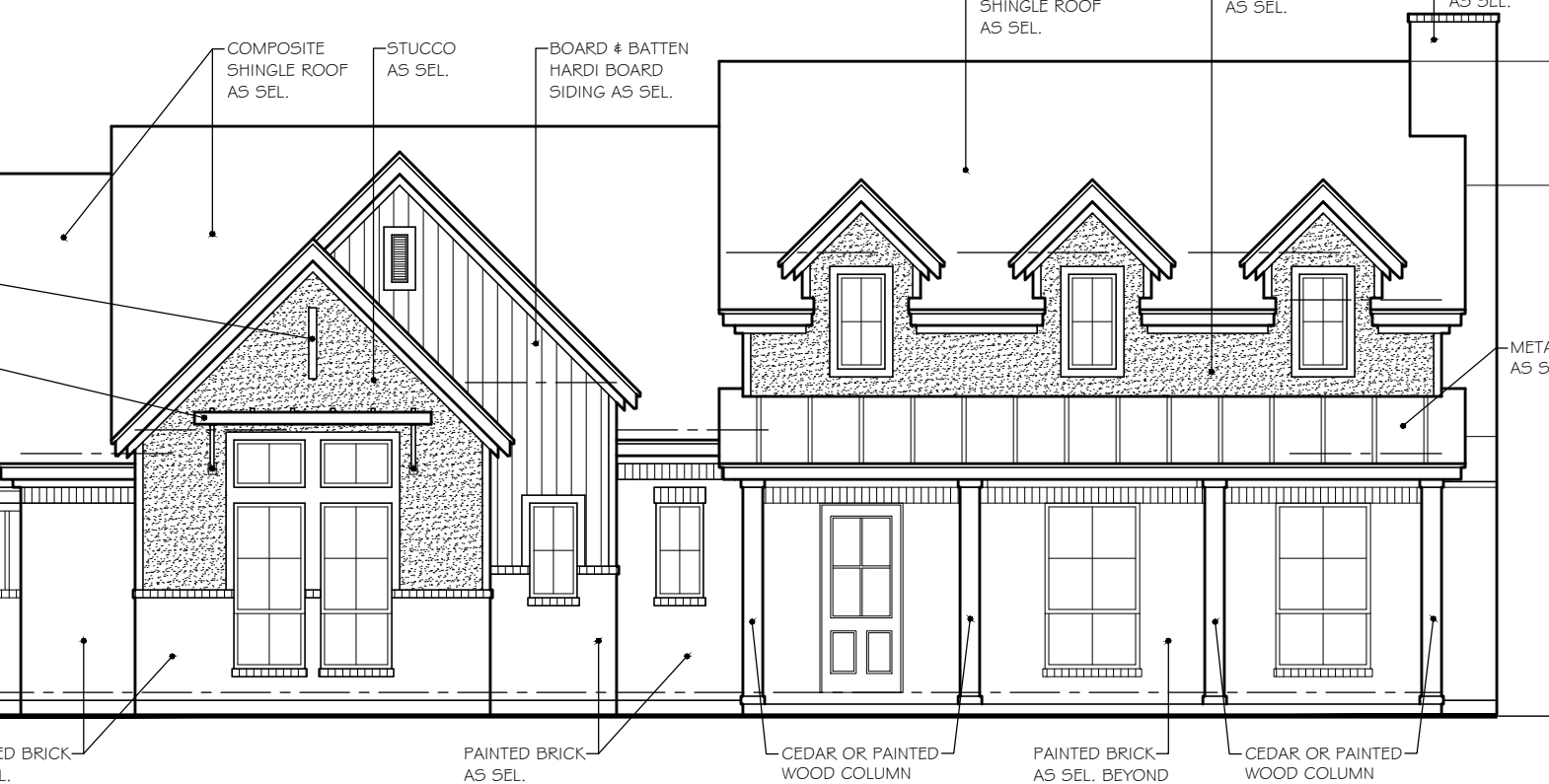
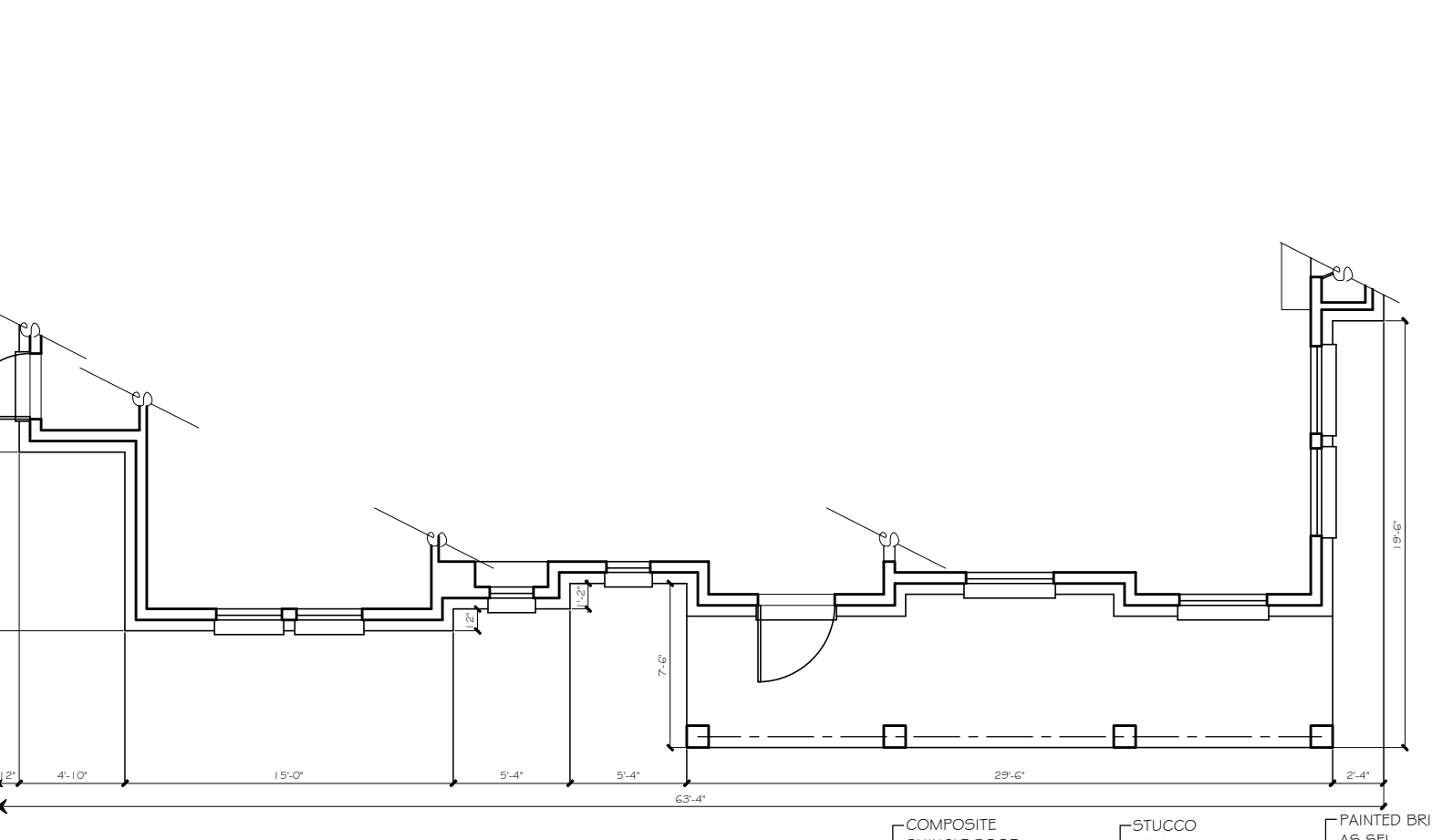
RIGHT (EAST) ELEVATION (TYPE A - A)
1/8" = 1'-0" scale



REAR (NORTH) ELEVATION (TYPE A - A)
1/8" = 1'-0" scale



LEFT (WEST) ELEVATION (TYPE A - A)
1/8" = 1'-0" scale



FRONT (SOUTH) ELEVATION (TYPE A - A)
1/8" = 1'-0" scale

CLAUSE

DATE: APRIL 13, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

JOB #

19-062

SHEET

PD1

MATERIAL TABULATION CHART

		SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1.	Total Facade S.F.	825 s.f.	2022 s.f.	781 s.f.	2138 s.f.
2.	Facade S.F. (exclusive of doors and windows)	572 s.f.	1822 s.f.	733 s.f.	1821 s.f.
3.	Doors and Windows S.F.	253 s.f.	200 s.f.	48 s.f.	317 s.f.
4.	Primary Masonry Totals	483 s.f. and 84% of 2	1578 s.f. and 87% of 2	588 s.f. and 80% of 2	1528 s.f. and 84% of 2
	- Brck s.f. (as applicable)	412 s.f. and 72% of 2	1468 s.f. and 80% of 2	588 s.f. and 80% of 2	1484 s.f. and 82% of 2
	- Stucco s.f. (as applicable)	71 s.f. and 12% of 2	110 s.f. and 7% of 2	0 s.f. and 0% of 2	44 s.f. and 2% of 2
5.	Secondary Masonry Totals hardi-board siding	89 s.f. and 16% of 2	244 s.f. and 13% of 2	145 s.f. and 20% of 2	293 s.f. and 16% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

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PROPOSED MATERIALS

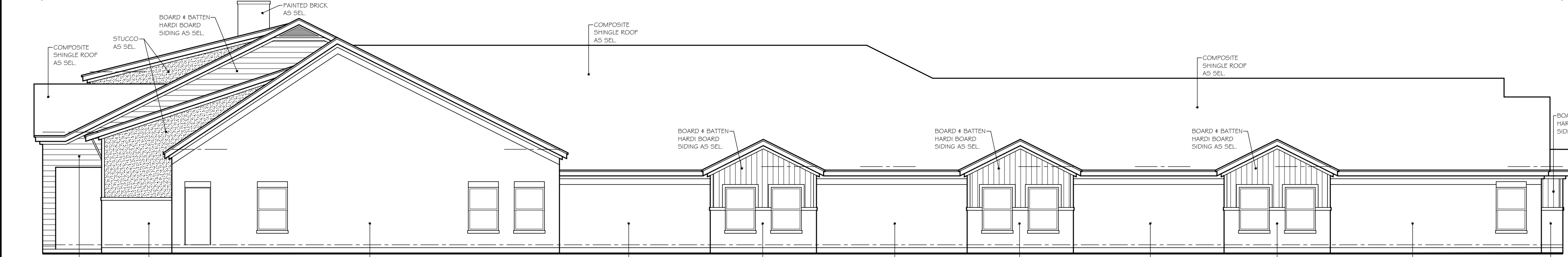
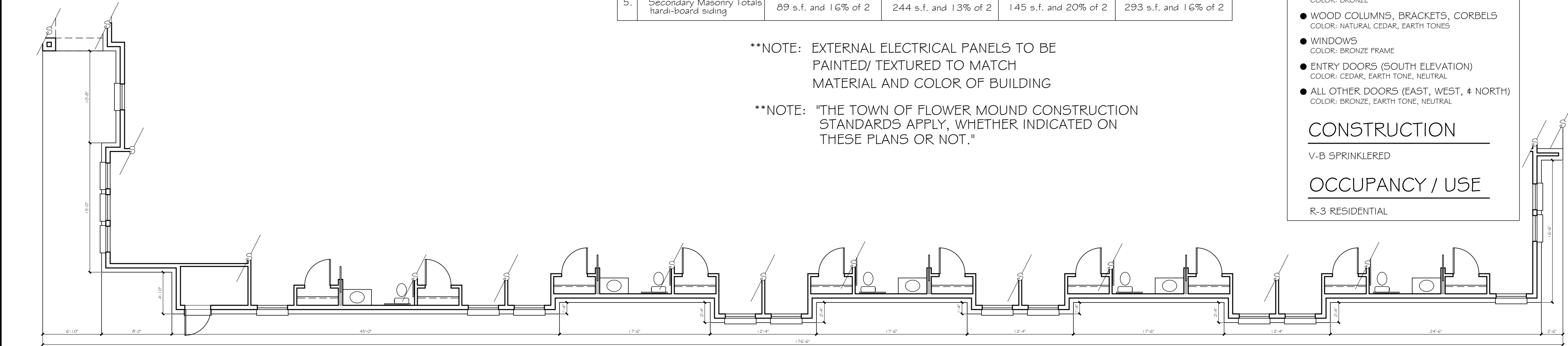
- ROOFING
COMPOSITE SHINGLE: EARTH TONES + NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: GRAY, BRONZE, EARTH TONE
- STUCCO
COLOR: CREAM, WHITE, NEUTRAL, EARTH TONE
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, EARTH TONES, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, WHITE, EARTH TONES
- METAL AWNINGS
COLOR: BRONZE
- METAL BRACKETS, TRELLIS, + ACCENTS
COLOR: BRONZE
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, EARTH TONES
- WINDOWS
COLOR: BRONZE FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, EARTH TONE, NEUTRAL
- ALL OTHER DOORS (EAST, WEST, + NORTH)
COLOR: BRONZE, EARTH TONE, NEUTRAL

CONSTRUCTION

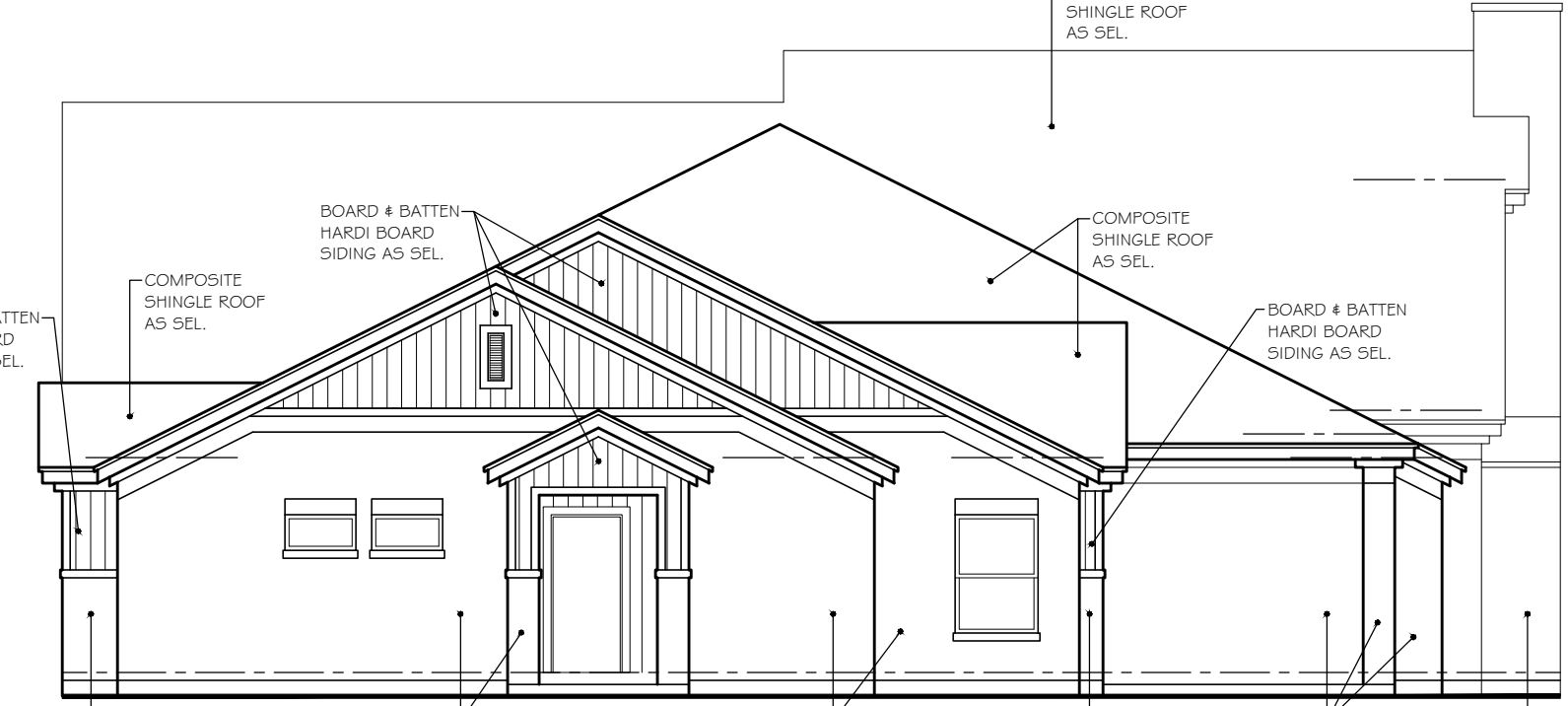
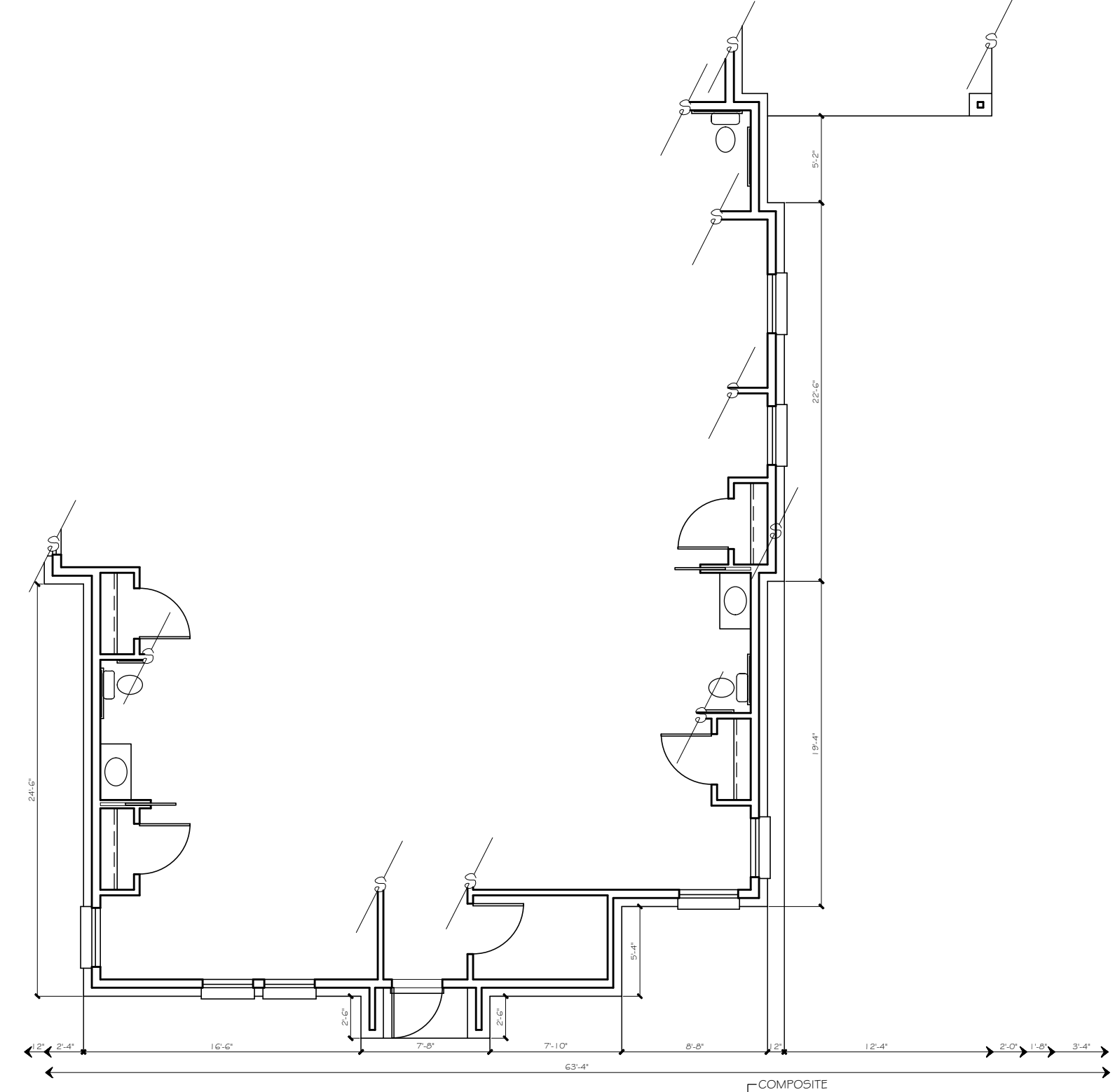
V-B SPRINKLERED

OCCUPANCY / USE

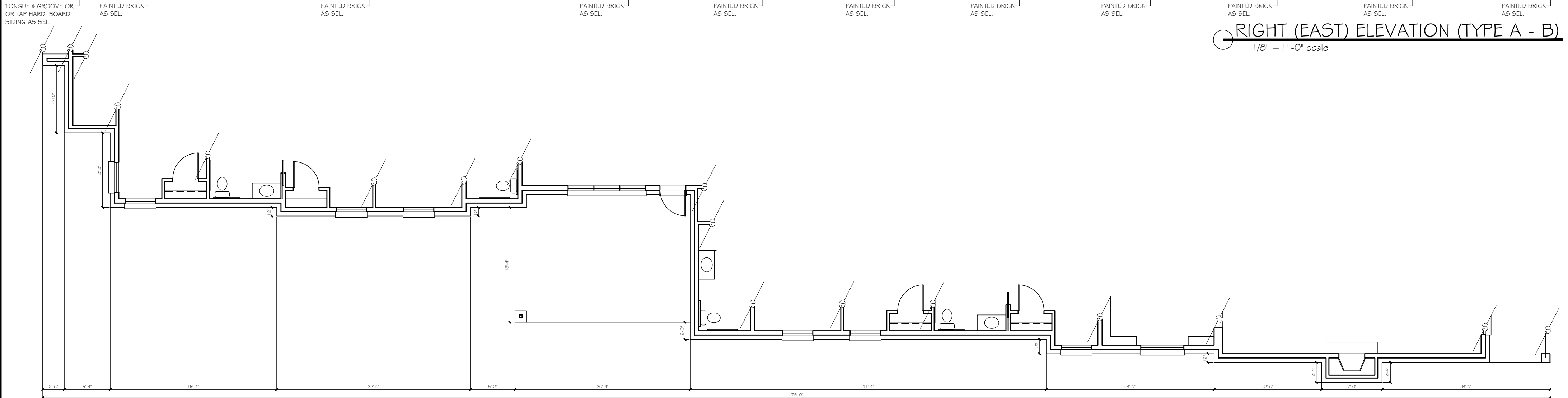
R-3 RESIDENTIAL



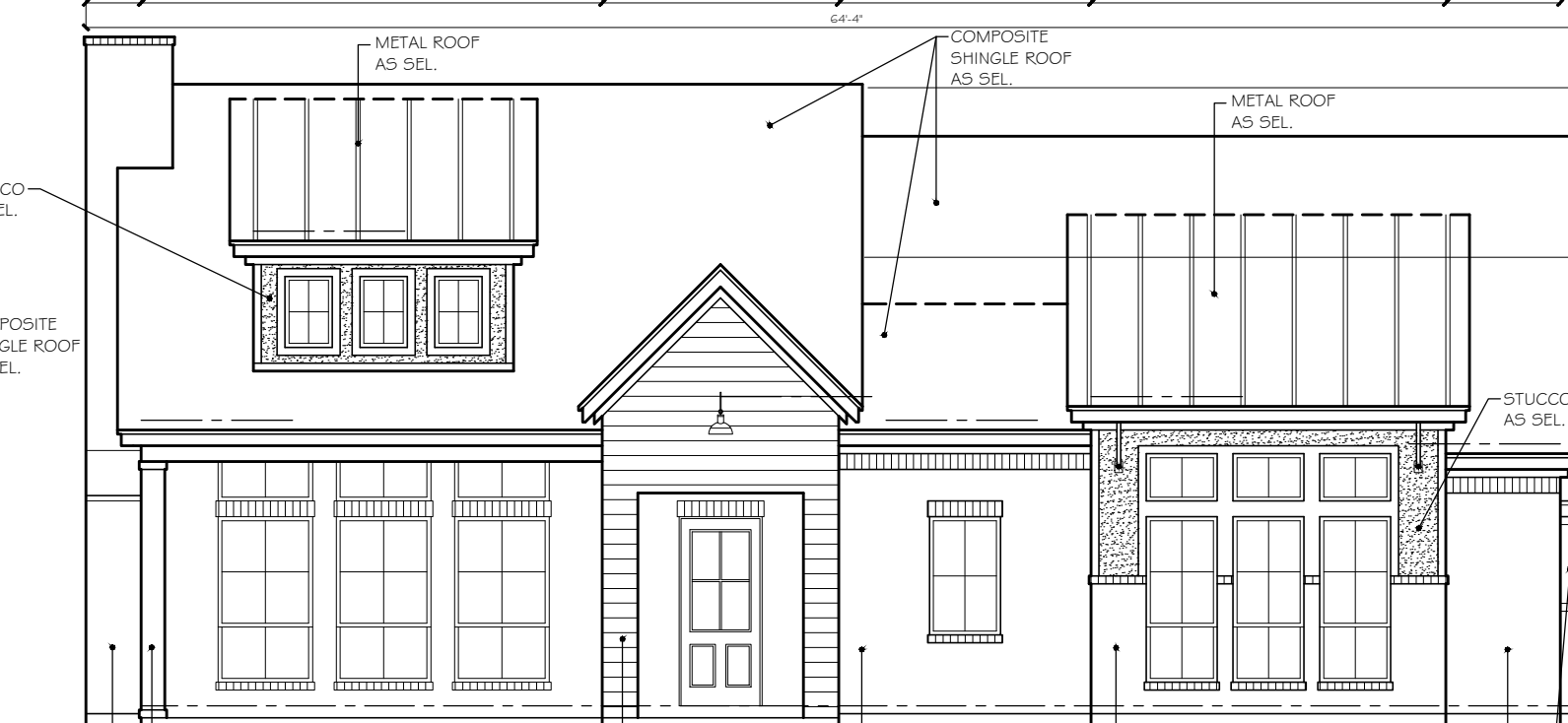
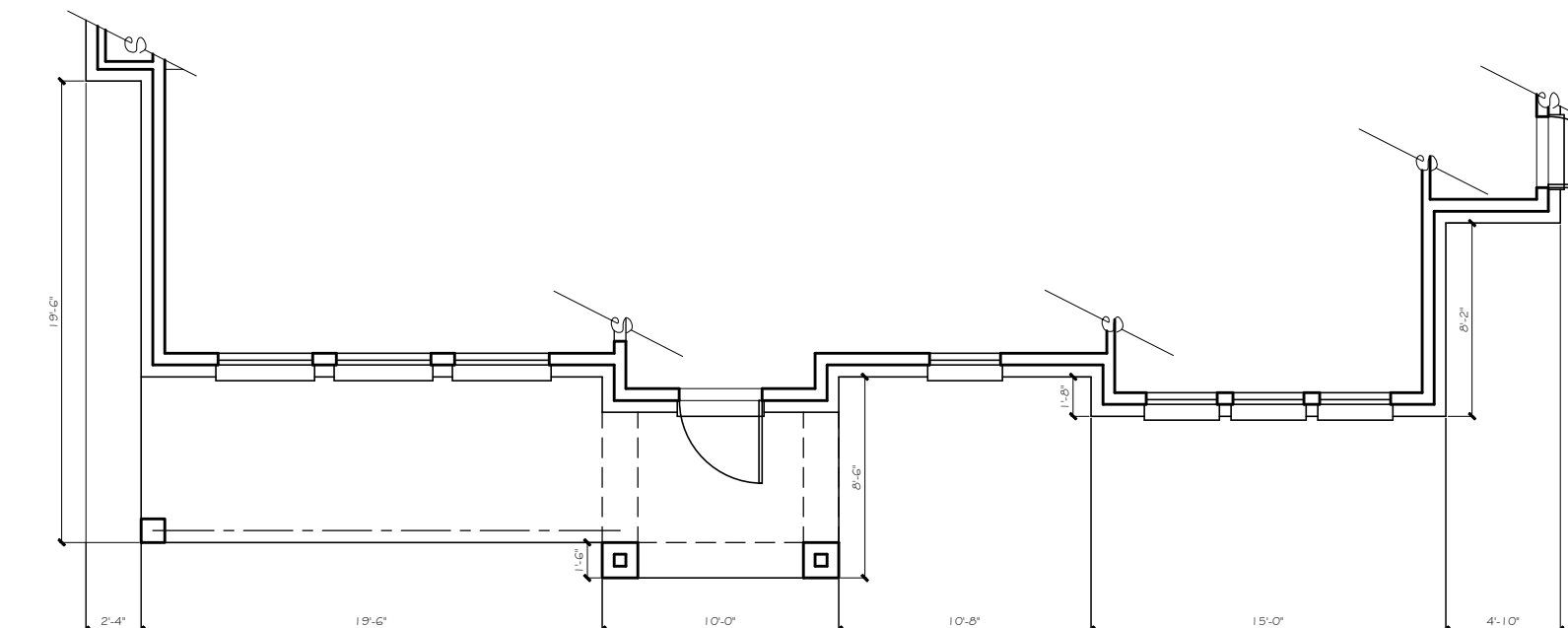
RIGHT (EAST) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale



REAR (NORTH) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale



LEFT (WEST) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale



FRONT (SOUTH) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale

CLAUSE

DATE: APRIL 13, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

CROSS
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4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
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PRELIMINARY
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MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

JOB #

19-062

SHEET

PD2

Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the contractor shall verify all dimensions and materials with all governing codes & ordinances & incorporate site conditions. Only a qualified designer, architect, or structural engineer is authorized to modify these plans. All plans shall remain the property of Cross Timbers Architects & are not to be reused or reproduced without written permission.

MATERIAL TABULATION CHART

	SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1. Total Facade S.F.	819 s.f.	1862 s.f.	580 s.f.	1742 s.f.
2. Facade S.F. (exclusive of doors and windows)	602 s.f.	1593 s.f.	462 s.f.	1578 s.f.
3. Doors and Windows S.F.	217 s.f.	269 s.f.	118 s.f.	164 s.f.
4. Primary Masonry Totals	489 s.f. and 81% of 2	1288 s.f. and 81% of 2	370 s.f. and 80% of 2	1269 sf and 80% of 2
- Brck s.f. (as applicable)	268 s.f. and 45% of 2	1108 s.f. and 70% of 2	48 s.f. and 10% of 2	1191 sf and 75% of 2
- Stone s.f. (as applicable)	165 s.f. and 27% of 2	180 s.f. and 11% of 2	322 s.f. and 70% of 2	73 sf and 5% of 2
- Stucco s.f. (as applicable)	56 s.f. and 9% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	5 s.f. and 0% of 2
5. Secondary Masonry Totals hardi-board siding	113 s.f. and 19% of 2	305 s.f. and 19% of 2	92 s.f. and 20% of 2	309 s.f. and 20% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

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

PROPOSED MATERIALS

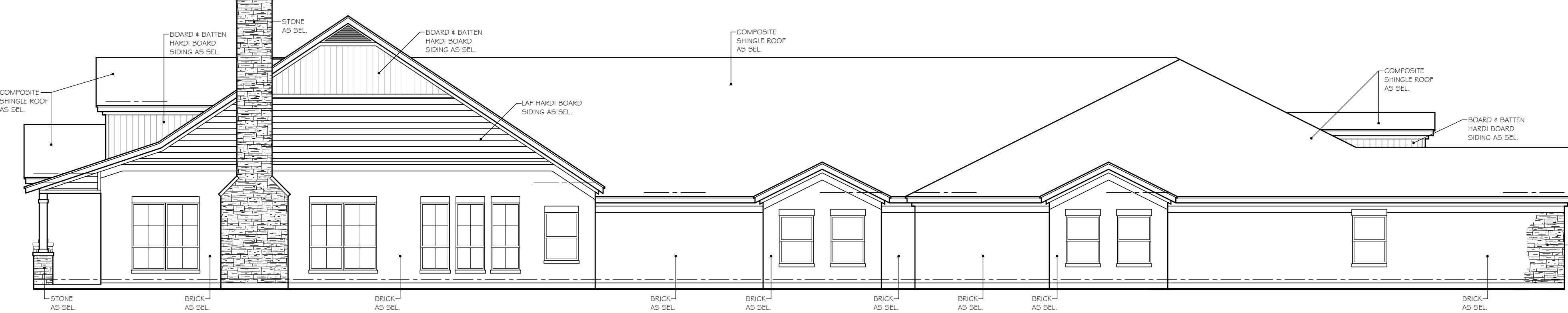
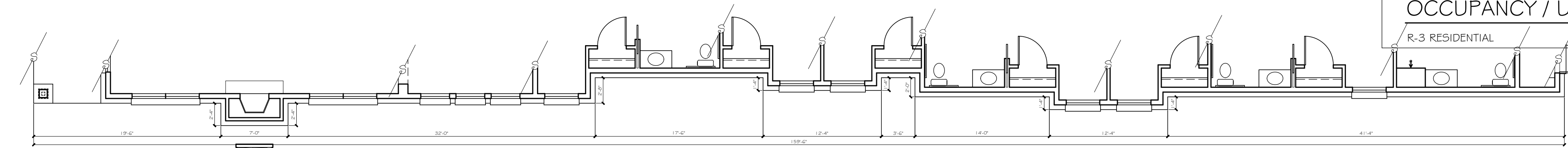
- ROOFING
COMPOSITE SHINGLE: BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: SILVER, GRAY, BLACK
- STUCCO
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- STONE
NATURAL STONE: SAW CUT, CHOPPED, LEDGE STONE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, GRAY, WHITE, BLACK
- METAL AWNINGS
COLOR: GRAY, BLACK
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE, GRAY, BLACK
- WINDOWS
COLOR: GRAY, BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, GRAY, BLACK
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: GRAY, BLACK

CONSTRUCTION

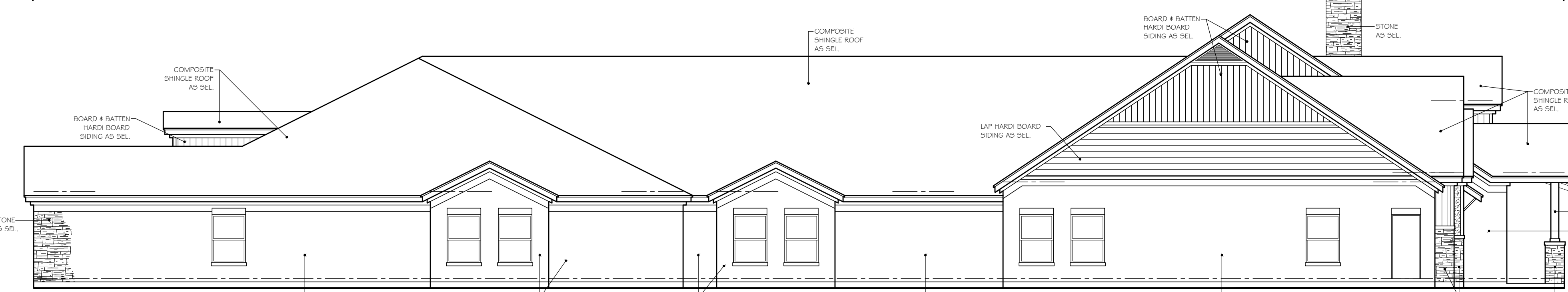
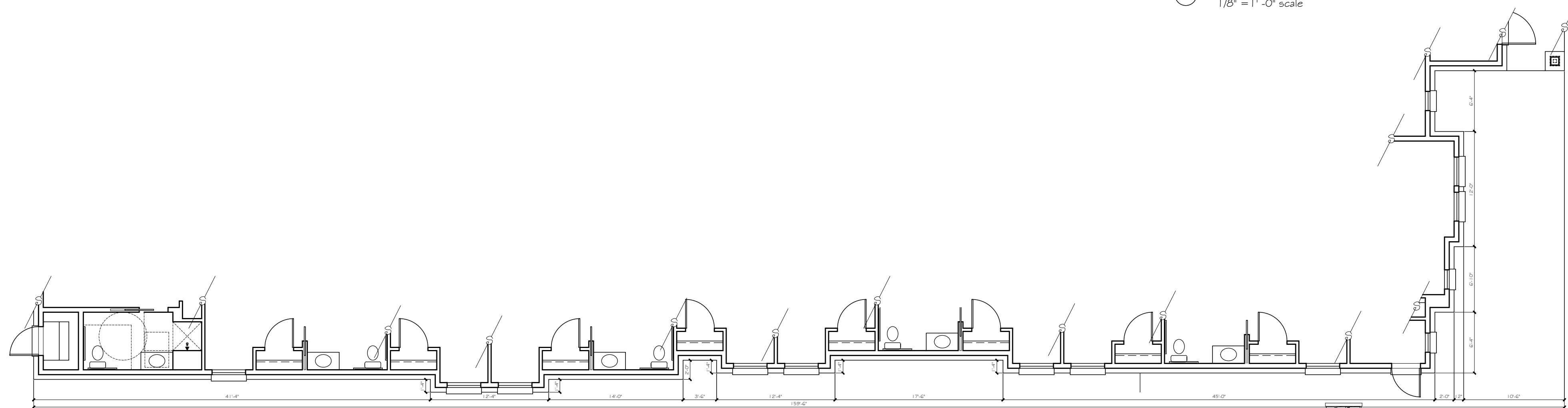
V-B SPRINKLERED

OCCUPANCY / USE

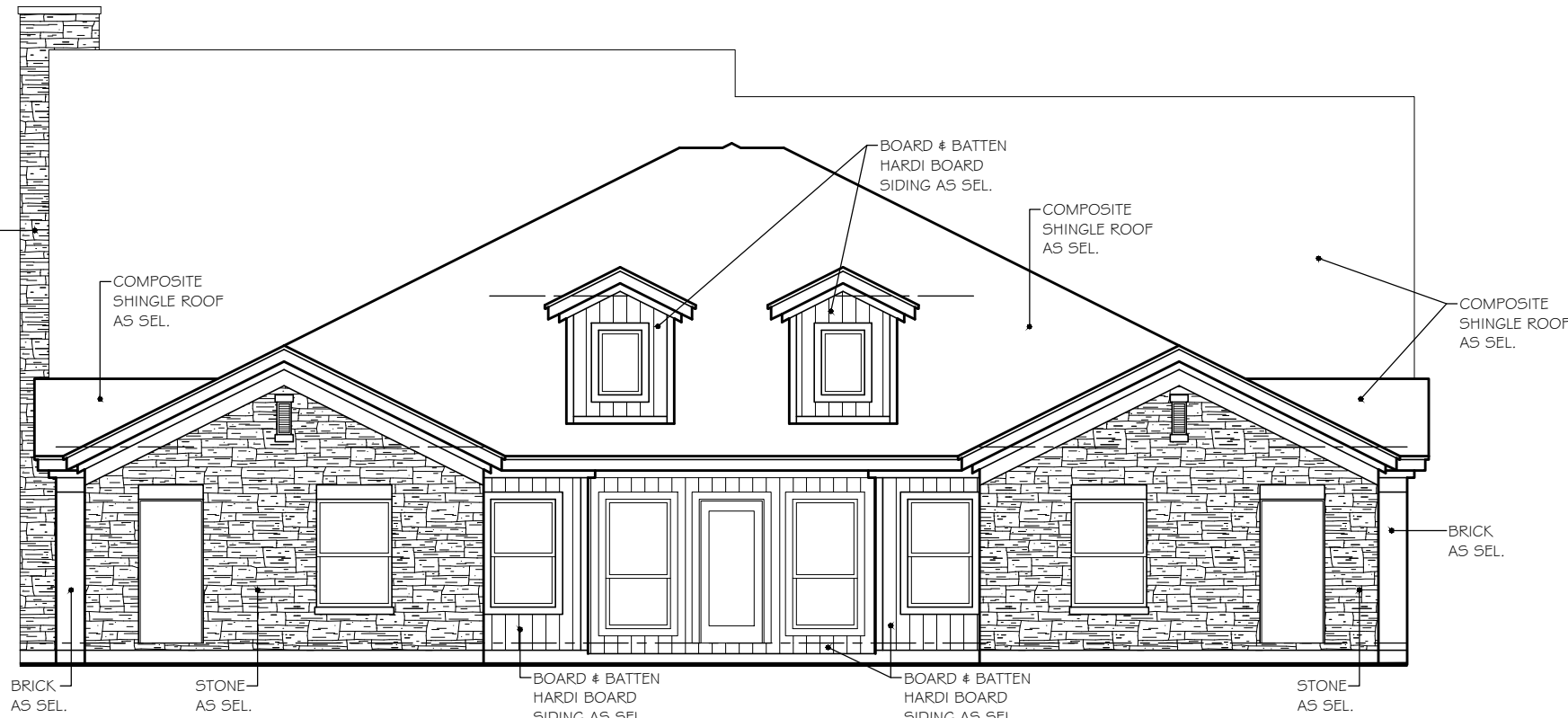
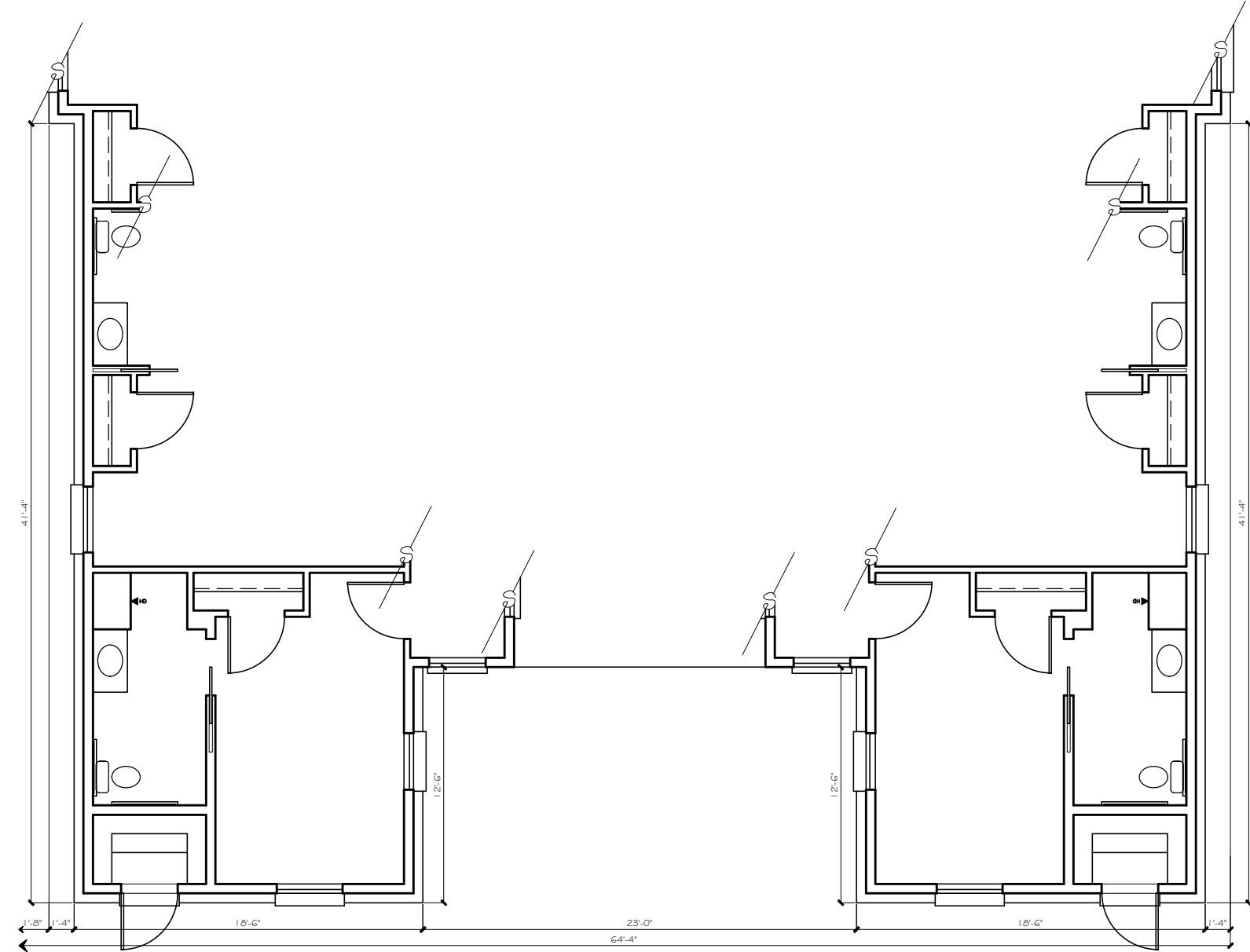
R-3 RESIDENTIAL



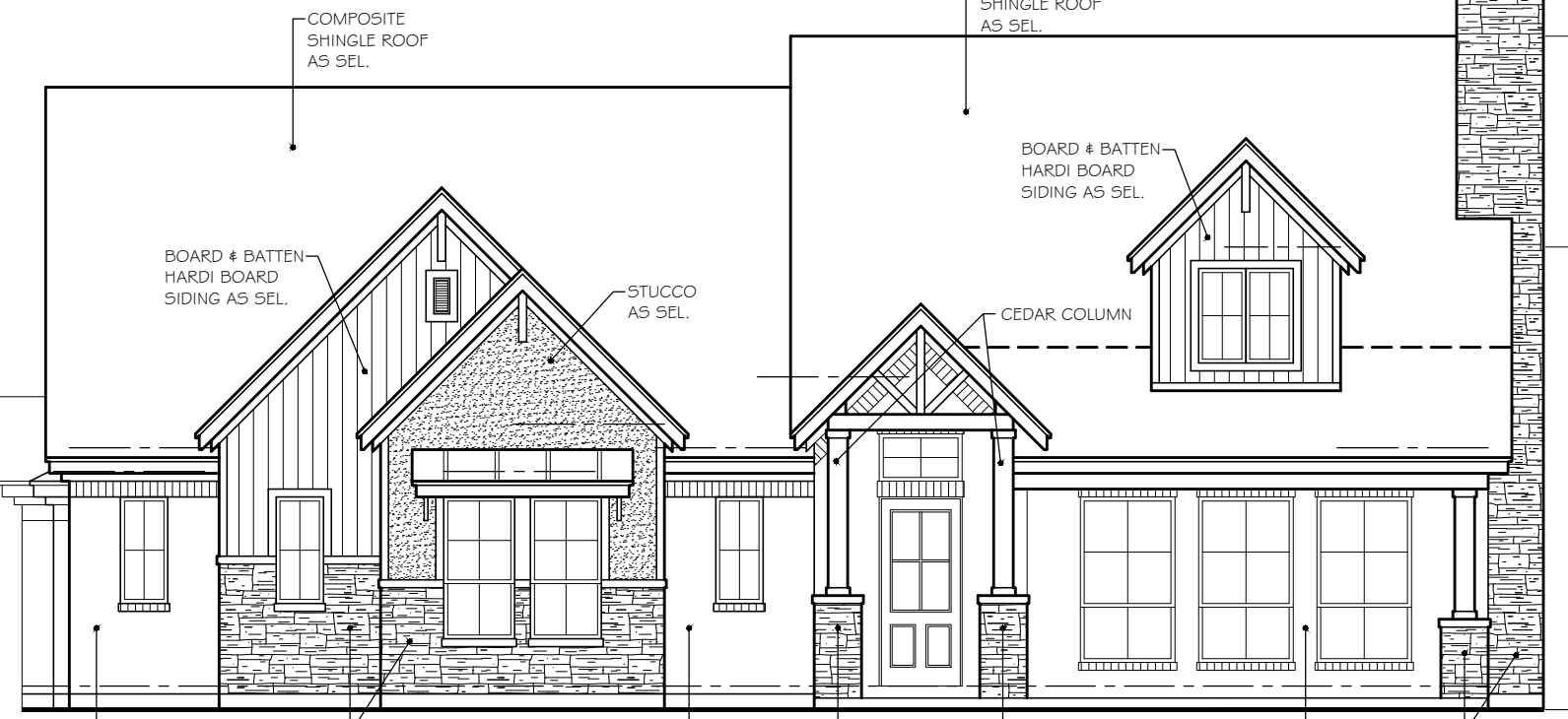
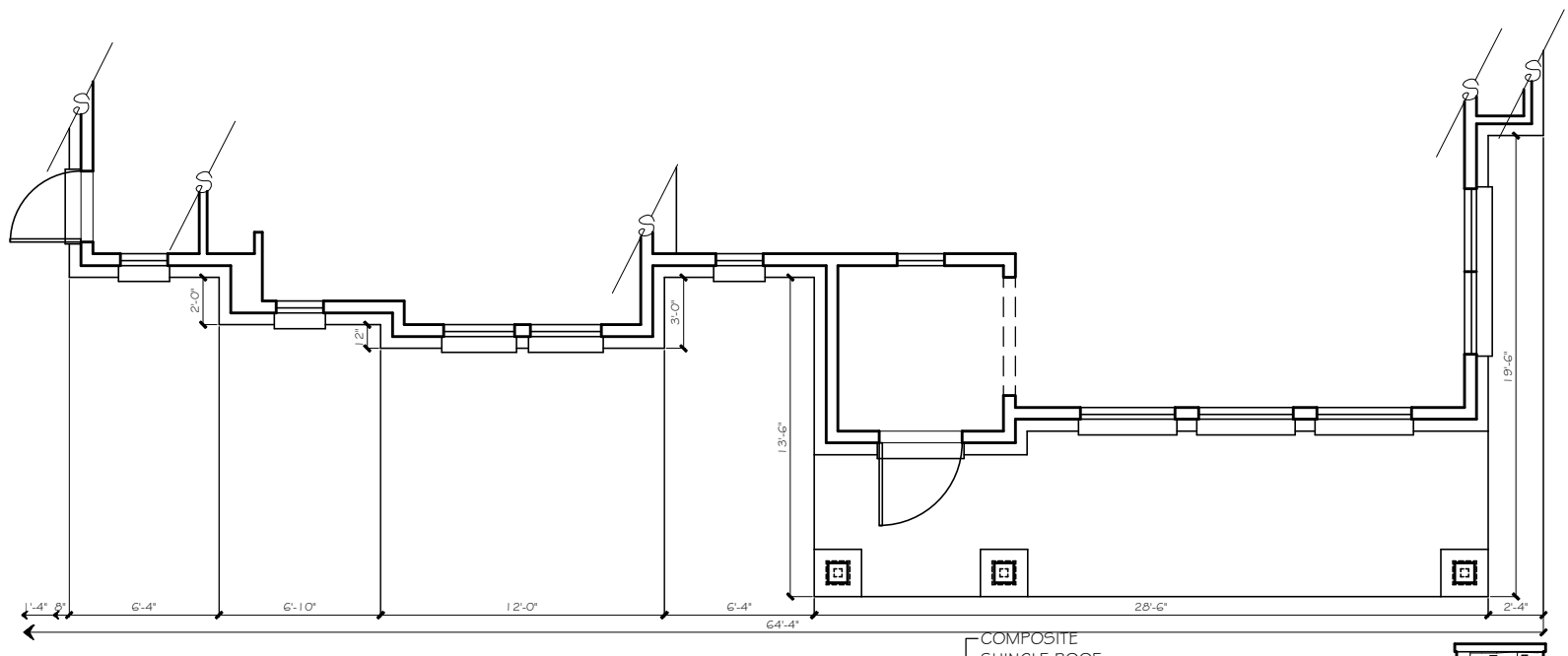
RIGHT (EAST) ELEVATION (TYPE B - A)
1/8" = 1' - 0" scale



LEFT (WEST) ELEVATION (TYPE B - A)
1/8" = 1' - 0" scale



REAR (NORTH) ELEVATION (TYPE B - A)
1/8" = 1' - 0" scale



FRONT (SOUTH) ELEVATION (TYPE B - A)
1/8" = 1' - 0" scale

CLAUSE

DATE: APRIL 13, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

**CROSS
TIMBERS
ARCHITECTS**
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A CUSTOM PROJECT FOR:

**MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS**

JOB #

19-062

SHEET

PD3

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MATERIAL TABULATION CHART

		SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1.	Total Facade S.F.	1081 s.f.	1749 s.f.	574 s.f.	1792 s.f.
2.	Facade S.F. (exclusive of doors and windows)	898 s.f.	1605 s.f.	458 s.f.	1537 s.f.
3.	Doors and Windows S.F.	183 s.f.	144 s.f.	116 s.f.	255 s.f.
4.	Primary Masonry Totals	898 s.f. and 100% of 2	1339 s.f. and 83% of 2	388 s.f. and 85% of 2	1245 sf and 81% of 2
	- Brck s.f. (as applicable)	898 s.f. and 100% of 2	1339 s.f. and 83% of 2	388 s.f. and 85% of 2	1245 sf and 81% of 2
5.	Secondary Masonry Totals hard-board siding	0 s.f. and 0% of 2	266 s.f. and 17% of 2	70 s.f. and 15% of 2	292 s.f. and 19% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE
PAINTED/ TEXTURED TO MATCH
MATERIAL AND COLOR OF BUILDING

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

PROPOSED MATERIALS

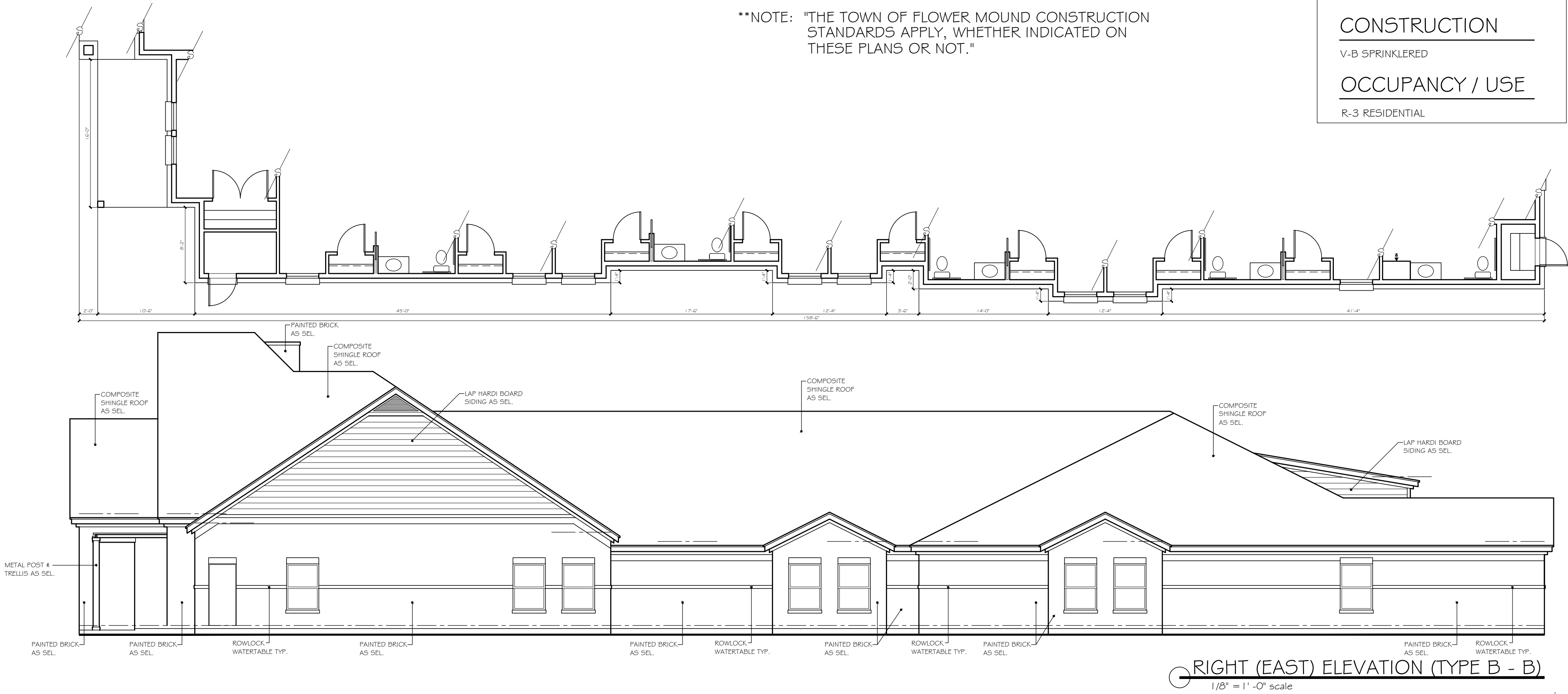
- ROOFING
COMPOSITE SHINGLE; BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM; SILVER, GRAY, BLACK
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, GRAY, WHITE, BLACK
- METAL AWNINGS
COLOR: GRAY, BLACK
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE, GRAY, BLACK
- WINDOWS
COLOR: GRAY, BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, GRAY, BLACK
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: GRAY, BLACK

CONSTRUCTION

V-B SPRINKLERED

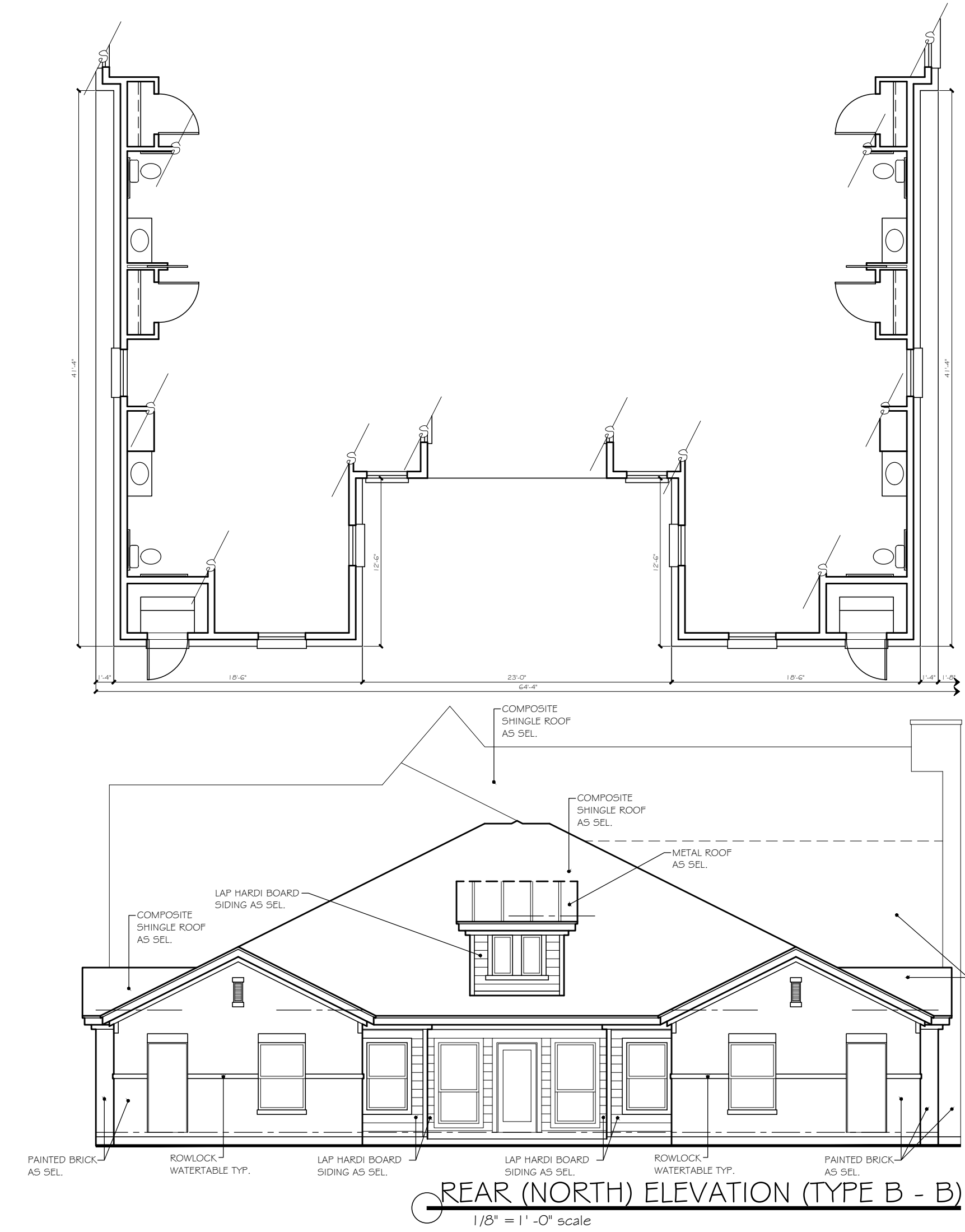
OCCUPANCY / USE

R-3 RESIDENTIAL



RIGHT (EAST) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale

LEFT (WEST) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale



REAR (NORTH) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale

FRONT (SOUTH) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale

CLAUSE

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DATE: APRIL 13, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

**CROSS
TIMBERS
ARCHITECTS**

4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A CUSTOM PROJECT FOR:

**MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS**

JOB #

19-062

SHEET

PD4

MATERIAL TABULATION CHART

		SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1.	Total Facade S.F.	754 s.f.	1732 s.f.	910 s.f.	1614 s.f.
2.	Facade S.F. (exclusive of doors and windows)	598 s.f.	1472 s.f.	848 s.f.	1364 s.f.
3.	Doors and Windows S.F.	156 s.f.	260 s.f.	62 s.f.	250 s.f.
4.	Primary Masonry Totals	493 s.f. and 82% of 2	1320 s.f. and 90% of 2	677 s.f. and 80% of 2	1193 sf and 87% of 2
	- Brick s.f. (as applicable)	493 s.f. and 82% of 2	1320 s.f. and 90% of 2	677 s.f. and 80% of 2	1193 sf and 87% of 2
5.	Secondary Masonry Totals hardi-board siding	105 s.f. and 18% of 2	152 s.f. and 10% of 2	171 s.f. and 20% of 2	171 s.f. and 13% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE
PAINTED/ TEXTURED TO MATCH
MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION
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THESE PLANS OR NOT."

PROPOSED MATERIALS

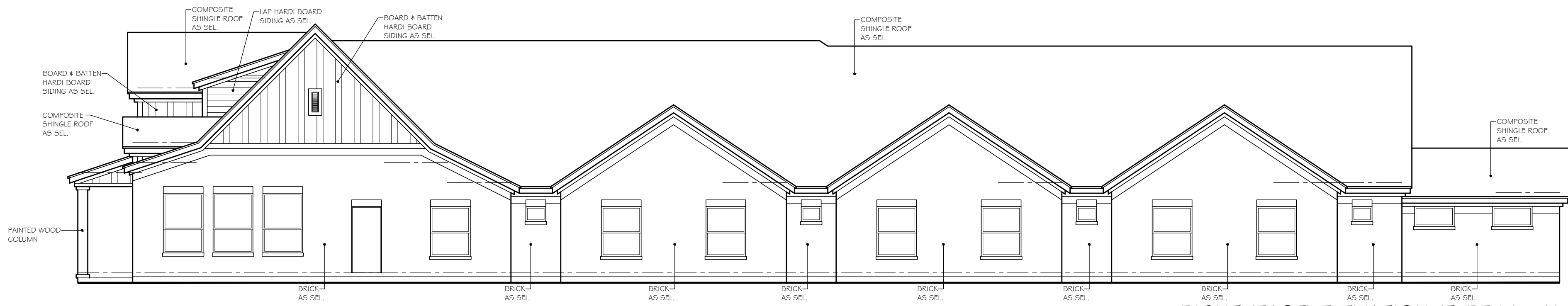
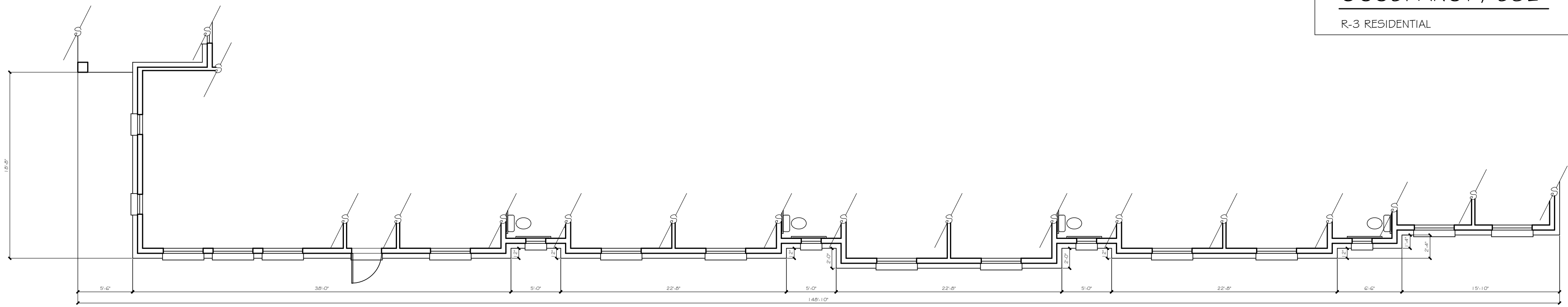
- ROOFING
COMPOSITE SHINGLE: EARTH TONES & NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: GRAY, BRONZE, EARTH TONE
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, EARTH TONES, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, WHITE, EARTH TONES
- METAL AWNINGS
COLOR: EARTH TONES, BRONZE
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: EARTH TONES, BRONZE
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, EARTH TONES
- WINDOWS
COLOR: BRONZE FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, EARTH TONE, NEUTRAL
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: CEDAR EARTH TONE, BRONZE

CONSTRUCTION

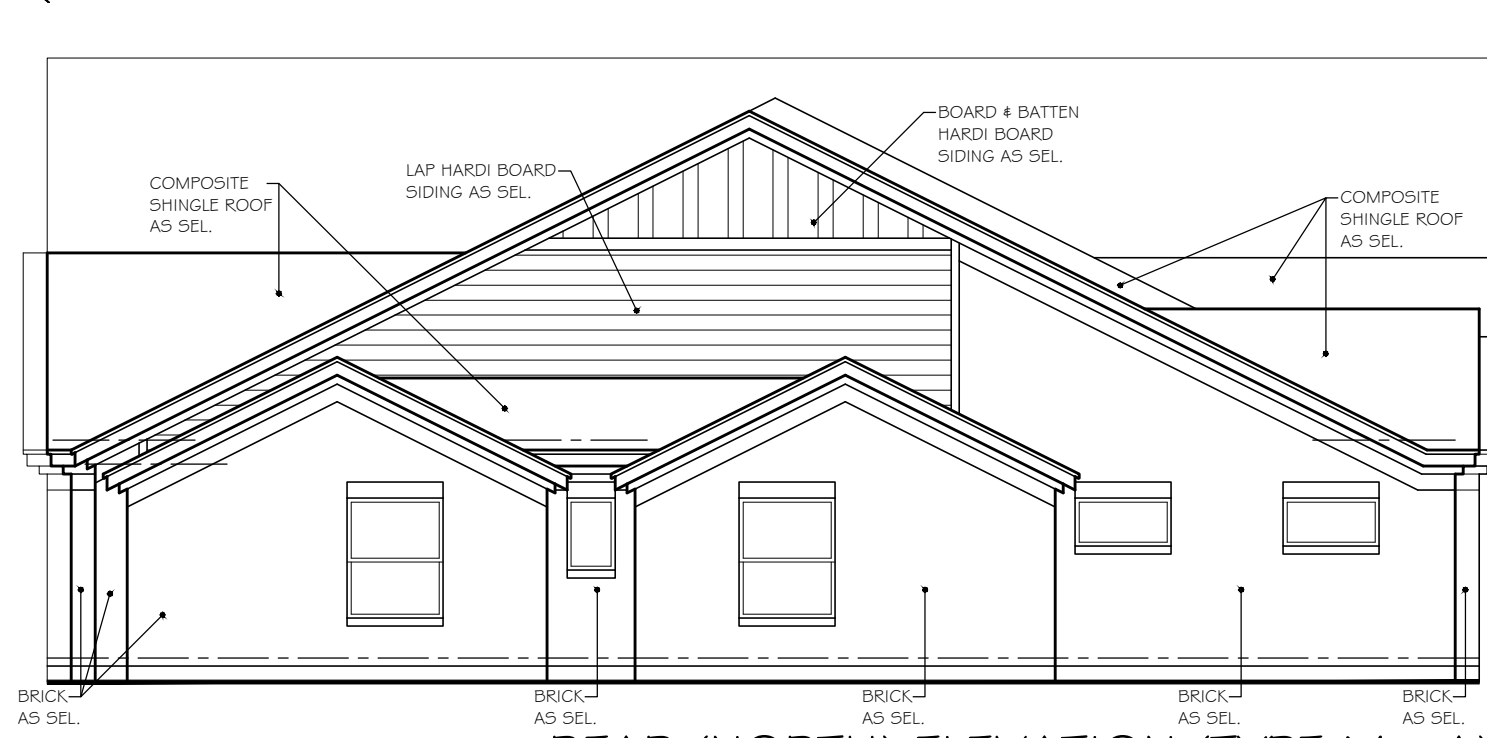
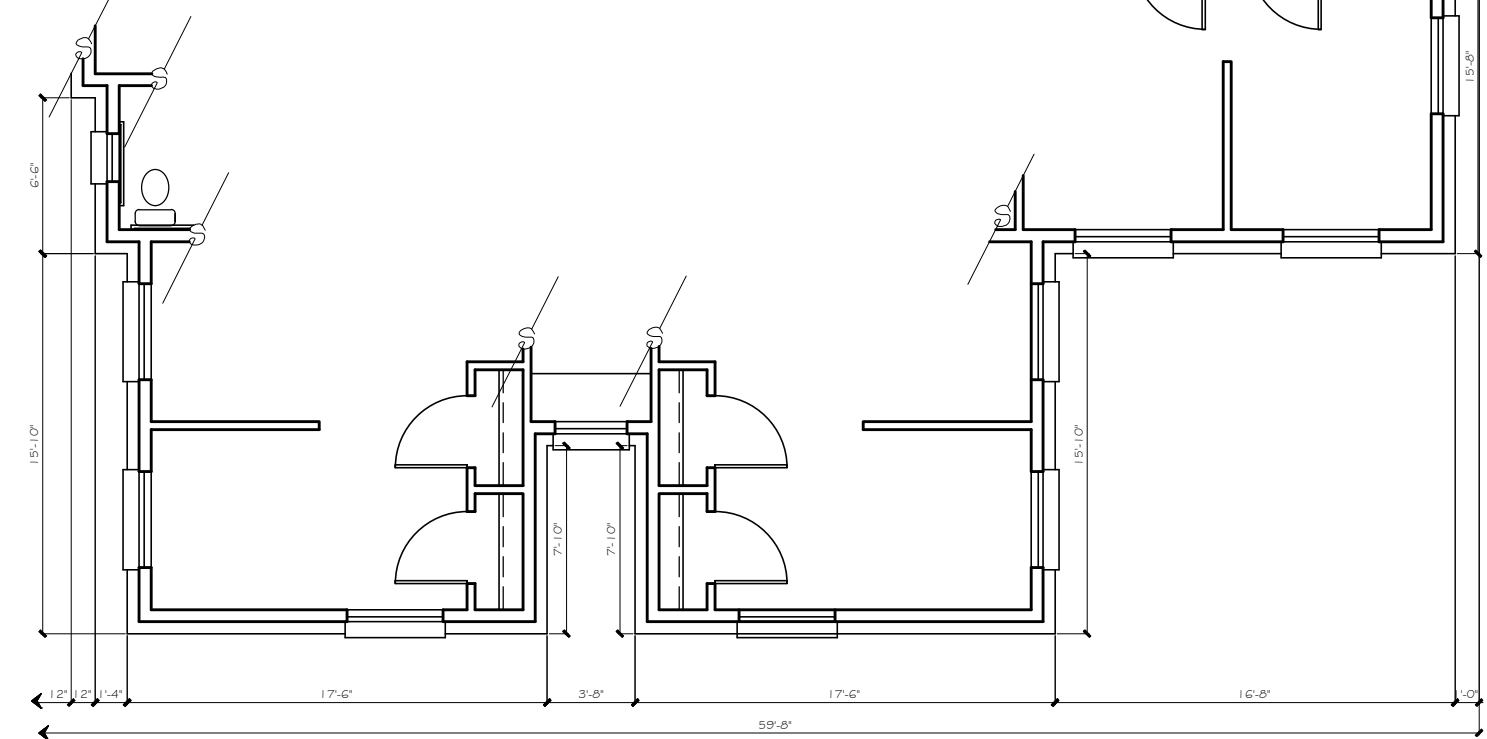
V-B SPRINKLERED

OCCUPANCY / USE

R-3 RESIDENTIAL

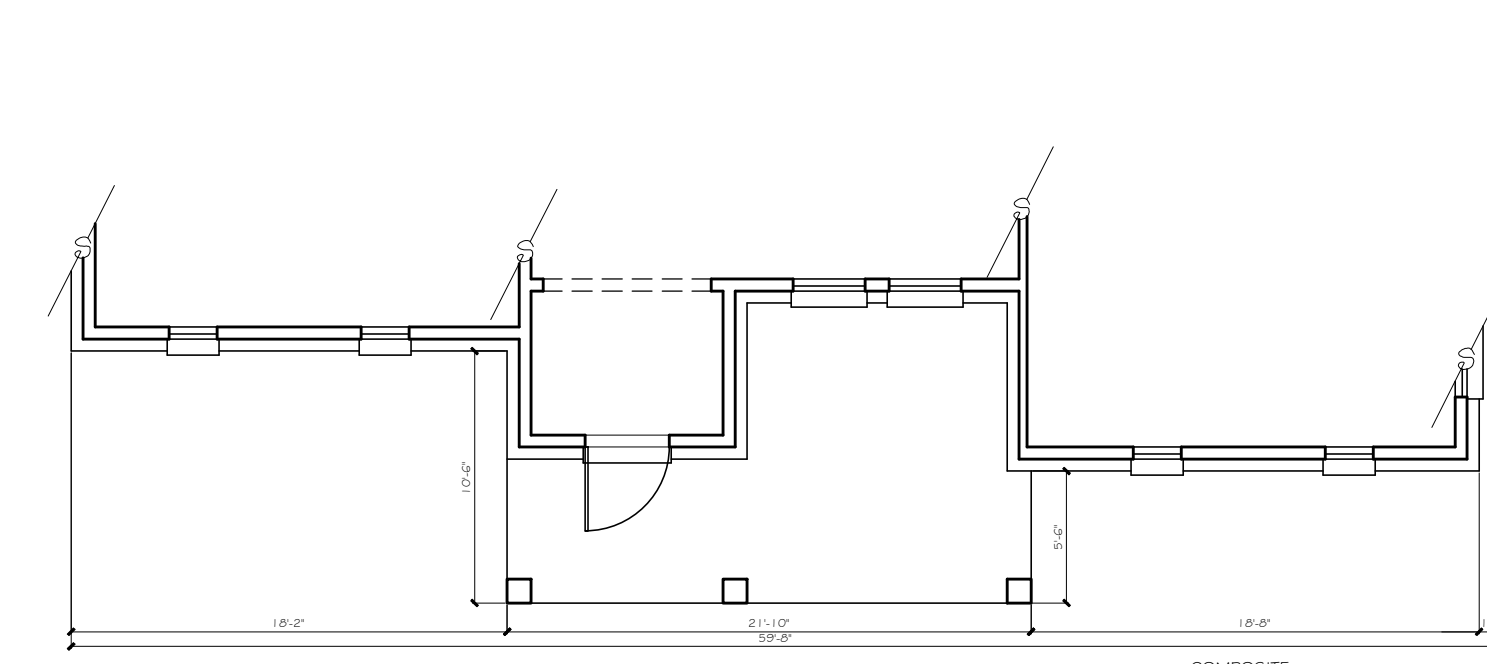


RIGHT (EAST) ELEVATION (TYPE M - A)
1/8" = 1' - 0" scale



LEFT (WEST) ELEVATION (TYPE M - A)
1/8" = 1' - 0" scale

REAR (NORTH) ELEVATION (TYPE M - A)
1/8" = 1' - 0" scale



FRONT (SOUTH) ELEVATION (TYPE M - A)
1/8" = 1' - 0" scale

CLAUSE

DATE: APRIL 13, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

**CROSS
TIMBERS
ARCHITECTS**
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A CUSTOM PROJECT FOR:

**MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS**

JOB #

19-062

SHEET

PD5

Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the owner shall verify compliance with all governing codes & ordinances & incorporate site conditions. Only a qualified designer, architect, or structural engineer is authorized to modify these plans. All plans shall remain the property of Cross Timbers Architects & are not to be reused or reproduced without written permission.

MATERIAL TABULATION CHART

		SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1.	Total Facade S.F.	892 s.f.	1613 s.f.	910 s.f.	1817 s.f.
2.	Facade S.F. (exclusive of doors and windows)	753 s.f.	1331 s.f.	848 s.f.	1545 s.f.
3.	Doors and Windows S.F.	139 s.f.	282 s.f.	62 s.f.	272 s.f.
4.	Primary Masonry Totals	753 s.f. and 100% of 2	1155 s.f. and 87% of 2	677 s.f. and 80% of 2	1545 sf and 100% of 2
	- Brck s.f. (as applicable)	483 s.f. and 64% of 2	1135 s.f. and 85% of 2	677 s.f. and 80% of 2	1476 sf and 96% of 2
	- Stone s.f. (as applicable)	270 s.f. and 36% of 2	20 s.f. and 2% of 2	0 s.f. and 0% of 2	69 s.f. and 4% of 2
5.	Secondary Masonry Totals hard-board siding	0 s.f. and 0% of 2	176 s.f. and 13% of 2	171 s.f. and 20% of 2	0 s.f. and 0% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE
PAINTED/ TEXTURED TO MATCH
MATERIAL AND COLOR OF BUILDING

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

PROPOSED MATERIALS

- ROOFING
COMPOSITE SHINGLE: BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: SILVER, GRAY
- STONE
NATURAL STONE: SAW CUT, CHOPPED, LEDGE STONE
COLOR: CREAM, WHITE, NEUTRAL
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, WHITE, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, BROWN
- METAL AWNINGS
COLOR: CREAM, BROWN
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE
- WINDOWS
COLOR: CREAM OR BROWN FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, BROWN
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: CEDAR, BROWN

CONSTRUCTION

V-B SPRINKLERED

OCCUPANCY / USE

R-3 RESIDENTIAL

CLAUSE

Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the owner shall verify compliance with all governing codes & ordinances & incorporate site conditions. Only a qualified designer, architect, or structural engineer is authorized to modify these plans. All modifications shall remain the property of Cross Timbers Architects & are not to be reused or reproduced without written permission.

DATE: APRIL 13, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

**CROSS
TIMBERS
ARCHITECTS**
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A CUSTOM PROJECT FOR:

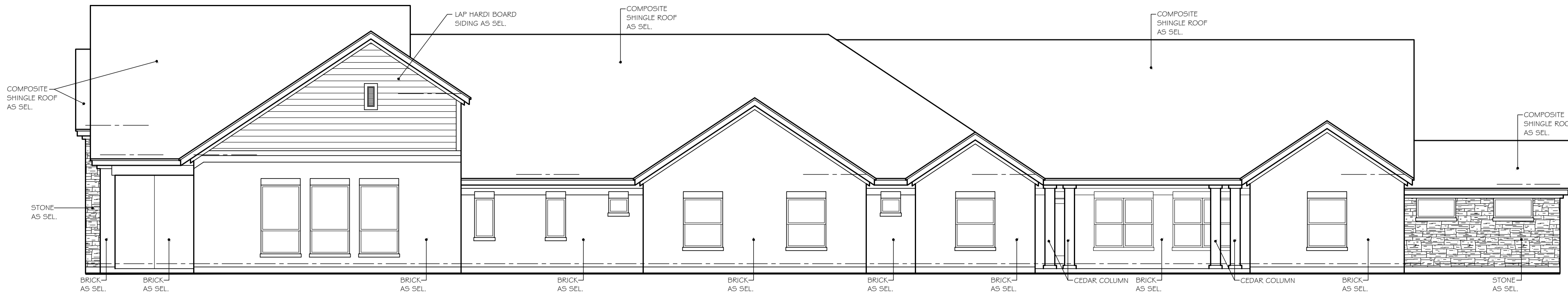
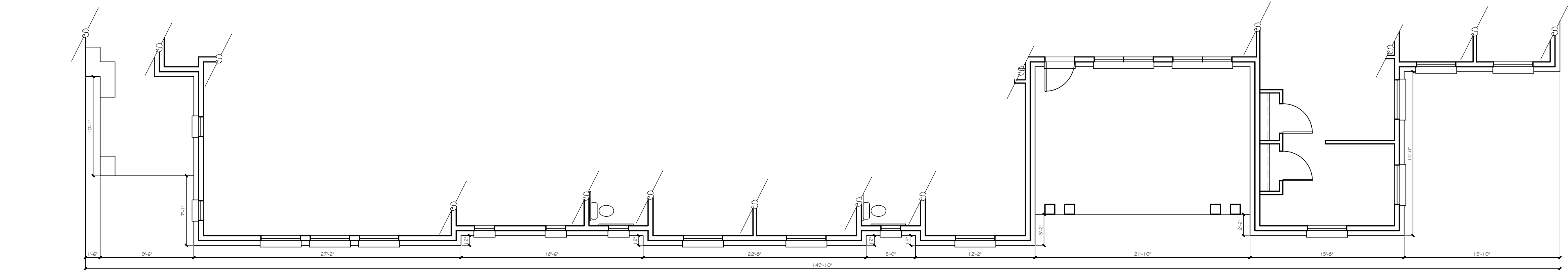
**MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS**

JOB #

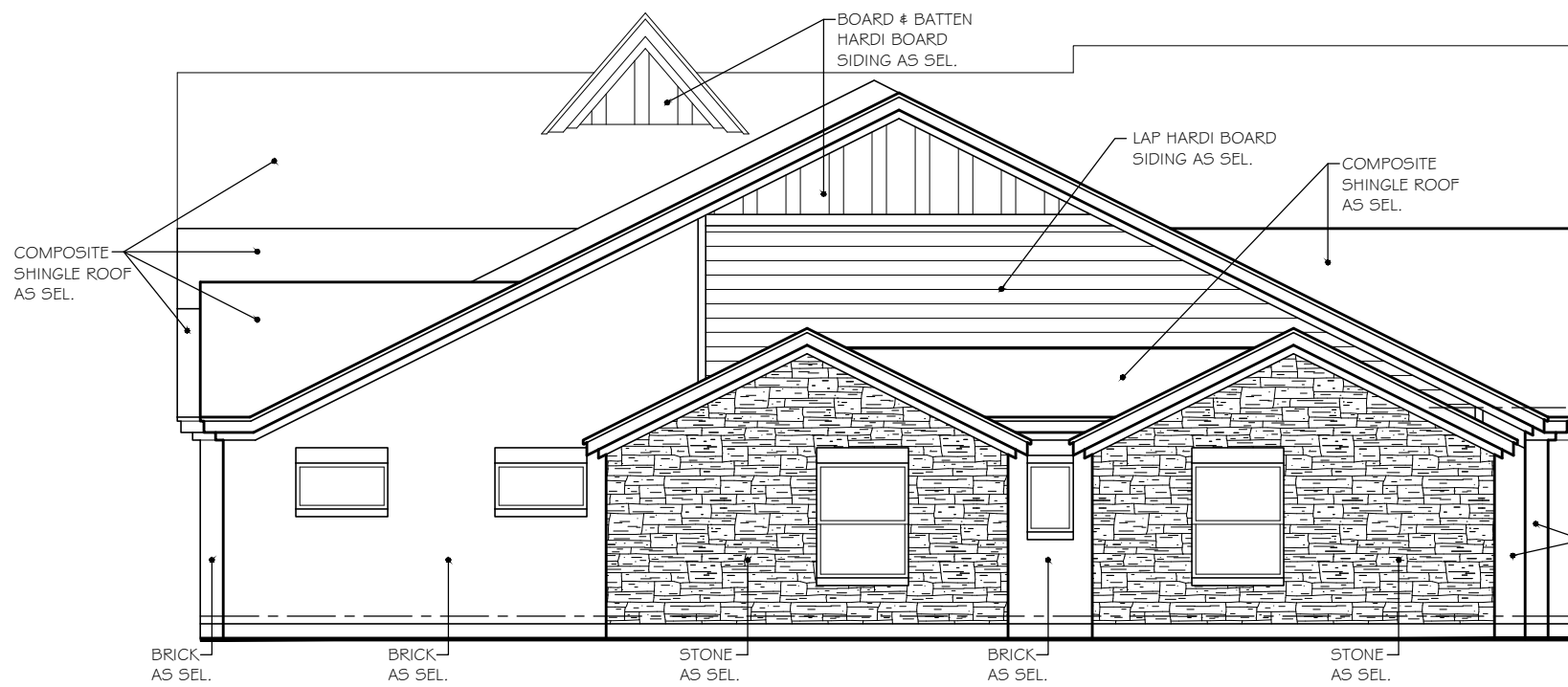
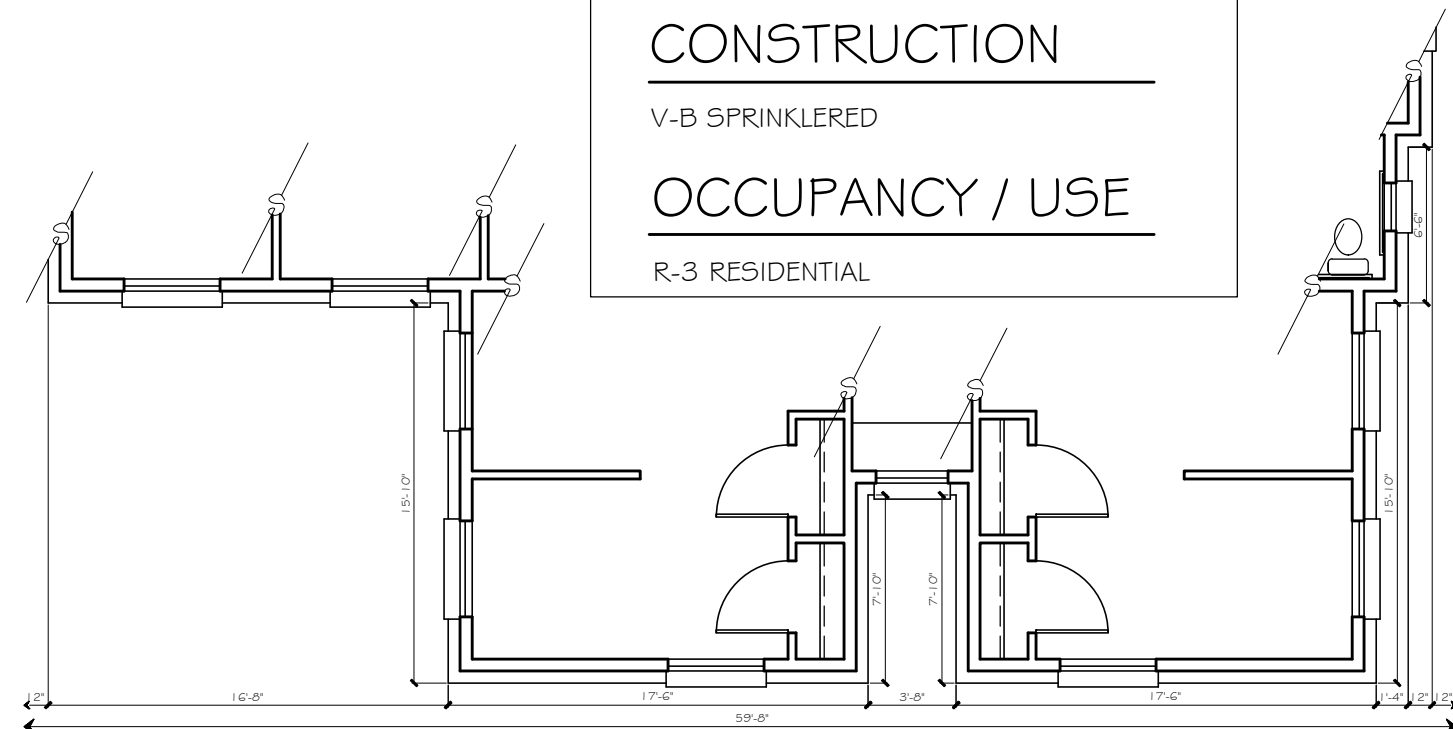
19-062

SHEET

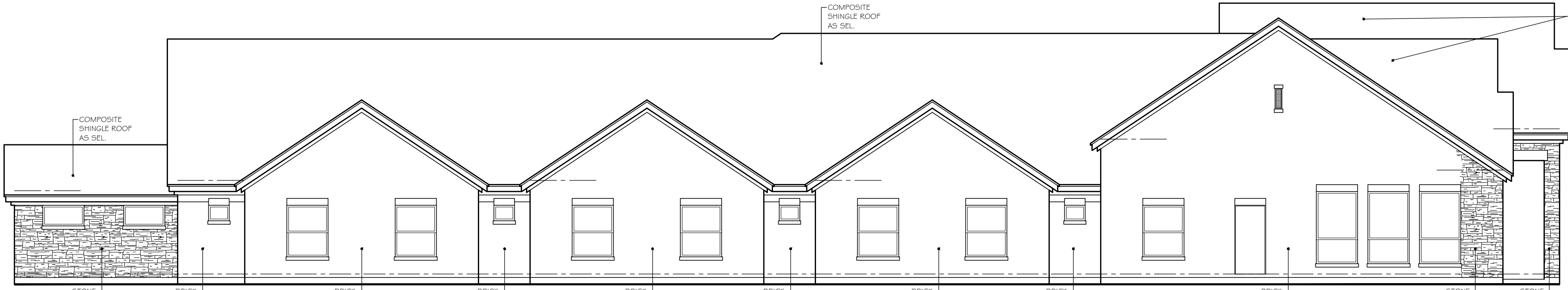
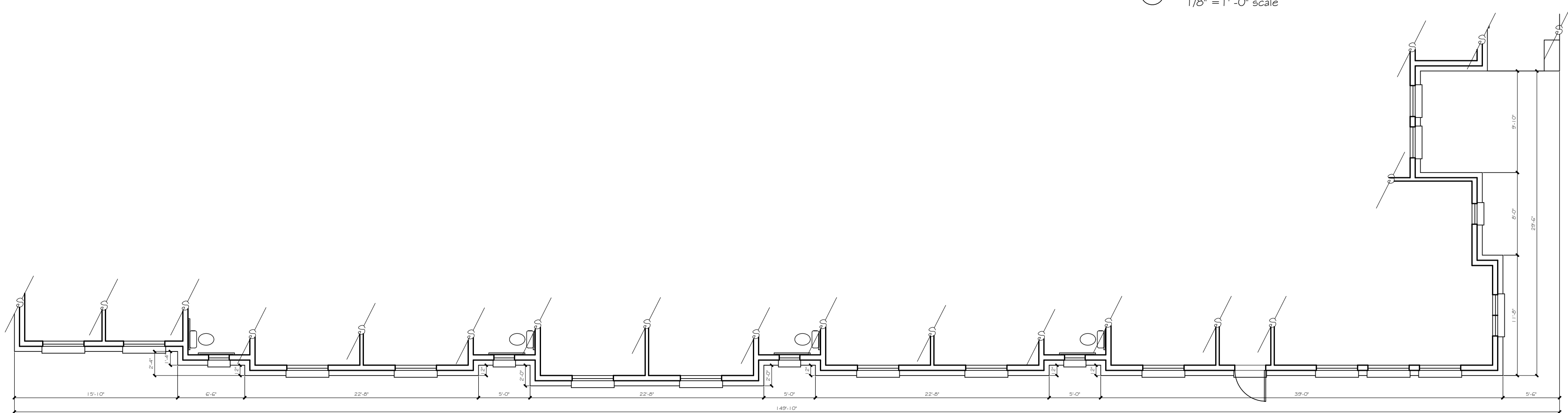
PD6



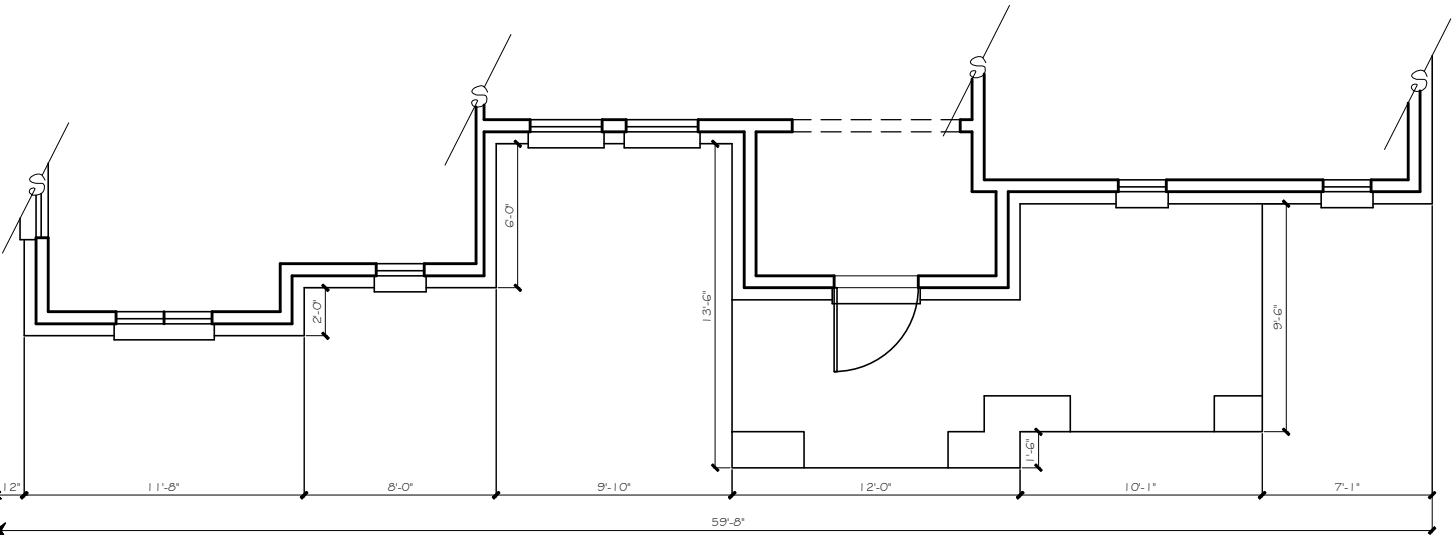
RIGHT (EAST) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale



REAR (NORTH) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale



LEFT (WEST) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale



FRONT (SOUTH) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale

EXISTING HOUSES IN FLOWER MOUND



THESE ARE NEW HOMES IN SADDLEWOOD ESTATES OFF FM 1171 IN FLOWER MOUND. EACH OF THESE HOUSES HAS SIMILAR CHARACTERISTICS, COLORS, AND MATERIALS TO THE PROPOSED HOUSES FOR MUSTANG CREEK ESTATES. THE FRONT FACADE OF EACH HOUSE WILL BE BETWEEN 59'-8" AND 64'-4", WHICH IS NOT MUCH WIDER THAN A TYPICAL HOUSE. WE WANT PEOPLE TO FEEL AS THOUGH THEY ARE WALKING UP TO THEIR HOME IN A TYPICAL NEIGHBORHOOD IN FLOWER MOUND.

CLAUSE

DATE: APRIL 13, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

CROSS

TIMBERS

ARCHITECTS

4315 WINDSOR CENTRE TRAIL, STE # 200

FLOWER MOUND, TEXAS 75028

PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

MUSTANG CREEK ESTATES

COLLEGE PARKWAY

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

JOB #

19-062

SHEET

PD7

Exhibit E



4315 Windsor Centre Trail Suite 200
 Flower Mound, Texas 75028
 (972) 355-7754

Material Sample Board For
Mustang Creek Estates
College Parkway, Flower Mound, Denton County, Texas

COLOR SCHEME #1

Tones: Grays

Composite Shingle Roof:

Charcoal



Gray

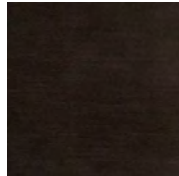


Metal Roof:

Slate Gray



Dark Bronze



Brick:

Acme Alpine or Similar



Acme Chicago Southside or Similar

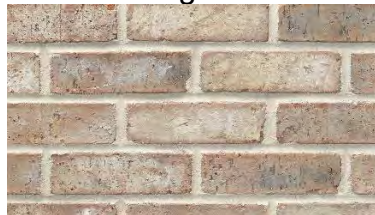
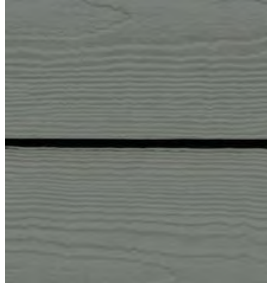


Exhibit E

Siding:

HB Gray Slate or Similar

**Fascia, Soffits, & Trim:**

HB Iron Gray or Similar



HB Artic White or Similar

**Metal Awnings & Accents:**

SW- 7069 Iron Ore or Similar

**Wood Columns, Brackets, & Corbels:** to match cedar stain**Windows:** Black Brown**Entry Door:** Wood Stain to match Dark cedar stain or Similar**Other Doors:** Black Brown

Exhibit E

COLOR SCHEME #2

Tones: Earth/Neutral

Composite Shingle Roof:

Gray

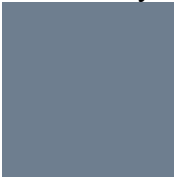


Weathered

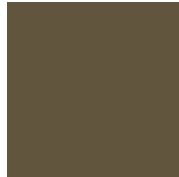


Metal Roof:

Slate Gray



Medium Bronze



Brick:

Acme Rosewood or Similar



Acme El Dorado Falls or Similar



Acme Mark IV or Similar



Exhibit E

Tongue & Groove Siding:
Cedar Stain or Similar**Board & Batten Hardi Board Siding:**
HB Cobble Stone or Similar**Fascia, Soffits, & Trim:**
HB Artic White or Similar**Metal Awnings & Accents:**
SW- 7069 Iron Ore or Similar

Wood Columns, Brackets, & Corbels: to match cedar stain
Windows: Black Brown
Entry Door: Wood Stain to match Dark cedar stain or Equivalent
Other Doors: Black Brown

Exhibit E

COLOR SCHEME #3

Tones: Earth/Brown

Composite Shingle Roof:

Gray

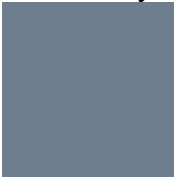


Weathered

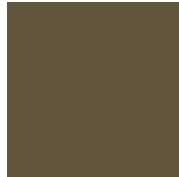


Metal Roof:

Slate Gray



Medium Bronze



Brick:

Acme Mark IV or Similar



Acme Old Francisco or Similar



Stone:

Austin Saw Cut or Similar



Millsap Ledge stone or Similar



Exhibit E

Board & Batten Siding:

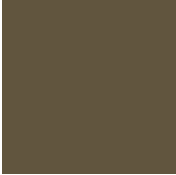
HB Timber Bark or Similar

**Fascia, Soffits, & Trim:**

HB Cobble Stone or Similar

**Metal Awnings & Accents:**

Medium Bronze or Similar

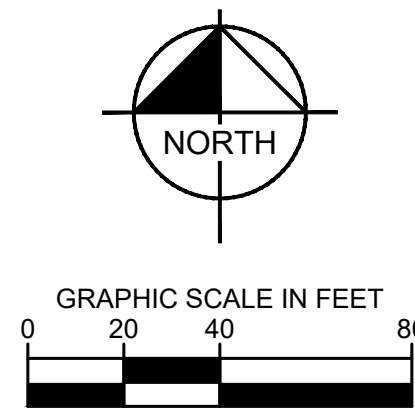
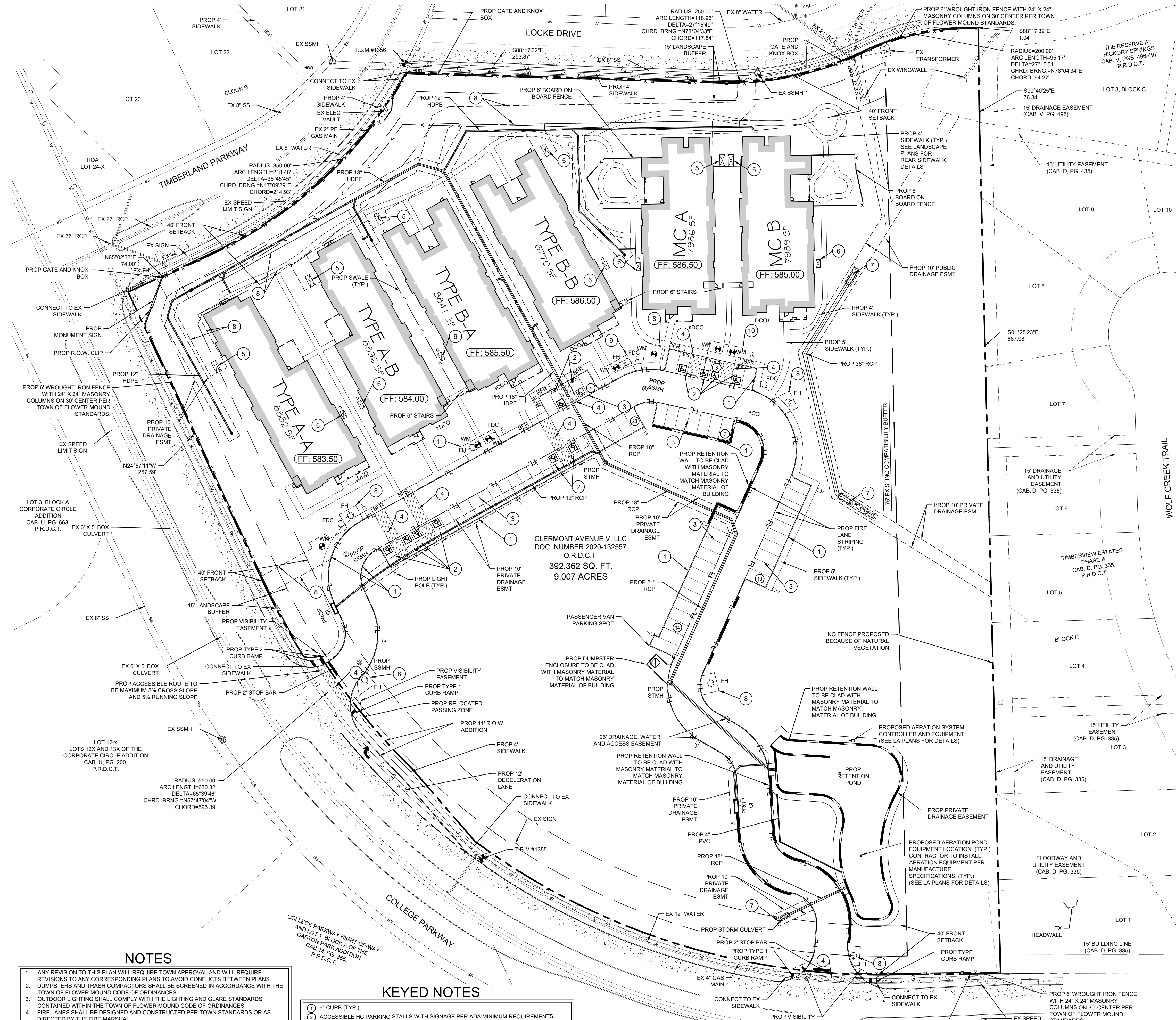
**Wood Columns, Brackets, & Corbels:**

HB Cobble Stone or Similar

**Windows:** Black Brown**Entry Door:** Wood Stain to match Dark cedar stain or Equivalent**Other Doors:** Black Brown

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DATE: 07/20/2021
LAST SAVED: 07/20/2021 10:00 AM
DRAWN BY: KIMLEY-HORN
CHECKED BY: KIMLEY-HORN
SCALE: AS SHOWN



LEGEND

EXISTING PROPERTY LINE	---
EASEMENT LINE	---
EXISTING WATER LINE	W
EXISTING SANITARY SEWER LINE	SS
EXISTING GAS LINE	G
EXISTING ELECTRIC LINE	UGE
EXISTING STORM LINE	---
PROPOSED STORM LINE	---
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING TRANSFORMER PAD	TF
EXISTING FIRE HYDRANT	⊕
EXISTING WATER VALVE	⊕
EXISTING SIGN	---
EXISTING STORM SEWER MANHOLE	⊙
EXISTING ELECTRIC VAULT	⊕
PROPOSED FENCE	X
PROPOSED FIRE LANE	FL
PROPOSED FIRE HYDRANT	⊕
PROPOSED FIRE DEPARTMENT CONNECTION	⊕
PROPOSED RIP RAP	---
PROPOSED SANITARY SEWER MANHOLE	⊙
PROPOSED ADA PARKING SPOT	⊕
PROPOSED DOUBLE CLEANOUT	8
PROPOSED WATER VALVE	⊕
PROPOSED PARKING COUNT	⊕
PROPOSED AREA DRAIN	---
PROPOSED RETAINING WALL	---

SITE DATA TABLE

PHYSICAL ADDRESS	N/A
GROSS SITE AREA	9.007 ACRES / 392,345 SF
EXISTING ZONING	PLANNED DEVELOPMENT DISTRICT-176 (PD-176) WITH AGRICULTURAL (A) USES AND A NURSING OR CONGREGATE CARE FACILITY
PROPOSED USE	NURSING OR CONGREGATE CARE
LOT COVERAGE DATA	
BUILDING COVERAGE	13.09% / 51,364 SF
IMPERVIOUS AREA	26.06% / 102,269 SF
PERVIOUS AREA	73.94% / 290,095 SF
PARKING SUMMARY	REQUIRED PROVIDED
NURSING CONGREGATE CARE (2 SPACES PER EVERY 3 BEDS) (96 BEDS PROPOSED)	64 SPACES 64 SPACES
TOTAL PARKING	64 SPACES 64 SPACES

BUILDING DATA		
BUILDING TYPE A-A	1 STORY	BUILDING TYPE B-B
PEAK HEIGHT	27'-8"	32'-8.5"
MEAN HEIGHT	22'-5"	22'-8"
TOTAL SQUARE FOOTAGE	8,882 SF	8,770 SF
BUILDING TYPE A-B	1 STORY	BUILDING TYPE MC-A
PEAK HEIGHT	27'-2"	26'-0"
MEAN HEIGHT	20'-0"	18'-10"
TOTAL SQUARE FOOTAGE	8,896 SF	7,986 SF
BUILDING TYPE B-A	1 STORY	BUILDING TYPE MC-B
PEAK HEIGHT	28'-6"	27'-3"
MEAN HEIGHT	19'-7"	19'-5.5"
TOTAL SQUARE FOOTAGE	8,841 SF	7,989 SF

MUSTANG CREEK ASSISTED LIVING TRACT 14A-1

BEING 9.007 ACRES OUT OF THE J. WATKINS LAND SURVEY ABSTRACT NO. 1324
EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT-176 (PD-176) WITH AGRICULTURAL (A) USES AND A NURSING OR CONGREGATE CARE FACILITY
SUBMITTED: NOVEMBER 2, 2020

OWNER/APPLICANT: CLERMONT AVENUE V, LLC 5000 LEACAY DRIVE, SUITE 210 PLANO, TEXAS 75024 CONTACT: RENEE RAMSEY PHONE: (214) 883-5111
ARCHITECT: CROSS TIMBERS ARCHITECTS 4315 WINDSOR CENTRE TRAIL, SUITE 200 FLOWER MOUND, TEXAS 75028 CONTACT: JENNIFER ALFORD PHONE: (972) 355-7754
ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100 MCKINNEY, TEXAS 75071 CONTACT: ERIC T. JESKE, P.E. PHONE: (469) 301-2582 FIRM NO.: F-928

NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND CODE OF ORDINANCES.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE TOWN OF FLOWER MOUND CODE OF ORDINANCES.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA), TEXAS ACCESSIBILITY STANDARDS (TAS) AND WITH THE REQUIREMENTS OF CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL AND TOWN ENGINEER APPROVAL. ALL SCREEN WALLS AND RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL AND SHALL CONFORM TO THE APPROVED STANDARDS CONTAINED IN THE TOWN OF FLOWER MOUND CODE OF ORDINANCES.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND CODE OF ORDINANCES.
- EXISTING UNDERBRUSH IN 75' COMPATIBILITY BUFFER TO REMAIN.

KEYED NOTES

- 6" CURB (TYP.)
- ACCESSIBLE HC PARKING STALLS WITH SIGNAGE PER ADA MINIMUM REQUIREMENTS (SEE SHEET C-7.03 FOR DETAILS)
- 4" WHITE PAINTED PARKING STALL STRIPING (TYP.) @ 45° ON 4" SPACING
- 4" WHITE PAINTED PARKING STALL STRIPING (TYP.) @ 45° ON 4" SPACING
- PROF 6" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (TYP.) (SEE SHEET C-7.01 FOR DETAILS)
- PROF GREASE TRAP (SEE MEP PLANS FOR DETAILS)
- PROF SAFETY END TREATMENT (SEE SHEET C-7.03 FOR DETAILS)
- PROF 15" WATER EASEMENT
- PROF 20" WATER EASEMENT
- PROF 27" WATER EASEMENT
- PROF 30" WATER EASEMENT
- PROF WHEEL STOP

BENCHMARK LIST

T.B.M.#1356: "X" cut set at the easterly end of a concrete storm drain inlet, being in the northeasterly line of College Parkway, and being approximately 587.3' southeasterly from the centerline intersection of College Parkway and Timberland Parkway, and also being 3.2' northeasterly from the northeasterly back of curb for College Parkway. Elevation=580.69'
T.B.M.#1356: "X" cut set in a concrete ramp, at the southeasterly intersection of Locke Drive and Timberland Parkway, being approximately 25' southeasterly from an "X" cut found at the centerline intersection of said Locke Drive and Timberland Parkway. Elevation=585.12'



CAUTION!! EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

Kimley-Horn

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260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580
WWW.KIMLEY-HORN.COM TX F-928

MUSTANG CREEK ASSISTED LIVING

04/26/2021

KHA PROJECT 084476304
DATE APRIL 2021
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

TEXAS

SITE PLAN

SHEET NUMBER C-1.00

REVISIONS

No.	DATE	BY

LOCKE DRIVE

TIMBERLAND PARKWAY

COLLEGE PARKWAY

TYPE A-A
8,882 SF

TYPE A-B
8,895 SF

TYPE B-A
8,841 SF

TYPE B-B
8,770 SF

MC A
7,986 SF

MC B
7,989 SF

L(X) 1.01

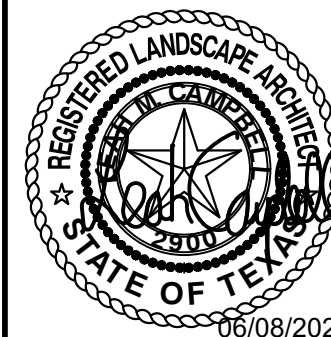
L(X) 1.02

COLLEGE PARKWAY

OWNER/APPLICANT: CLERMONT AVENUE V, LLC 5000 LEGACY DRIVE, SUITE 210 PLANO, TEXAS 75024 CONTACT: RENEE RAMSEY PHONE: (214) 683-5111	ARCHITECT: CROSS TIMBERS ARCHITECTS 4315 WINDSOR CENTRE TRAIL, SUITE 200 FLOWER MOUND, TEXAS 75028 CONTACT: JENNIFER ALFORD PHONE: (972) 355-7754	ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100 MCKINNEY, TEXAS 75070 CONTACT: ERIC T. JESKE, P.E. PHONE: (469) 301-2582 FIRM NO.: F-928
---	--	--

TEXAS

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	KWS	DRAWN BY	KWS	CHECKED BY	LMC
064476304	JUNE 2021								

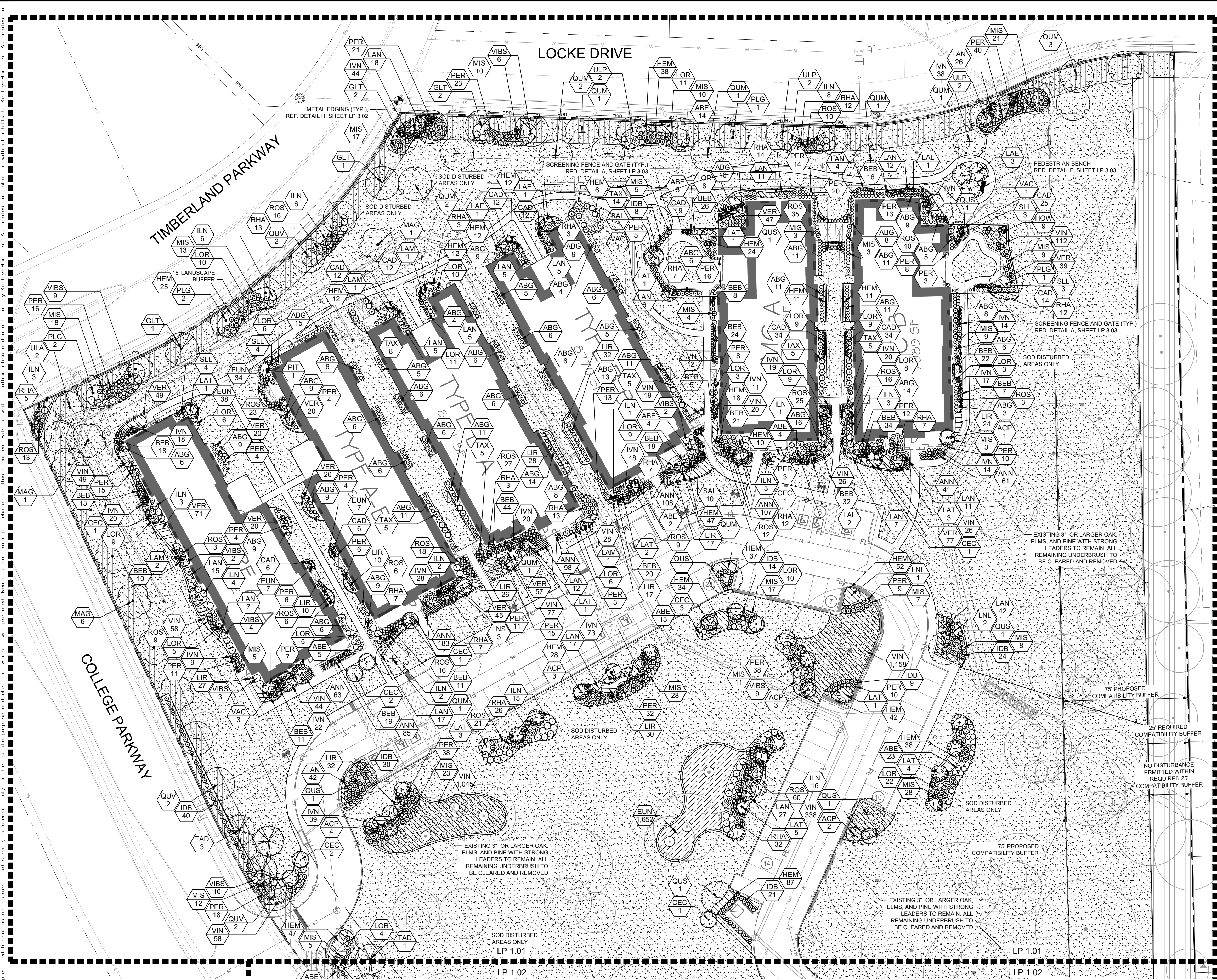


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PHONE: 469-301-2580
WWW.KIMLEY-HORN.COM TX F-928

No.	REVISIONS	DATE	BY
-----	-----------	------	----

Drawn by: J. Ramon
Checked by: J. Ramon
Reviewed by: J. Ramon
Date: 06/08/2021
Project: MUSTANG CREEK ASSISTED LIVING
Sheet: LP 1.01

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



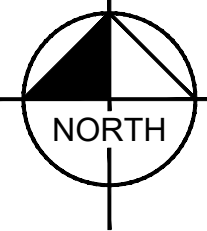
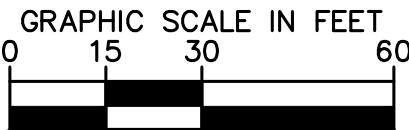
PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ACP	13	Acer palmatum / Japanese Maple
	CEC	16	Cercis canadensis / Eastern Redbud
	GLT	6	Gleditsia triacanthos variety inermis / Thornless Honey Locust
	LAE	5	Lagerstroemia indica 'Ebony Flame' / Black Diamond Red Crape Myrtle
	LAL	3	Lagerstroemia indica 'Lavender' / Crape Myrtle Multi-Trunk
	LAM	5	Lagerstroemia indica 'Muskogee' / Muskogee Crape Myrtle
	LAT	22	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Tuscarora
	LNS	3	Lagerstroemia x 'Natchez' / Natchez Crape Myrtle
	LNL	3	Lagerstroemia x 'Natchez' / Supplemental Ornamental Tree
	MAG	8	Magnolia grandiflora / Southern Magnolia
	PN	6	Pinus nigra / Austrian Black Pine
	PIC	6	Pistacia chinensis / Chinese Pistache
	PLG	7	Platanus occidentalis glabrata / Texas Sycamore
	QUM	14	Quercus macrocarpa / Burr Oak
	QUS	7	Quercus shumardi / Shumard Red Oak
	QUV	6	Quercus virginiana / Southern Live Oak
	TAD	6	Taxodium distichum / Bald Cypress
	ULA	6	Ulmus americana / American Elm
	ULP	6	Ulmus parviflora / Lacebark Elm
	VAC	5	Vitex agnus-castus / Chaste Tree
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ABE	93	Abelia x grandiflora / Glossy Abelia
	ABG	384	Abelia x grandiflora 'Compacta' / Compact Abelia
	BEB	359	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry
	CAD	186	Carex divisa / Berkeley Sedge
	HOW	9	Hosta x 'Wide Brim' / Plantain Lily
	IDB	302	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly
	IVN	488	Ilex vomitoria 'Nana' / Dwarf Yaupon
	ILN	73	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly
	LOR	195	Loropetalum sp. 'Shang-Hi' / Loropetalum 'Purple Diamond'
	MIS	306	Miscanthus sinensis / Dwarf Maiden Grass
	PER	465	Perovskia atriplicifolia / Russian Sage
	PIT	1	Pittosporum tobira / Mock Orange
	RHA	183	Rhaptolepis indica / Indian Hawthorn
	ROS	338	Rosmarinus officinalis / Rosemary
	SLL	14	Salvia leucantha / Mexican Bush Sage
	TAX	47	Taxus x media 'Hicksii' / Hicks Yew
	VIBS	58	Viburnum tinus 'Spring Bouquet' / Spring Bouquet Laurestinus
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	ANN	TBD	/ Annuals/Seasonal Color
	SOD	TBD	Cynodon dactylon / Common Bermuda Grass
	EUN	1,738	Euonymus fortunei / Wintercreeper
	HEM	624	Hemerocallis x 'Aztar Gold' / Dwarf Evergreen Day Lily
	LAN	320	Lantana x 'New Gold' / New Gold Lantana
	LIR	253	Liriope muscari / Liriope
	SAL	21	Salvia greggii / Autumn Sage
	VER	465	Verbena montevidensis / Verbena
	VIN	3,164	Vinca minor 'Rosea' / Dwarf Pink Periwinkle

REFERENCE SHEET LP 1.02 FOR FULL PLANT SCHEDULE

LEGEND

- PROPOSED WINDOW LOCATIONS
- STEEL EDGING
- SHREDDED HARDWOOD MULCH



MUSTANG CREEK ASSISTED LIVING

TRACT 14A-1
BEING 9.007 ACRES OUT OF THE
J. WATKINS LAND SURVEY
ABSTRACT NO. 1324
EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT-176 (PD-176) WITH
AGRICULTURAL (A) USES AND A NURSING OR CONGREGATE CARE FACILITY
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
SUBMITTED: NOVEMBER 2, 2020

OWNER/APPLICANT:
CLERMONT AVENUE V, LLC
5000 LEGACY DRIVE, SUITE
210 PLANO, TEXAS 75024
CONTACT: RENEE RAMSEY
PHONE: (214) 683-5111

ARCHITECT:
CROSS TIMBERS ARCHITECTS
4315 WINDSOR CENTRE TRAIL,
SUITE 200
FLOWER MOUND, TEXAS 75028
CONTACT: JENNIFER ALFORD
PHONE: (972) 355-7754

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75070
CONTACT: ERIC T. JESKE, P.E.
PHONE: (469) 301-2582
FIRM NO.: F-928

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260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580
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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
064476304	JUNE 2021	AS SHOWN	AS SHOWN	KWS	KWS	LMC

MUSTANG CREEK
ESTATES

TEXAS

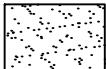
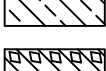
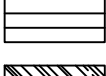
FLOWER MOUND

LANDSCAPE PLAN

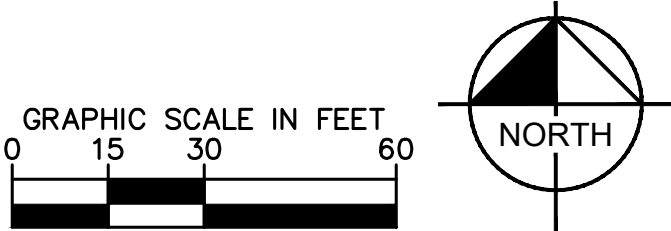
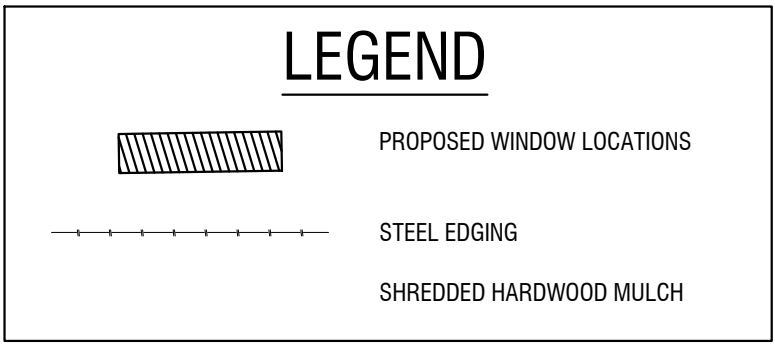
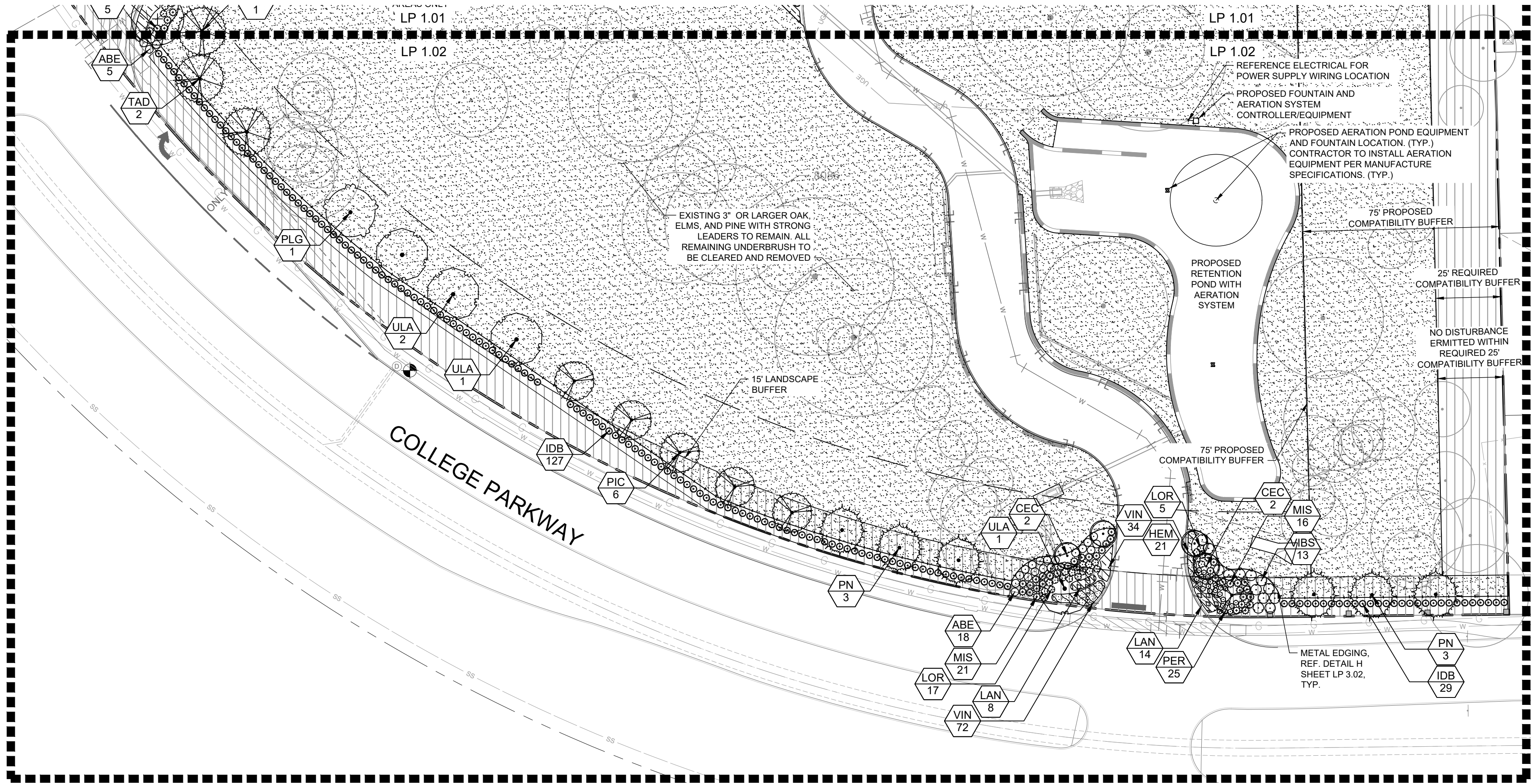
SHEET NUMBER
LP 1.01

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	ACP	13	Acer palmatum / Japanese Maple	8' ht, 1.5" cal	Full, Single Leader, with Character
	CEC	16	Cercis canadensis / Eastern Redbud	2.5", 8' ht, 3" spr	Full, Straight, Single Trunk
	GLT	6	Gleditsia triacanthos variety inermis / Thornless Honey Locust	3" cal, 12' ht x 5' spr	Full, Straight, Single Leader
	LAE	5	Lagerstroemia indica 'Ebony Flame' / Black Diamond Red Crape Myrtle	1.5" per cane min.	Multi-trunk (3 or 5 stems), Full and Matching
	LAL	3	Lagerstroemia indica 'Lavender' / Crape Myrtle Multi-Trunk	1.5" per cane min.	Multi-trunk (3 or 5 stems), Full and Matching
	LAM	5	Lagerstroemia indica 'Muskogee' / Muskogee Crape Myrtle	1.5" per cane min.	Multi-trunk (3 or 5 stems), Full and Matching
	LAT	22	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Tuscarora	3" cal, 10'-12' ht x 4' spr	Full, Straight, Single Trunk
	LNS	3	Lagerstroemia x 'Natchez' / Natchez Crape Myrtle	1.5" per cane min.	Multi-trunk (3 or 5 stems), Full and Matching
	LNL	3	Lagerstroemia x 'Natchez' / Supplemental Ornamental Tree	3" cal, 14' ht, 6' spr	Full, Single Leader, Straight
	MAG	8	Magnolia grandiflora / Southern Magnolia	3" cal, 12' ht x 5' spr	Full, Straight, Single Trunk
	PN	6	Pinus nigra / Austrian Black Pine	3" cal, 12' ht x 4' spr	Full, Straight, Single Leader
	PIC	6	Pistacia chinensis / Chinese Pistache	3" cal, 12' ht x 5' spr	Full, Straight, Single Leader
	PLG	7	Platanus occidentalis glabrata / Texas Sycamore	3" cal, 12' ht x 5' spr	Full, Straight, Single Leader
	QUM	14	Quercus macrocarpa / Burr Oak	3" cal, 12' ht x 5' spr	Full, Straight, Single Leader
	QUS	7	Quercus shumardii / Shumard Red Oak	3" cal, 12' ht x 4' spr	Full, Straight, Single Leader
	QUV	6	Quercus virginiana / Southern Live Oak	3" cal, 12' ht x 4' spr	Full, Straight, Single Leader
	TAD	6	Taxodium distichum / Bald Cypress	3" cal, 12' ht x 4' spr	Full, Straight, Single Leader
	ULA	6	Ulmus americana / American Elm	3" cal, 12' ht x 4' spr	Full, Straight, Single Leader
	ULP	6	Ulmus parvifolia / Lacebark Elm	3" cal, 12' ht x 4' spr	Full, Straight, Single Leader
	VAC	5	Vitex agnus-castus / Chaste Tree	1.5" per cane min.	Multi-trunk (3 or 5 stems), Full and Matching

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
	ABE	93	Abelia x grandiflora / Glossy Abelia	24" ht, 18" spr, 36" oc	Full, 5 gallon min.
	ABG	384	Abelia x grandiflora 'Compacta' / Compact Abelia	24" ht, 18" spr, 24" oc	Full, 5 gallon min.
	BEB	359	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanses Barberry	12" ht, 12" spr, 18" oc	Full, 3 gallon min.
	CAD	186	Carex divulsa / Berkeley Sedge	12" ht, 12" spr, 12" oc	Full, 1 gallon min.
	HOW	9	Hosta x 'Wide Brim' / Plantain Lily	18" ht, 18" spr, 36" oc	Full, 3 gallon min.
	IDB	302	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	24" ht, 18" spr, 30" oc	Full, 5 gallon min.
	IVN	488	Ilex vomitoria 'Nana' / Dwarf Yaupon	12" ht, 12" spr, 18" oc	Full, 3 gallon min.
	ILN	73	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	36" ht, 24" spr, 48" oc	Full, 5 gallon min.
	LOR	195	Loropetalum sp. 'Shang-Hi' / Loropetalum 'Purple Diamond'	18" ht, 18" spr, 30" oc	Full, 3 gallon min.
	MIS	306	Miscanthus sinensis / Dwarf Maiden Grass	24" ht, 36" oc	Full, 5 gallon min.
	PER	485	Perovskia atriplicifolia / Russian Sage	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
	PIT	1	Pittosporum tobira / Mock Orange	24" ht, 18" spr, 24" oc	Full, 5 gallon min.
	RHA	183	Raphiolepis indica / Indian Hawthorn	24" ht, 18" spr, 30" oc	Full, 5 gallon min.
	ROS	338	Rosmarinus officinalis / Rosemary	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
	SLL	14	Salvia leucantha / Mexican Bush Sage	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
	TAX	47	Taxus x media 'Hicksii' / Hicks Yew	36" ht, 24" spr, 36" oc	full, 5 gallon min.
	VIBS	58	Viburnum tinus 'Spring Bouquet' / Spring Bouquet Laurestinus	36" ht, 24" spr, 48" oc	Full, 5 gallon min.

<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL/COMMON NAME</u>	<u>SPECIFICATIONS</u>	<u>REMARKS</u>
	ANN	TBD	/ Annuals/Seasonal Color	N/A	Variety to be selected at time of planting
	SOD	TBD	Cynodon dactylon / Common Bermuda Grass	N/A	Sod to have tight, sand filled joints and be free of weeds and pest free
	EUN	1,738	Euonymus fortunei / Wintercreeper	6" ht, 6" spr, 12" oc	Full, 1 gallon min.
	HEM	624	Hemerocallis x 'Aztec Gold' / Dwarf Evergreen Day Lily	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LAN	320	Lantana x 'New Gold' / New Gold Lantana	10" ht, 10" spr, 24" oc	Full, 1 gallon min.
	LIR	253	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	SAL	21	Salvia greggii / Autumn Sage	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	VER	465	Verbena montevidensis / Verbena	8" ht, 8" spr, 14" oc	Full, 1 gallon min.
	VIN	3,164	Vinca minor 'Rosea' / Dwarf Pink Periwinkle	8" ht, 8" spr, 14" oc	Full, 1 gallon min.
<u>MISC</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL/COMMON</u>	<u>SPECIFICATIONS</u>	
MULCH	TBD	Shredded Hardwood Mulch		Shredded, 3" depth, all trees within sod areas to receive 4" diameter mulch ring	
	STEEL EDGE	TBD		3/8" X 6", Black	

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

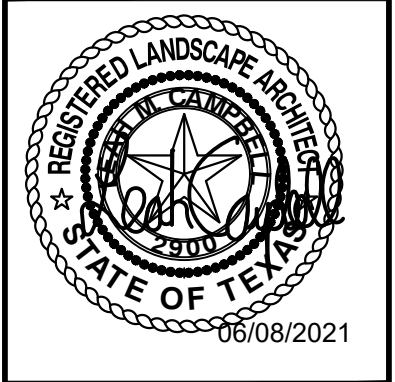


MUSTANG CREEK ASSISTED LIVING
TRACT 14A-1
BEING 9.007 ACRES OUT OF THE
J. WATKINS LAND SURVEY
ABSTRACT NO. 1324
EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT-176 (PD-176) WITH
AGRICULTURAL (A) USES AND A NURSING OR CONGREGATE CARE FACILITY
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
SUBMITTED: NOVEMBER 2, 2020

OWNER/APPLICANT:	ARCHITECT:	ENGINEER/SURVEYOR:
CLEMONT AVE. V, LLC 55000 LAGUNA DRIVE, SUITE 210 PLANO, TEXAS 75024 CONTACT: RENEE RAMSEY PHONE: (214) 683-5111	CROSS TIMBERS ARCHITECTS 4315 WINDSOR CENTRE TRAIL, SUITE 200 FLOWER MOUND, TEXAS 75028 CONTACT: JENNIFER ALFORD PHONE: (972) 356-7754	KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100 MCKINNEY, TEXAS 75070 CONTACT: ERIC T. JESKE, P.E. PHONE: (469) 301-2582 FIRM NO: F-928

[illegible]

Kimley»»Horn
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260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE 469-301-2590
WWW.KIMLEY-HORN.COM TX F-528



KHA PROJECT 064476304	DATE JUNE 2021	SCALE AS SHOWN	DESIGNED BY KWS	DRAWN BY KWS	CHECKED BY LMC
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MUSTANG CREEK
ESTATES

FLOWER MOUND TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.02

MATERIAL TABULATION CHART

EXTERIOR MATERIALS LEGEND	
	COMPOSITE SHINGLES CHARCOAL
	METAL STANDING SEAM ROOF GRAPHITE
	BRICK AS SELECTED
	STUCCO AS SELECTED
	SW 7066 GRAY MATTERS
	BOARD & BATTEN HARDI BOARD
	SW 7068 GRIZZLY GRAY
	FASCIA & SOFFITS & TRIM
	SW 7069 IRON ORE
	METAL AWNING
	SW 7069 IRON ORE
	WOOD COLUMNS
	SW 3542 CHARWOOD
	WINDOW FRAMES BLACK
	OTHER DOORS
	SW 7069 IRON ORE
	ENTRY DOORS
	SW 7069 IRON ORE

		SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1.	Total Facade S.F.	895 s.f.	2052 s.f.	781 s.f.	1882 s.f.
2.	Facade S.F. (exclusive of doors and windows)	717 s.f.	1735 s.f.	733 s.f.	1682 s.f.
3.	Doors and Windows S.F.	178 s.f.	317 s.f.	48 s.f.	200 s.f.
4.	Primary Masonry Totals	638 s.f. and 89% of 2	1590 s.f. and 92% of 2	588 s.f. and 80% of 2	1525 s.f. and 91% of 2
	- Brick s.f. (as applicable)	427 s.f. and 60% of 2	1489 s.f. and 86% of 2	588 s.f. and 80% of 2	1400 s.f. and 83% of 2
	- Stucco s.f. (as applicable)	211 s.f. and 29% of 2	101 s.f. and 6% of 2	0 s.f. and 0% of 2	125 s.f. and 8% of 2
5.	Secondary Masonry Totals hard-board siding	79 s.f. and 11% of 2	145 s.f. and 8% of 2	145 s.f. and 20% of 2	158 s.f. and 9% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE
PAINTED/ TEXTURED TO MATCH
MATERIAL AND COLOR OF BUILDING

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

PROPOSED MATERIALS

- ROOFING
COMPOSITE SHINGLE: GAF SHINGLES - CHARCOAL
- ROOFING
METAL STANDING SEAM: GRAPHITE
- BRICK
ACME: MODULAR OR KING SIZE
COLOR: RIDGEMAR (OR MERIDIAN V224)
- STUCCO
COLOR: SHERWIN WILLIAMS 7066 GRAY MATTERS
- BOARD & BATTEN HARDI BOARD SIDING
COLOR: SHERWIN WILLIAMS 7068 GRIZZLY GRAY
- FASCIA & SOFFITS & TRIM
COLOR: SHERWIN WILLIAMS 7068 GRIZZLY GRAY
- METAL AWNINGS
COLOR: SHERWIN WILLIAMS 7069 IRON ORE
- WOOD COLUMNS
COLOR: SHERWIN WILLIAMS 3542 CHARWOOD
- WINDOWS
COLOR: BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: SHERWIN WILLIAMS 7069 IRON ORE
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: SHERWIN WILLIAMS 7069 IRON ORE

CONSTRUCTION

V-B SPRINKLERED

OCCUPANCY / USE

R-4 RESIDENTIAL

CLAUSe

Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the contractor shall verify all dimensions and materials with all governing codes & ordinances & incorporate site conditions. Only a qualified designer, architect, or structural engineer is authorized to make any changes to these plans. All work shall remain the property of Cross Timbers Architects & are not to be reused or reproduced without written permission.

DATE: OCTOBER 30, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

**CROSS
TIMBERS
ARCHITECTS**
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A CUSTOM PROJECT FOR:

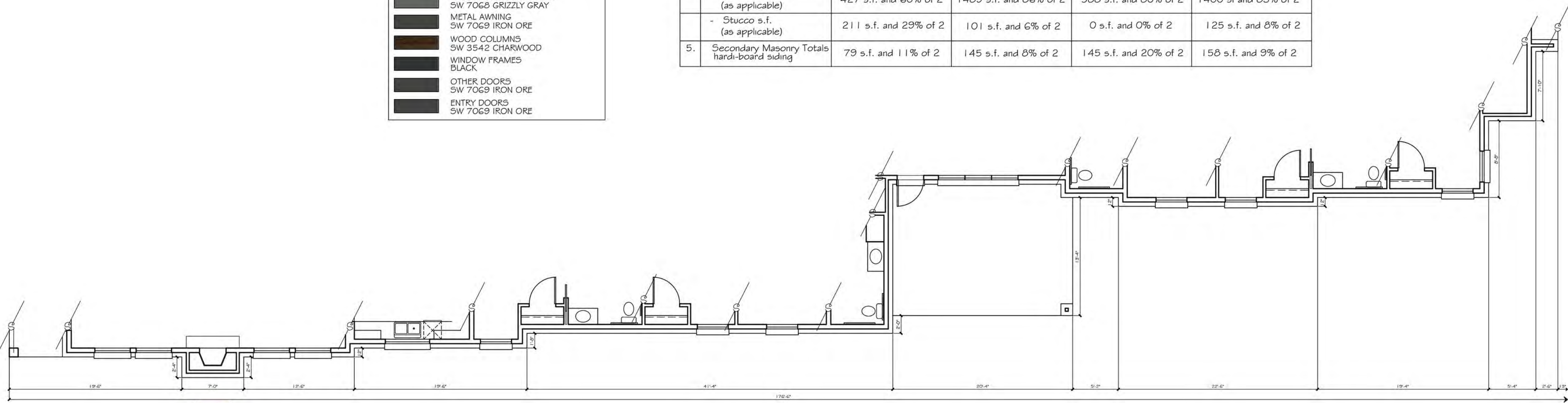
**MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS**

JOB #

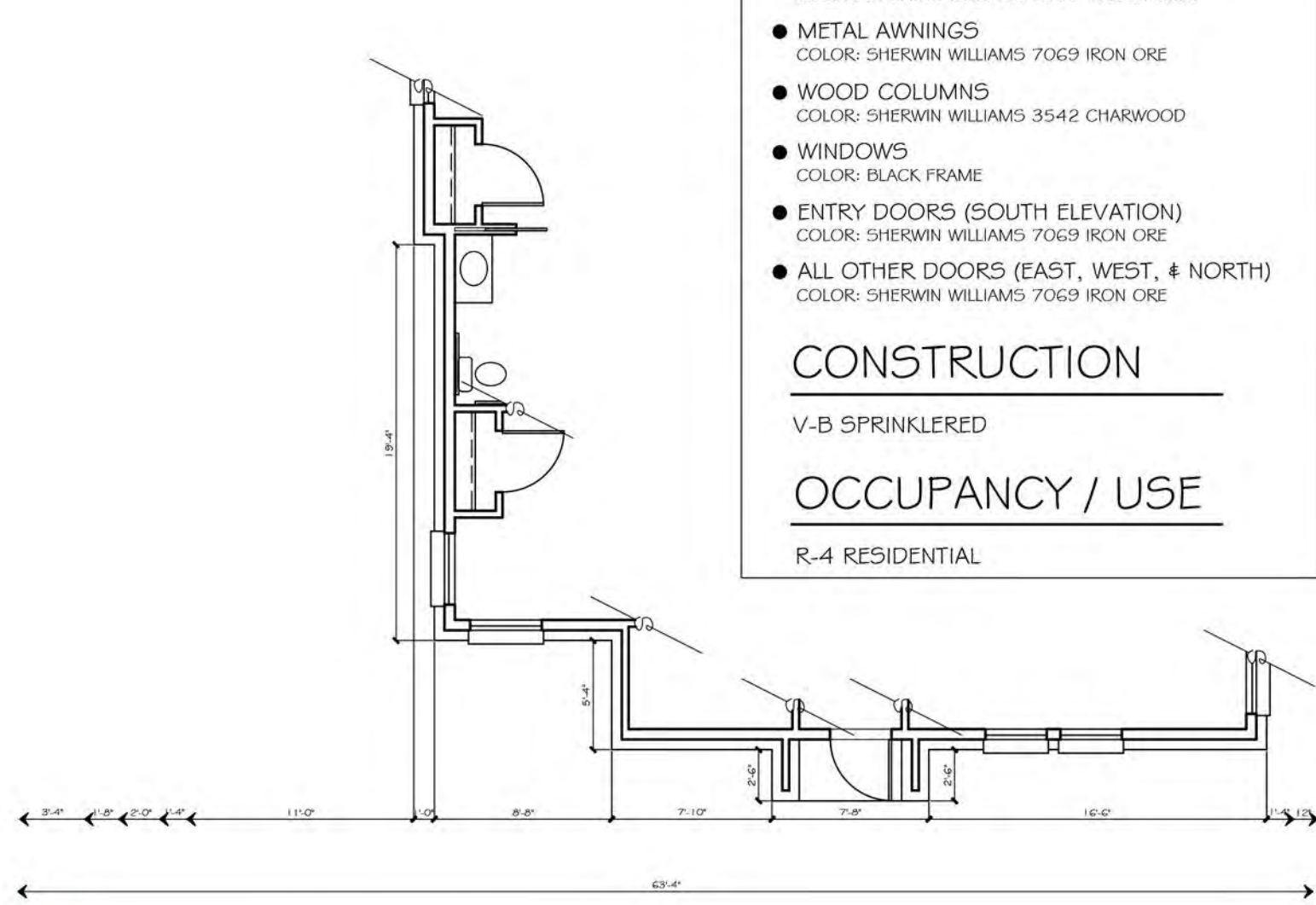
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SHEET

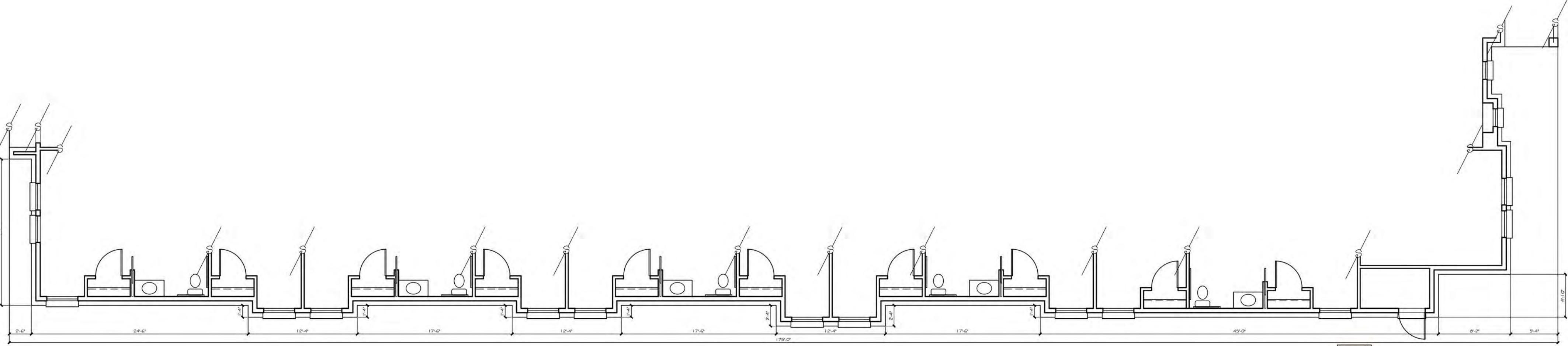
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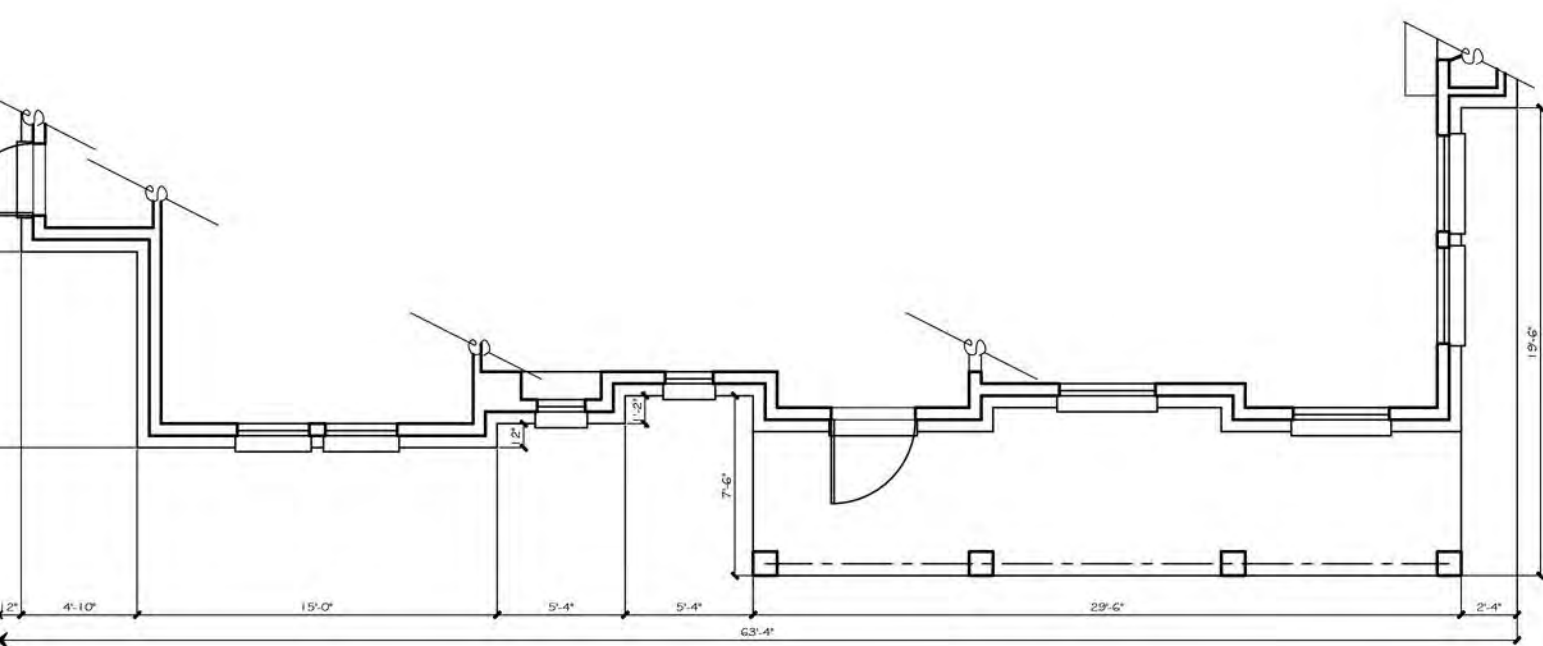
RIGHT (EAST) ELEVATION (TYPE A - A)
1/8" = 1' - 0" scale



REAR (NORTH) ELEVATION (TYPE A - A)
1/8" = 1' - 0" scale



LEFT (WEST) ELEVATION (TYPE A - A)
1/8" = 1' - 0" scale



FRONT (SOUTH) ELEVATION (TYPE A - A)
1/8" = 1' - 0" scale

MATERIAL TABULATION CHART

EXTERIOR MATERIALS LEGEND	
	COMPOSITE SHINGLES WEATHERED WOOD
	METAL STANDING SEAM ROOF
	BRICK AS SELECTED
	STUCCO AS SELECTED
	TONGUE AND GROOVE SIDING
	BOARD & BATTEN HARDI BOARD
	HARDI BOARD TRIM
	FASCIA & SOFFITS
	METAL FEATURES
	WOOD COLUMNS
	WINDOW FRAMES
	OTHER DOORS
	ENTRY DOORS

		SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1.	Total Facade S.F.	825 s.f.	2022 s.f.	781 s.f.	2138 s.f.
2.	Facade S.F. (exclusive of doors and windows)	572 s.f.	1822 s.f.	733 s.f.	1821 s.f.
3.	Doors and Windows S.F.	253 s.f.	200 s.f.	48 s.f.	317 s.f.
4.	Primary Masonry Totals	483 s.f. and 84% of 2	1578 s.f. and 87% of 2	588 s.f. and 80% of 2	1528 s.f. and 84% of 2
	- Brick s.f. (as applicable)	412 s.f. and 72% of 2	1468 s.f. and 80% of 2	588 s.f. and 80% of 2	1484 s.f. and 82% of 2
	- Stucco s.f. (as applicable)	71 s.f. and 12% of 2	110 s.f. and 7% of 2	0 s.f. and 0% of 2	44 s.f. and 2% of 2
5.	Secondary Masonry Totals hardi-board siding	89 s.f. and 16% of 2	244 s.f. and 13% of 2	145 s.f. and 20% of 2	293 s.f. and 16% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

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

PROPOSED MATERIALS

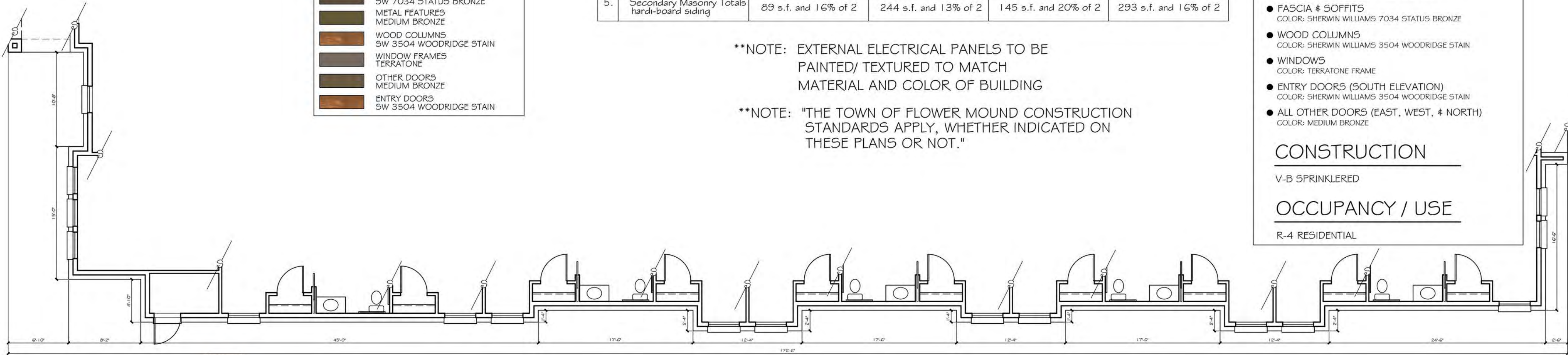
- ROOFING
COMPOSITE SHINGLE: GAF SHINGLES - WEATHERED WOOD
- ROOFING
METAL STANDING SEAM: MEDIUM BRONZE
- BRICK
ACME: MODULAR OR KING SIZE
COLOR: EL DORADO FALLS
- STUCCO
COLOR: SHERWIN WILLIAMS 6066 SANDTRAP
- TONGUE AND GROOVE SIDING
COLOR: SHERWIN WILLIAMS 3504 WOODRIDGE STAIN
- BOARD & BATTEN HARDI BOARD SIDING
COLOR: SHERWIN WILLIAMS 6066 SANDTRAP
- HARDI BOARD TRIM
COLOR: SHERWIN WILLIAMS 6063 NICE WHITE
- FASCIA & SOFFITS
COLOR: SHERWIN WILLIAMS 7034 STATUS BRONZE
- WOOD COLUMNS
COLOR: SHERWIN WILLIAMS 3504 WOODRIDGE STAIN
- WINDOWS
COLOR: TERRATONE FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: SHERWIN WILLIAMS 3504 WOODRIDGE STAIN
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: MEDIUM BRONZE

CONSTRUCTION

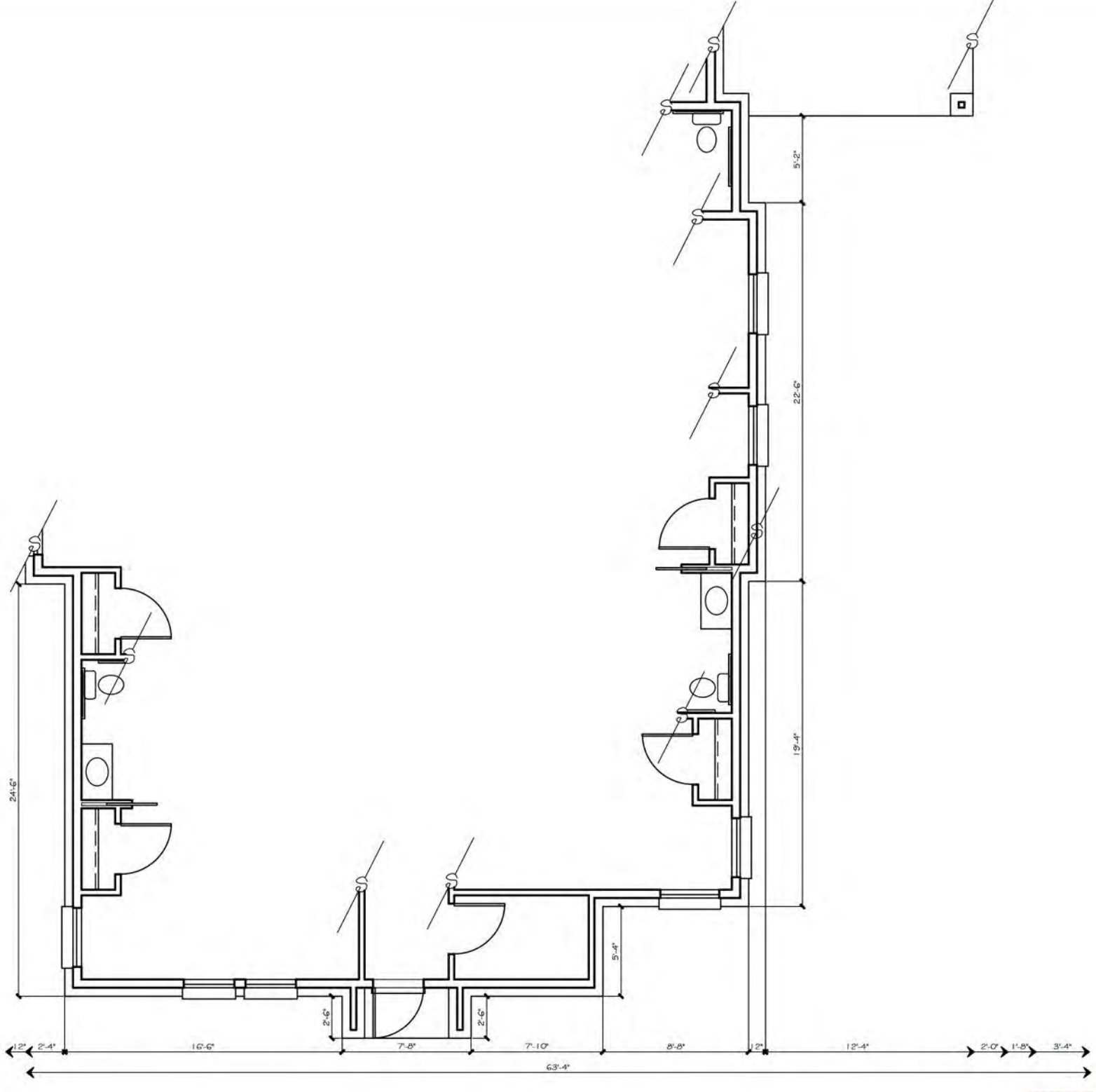
V-B SPRINKLERED

OCCUPANCY / USE

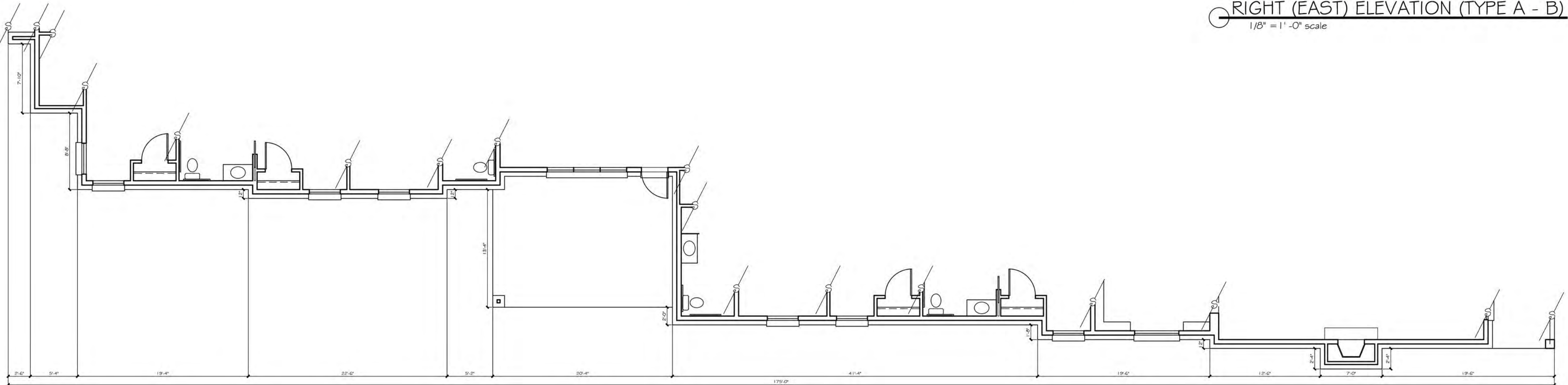
R-4 RESIDENTIAL



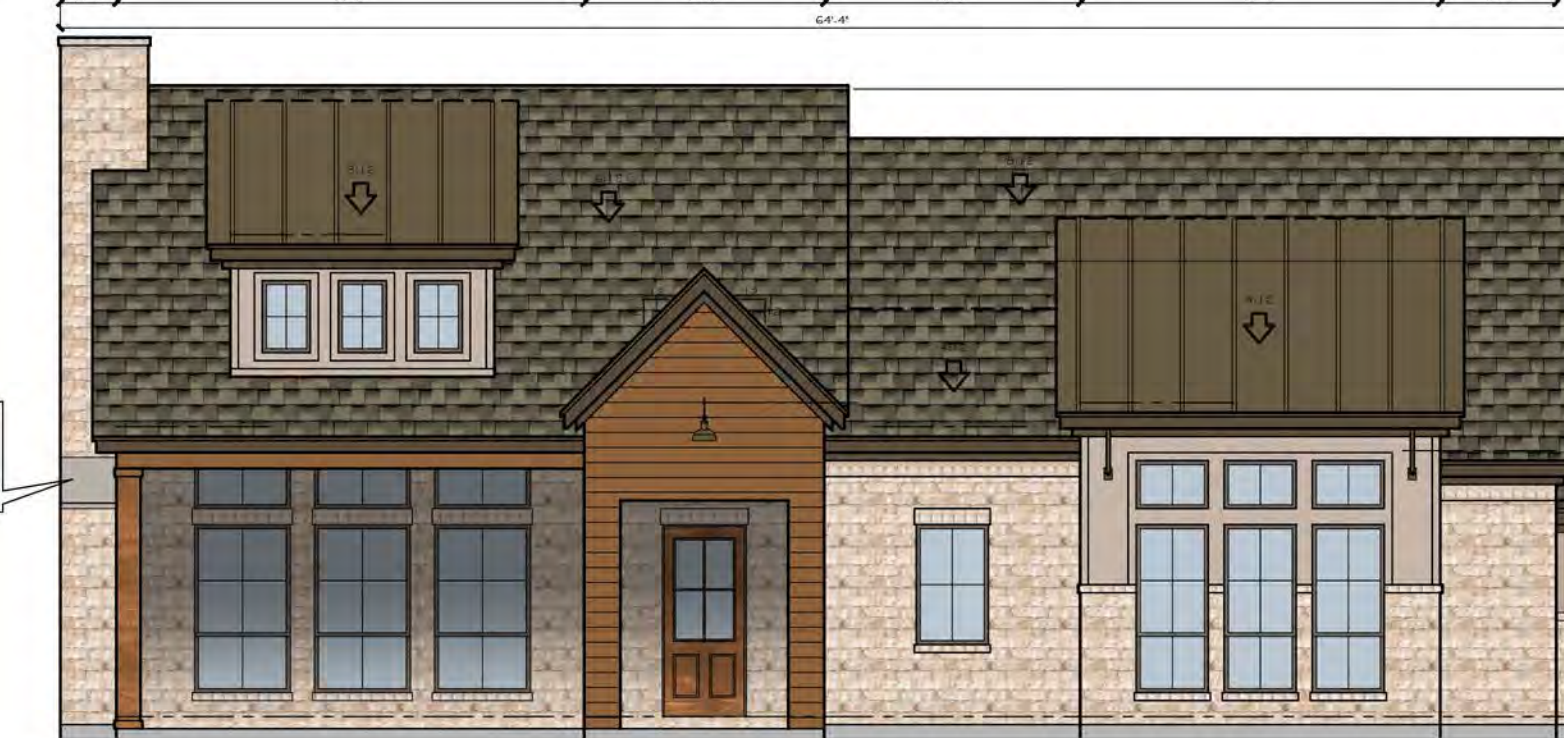
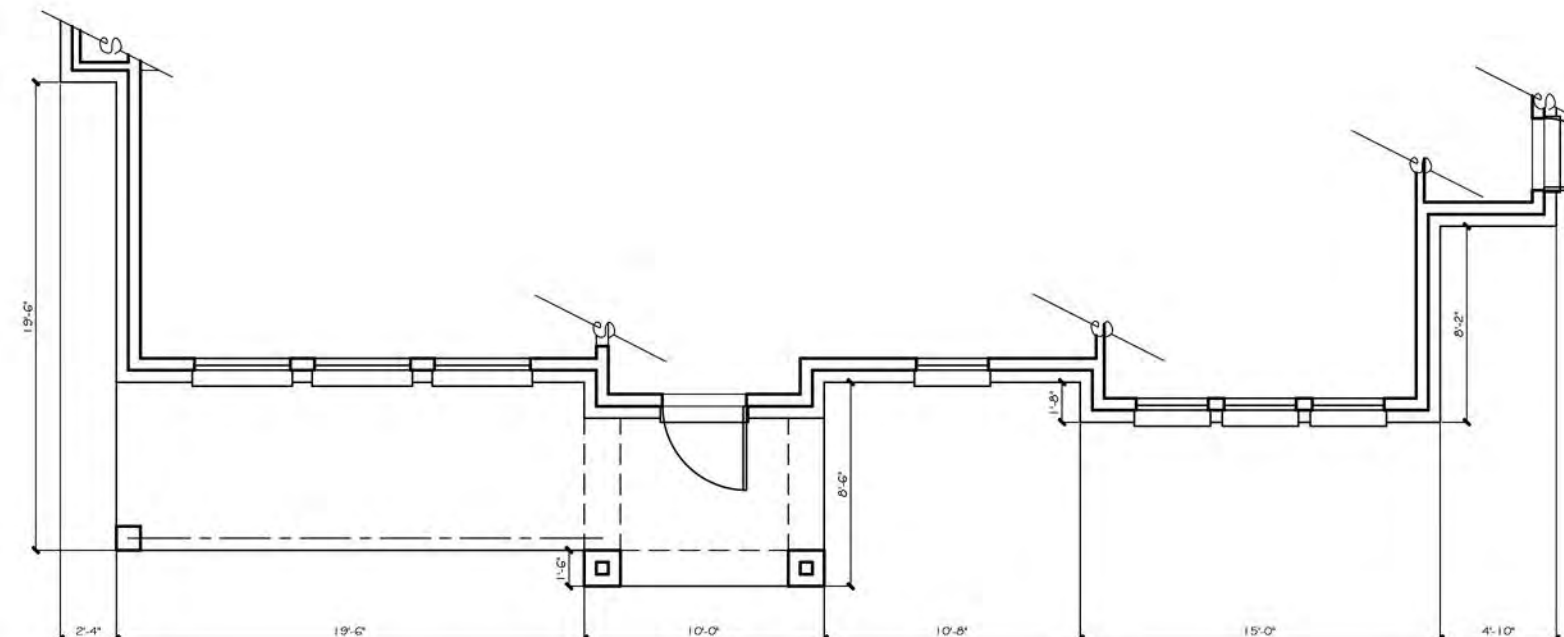
RIGHT (EAST) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale



REAR (NORTH) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale



LEFT (WEST) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale



FRONT (SOUTH) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale

CLAUSE

DATE: OCTOBER 30, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

JOB #

19-062

SHEET

PD2

		SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1.	Total Facade S.F.	819 s.f.	1862 s.f.	580 s.f.	1742 s.f.
2.	Facade S.F. (exclusive of doors and windows)	602 s.f.	1593 s.f.	462 s.f.	1578 s.f.
3.	Doors and Windows S.F.	217 s.f.	269 s.f.	118 s.f.	164 s.f.
4.	Primary Masonry Totals	489 s.f. and 81% of 2	1288 s.f. and 81% of 2	370 s.f. and 80% of 2	1269 sf and 80% of 2
	- Brck s.f. (as applicable)	268 s.f. and 45% of 2	1108 s.f. and 70% of 2	48 s.f. and 10% of 2	1191 sf and 75% of 2
	- Stone s.f. (as applicable)	165 s.f. and 27% of 2	180 s.f. and 11% of 2	322 s.f. and 70% of 2	73 sf and 5% of 2
	- Stucco s.f. (as applicable)	56 s.f. and 9% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	5 s.f. and 0% of 2
5.	Secondary Masonry Totals hard-board siding	113 s.f. and 19% of 2	305 s.f. and 19% of 2	92 s.f. and 20% of 2	309 s.f. and 20% of 2

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

PROPOSED MATERIALS

- **ROOFING**
COMPOSITE SHINGLE: GAF SHINGLES - WEATHERED
 - **ROOFING**
METAL SLATING SEAM: MEDIUM BRONZE
 - **BRICK**
ACME: MODULAR OR KING SIZE
COLOR: RIDGEMAR (OR MERIDIAN V224)
 - **STONE**
NATURAL STONE: SAW CUT OR CHOPPED
COLOR: AUSTIN LIMESTONE CREAM BLUND
 - **STUCCO**
COLOR: SHERWIN WILLIAMS G1 20 BELIEVABLE BUFF
 - **BOARD # BATTEN HARDI BOARD SIDING**
COLOR: SHERWIN WILLIAMS G1 20 BELIEVABLE BUFF
 - **LAP HARDI BOARD SIDING**
COLOR: SHERWIN WILLIAMS G1 20 BELIEVABLE BUFF
 - **HARDI BOARD TRIM**
COLOR: SHERWIN WILLIAMS 6063 NICE WHITE
 - **FACSIMIA # SOFFITS**
COLOR: SHERWIN WILLIAMS 7032 WARM STONE
 - **WOOD COLUMNS, BRACKETS, # CORBELS**
COLOR: SHERWIN WILLIAMS 3542 CHARDWOOD STAIN
 - **WINDOWS**
COLOR: SANDTONE FRAME
 - **ENTRY DOORS (SOUTH ELEVATION)**
COLOR: SHERWIN WILLIAMS 3542 CHARDWOOD STAIN
 - **ALL OTHER DOORS (EAST, WEST, # NORTH)**
COLOR: DARK BRONZE
- # CONSTRUCTION

V-B SPRINKLER

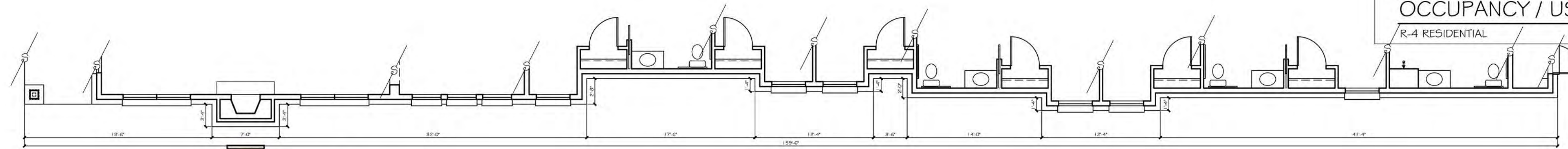
OCCUPANCY / USE

- R-4 RESIDENTIAL

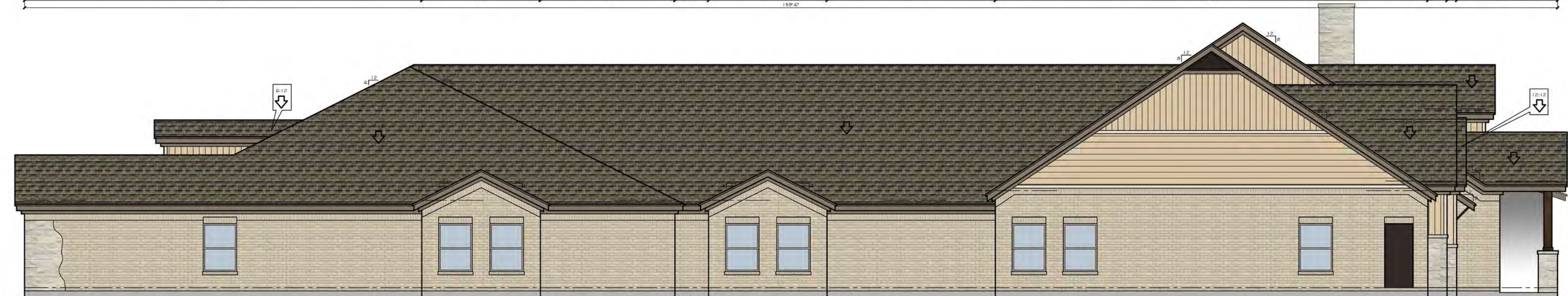
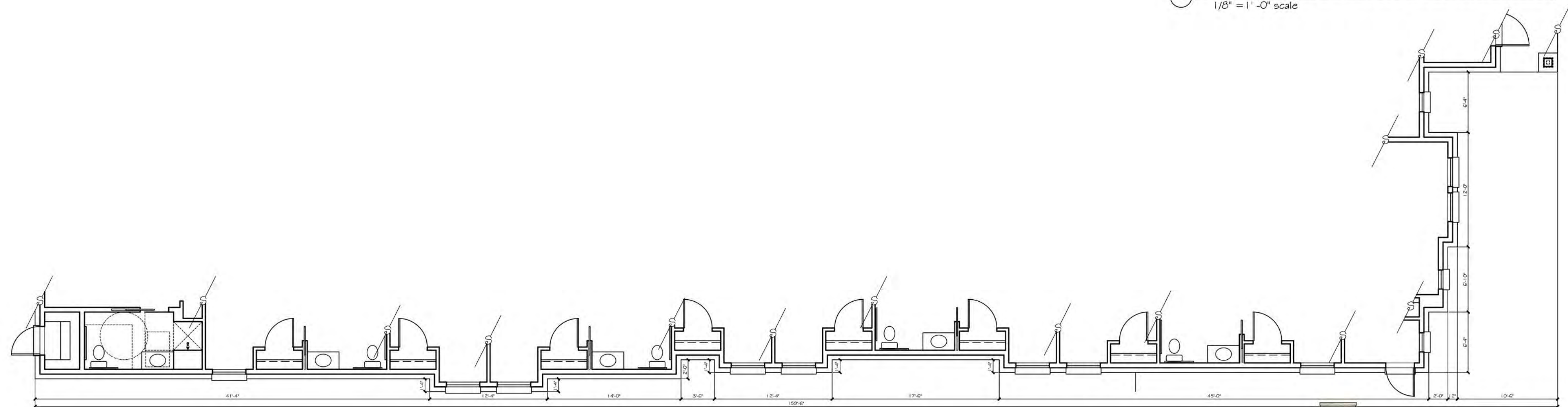
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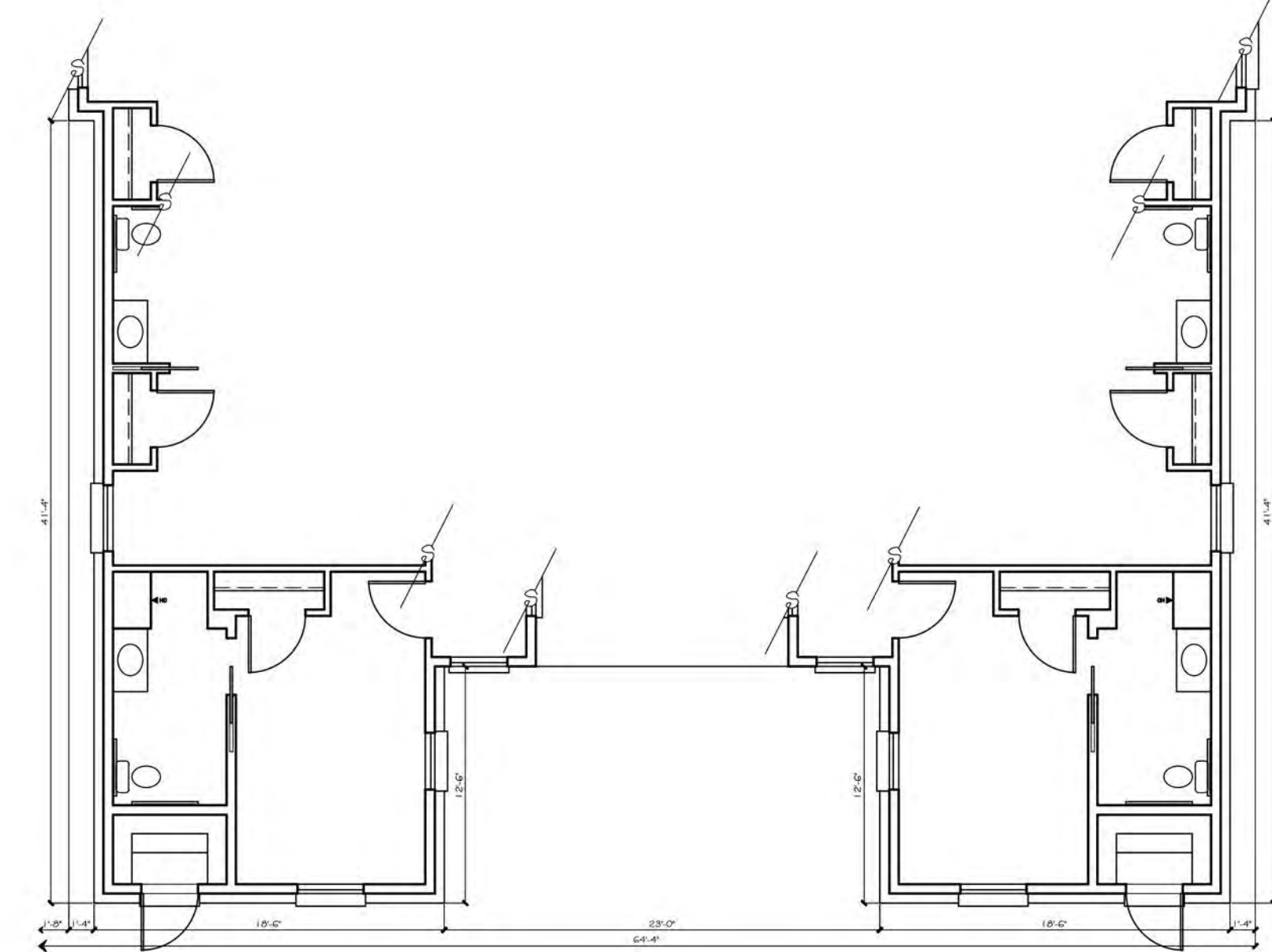
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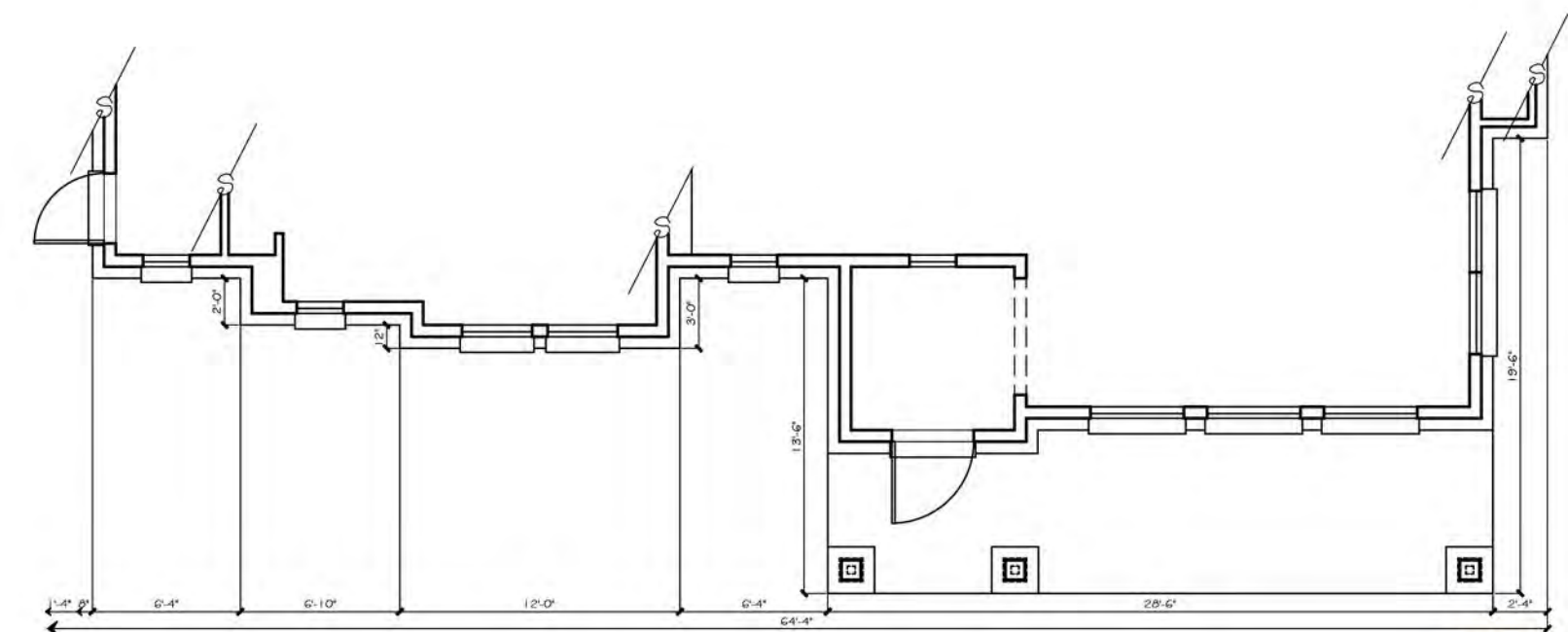
RIGHT (EAST) ELEVATION (TYPE B - A)
1/8" = 1' - 0" scale



LEFT (WEST) ELEVATION (TYPE B - A)
1/8" = 1' - 0" scale



REAR (NORTH) ELEVATION (TYPE B - A)



FRONT (SOUTH) ELEVATION (TYPE B - A)

CLAUSE

DATE: OCTOBER 30, 2020
DRAWN BY:

REVISIONS:

CROSS
TIMBERS
ARCHITECTS

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

MUSTANG CREEK ESTATES

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

JOB #

19-062

SHEET

PD3

MATERIAL TABULATION CHART

EXTERIOR MATERIALS LEGEND	
	COMPOSITE SHINGLES BARKWOOD
	METAL STANDING SEAM ROOF MEDIUM BRONZE
	BRICK AS SELECTED ACME WHITE BLUFF
	LAP HARDI BOARD SIDING & TRIM SW 7003 TOQUE WHITE
	FASCIA & SOFFIT SW 7003 TOQUE WHITE
	WOOD CORBELS SW 3542 CHARWOOD STAIN
	METAL TRELLIS & FEATURES MEDIUM BRONZE
	WINDOW FRAMES TERRATONE
	ENTRY DOORS SW 3542 CHARWOOD STAIN
	OTHER DOORS SW 6153 PROTEGE BRONZE

		SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1.	Total Facade S.F.	1081 s.f.	1749 s.f.	574 s.f.	1792 s.f.
2.	Facade S.F. (exclusive of doors and windows)	898 s.f.	1605 s.f.	458 s.f.	1537 s.f.
3.	Doors and Windows S.F.	183 s.f.	144 s.f.	116 s.f.	255 s.f.
4.	Primary Masonry Totals	898 s.f. and 100% of 2	1339 s.f. and 83% of 2	388 s.f. and 85% of 2	1245 sf and 81% of 2
	- Brck s.f. (as applicable)	898 s.f. and 100% of 2	1339 s.f. and 83% of 2	388 s.f. and 85% of 2	1245 sf and 81% of 2
5.	Secondary Masonry Totals hardi-board siding	0 s.f. and 0% of 2	266 s.f. and 17% of 2	70 s.f. and 15% of 2	292 s.f. and 19% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE
PAINTED/ TEXTURED TO MATCH
MATERIAL AND COLOR OF BUILDING

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

PROPOSED MATERIALS

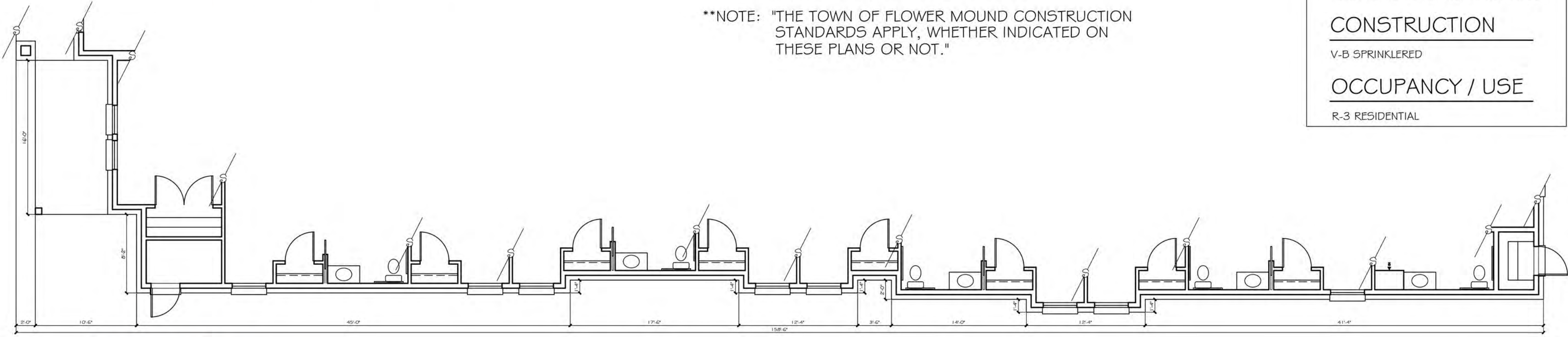
- ROOFING
COMPOSITE SHINGLE: GAF SHINGLES - BARKWOOD
- ROOFING
METAL STANDING SEAM: MEDIUM BRONZE
- BRICK
ACME: MODULAR OR KING SIZE
COLOR: WHITE BLUFF
- LAP HARDI BOARD SIDING & TRIM
COLOR: SHERWIN WILLIAMS 7003 TOQUE WHITE
- FASCIA & SOFFITS
COLOR: SHERWIN WILLIAMS 7003 TOQUE WHITE
- METAL BRACKETS & TRELLIS
COLOR: MEDIUM BRONZE
- WOOD CORBELS
COLOR: SHERWIN WILLIAMS 3542 CHARWOOD STAIN
- WINDOWS
COLOR: TERRATONE
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: SHERWIN WILLIAMS 3542 CHARWOOD STAIN
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: SHERWIN WILLIAMS 6153 PROTEGE BRONZE

CONSTRUCTION

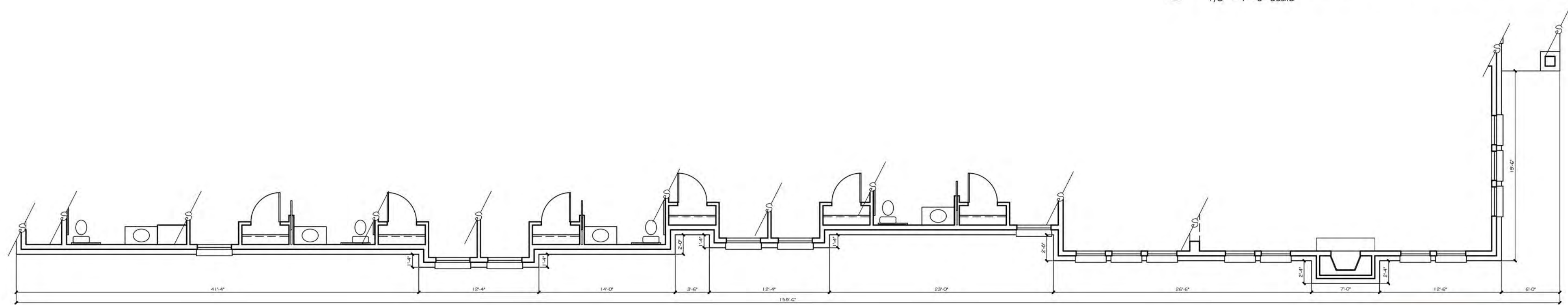
V-B SPRINKLERED

OCCUPANCY / USE

R-3 RESIDENTIAL



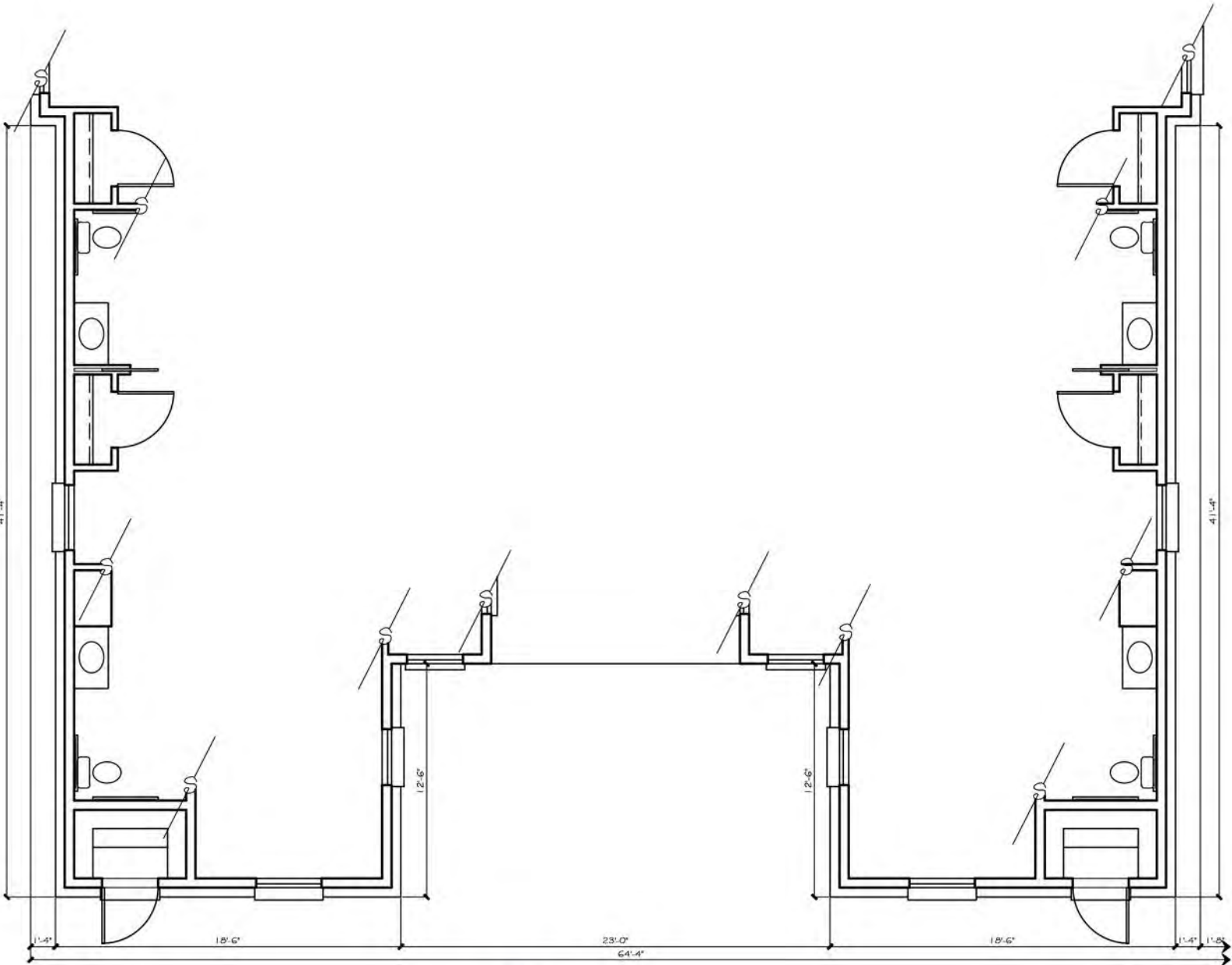
RIGHT (EAST) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale



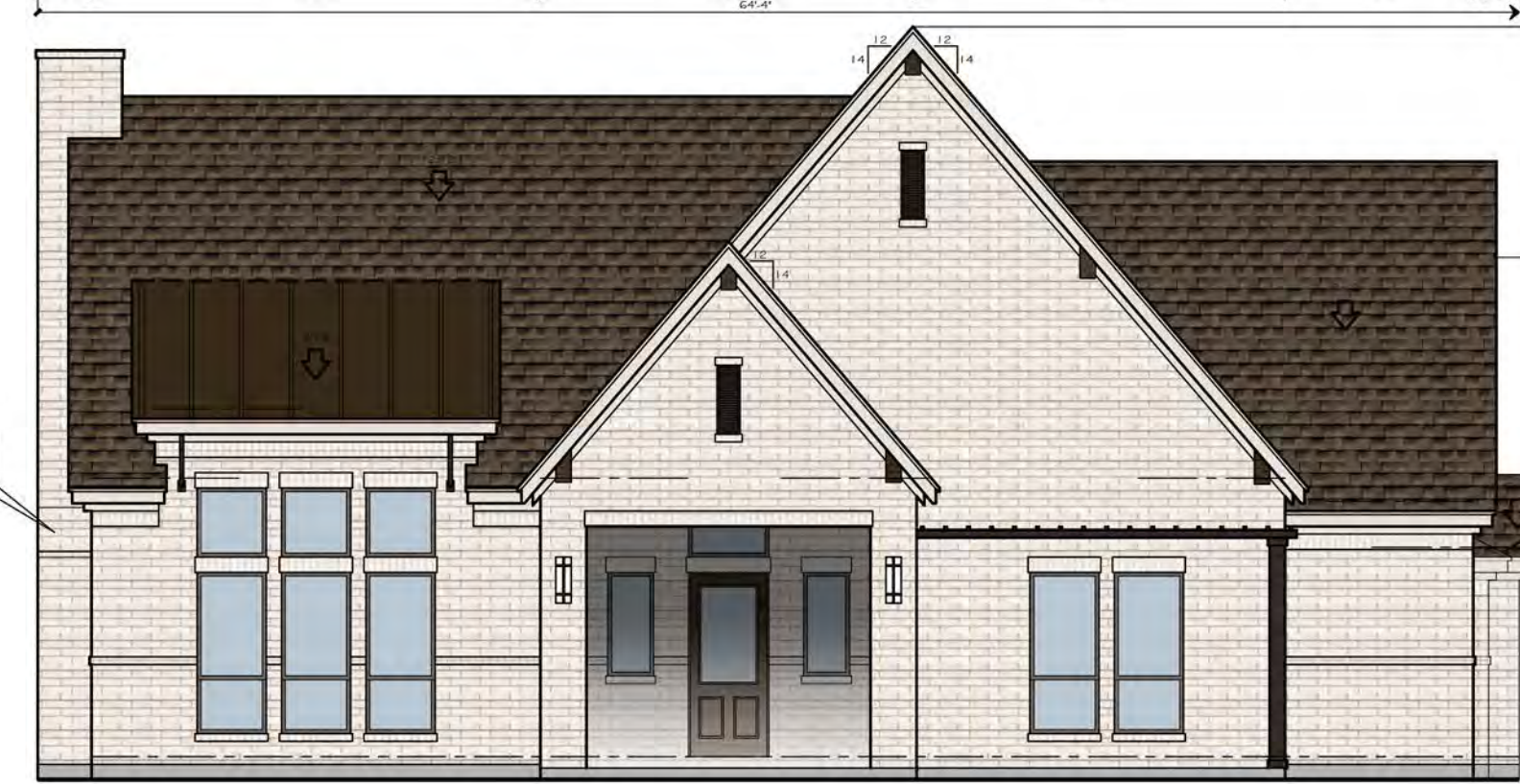
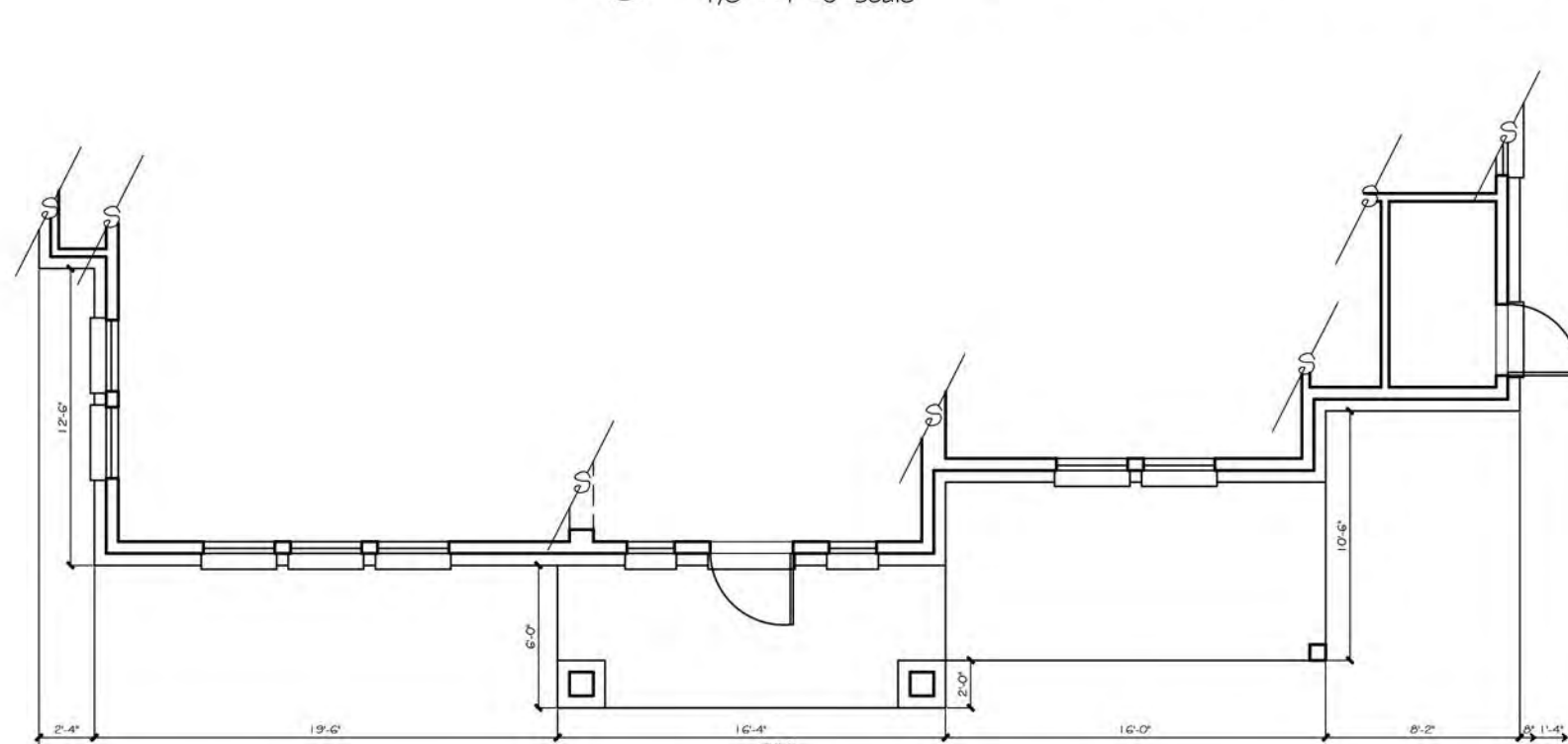
LEFT (WEST) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale



FRONT (SOUTH) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale



REAR (NORTH) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale



CLAUSE

DATE: OCTOBER 30, 2020
DRAWN BY: H.M.
REVISIONS:
Δ Δ Δ

**CROSS
TIMBERS
ARCHITECTS**
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

JOB #
19-062

SHEET
PD4



		SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1.	Total Facade S.F.	754 s.f.	1732 s.f.	910 s.f.	1614 s.f.
2.	Facade S.F. (exclusive of doors and windows)	598 s.f.	1472 s.f.	848 s.f.	1364 s.f.
3.	Doors and Windows S.F.	156 s.f.	260 s.f.	62 s.f.	250 s.f.
4.	Primary Masonry Totals	493 s.f. and 82% of 2	1320 s.f. and 90% of 2	677 s.f. and 80% of 2	1193 sf and 87% of 2
	- Brck s.f. (as applicable)	493 s.f. and 82% of 2	1320 s.f. and 90% of 2	677 s.f. and 80% of 2	1193 sf and 87% of 2
5.	Secondary Masonry Totals hand-board siding	105 s.f. and 18% of 2	152 s.f. and 10% of 2	171 s.f. and 20% of 2	171 s.f. and 13% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE
PAINTED/ TEXTURED TO MATCH
MATERIAL AND COLOR OF BUILDING

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

PROPOSED MATERIALS

- **ROOFING**
COMPOSITE SHINGLE: GAF SHINGLES - CHARCOAL
- **ROOFING**
METAL STANDING SEAM: GRAPHITE
- **BRICK**
ACME: MODULAR OR KING SIZE
COLOR: RIDGEMAN (OR MERIDIAN V224)
- **BOARD & BATTEN/LAP HARDI BOARD SIDING**
COLOR: SHERWIN WILLIAMS 7063 GRIZZLY GRAY
- **LAP HARDI TRIM**
COLOR: SHERWIN WILLIAMS 7063 TOQUE WHITE
- **FASCIA & SOFFITS**
COLOR: SHERWIN WILLIAMS 7066 GRIZZLY GRAY
- **WOOD COLUMNS & DECORATIVE CORBELS**
COLOR: SHERWIN WILLIAMS 7063 TOQUE WHITE
- **DECORATIVE METAL GUARDRAIL**
COLOR: GRAPHITE (POWDER COAT)
- **WINDOWS**
COLOR: BLACK FRAME
- **ENTRY DOORS (SOUTH ELEVATION)**
COLOR: SHERWIN WILLIAMS 7063 IRON ORE
- **ALL OTHER DOORS (EAST, WEST, & NORTH)**
COLOR: SHERWIN WILLIAMS 7063 IRON ORE

CONSTRUCTION

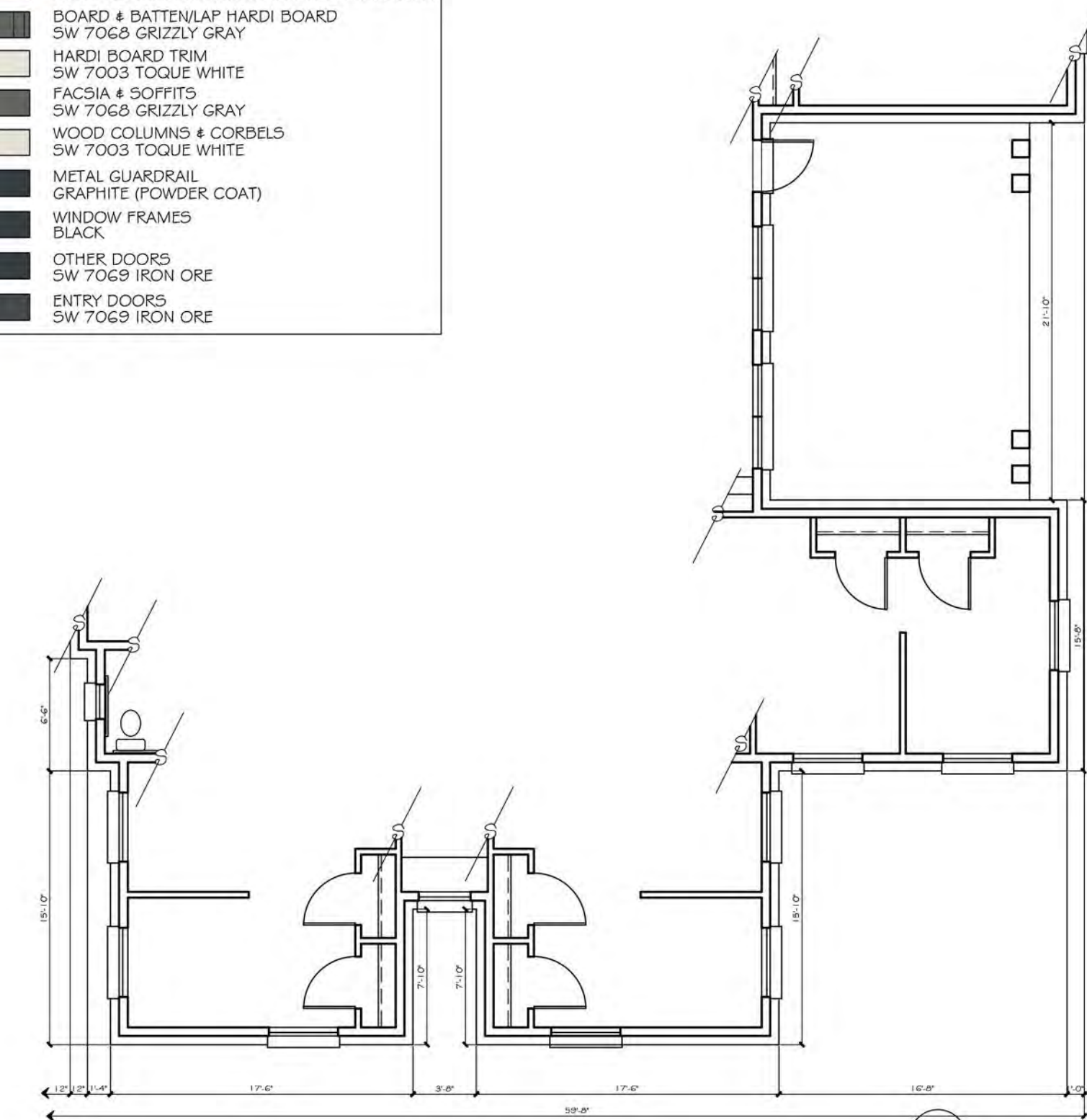
V-B SPRINKLERED

OCCUPANCY / USE

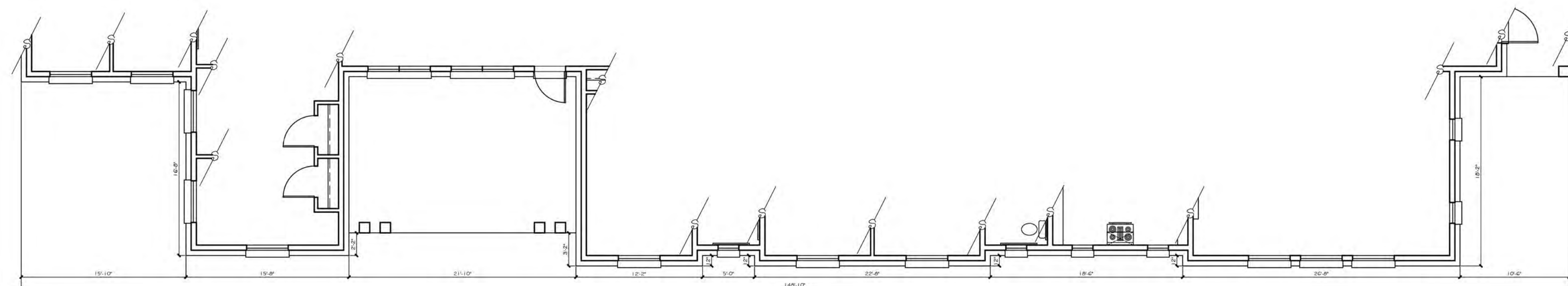
R-4 RESIDENTIAL

EXTERIOR MATERIALS LEGEND

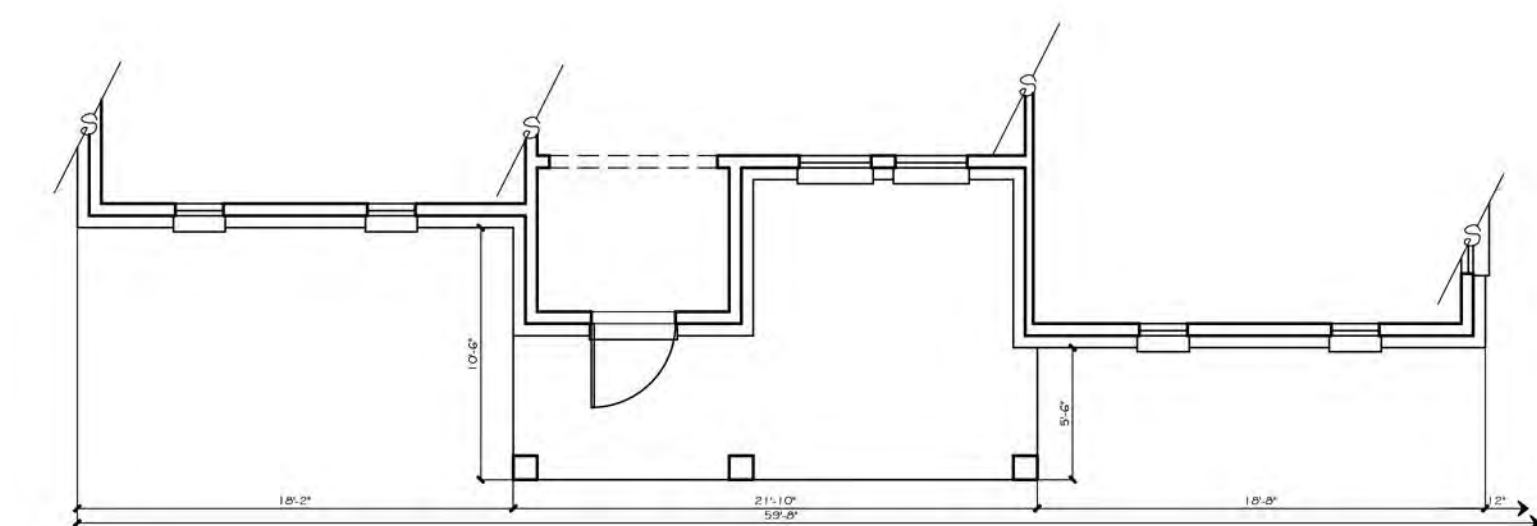
- | | |
|---|---|
|  | COMPOSITE SHINGLES
CHARCOAL |
|  | METAL STANDING SEAM ROOF
GRAPHITE |
|  | BRICK A5 SELECTED |
|  | ACME RIDGEBEAM OR MERIDIAN V224 MODULAR |
|  | BOARD & BATTIENALL HARDI BOARD |
|  | 5W T068 GRIZZLY GRAY |
|  | HARDI BOARD TRIM |
|  | 5W T003 TIQUE WHITE |
|  | FASCIA & SOFFITS |
|  | 5W T068 GRIZZLY GRAY |
|  | WOOD COLUMNS & CORBELS |
|  | 5W T003 TIQUE WHITE |
|  | METAL GUARDRAIL |
|  | GRAPHITE (POWDER COAT) |
|  | BLACK |
|  | WINDOW FRAMES |
|  | OTHER DOORS |
|  | 5W T069 IRON ORE |
|  | ENTRY DOORS |
|  | 5W T069 IRON ORE |



RIGHT (EAST) ELEVATION (TYPE M - A)
1/8" = 1' - 0" scale



LEFT (WEST) ELEVATION (TYPE M - A)
1/8" = 1' -0" scale



FRONT (SOUTH) ELEVATION (TYPE M - A)
1/8" = 1' - 0" scale

CLAUSE

DATE: OCTOBER 30, 2020

DRAWN BY:

REVISIONS:

— Δ

**CROSS
TIMBERS
ARCHITECTS**

PRELIMINARY
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A CUSTOM PROJECT FOR:

MUSTANG CREEK ESTATES

COLLEGE PARKWAY

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

JOB #

19-062

SHEET

PD5

MATERIAL TABULATION CHART

EXTERIOR MATERIALS LEGEND	
	COMPOSITE SHINGLES
	WEATHERED
	BRICK AS SELECTED
	ACME EL DORADO FALLS
	STONE AS SELECTED
	AUSTIN LIMESTONE CREAM BLEND
	BOARD & BATTEN HARDI BOARD
	SW GOG3 NICE WHITE
	LAP HARDI BOARD SIDING
	SW GOG3 NICE WHITE
	FASCIA & SOFFITS
	SW 7032 WARM STONE
	TIMBER HEADER, COLUMNS, & FEATURES
	SW 3504 WOODRIDGE STAIN
	WINDOW FRAMES
	SANDTONE
	OTHER DOORS
	SW 7032 WARM STONE
	ENTRY DOORS
	SW 3504 WOODRIDGE STAIN

		SOUTH (Front)	EAST (Right)	NORTH (Rear)	WEST (Left)
1.	Total Facade S.F.	892 s.f.	1613 s.f.	910 s.f.	1817 s.f.
2.	Facade S.F. (exclusive of doors and windows)	753 s.f.	1331 s.f.	848 s.f.	1545 s.f.
3.	Doors and Windows S.F.	139 s.f.	282 s.f.	62 s.f.	272 s.f.
4.	Primary Masonry Totals	753 s.f. and 100% of 2	1155 s.f. and 87% of 2	677 s.f. and 80% of 2	1545 s.f. and 100% of 2
	- Brck s.f. (as applicable)	483 s.f. and 64% of 2	1135 s.f. and 85% of 2	677 s.f. and 80% of 2	1476 s.f. and 96% of 2
	- Stone s.f. (as applicable)	270 s.f. and 36% of 2	20 s.f. and 2% of 2	0 s.f. and 0% of 2	69 s.f. and 4% of 2
5.	Secondary Masonry Totals hardi-board siding	0 s.f. and 0% of 2	176 s.f. and 13% of 2	171 s.f. and 20% of 2	0 s.f. and 0% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

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

PROPOSED MATERIALS

- ROOFING
COMPOSITE SHINGLE: GAF SHINGLES - WEATHERED
- BRICK
ACME: MODULAR OR KING SIZE
COLOR: EL DORADO FALLS
- STONE
NATURAL STONE: CHOPPED
COLOR: AUSTIN LIMESTONE CREAM BLEND
- BOARD & BATTEN HARDI BOARD SIDING
COLOR: SHERWIN WILLIAMS GOG3 NICE WHITE
- LAP HARDI BOARD SIDING
COLOR: SHERWIN WILLIAMS GOG3 NICE WHITE
- FASCIA & SOFFITS
COLOR: SHERWIN WILLIAMS 7032 WARM STONE
- TIMBER HEADERS, COLUMNS, & FEATURES
COLOR: SHERWIN WILLIAMS 3504 WOODRIDGE STAIN
- WINDOWS
COLOR: SANDTONE
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: SHERWIN WILLIAMS 3504 WOODRIDGE STAIN
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: SHERWIN WILLIAMS 7032 WARM STONE

CONSTRUCTION

V-B SPRINKLERED

OCCUPANCY / USE

R-4 RESIDENTIAL

CLAUSe

DATE: OCTOBER 30, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL, STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PRELIMINARY
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COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

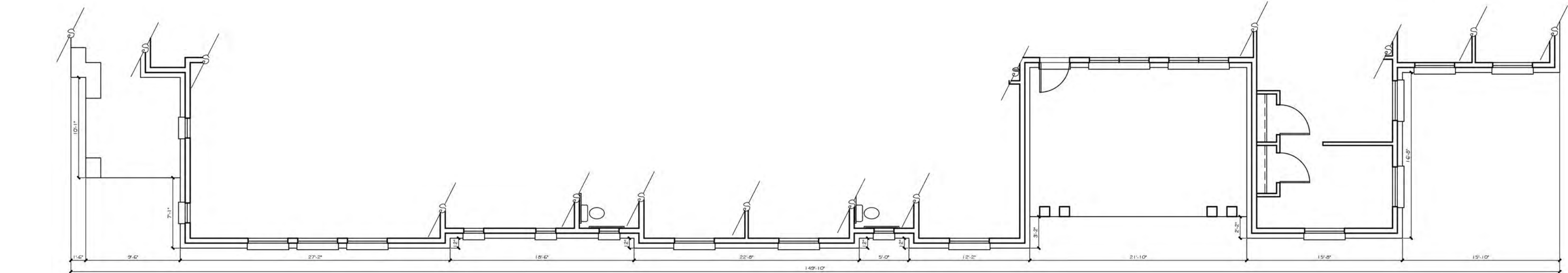
JOB #

19-062

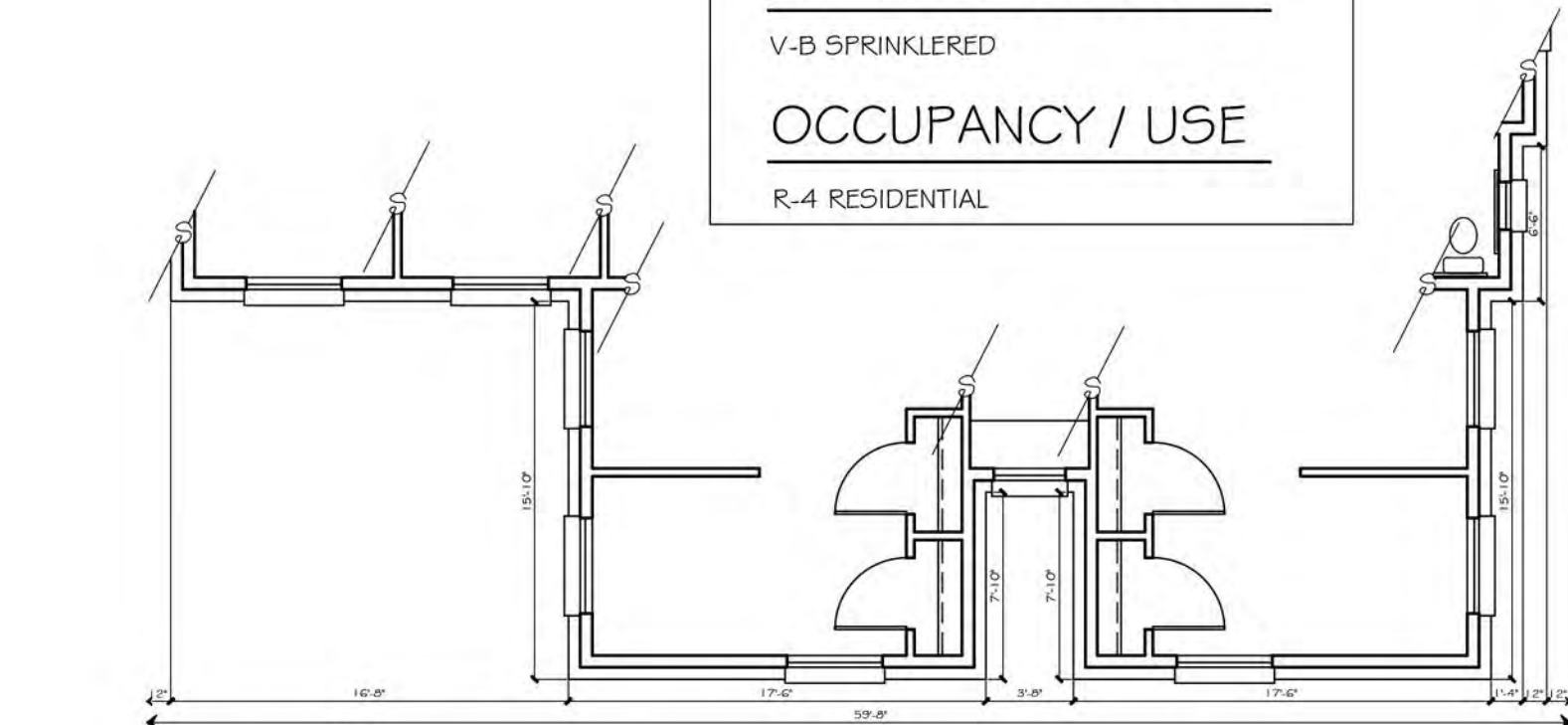
SHEET

PD6

Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the contractor shall verify dimensions, compliance with all governing codes & ordinances, & incorporate site conditions. Only a qualified designer, architect, or structural engineer is authorized to modify these plans. All modifications shall remain the property of Cross Timbers Architects & are not to be re-used or reproduced without written permission.



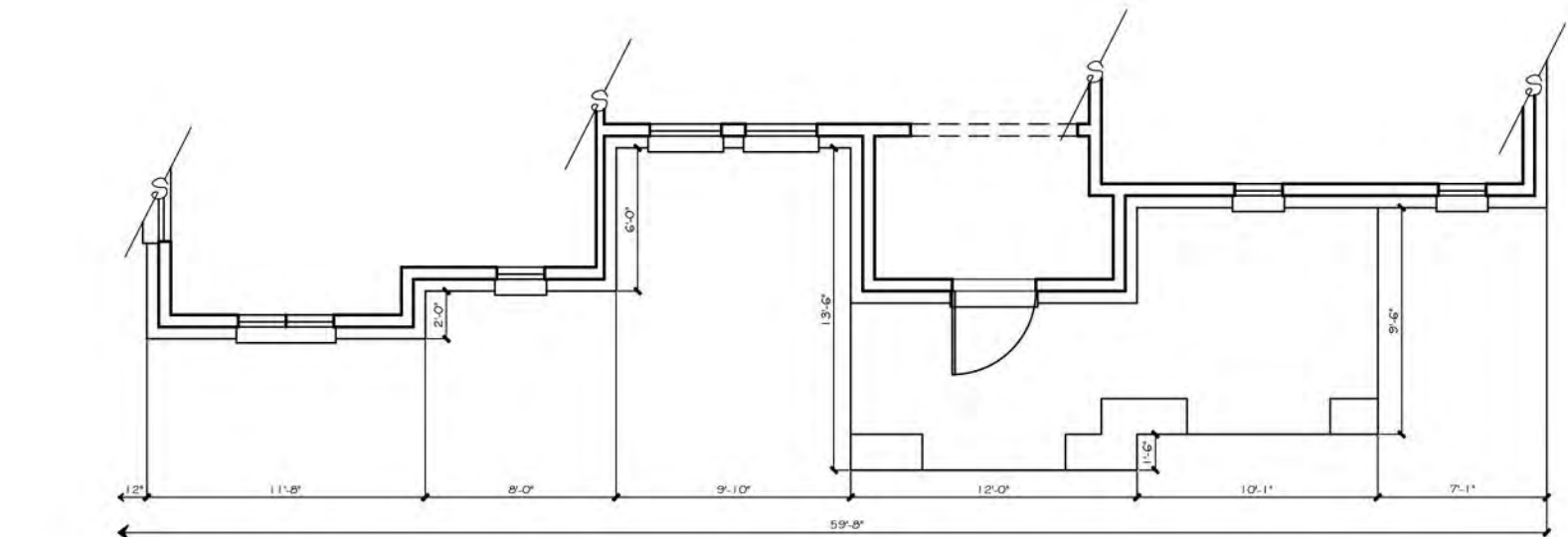
RIGHT (EAST) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale



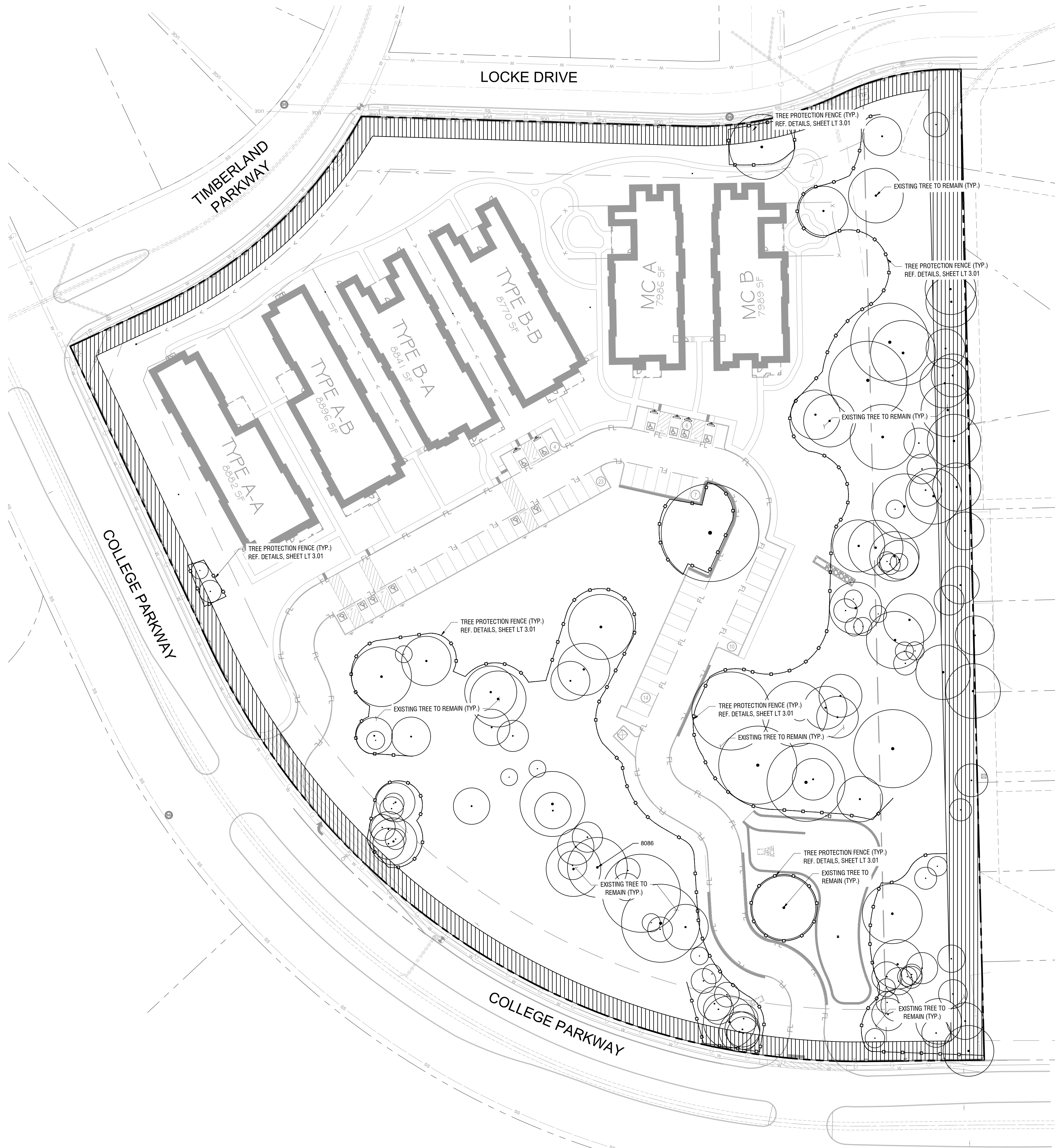
REAR (NORTH) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale



LEFT (WEST) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale



FRONT (SOUTH) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale



LEGEND

 EXISTING TREE TO BE PROTECTED (TYP.)

 TREE PROTECTION FENCE

GENERAL NOTES:

1. SEQUENCE OF PROTECTION
a. SET INITIAL TREE PROTECTION FOR DEMOLITION PHASE WORK.
b. ONCE DEMOLITION HAS BEEN COMPLETED IN AREAS AROUND TREES TO BE PROTECTED, ADJUST TREE PROTECTION FENCING TO FINAL LOCATION FOR LANDSCAPE CONSTRUCTION PHASE ACTIVITIES AS NOTED IN LEGEND/PLAN.
c. REMOVE TREE PROTECTION FENCING FOR FINAL LANDSCAPE AND IRRIGATION WORK.
2. REF. DEMOLITION PLANS FOR ALL OTHER DEMOLITION WORK OUTSIDE OF THE SCOPE OF TREE PROTECTION AND REMOVAL
3. ALL TREE PROTECTION MEASURES MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND/OR DEMOLITION OPERATIONS
4. NO LAND DISTURBANCE AND/OR DEMOLITION OPERATIONS MAY COMMENCE UNTIL ALL TREE PROTECTION MEASURES ARE INSPECTED AND APPROVED BY THE TOWN'S DESIGNATED BUILDING OFFICIAL
5. WHERE THE TOWN'S ARBORIST DESIGNATED BUILDING OFFICIAL HAS DETERMINED THAT IRREPARABLE DAMAGE TO TREES WITHIN THE TREE PROTECTION ZONES, INDICATED ON THESE PLANS, THE RESPONSIBLE PARTY MUST REMOVE AND REPLACE THOSE TREES PER TOWN ORDINANCE REQUIREMENTS.

TREE PRUNING NOTES:

PRUNE PLANTS AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PRUNING TREES SHALL BE LIMITED TO ADDRESSING STRUCTURAL DEFECTS AS SHOWN IN DETAILS; FOLLOW RECOMMENDATIONS IN "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY" PUBLISHED BY URBAN TREE FOUNDATION, VISALIA CA.

A. ALL PRUNING SHALL BE PERFORMED BY A PERSON EXPERIENCED IN PLANT PRUNING.

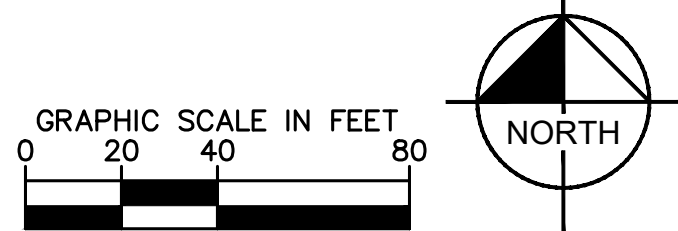
B. EXCEPT FOR PLANTS SPECIFIED AS MULTI-STEMMED OR AS OTHERWISE INSTRUCTED BY THE OWNER'S REPRESENTATIVE, PRESERVE OR CREATE A CENTRAL LEADER.

C. PRUNING OF LARGE TREES SHALL BE DONE USING POLE PRUNERS OR IF NEEDED, FROM A LADDER OR HYDRAULIC LIFT TO GAIN ACCESS TO THE TOP OF THE TREE. DO NOT CLIMB IN NEARBY PLANT TREES. SMALL TREES CAN BE SHAPED/PRUNED BY HAND OR WITH A SAW OVER BEFORE PLANTING. PRUNING MAY ALSO BE PERFORMED AT THE NURSERY PRIOR TO SHIPPING.

D. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MALFORMED STOCK RESULTING FROM IMPROPER PRUNING.

E. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

F. NO TREE TRUNK OR SEALANTS SHALL BE USED.



MUSTANG CREEK ASSISTED LIVING
TRACT 14A-1
BEING 9.007 ACRES OUT OF THE
J. WATKINS LAND SURVEY
ABSTRACT NO. 1324
EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT-176 (PD-176) WITH
AGRICULTURAL (A) USES AND A NURSING OR CONGREGATE CARE FACILITY
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
SUBMITTED: NOVEMBER 2, 2020

OWNER/APPLICANT: CLERMONT AVENUE V, LLC 5000 LEGACY DRIVE, SUITE 210 PLANO, TEXAS 75024 CONTACT: RENEE RAMSEY PHONE: (214) 683-5111	ARCHITECT: CROSS TIMBERS ARCHITECTS 4135 WINDSOR CENTRE TRAIL, SUITE 200 FLOWER MOUND, TEXAS 75028 CONTACT: JENNIFER ALFORD PHONE: (972) 355-7754	ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100 MCKINNEY, TEXAS 75070 CONTACT: ERIC T. JESKE, P.E. PHONE: (469) 301-2582 FIRM NO.: F-928
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[illegible]



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: June 14, 2021

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 467 (SUP21-0001– Lakeside Crossing Building 4 (Jesse James Fit)) to permit a health club or athletic club use. The property is generally located south of Lakeside Parkway along and between International Parkway and Northwood Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 467) to permit an approximately 5,672-square-foot health club or athletic club use to occupy the north end of the 15,145 square-foot multi-tenant retail building being developed on Lot 4, Block A of the Lakeside Crossing subdivision.

The subject site is approximately 1.28 acres. The property is zoned Planned Development District-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.

A health club or athletic club requires approval of a Specific Use Permit (SUP) in the Campus Commercial zoning district.

On August 5, 2019, Town Council approved a site plan (SP19-0001 Lakeside Crossing Buildings 4 & 5, Phase 2) for two retail buildings. On May 17, 2021, Town Council approved, with conditions, a zoning amendment (ZPD20-0006 – Lakeside Crossing) to modify the development standards related to the phasing of the development. This amendment indicated Building 4 as part of the development's first phase. The amended ordinance requires certain site improvements that must be completed prior to the issuance of any Certificates of Occupancy.

The health or athletic club use has a parking ratio of 1 space per 250 square feet. The parking demand for the use would be 23 parking spaces. PD-153 allows for shared

parking and the use of a mixed-use parking calculation. Overall, 256 parking spaces will be constructed and available as part of phase 1. Parking will be reviewed with each future site plan and each tenant's certificate of occupancy to verify compliance with Town parking standards.

The ordinance for the SUP will include the following conditions for the health club or athletic club use:

1. The Specific Use Permit is limited to the 5,672 square-foot lease space located at the northern end of retail Building #4.
2. Hours of operation are limited to 5 a.m. to 7:30 p.m. Monday-Friday and 7:00 a.m. to 1:00 p.m. on Saturdays
3. An amended site plan will be required to update the approved site plan.

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 zoning application requests. SUP21-0001 had a total of 15 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence in support or in opposition to the request. All written correspondence is sent directly to the Planning and Zoning Commission according to the new public communication process.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Concept Plan and Concept Landscape Plan
4. Approved Landscape Plan and Elevations

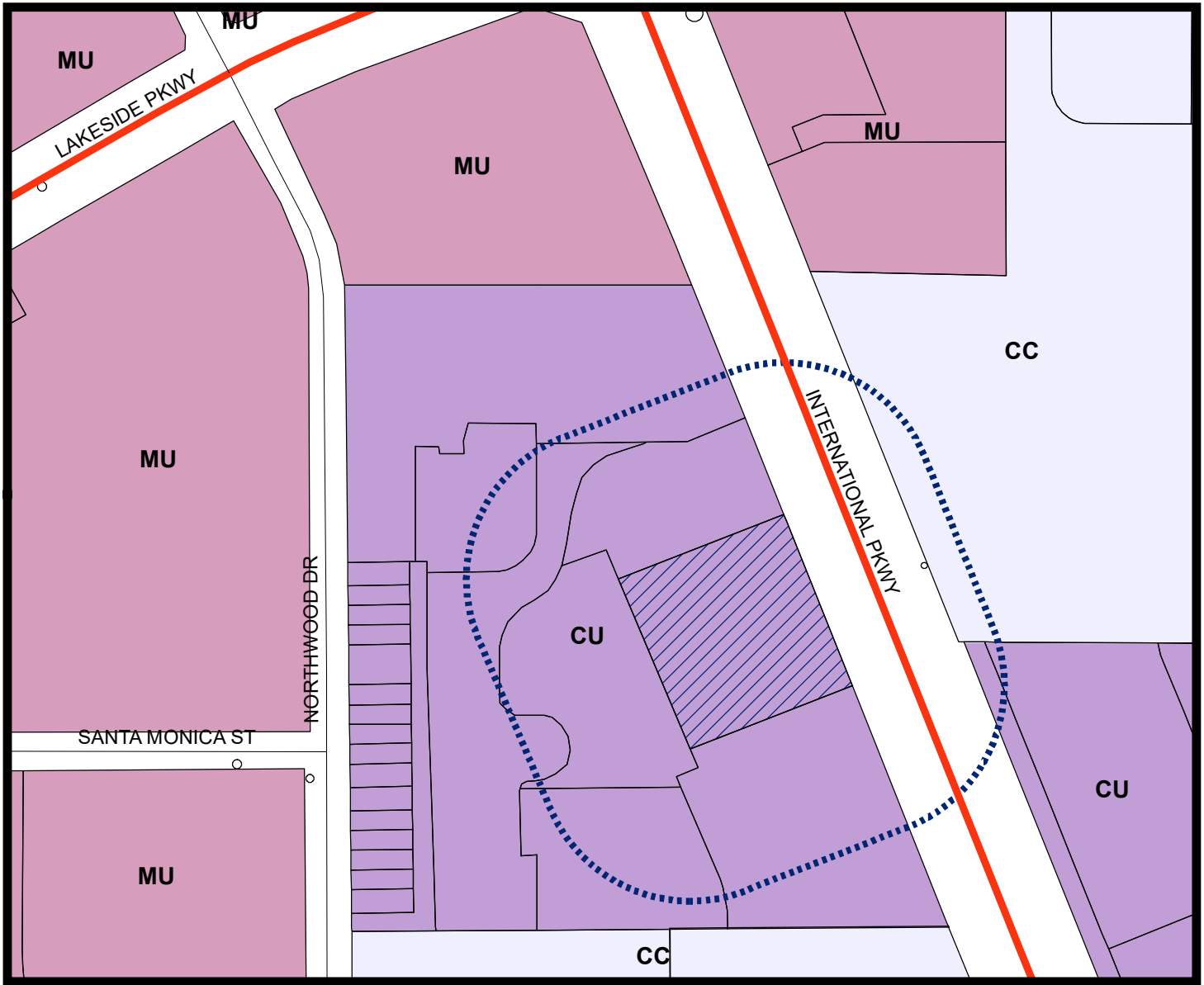
B. Application Details

1. Specific Use Permit Package



Vicinity Map

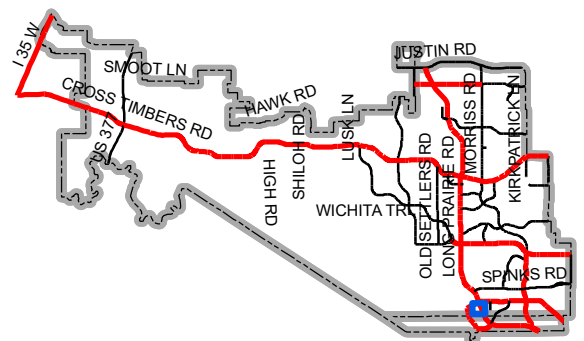
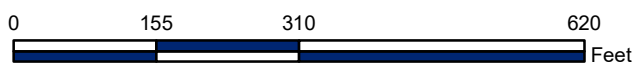
Reference Project: SUP21-0001



LEGEND

- Campus Commercial
- *Combined Uses-See Ordinance
- Mixed Use

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



Ms. Poornima Kashyap
Town of Flower Mound
Planning and Zoning
Senior Planner

April 21, 2021

Poornima,

Please accept this letter as our official request to process a Specific Use Permit to allow for Health/Sport Club for the property known as 811 International Parkway. This SUP is to allow for Jesse James Fit, LLC – Outlaw Fitcamp Franchise, LLC, provide health/sports club business in 5,672 square foot lease space inside the shopping center known as The Shops at Lakeside Crossing, Building 4. Jesse James Fit, LLC – Outlaw Fitcamp Franchise, LLC will occupy suites 450 and 460 totaling the 5,672 square foot of space. The hours of operation will be 5:00AM to 7:30PM, Monday through Friday. And 7:00AM to 1:00PM on Saturday. Current zoning is planned development No. 153 with underlying campus commercial zoning. The current use of space is for retail, restaurant, and office. We propose adding Health/Sports Club.

The proposed project is in compliance with the approved site plan and the site plan is currently under review for proposed changes. However, those site changes should not affect the SUP requested here.

Outside of obtaining a Specific Use Permit for this shopping center, there are no other requests.

Building 4:
Property ID: 752299 – Lakeside Crossing BLK A LOT 4
Address: 811 International Parkway.
Owner: Newstream Retail Partners – FM, LLC.

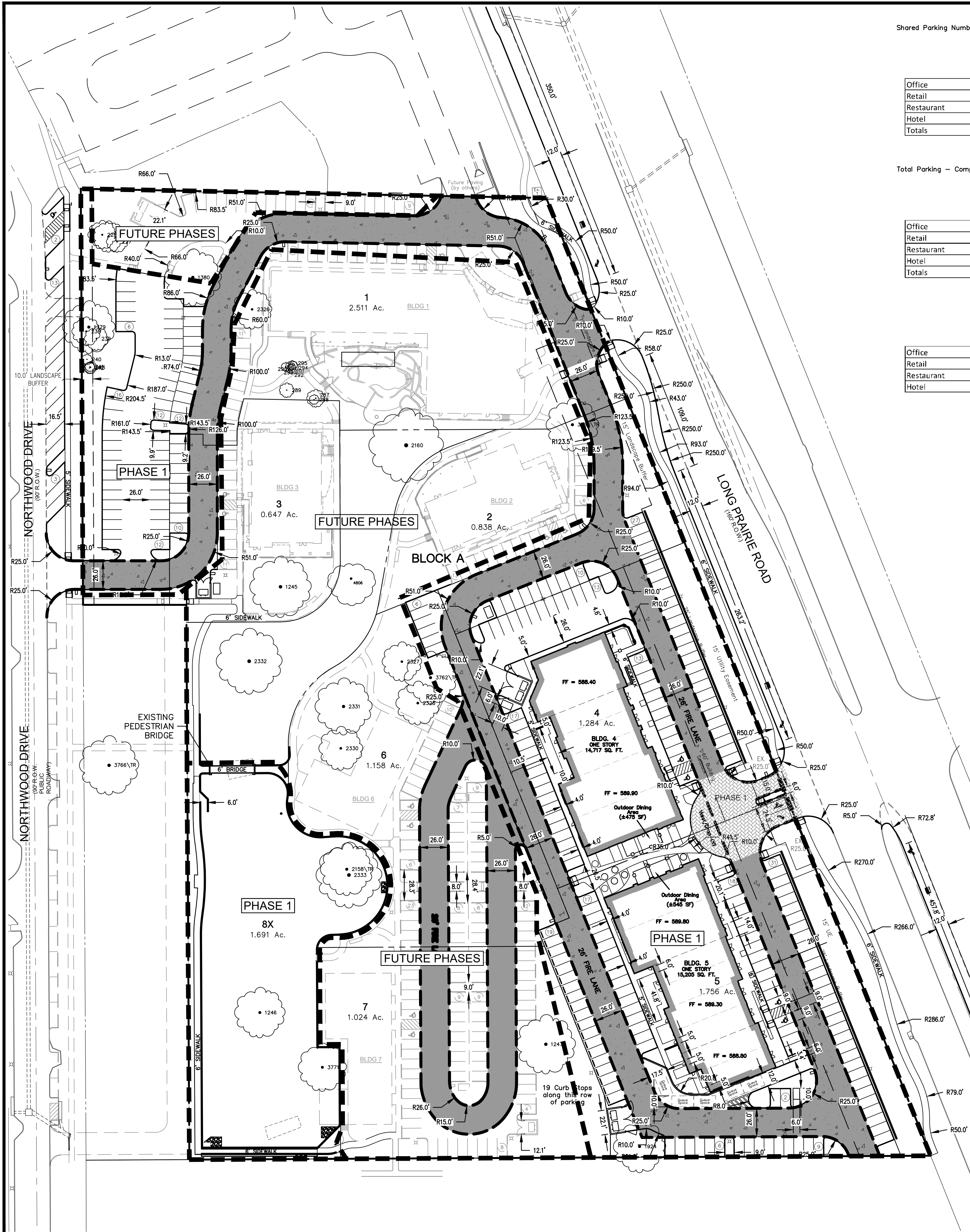
Site Acreage: 1.2840

Regards,

A handwritten signature in black ink, appearing to read 'Timothy Nystrom', is written over a horizontal line.

Timothy Nystrom,
Manager
Lakeside Crossing Land Partners, LP.
Newstream Retail Partners – FM, LLC.

Fig. 2: 2/10/2016 16:28 (Drawn by TP & Carol Perna) Sheet 14/28 PHASE 1
Printed: 4/8/2021 2:28 PM, by Maria, Scott. Source: 4/8/2021 2:24 PM, by Maria



Shared Parking Numbers for Buildings 4 & 5 only

SCHEDULE OF MIXED USE PARKING - BLDGS. 4&5					
	Weekday		Weekend		Night
	Daytime	Evening	Daytime	Evening	
	6A-6P	6P-Mid	6A-6P	6P-Mid	6A
Office	22	3	3	2	2
Retail	35	62	69	48	4
Restaurant	49	97	97	97	10
Hotel	0	0	0	0	0
Totals	106	162	169	147	16

*274 (256 on-site + 18 on-street parking spaces)

Total Parking - Complete Development Buildout

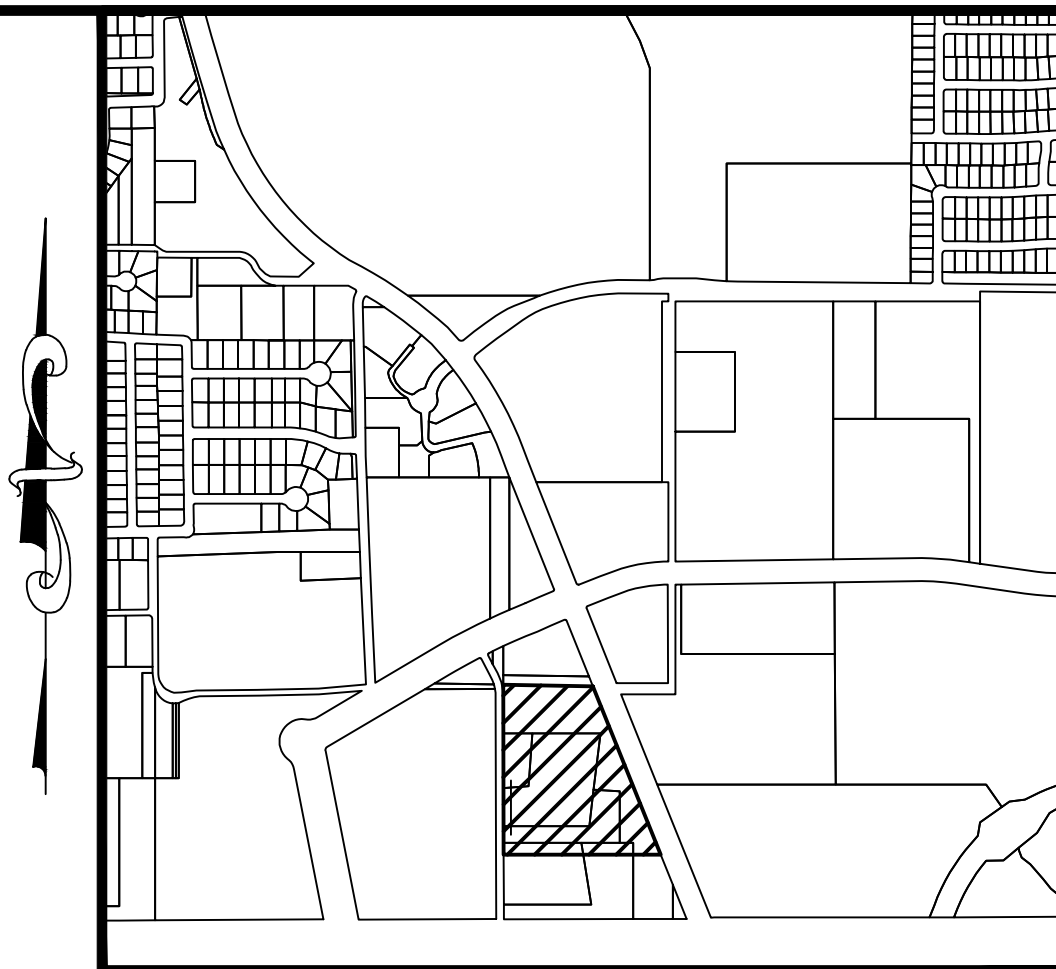
SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7					
	Weekday		Weekend		Night
	Daytime	Evening	Daytime	Evening	
	6A-6P	6P-Mid	6A-6P	6P-Mid	6A
Office	191	20	20	10	10
Retail	46	82	91	64	5
Restaurant	84	168	168	168	17
Hotel	94	134	94	134	94
Totals	415	404	373	376	126

*465 (447 on-site + 18 on-street parking spaces)

SCHEDULE OF MIXED USE PARKING - PERCENTAGES					
	Weekday		Weekend		Night
	Daytime	Evening	Daytime	Evening	
	6A-6P	6P-Mid	6A-6P	6P-Mid	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%

FUTURE PARKING TABLE - LAKESIDE CROSSING		
Physical Address	TBD	
Gross Site Area	12,000 A; 522,720 SF	
Net Site Area	12,000 A; 522,720 SF	
Parking Summary		
	Required	Provided
Surface Parking		
Retail - 1 space per 250 Square Feet		
Office - 1 space per 300 Square Feet		
Hotel - 1 per lodging room		
Hotel Conference Area - 1 space per 150 SF		
Restaurant - 1 space per 75 SF		

LAKESIDE CROSSING		
Phase I Parking	169	256
Phase I Parking - Northwood	0	18
Total Parking - all uses @ Buildout	426	465



Vicinity Map 1"=1000'
50 0 50 100 150 Feet
SCALE: 1"=50'

BOX CUT ON TOP OF THE WESTERN CURB OF NORTHWOOD DRIVE, NEAR A STREET LIGHT APPROXIMATELY 130' SOUTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY ELEV.=590.87

BOX CUT ON THE NORTHEAST CORNER OF A CURB INLET LOCATED ALONG THE WESTERN CURB OF NORTHWOOD DRIVE APPROXIMATELY 58' NORTH OF THE SOUTHWEST CORNER OF THE PROPERTY ELEV.=577.78

GENERAL NOTES:

1. DEVELOPMENT OF FUTURE PHASES IS SUBJECT TO ORDINANCE 25-17 AND APPROVED SITE PLANS. (SEE MARKUPS).
2. REFER TO CONCEPTUAL SITE PLAN FOR 3' CONCRETE TEMPORARY SIDEWALK TO BE CONSTRUCTED FROM THE PEDESTRIAN BRIDGE TO BUILDINGS 4&5.

LAKESIDE CROSSING

Lot 1-7 & 8X, Block A
LAKESIDE CROSSING

10.910 Acres
in the
J.N. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPT PHASING PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TPBE: 19762 ROBERT JOHN DOLLAK, JR., P.E. #56898 DATE 4/8/2021

Drawn By: AR
Date: 10/30/2017
Scale: 1"=50'
Revisions:
10/07/2020
01/26/2021
04/08/2021

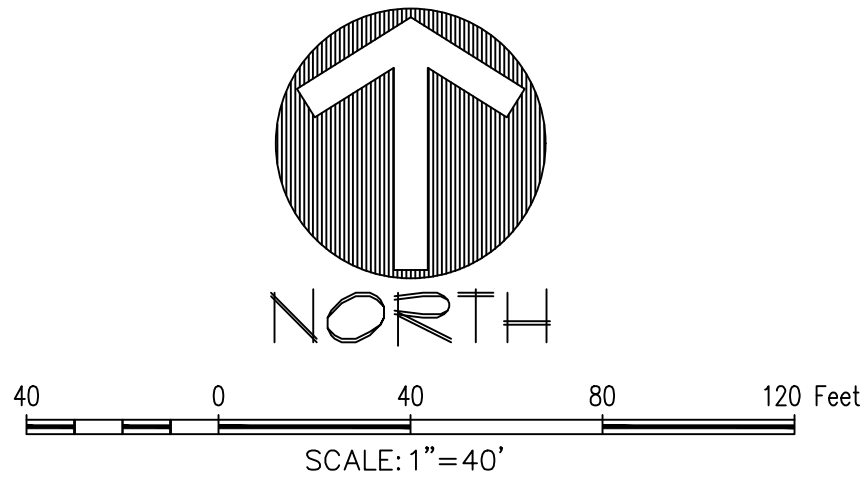
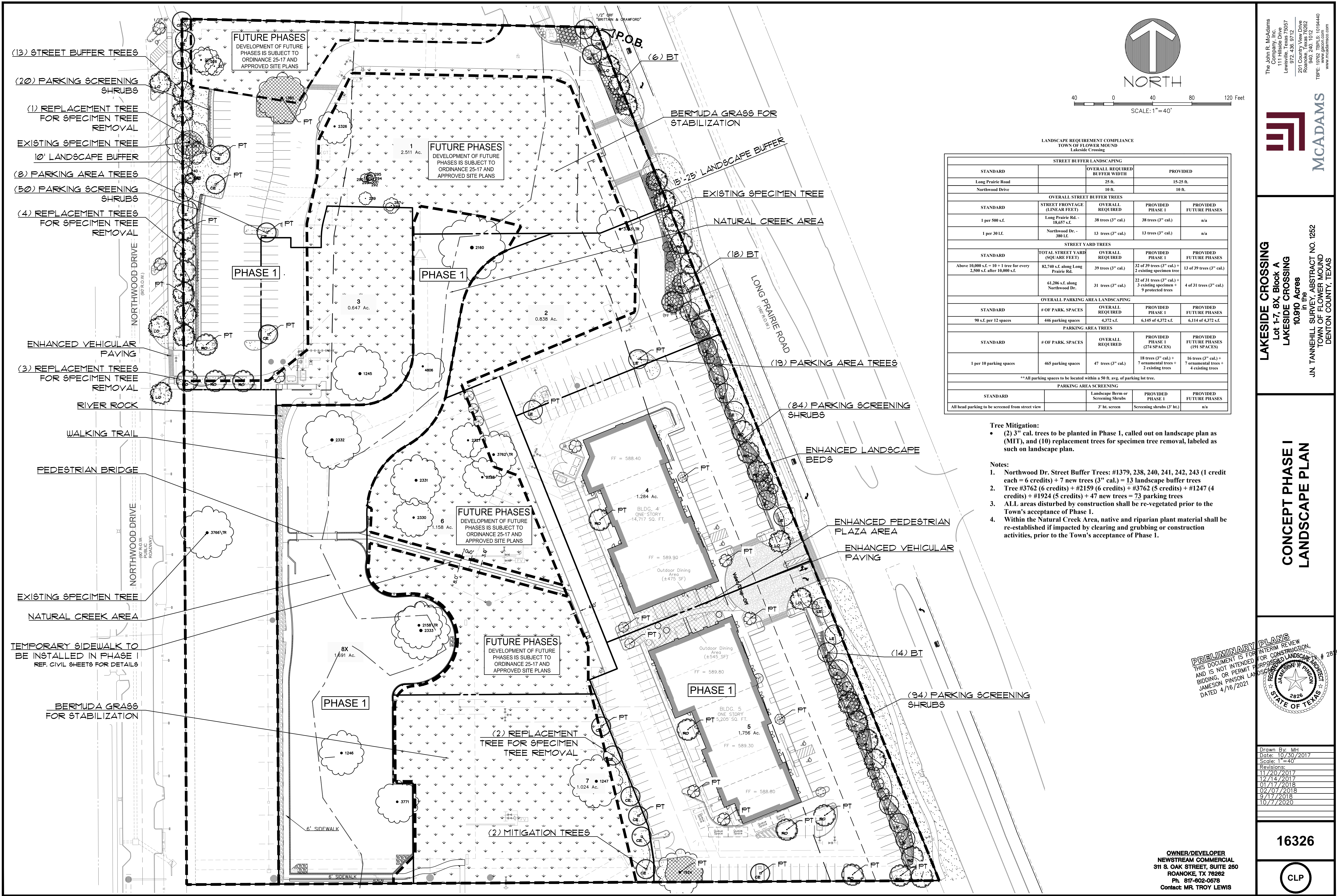
16326

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 260
ROANOKE, TX 76262
Ph. 817-602-0678
Contact MR. TROY LEWIS

C3.1

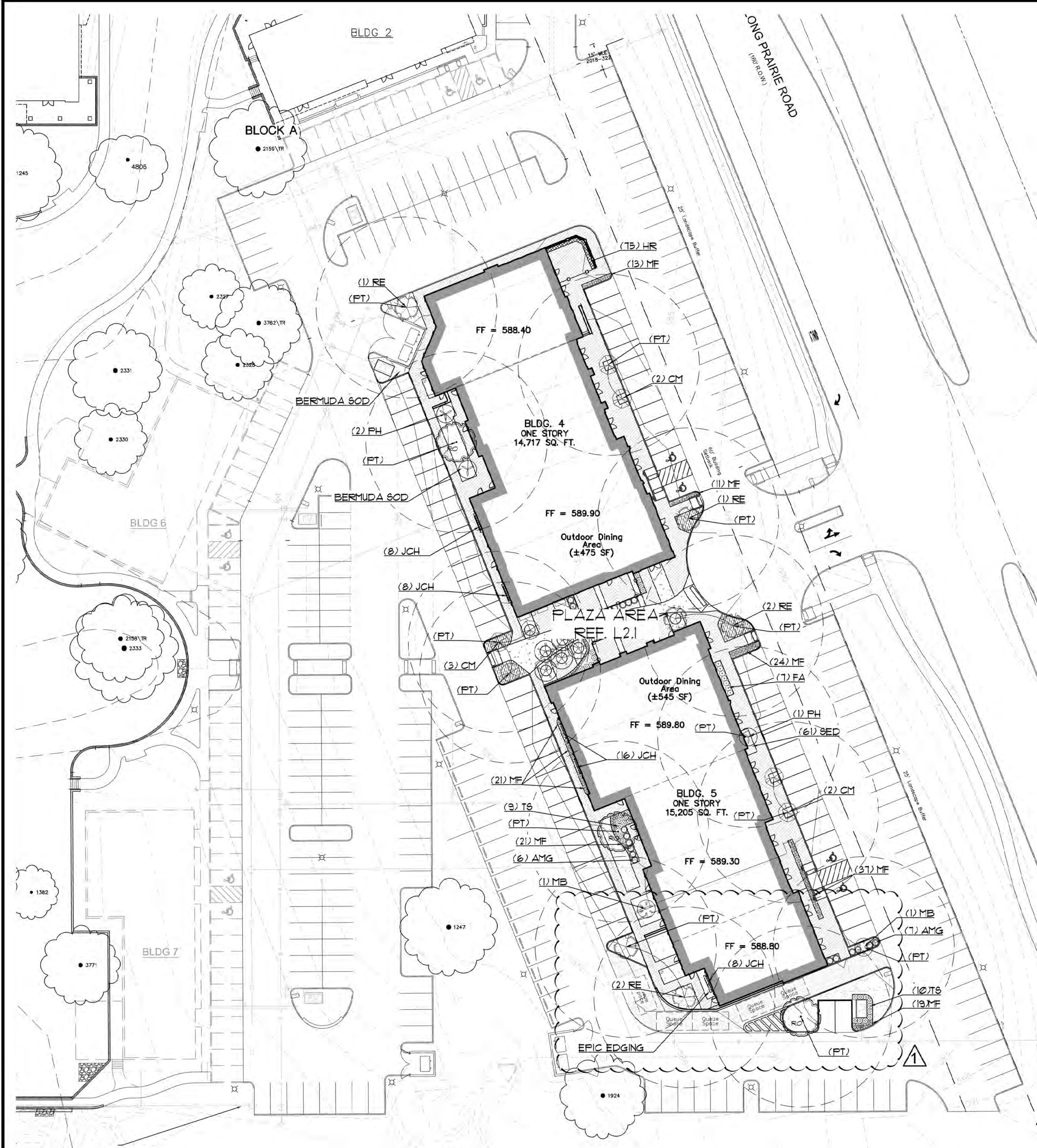


The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TPBE: 19762 TPPLS: 10194440
www.mcadamsco.com



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Lakeside Crossing

STREET BUFFER LANDSCAPING		
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LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND Lakeside Crossing: Buildings 4 & 5			
LAKESIDE CROSSING: 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.)	23 trees (3" cal.) + 9 existing specimen
LAKESIDE CROSSING BUILDING 4 & 5: 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.)	n/a
	61,206 s.f. of Northwood Dr. street yard	n/a	n/a
LAKESIDE CROSSING: PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	466 parking spaces	3,495 s.f.	24,462 s.f.
LAKESIDE CROSSING BUILDING 4 & 5: PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	67 of 466 spaces	503 s.f. of 3,495 s.f.	1,391 s.f.
LAKESIDE CROSSING: PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	466 parking spaces	47 trees (3" cal.)	50 trees See Note #3
LAKESIDE CROSSING BUILDING 4 & 5: PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	67 of 466 spaces	7 of 47 trees (3" cal.)	3 tree (3" cal.) 10 ornamental trees (14 out of 47 = 30%)
**All parking spaces to be located within a 50 ft. avg. of parking lot tree.			
LAKESIDE CROSSING: PARKING AREA SCREENING			
STANDARD		REQUIRED	PROVIDED
All head parking to be screened from street view		3' ht. screen	Screening shrubs (3' ht.)
LAKESIDE CROSSING BUILDING 4 & 5: PARKING AREA SCREENING			
STANDARD		REQUIRED	PROVIDED
All head parking to be screened from street view		3' ht. screen	n/a

Lakeside Crossing Notes:
***TREE MITIGATION: (19) 3" cal. trees called out on landscape plan as (MIT).
**Note #1: Tree #129 (20), 240, 241, 242, 243 (1 credits each = 6 credits) + 7 new trees (3" cal.) + 13 landscape buffer trees
**Note #2: Tree #163 (6 credits) + #159 (6 credits) + #162 (5 credits) + #141 (4 credits) + #134 (5 credits) + 41 new trees = 13 parking trees
**Note #3: Lakeside Crossing (Phase I) Parking Lot Trees = 15 (3-inch) cal. trees + 3 existing trees + 3 ornamental trees = 21 parking lot trees
Lakeside Crossing Building 4 & 5 Parking Lot Trees = 3 (3-inch) cal. trees + 10 ornamental trees = 13 parking lot trees
Future Lakeside Crossing Phase Parking Lot Trees = 14 (3-inch) cal. trees + 2 existing trees = 16 parking lot trees
PARKING LOT TREE TOTAL: 21 trees + 15 trees + 16 trees = 52 parking lot trees

PLANT LIST						
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
3	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
5	RIVER BIRCH	Betula nigra	3" cal.	10'-12'	Per Plan	Multi-Trunk
6	RED BUD	Cercis canadensis	30 gal.	1'-8"	Per Plan	Full
7	CRAPE MYRTLE	Lagerstroemia indica 'Tuscarora'	20 gal.	1'-8"	Per Plan	Multi-Trunk
3	POSSUMHAW HOLLY	Ilex verticillata	30 gal.	1'-8"	Per Plan	Full
2	MEXICAN BUCKEYE	Ungnadia speciosa	15 gal.	5'-6"	Per Plan	Multi-trunk
29	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	5 gal.	36"	Per Plan	Full
30	DWARF TEXAS SAGE	Leucophyllum frutescens 'Bertalar'	5 gal.	30"	Per Plan	Full
7	FLAME ACANTHUS	Anisacanthus quadrifidus v. wrightii	3 gal.	30"	Per Plan	Full
154	MEXICAN FEATHER GRASS	Nassella tenuissima	3 gal.	18"	Per Plan	Full
20	RED YUCCA	Hesperaloe parviflora	3 gal.	12"	Per Plan	Xerl
15	HORSETAIL REED	Equisetum hyemale	1 gal.	12"	Per Plan	Full
61	TEXAS SEDGE	Carex texensis	1 gal.	6"	Per Plan	Full
40	JOHN CLAYTON HONEYSUCKLE	Lonicera sempervirens 'John Clayton'	1 gal.	6"	Per Plan	Full
2,990	SEASONAL COLOR		1" cal.	6"	Per Plan	Full
	BERMUDA SOD		SQ. FT.			

RO

RB

RE

CM

FH

MB

AMG

TS

FA

MF

RY

HR

SED

JCH

SEASONAL COLOR

BERMUDA SOD

(RO) RED OAK
Quercus shumardii

(RB) RIVER BIRCH
Betula nigra

(RE) RED BUD
Cercis canadensis

(CM) Crape Myrtle
Lagerstroemia indica

(FH) POSSUMHAW HOLLY
Ilex verticillata

(MB) MEXICAN BUCKEYE
Ungnadia speciosa

(AMG) ADAGIO MAIDEN GRASS
Miscanthus sinensis 'Adagio'

(TS) DWARF TEXAS SAGE
Leucophyllum frutescens 'Bertalar'

(FA) FLAME ACANTHUS
Anisacanthus quadrifidus v. wrightii

(MF) MEXICAN FEATHER GRASS
Nassella tenuissima

(RY) RED YUCCA
Hesperaloe parviflora

(HR) HORSETAIL REED
Equisetum hyemale

(SED) TEXAS SEDGE
Carex texensis

(JCH) JOHN CLAYTON HONEYSUCKLE
Lonicera sempervirens 'John Clayton'

SEASONAL COLOR

BERMUDA SOD

LANDSCAPE PLAN

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-802-0578
Contact: MR. TROY LEWIS

The Following Plat/Graphic
Case Number ASP20-0055
Was Administratively Approved
On Date 2/12/2021

1 RELOCATED SOD AND PARKING TREES TO
ACCOMMODATE THE DRIVE-THRU ADDITION.

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75067
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
972.436.1012
TBP#: 19162 TBP#: 10194440
www.gascon.com

McADAMS

LAKESIDE CROSSING, BUILDINGS 4 & 5
Lot 4 & 5, Block A
in the
3.040 Acres
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

5/18/2020

18351

LANDSCAPE
PLAN

File: 210101 LAKESIDE CROSSING, BUILDINGS 4 & 5.dwg
Printed: 5/18/2020 1:31 PM by: TROY LEWIS
Plot: 5/18/2020 1:31 PM by: TROY LEWIS



SHOPS AT LAKESIDE CROSSING
Flower Mound, Texas

LAKESIDE
— CROSSING —



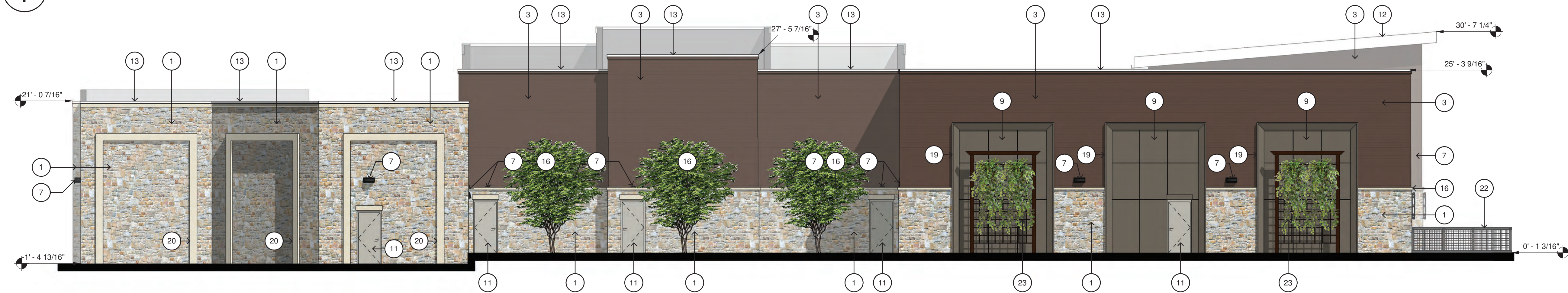
NO.	REVISION	DATE

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Date	08.05.19
Drawn by:	MRT
Checked by:	MRT

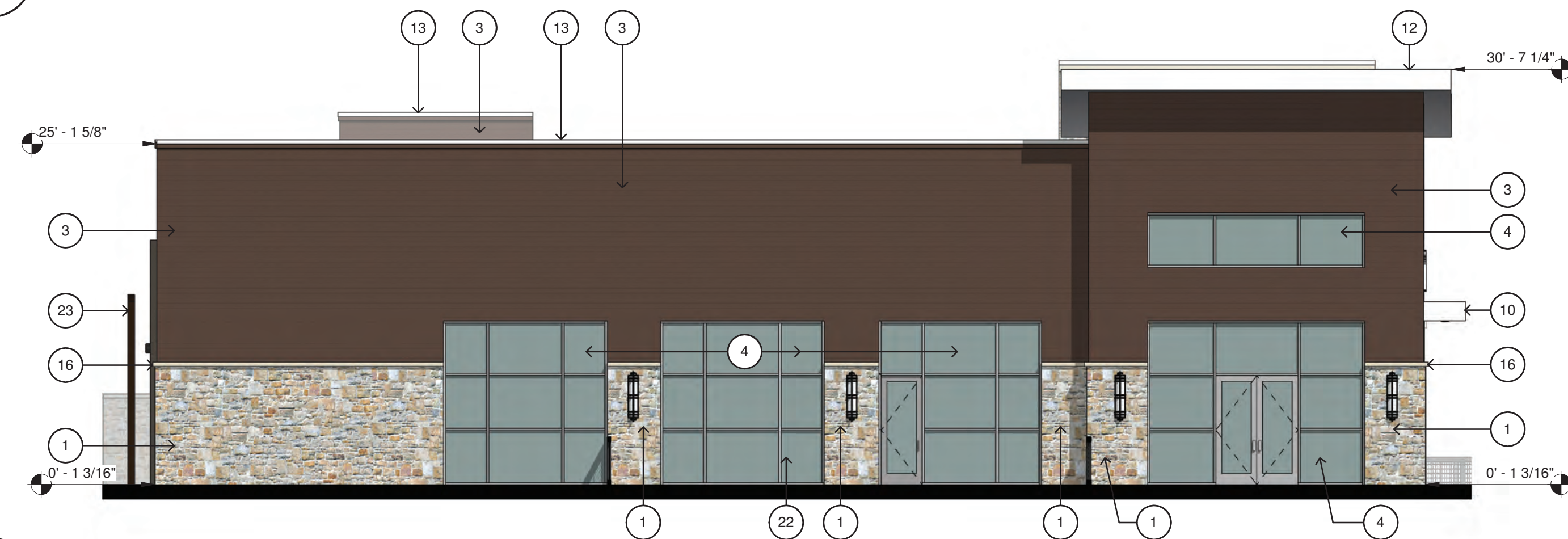
A9.1
BUILDING 4
ELEVATIONS -
COLOR



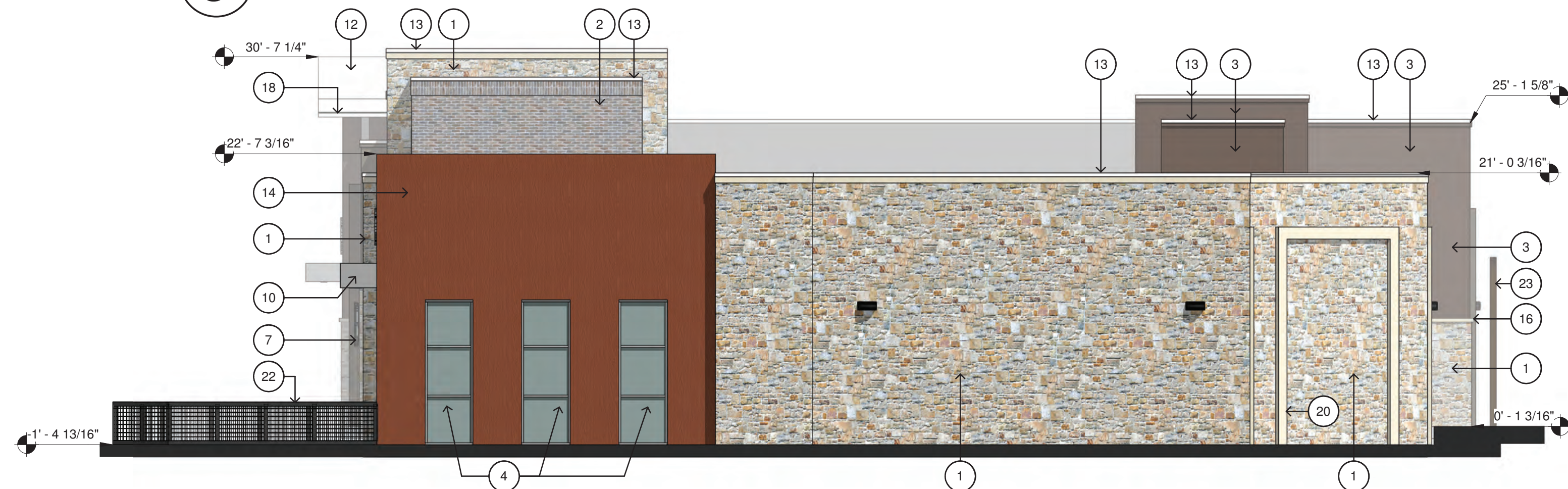
1 BUILDING 4 - EAST
SCALE: 1/8" = 1'-0"



2 BUILDING 4 - WEST
SCALE: 1/8" = 1'-0"



3 BUILDING 4 - SOUTH
SCALE: 1/8" = 1'-0"



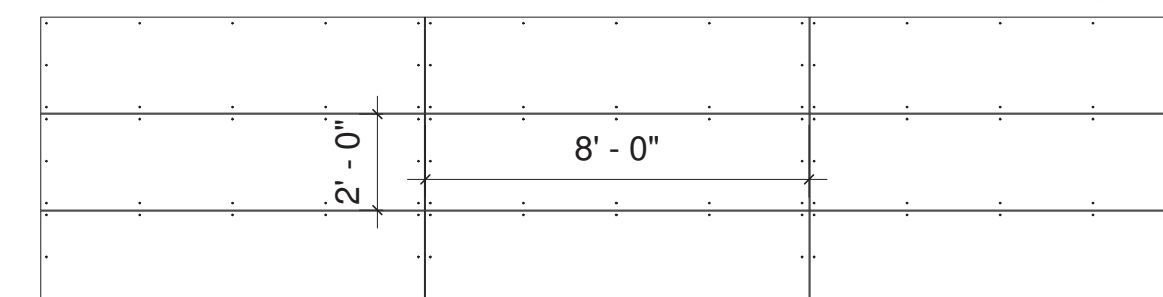
4 BUILDING 4 - NORTH
SCALE: 1/8" = 1'-0"

KEYED NOTES

- 1 STONE (CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES); COLOR: CHAMPAGNE.
- 2 BRICK (TRIANGLE BRICK); COLOR: GRAND ISLE.
- 3 ARCHITECTURAL COMPOSITE WALL PANEL (NICHIIA ROUGHSAWN); COLOR: ESPRESSO.
- 4 ALUMINUM STOREFRONT SYSTEM (CLEAR ANODIZED ALUMINUM).
- 6 FUTURE TENANT SIGNAGE.
- 7 LIGHT RE: ELEC.
- 9 W.D. EIFS (PAREX USA); COLOR: CAVERN.
- 10 PREFINISHED ALUMINUM CANOPY.
- 11 DOOR AS SCHEDULED.
- 12 PREFINISHED STANDING SEAM METAL ROOF.
- 13 PREFINISHED CORING CAR (PAC/CLAD); COLOR: ALMOND.
- 14 COMPOSITE ALUMINUM PANEL (REYNOBOND); COLOR: ITALIAN WALNUT.
- 15 DECORATIVE CMU HEAD (HEADWATERS); COLOR: WHITE LIMESTONE.
- 16 DECORATIVE CMU SILL (HEADWATERS); COLOR: WHITE LIMESTONE.
- 18 PREFINISHED GUTTER AND DOWNSPOUT. PROVIDE SPLASH PAN AT ALL DOWNSPOUT LOCATIONS, RE: 5/A8.3.
- 19 EIFS PROFILE, RE: 11/A8.3.
- 20 DECORATIVE CMU (HEADWATERS); COLOR: WHITE LIMESTONE; RE: 13/A8.3.
- 21 BRICK, RE: 12/A8.3.
- 22 PATIO RAILING, RE: LANDSCAPING.
- 23 TRELLIS, RE: LANDSCAPING.

BUILDING 4 - RETAIL/RESTAURANT	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE:	2449	2513	4966	4747
FAÇADE SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	2305	1810	3306	4624
DOORS AND WINDOWS SQ. FT.	144	703	1660	123
PRIMARY MASONRY TOTALS (%)	97.79%	96.18%	93.16%	97.32%
BRICK SQ. FT.	115	0	552	0
STONE SQ. FT.	1434	374	1109	1919
STUCCO/EIFS SQ. FT.	0	0	485	732
ARCHITECTURAL FIBER CEMENT WALL PANEL	178	1357	468	1849
COMPOSITE ALUMINUM PANEL	527	0	466	0
SECONDARY MASONRY TOTALS (%)	2.21%	3.81%	6.84%	2.68%
PREFINISHED METAL (COPING, FASCIA, TRIM)	51	59	226	124

*All numbers within the column are in square feet (SQ. FT.), U.N.O.

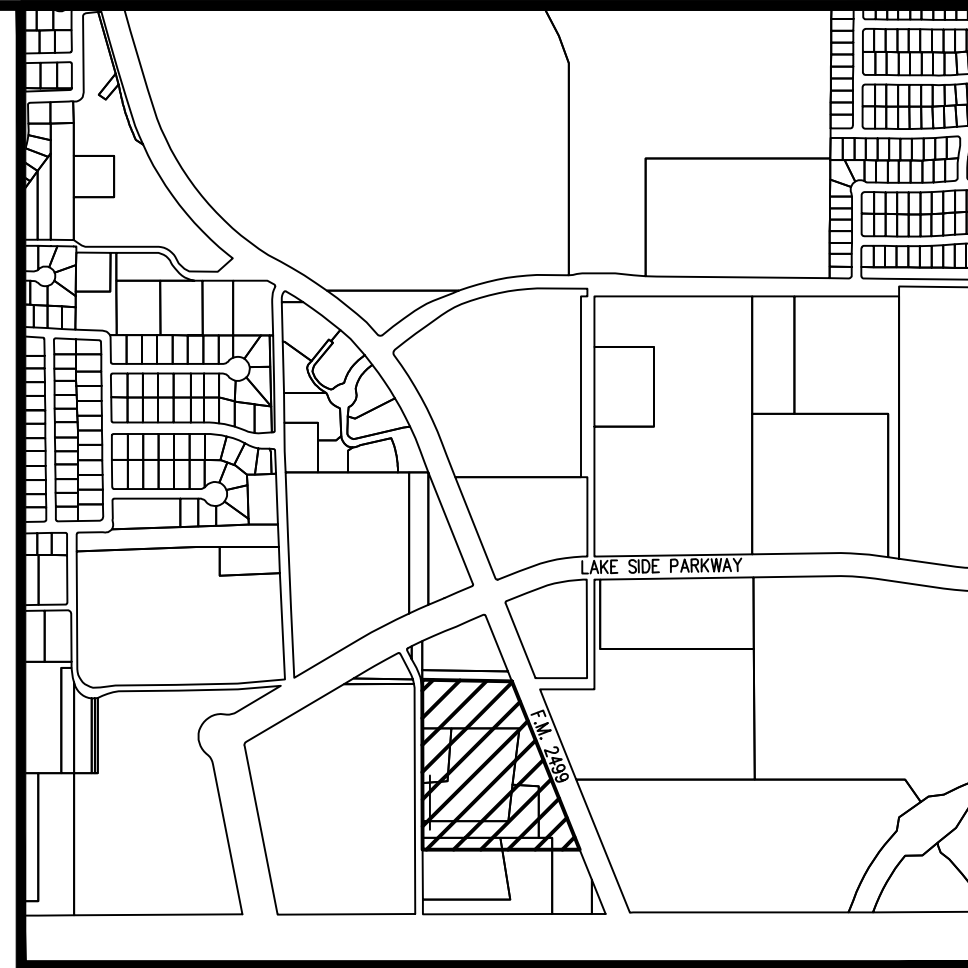


PANEL LAYOUT

SCALE: 1/4" = 1'-0"

The Following Plat/Graphic
Case Number **ASP20-0021**
Was Administratively Approved
On Date **August 31, 2020**

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-802-0578
Contact: MR. TROY LEWIS



Vicinity Map 1"=1000'

BOX CUT ON TOP OF THE WESTERN CURB OF NORTHWOOD DRIVE, NEAR A STREET LIGHT
APPROXIMATELY 130' SOUTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY
ELEV.=590.87

BOX CUT ON THE NORTHEAST CORNER OF A CURB INLET LOCATED ALONG THE WESTERN
CURB OF NORTHWOOD DRIVE APPROXIMATELY 58' NORTH OF THE SOUTHWEST CORNER
OF THE PROPERTY ELEV.=577.78

NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' x 17.5' UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- REFER TO SHEET C4 FOR PAVING HATCH LEGEND.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE TOWN'S REGULATIONS.
- THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE RADII OF PAVEMENTS WITHIN THE COURTYARD AREA.

SITE DATA TABLE - LAKESIDE CROSSING BUILDINGS 4&5	
Physical Address	TBD
Gross Site Area	3,040 A; 132,422 SF
Net Site Area	3,040 A; 132,422 SF
Lot Coverage	
Building Coverage	
Building 4	15,145 SF; ±11.4%
Building 5	15,656 SF; ±11.8%
Impervious Coverage	±90%
Pervious Area	±10%

Parking Summary

Surface Parking (refer to the shared parking charts below)
Retail - 1 space per 250 Square Feet
Office - 1 space per 300 Square Feet
Restaurant/Patio - 1 space per 75 Square Feet

Health/Spa/Club - 1 space per 250 Square Feet

Lakeside Crossing Buildings 4&5	Required	Provided
Building 4 (Restaurant 3,386 SF)	45	40
Building 4 (Rest. Patio 474 SF)	6	2
Building 4 (Retail 2,927 SF)	12	12
Building 4 (Office 3,160 SF)	11	9
Building 4 (Health/Spa) 5,672 SF)	23	23
Building 5 (Restaurant 3,629 SF)	48	40
Building 5 (Rest. Patio 537 SF)	7	2
Building 5 (Office 3,067 SF)	10	10
Building 5 (Retail 8,960 SF)	36	28
*Accessible Parking	4	4
Provided Parking (Adj. to Bldgs)	0	67
Existing Adjacent Onsite Parking	0	99
**Total Parking (Bldg. 4 & 5)	182	256
**Total Parking (Lakeside Crossing)	420	465

Building 4 Data	
Height (story/feet)	1 Story
Peak Height	31' 1 5/16"
Mean Height	28' 1 3/16"
Total Square Footage	15,145 SF
Building 5 Data	
Height (story/feet)	1 Story
Peak Height	29' 6"
Mean Height	27' 0"
Total Square Footage	15,656 SF

*Accessible Parking Provided based on the overall shared parking numbers for Lakeside Crossing (9 Required, 14 Provided)

**Total Parking numbers for Buildings 4&5 is based on the shared parking chart below, not the cumulative total from the numbers above. (Total parking numbers do NOT include any residential parking requirements, or the on-street parking in front of the residential)

Shared Parking Numbers for Buildings 4 & 5 only

SCHEDULE OF MIXED USE PARKING - BLDGS. 4&5					
Weekday		Weekend		Night	
Daytime	Evening	Daytime	Evening	Midnight	
6A-6P	6P-Mid	6A-6P	6P-Mid	6A	
Office	21	3	3	2	2
Retail	36	64	71	50	4
Restaurant	54	108	108	108	11
Hotel	0	0	0	0	0
Totals	111	175	182	160	17

*274 (256 on-site + 18 on-street parking spaces)

Revised Overall Lakeside Crossing Parking Numbers with Revised Building Square Footages for Buildings 4 & 5

SCHEDULE OF MIXED USE PARKING - PERCENTAGES					
Weekday		Weekend		Night	
Daytime	Evening	Daytime	Evening	Midnight	
6A-6P	6P-Mid	6A-6P	6P-Mid	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%

