

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

05/09/2022

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
.....

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.
Please silence or turn off all electronic devices in Jody Smith Hall

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours. To speak to the Planning & Zoning Commission during public comment, please fill out a green comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Commission.
- Please state your name and address when speaking.

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. Upcoming Land Development Regulations and Planning & Zoning Commission Priorities

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 April 25, 2022: Consider approval of the minutes of the April 25, 2022, Planning and Zoning Commission Regular Session.

H. NON-DISCRETIONARY ITEMS

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

2. SP20-0017 – River Walk Retail Phase II: Consider a Site Plan (SP20-0017 – River Walk Retail Phase II) to develop a retail building. The property is generally located south of Promenade Way and east of Long Prairie Road.
3. SP21-0015 – Glen Smith & Associates: Consider a request for a Site Plan (SP21-0015 – Glen Smith & Associates) to develop a mixed-use office building. The property is generally located south of Lakeside Village Parkway and east of Sunset Boulevard.

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.

I. 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: May 5, 2022, 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. Additional time limits will be provided to members of the public that need to address the Commission through a translator.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: May 9, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the April 25, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on April 25, 2022.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 25TH DAY OF APRIL 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:31 PM

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

Brad Ruthrauff	Commissioner, Place 1
Robbie Cox	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Jason Hobbs	Commissioner, Place 8
Brady Kilpper	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
Bob Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Claire Barnes	Planner
Chuck Jennings	Director of Parks & Recreation
Clayton Litton	Parks Superintendent
John Habern	Parks, Trails & Landscape Specialist
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:31 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**

Speaker Names & Address	Subject
Paul Stone, 1868 Meyerwood Lane	Process
Stacey, Karlie, Kenzie, & Kammie Leonard, 11500 Antler Ridge Way	Thank You

E. FUTURE AGENDA ITEMS

1. Commissioner Hobbs inquired about having more insight to the Development Process, specifically the Development Review Committee Meetings. Commissioner Werner indicated interest as well. Director of Planning Services, Lexin Murphy, stated that staff would investigate potential future opportunities to address this and would also send copies of the standard checklists staff uses for DRC reviews to commissioners.
2. Vice-Chair Cox suggested having a discussion on previous Master Plan Amendments that may have created adjacency issues. Commissioner Wells indicated interest as well. Lexin Murphy said Staff would look into what could be created to show the Town's Master Plan Amendments overlaid with existing zoning or land use, as well as aerial images, and provide that information to the Commission for their consideration.
3. Commissioner Wilson stated that he wanted to ensure that all commissioners have the opportunity to deliberate on projects presented to the Commission, if desired, and requested that be a point of emphasis in the future.
4. Commissioner Hobbs inquired if it was possible to have links in the agenda packet staff reports for past Planning & Zoning and Town Council meetings that are relevant to the agenda item, in addition to the already provided links (Transportation Commission, Parks Board, Environmental Conservation Commission). Lexin Murphy responded in the affirmative.

F. DIRECTOR'S REPORT

1. Development Update

G. CONSENT ITEMS

1. Minutes of April 11, 2022: Consider approval of the minutes of the April 11, 2022, Planning and Zoning Commission Regular Session.
2. VP22-0002 – 0002 – Middle School Addition No. 14 Lots 2, 3, & 4: Consider a request to partially vacate a previously approved plat (VP22-0002 – Middle School Addition No. 14 Lots 2, 3, & 4). The property is generally located north of Spinks Road and east of Long Prairie Road.

Commission Deliberation

Commissioner Wells moved to approve Consent Items 1 and 2. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Wilson, Gilmore, Cox, Wells

NAYS: None

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

H. NON-DISCRETIONARY ITEMS

- 3. Consider a request for a Development Plan (DP21-0008 – Oakbridge Crossing) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Dee Seals; present for questions, no presentation

Commission Deliberation

Commissioner Wilson moved to recommend approval of DP21-0008 – Oakbridge Crossing. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Cox, Gilmore, Wilson, Naylor, Werner

NAYS: None

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

I. REGULAR ITEMS

- 4. Consider a request for a Site Plan (SP21-0011 – Lakeside Parkway Office/Warehouse) to develop an office-showroom warehouse facility with an exception to Section IV.C.5 of the Town's Engineering Design Criteria to allow for an alternative detention pond wall design. The property is generally located northeast of Lakeside Parkway and Gerault Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Kiew Kam, Triangle Engineering, LLC; present for questions, no presentation

Commission Deliberation

Commissioner Gilmore moved to table the item to a date uncertain. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Wilson, Gilmore, Cox, Wells

NAYS: None

The motion to table to a date uncertain passed by a vote of 6 to 0.

- 5. Public Hearing to consider an ordinance for rezoning (ZPD21-0013 – Orchard Flower) to amend Planned Development No. 20 (PD-120) with Single-Family District-5 (SF-5) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion and modify the development standards, with an amendment to the previously approved exception to Sec. 82-303 for the compatibility setback, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Kiew Kam, Triangle Engineering, LLC; present for questions, no presentation

Spoke In Favor:

Mark Kusman, 118 Liatris Drive

Spoke In Opposition:

None

In Favor, Chose Not To Speak

Jim Rich, 2013 Heliconia Drive

In Opposition, Chose Not To Speak

None

Commission Deliberation

Vice-Chair Cox moved to recommend approval of ZPD21-0013 – Orchard Flower. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Cox, Gilmore, Wilson, Naylor, Werner

NAYS: None

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

J. ADJOURNMENT – REGULAR SESSION: 8:34 P.M.

i. CALL TO ORDER WORK SESSION: 8:50 P.M.

- a. Presentation and discussion on MPA21-0010 – Trails and Bikeways Master Plan
- Staff Presentation: Chuck Jennings, Director of Parks & Recreation
 - Consultant Presentation: Lenny Hughes, Halff Associates, Inc.
Kailey Saver, Halff Associates, Inc.
Hailey Carruthers, Halff Associates, Inc.

The work session was closed at 10:42 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

NON-DISCRETIONARY ITEM

DATE: May 9, 2022

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a Site Plan (SP20-0017 – River Walk Retail Phase II) to develop a retail building. The property is generally located south of Promenade Way and east of Long Prairie Road.**

I. ITEM SUMMARY

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

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 an approximately 4,078 square-foot retail building on Lot 1, Block B, of the River Walk Retail Addition. The subject site is approximately 0.855 acres and currently contains some parking spaces that were constructed during River Walk Retail Phase I construction. The River Walk Retail Phase I development consists of retail and office spaces that are located between Promenade Way and Central Park Avenue. The subject site is located within the Town Center subdistrict of The River Walk development.

On April 4, 2022, the Town Council denied a request for a Specific Use Permit (SUP-474) to allow a fast food restaurant with drive-thru lane at this site. The applicant has since updated the plans to eliminate the drive-thru lane and add a walk-up window.

The prior Town Council meeting can be viewed here:
<https://flowermoundtx.swagit.com/play/04052022-514/10>

The proposed restaurant use requires 60 parking spaces, and the site plan depicts 53 on-site spaces and 3 on-street parking spaces. The River Walk ordinance allows for mixed use parking calculation and off-site parking. The overall parking need for Phase I and Phase II buildings is 135 per the mixed-use calculation, and there are 135 on-site and on-street parking spaces available to meet the parking needs of both buildings.

The building materials and colors comply with The River Walk development standards. The revised development standards adopted on January 15, 2015, included an architectural rendering for the retail buildings south of Central Park Avenue. The proposed building complements the architectural style of the existing Phase I building to

the north of Promenade Way. The proposed site plan is in conformance with the approved concept plan and development standards for [The River Walk](#).

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

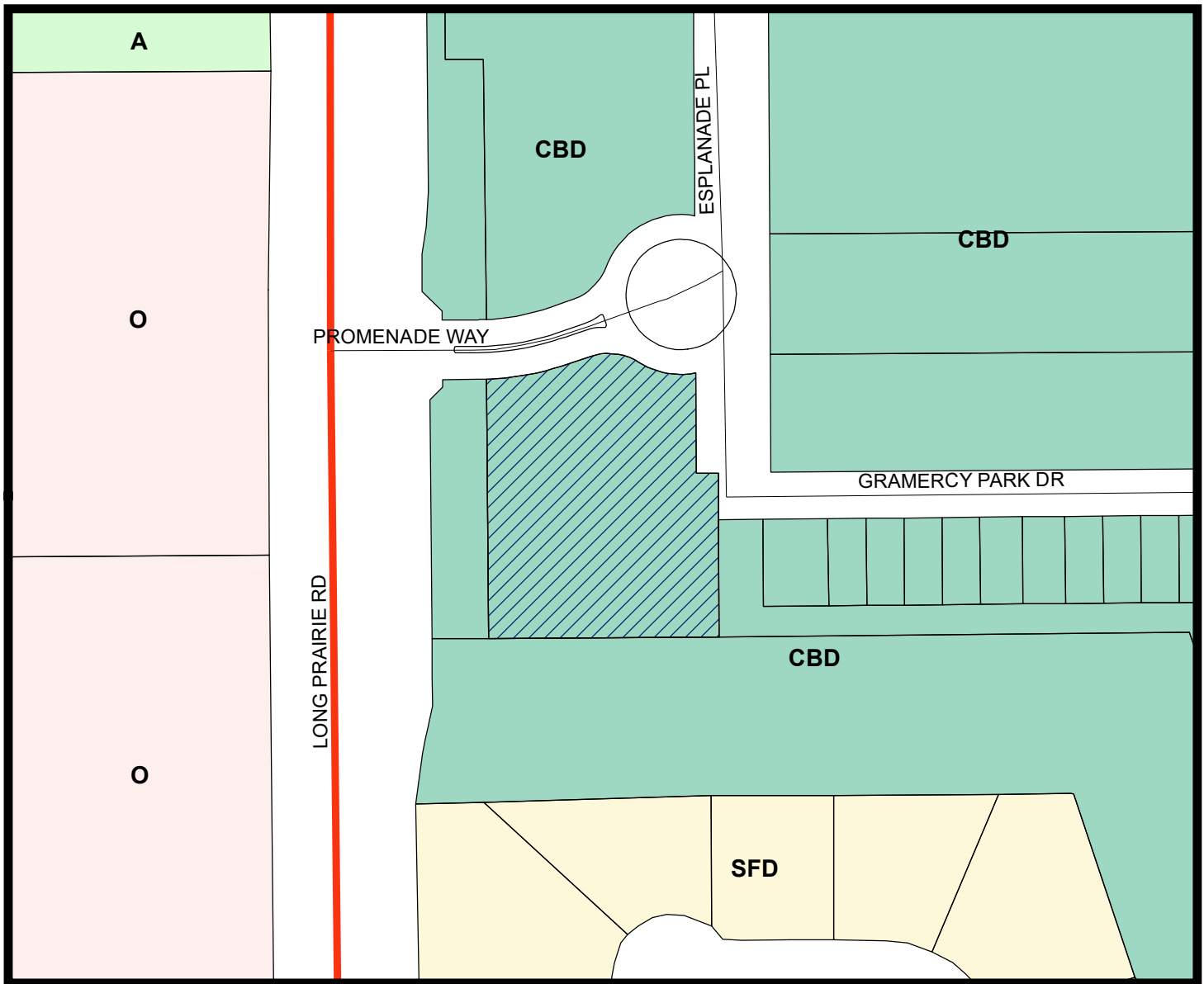
B. Application Details

1. Site Plan Package

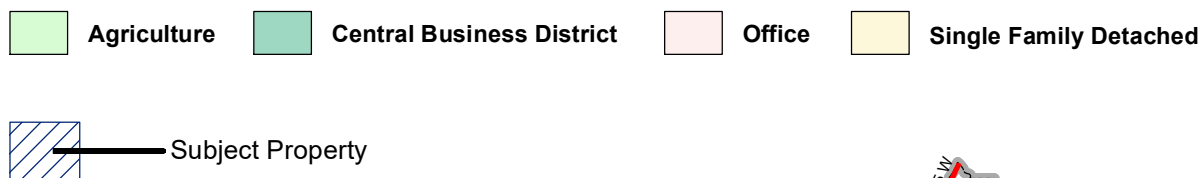


Vicinity Map

Reference Project: SP21-0017

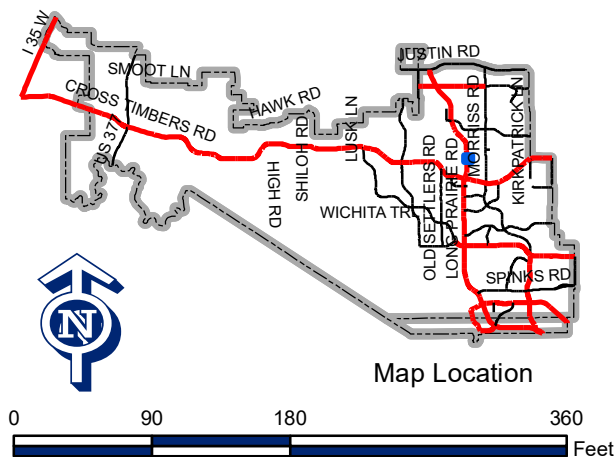


LEGEND



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.





LETTER OF INTENT > RIVER WALK RETAIL PHASE II

April 26, 2022

Ms. Lexin Murphy
 Director of Planning Services
 Town of Flower Mound
 2121 Cross Timbers Road
 Flower Mound, TX 75028

**RE: Site Plan Application – River Walk Retail Phase II
 Letter of Intent
 McAdams Job No. MRW-20010**

Lexin:

Please accept this letter, on behalf of Centurion American, as an explanation of the proposed site plan application. The property, Lot 1, Block B, of the River Walk Retail Addition, is located at the southeast corner of FM 2499 and Promenade Way, in the River Walk at Central Park. This site plan is for the 'future' building indicated on the phase I plans for River Walk Retail.

PROJECT DESCRIPTION

This site plan is for a single retail building ~ 4,100 SF, that will contain up to two lease spaces. At the south end of the building, we are proposing a walk-up service window. The walk up window helps maintain the walkability of the River Walk and provides a unique service ability for a future tenant.

Portions of the required infrastructure have already been constructed with phase I. Public utilities have been stubbed out to the property and an existing parking area has been provided. A portion of the existing parking will need to be removed for proper drainage and access to the building, however additional parking will be added along the north side of the building. Parking for this site is served by existing parking spaces constructed with phase I and additional parking proposed with this phase. Additional parking is shown within the promenade area.

Phase I assumed a future building would be constructed on this lot. This was indicated to help show that adequate parking was available for the first 2 buildings and the future building. The 'future' building was assumed to have 2,250 SF of retail and 2,000 SF of restaurant space, requiring 36 parking spaces. The existing retail building and the mixed-use building constructed with the first phase required 88 parking spaces, using the shared parking calculations within the River Walk ordinance. The peak parking requirement occurring during the Weekday Daytime 6A-6P time period. There were 119 parking spaces indicated with the Phase I improvements, including adjacent on-street parking. The proposed building revises the square footages to 4,078 SF of restaurant with 457 SF of outdoor seating area. With the increase in the restaurant square footage the new required parking number is 135 spaces. The peak parking



LETTER OF INTENT > RIVER WALK RETAIL PHASE II

requirement changes from the Weekday Daytime 6A-6P time period, to Weekend Daytime 6A-6P time period. There are 135 total parking spaces available for all three buildings, as indicated on the site plan.

The building design is consistent with the buildings in Phase I, and the proposed buildings along Promenade Way to the east and northeast.

Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS

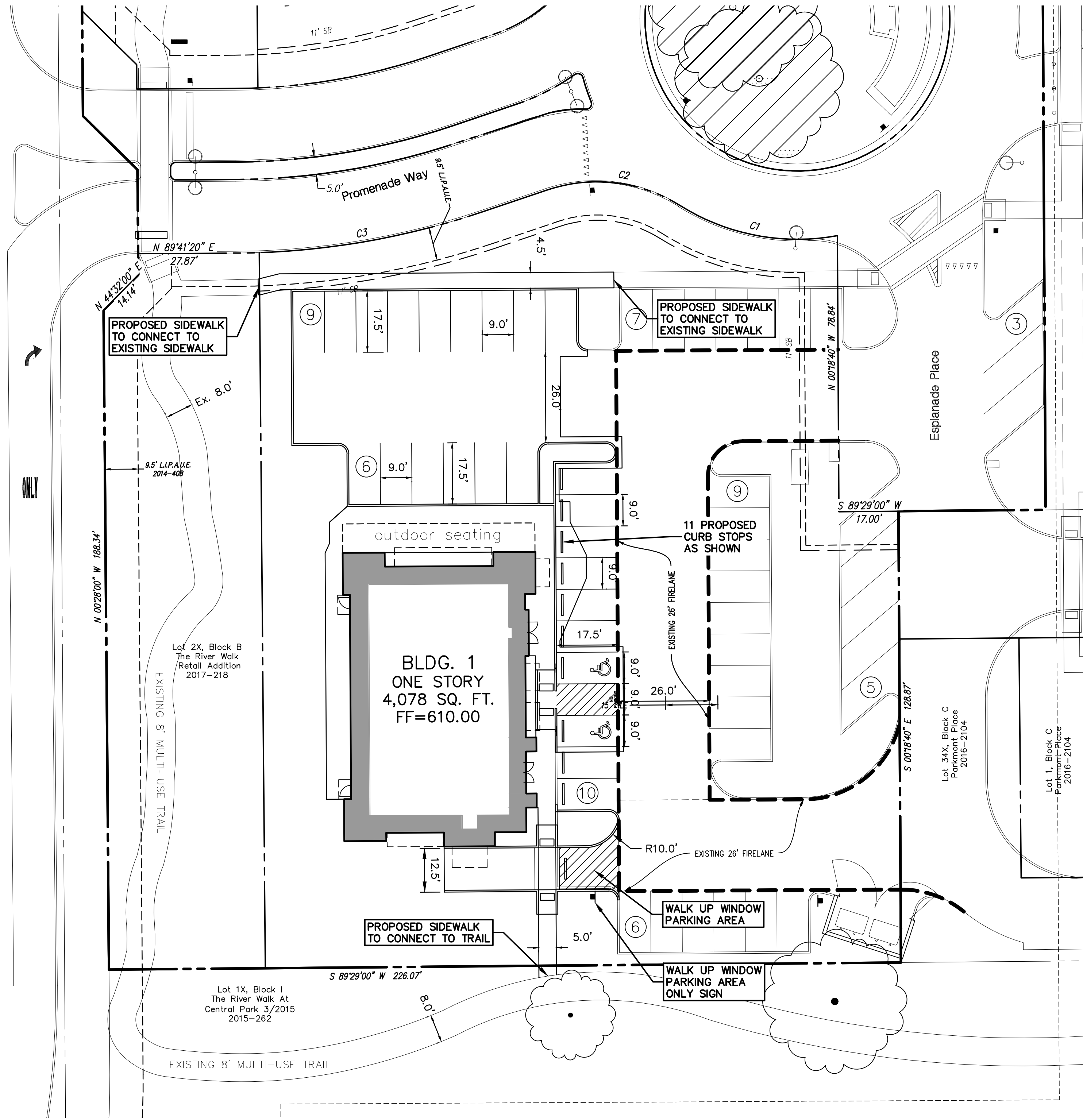
A handwritten signature in blue ink, appearing to read 'Scott Minnis', with a horizontal line extending to the right.

Scott Minnis

Project Manager, Engineering

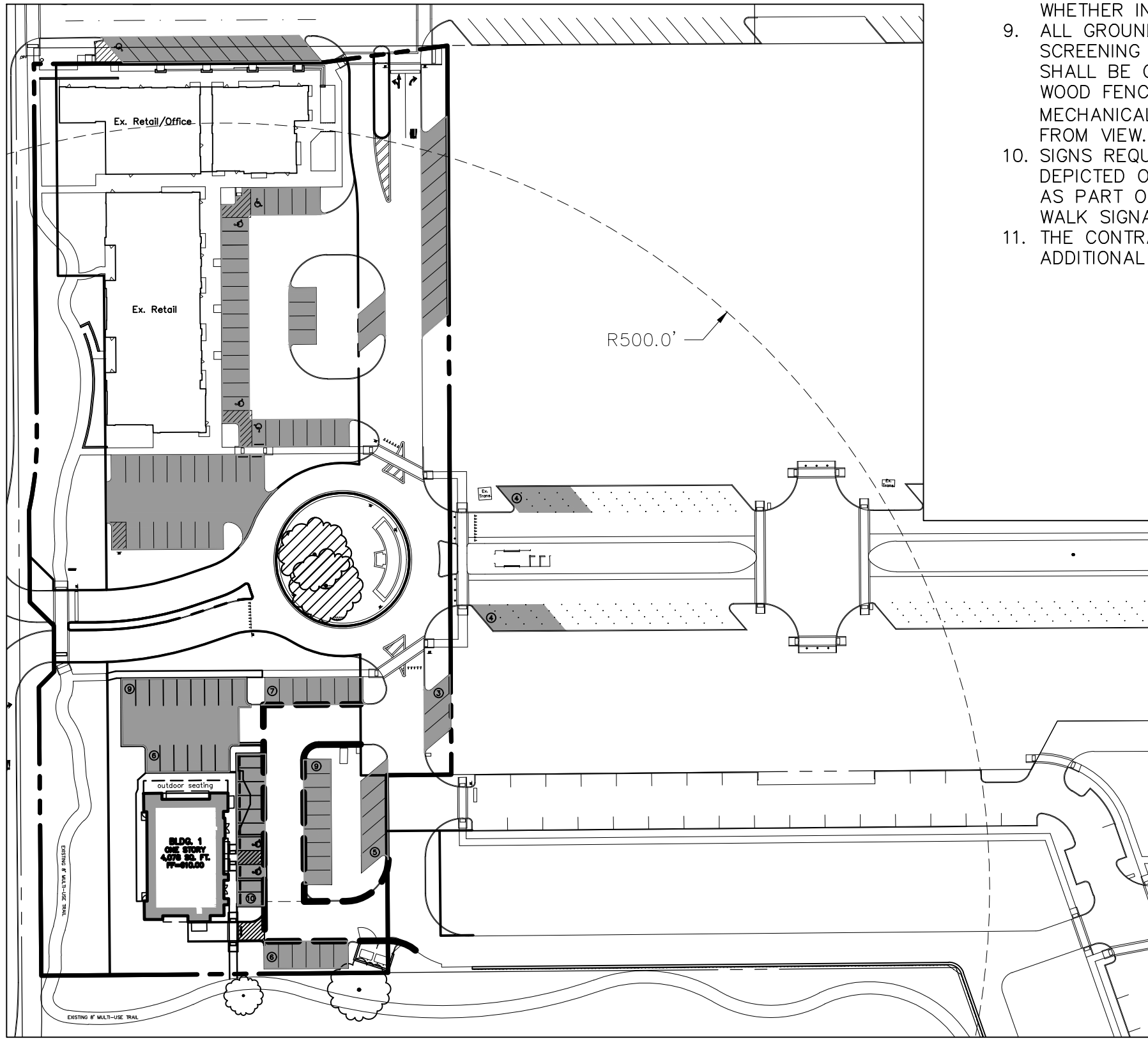
FM 2499 - LONG PRAIRIE ROAD

Town of Flower Mound
1996-53454
REPRODUCTION



SITE DATA TABLE – RIVER WALK RETAIL – PHASE II		
Physical Address	TBD	
Gross Site Area	0.855 A; 37,243 SF	
Net Site Area	0.855 A; 37,243 SF	
Sub-District	Sub-District "A"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
Building 1	4,078 SF; ±10.9%	
Impervious Coverage	±85%	
Pervious Area	±55%	
Parking Summary – TRWCP or Town		
	Required	Provided
Surface Parking		
Restaurant – 1 space per 75 Square Feet		
RIVER WALK RETAIL – PHASE II		
Building 1 (Restaurant 4,078 SF)	54	52
Building 1 (Patio 456 SF)	6	0
Existing On Street Parking	N.A.	N.A.
Total Parking	60	52
Accessible Parking	2	2
Building 1 Data		
Height Zone	One Story	
Height (story/feet)	3 Story; 50' 0"	
Peak Height	23' 3"	
Mean Height	24' 6"	
Total Square Footage	4,078 SF	
* refer to the Schedule of Mixed Use Parking; Section 7.9 of the River Walk Ordinance, and detailed below		
Note: Phase I & II combined there are 135 parking spaces required and 127 provided on-site and on-street.		

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	63.00'	42°32'37"	46.78'	S 79°10'14" E, 45.71'
C2	44.50'	50°45'39"	39.42'	S 83°16'45" E, 38.15'
C3	223.50'	16°37'59"	64.88'	N 79°39'25" E, 64.66'



SCALE 1"=80'
The hatched areas represent the parking for River Walk Retail Phases I & II, 135 parking spaces (another 47 parking spaces within 500' of the Building Entrance)

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-3				
Weekday	Weekend	Night		
Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	53	6	6	3
Retail	35	62	69	49
Restaurant	30	60	60	60
Totals	118	128	135	112

SCHEDULE OF MIXED USE PARKING - BLDGS. 1&2				
Weekday	Weekend	Night		
Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	53	6	6	3
Retail	35	62	69	49
Restaurant	0	0	0	0
Totals	88	68	75	52

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

BM: TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEYE DRIVE, EAST OF MORRIS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN ELEV. 599.65 (CALLED 600.29)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE OF A CONCRETE MEDIAN NEAR THE APPROX. C. OF LONG PRAIRIE ROAD, ~40' SOUTH OF THE APPROX. C. OF CENTRAL PARK AVE. ELEV. 607.08 (CALLED 607.58)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE ROAD AND EUCLID AVE. ELEV. 639.01 (CALLED 639.51)

TBM - "C" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF THE MEDIAN NOSE ON EATON DRIVE; EAST OF MORRIS ROAD ELEV. 576.15

NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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 C7.00 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 GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING. WOOD FENCING SHALL BE PROHIBIT. ALL ROOF MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM 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 RIVER WALK SIGNAGE REGULATIONS.
- THE CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



OWNER/DEVELOPER
MRW INVESTORS
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. 214-287-9009
Contact: MICHAEL BEATY

RIVER WALK RETAIL PHASE II

Lot 1, Block B
in the
0.855 Acres

J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SITE & DIMENSIONAL CONTROL 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. TBPE: 19762 ROBERT JOHN DOLAK, JR., P.E. #86898 DATE 4/19/2022

Drawn By: ASC
Date: 08/10/2020
Scale: 1"=20'
Revisions:
11/03/2020
07/29/2021
01/04/2022
02/14/2022
03/17/2022
03/29/2022
04/11/2022
04/19/2022

MRW-20010

C2.00

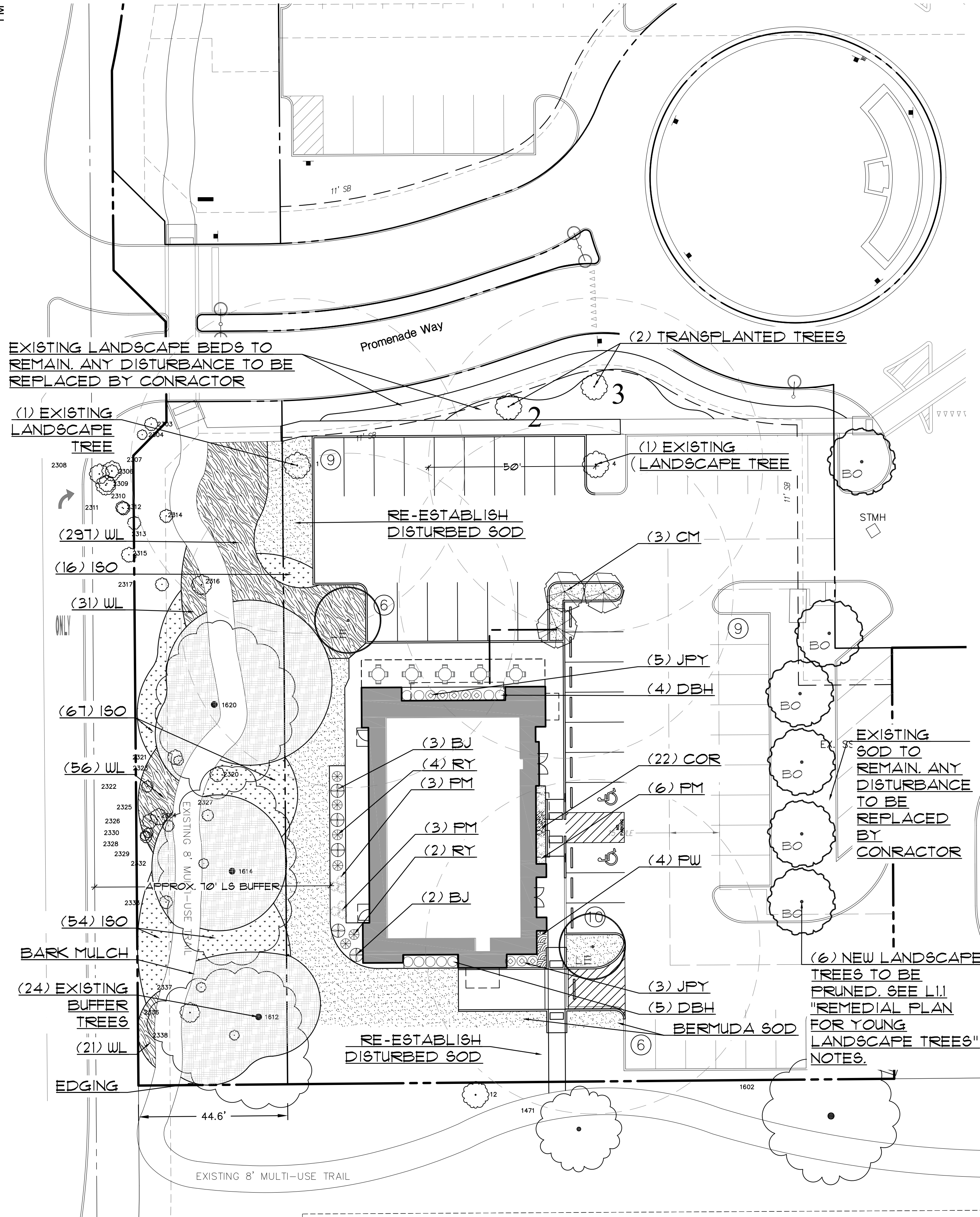


The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 1019440
www.mcadamsco.com

MCADAMS

RIVER WALK RETAIL PHASE II

NOTE: PRIOR TO ANY AND ALL LANDSCAPE OPERATIONS, REFER TO TREE SURVEY L.I.I FOR "PRESERVATION PLAN FOR POST OAKS" AND "REMEDIAL PLAN FOR YOUNG LANDSCAPE TREES" TO PROPERLY APPLY SPECIAL TREE CARE.



NOTE: THERE SHALL BE NO EXCAVATION UNDER EXISTING TREES THAT GOES BEYOND 12" MEASURED FROM THE BACK OF A PROPOSED CURB.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HGT	REMARKS		
	BO	6	Quercus macrocarpa / Burr Oak	3"	10'-12'	PER PLAN		
	LE	2	Ulmus parvifolia / Lacebark Elm	3"	10'-12'			
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HGT	REMARKS		
	CM	3	Lagerstroemia indica / Crape Myrtle	20 GAL	6'-8'			
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
	JPY	8	Cephalotaxus harringtonii var. drupacea / Japanese Plum Yew	3 gal	36"	3'-0"	XERI	
	RY	6	Hesperaloe parviflora / Red Yucca	3 gal	12"	3'-0"	XERI	
	DBH	9	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	5 gal	30"	3'-0"	FULL	
	BJ	5	Juniperus sabina 'Buffalo' / Buffalo Juniper	3 gal	18"	4'-0"	XERI	
	PM	12	Muhlenbergia capillans / Pink Muhly	3 gal	18"	3'-0"	XERI	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD		
	SOD	1,730 sf	/ Bermuda Sod	--				
	MULCH	3,845 sf	/ Bark Mulch	--				
	ISO	137	Chasmanthium latifolium / Inland Sea Oats	3 gal	30"-36"	3'-0"		36" o.c.
	COR	22	Coreopsis verticillata / Coreopsis	4" pot	6"	12" o.c.		12" o.c.
	WL	392	Eragrostis curvula / Weeping Lovegrass	3 gal	12"	24 o.c.		36" o.c.
	PW	4	Euonymus fortunei 'Coloratus' / Coloratus Purple Wintercreeper	3 gal	12"	3'-0"		36" o.c.

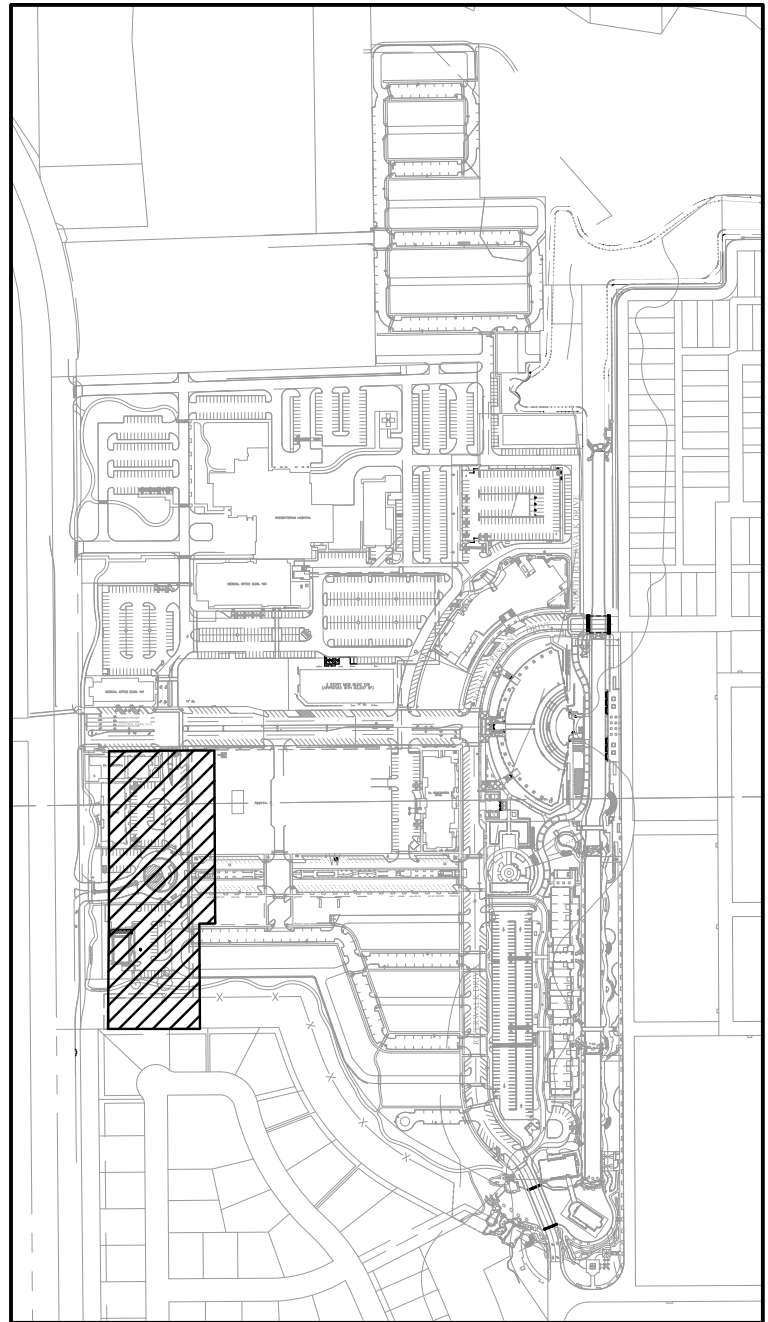
LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
River Walk FM 2499 Retail Development Phase II

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD (FM 2499)		50 ft.	Min. 50 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 L.F.	LONG PRAIRIE PH II 209 L.F.	7 Trees (3" cal.)	34 existing trees (satisfied in PH I)
1 per 30 L.F.	ESPLANADE PL PH II 79 L.F.	3 Trees (3" cal.)	6 trees (min. 3" cal.) (replaced old LS trees)
NEW PARKING AREA LANDSCAPING			
STANDARD	# OF PARKING SPACE	REQUIRED	PROVIDED
1 per 10 parking spaces	25 new spaces, 53 spaces total	53/10= 6 trees	8 trees (min. 3" cal.) 1 existing LS tree 3 ornamental trees
1 shade tree within 50' of a parking space	N/A	N/A	1 shade trees within 50' of every parking space
**All Parking spaces to be located within 50' of shade tree			



20 0 20 40 60 Feet
SCALE: 1"=20'

LOCATOR MAP



SCALE - 1:500

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.3712
201 Country View Drive
Rowlett, Texas 75088
940.240.1012
TBP#: 19762 TBP#: 10194440
www.gamc.com



MCADAMS

RIVER WALK RETAIL PHASE II
RIVER WALK RETAIL ADDITION

Lot 1, Block B
0.855 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN



04/19/2022

Drawn By: XD
Date: 08/10/2020
Scale: 1"=20'
Revisions:
11/03/2020
07/29/2021
01/04/2022
02/14/2022
03/17/2022
03/29/2022

OWNER/DEVELOPER
MRW INVESTORS
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. 214-287-9009
Contact: MICHAEL BEATY



MRW-20010

L2.0



5 PERSPECTIVE VIEW

MATERIAL CALCULATION CHART					
ITEM NO.	CATAGORY	NORTH	SOUTH	WEST	EAST
1.	TOTAL FACADE SF	1,289.2 SF	1,322.02 SF	2,020.5 SF	2,007.34 SF
2.	FACADE SF (EXCL. DOORS & WINDOWS)	1,091.2 SF	1,165.62 SF	1878.33 SF	1,593.12 SF
3.	DOORS & WINDOWS SF	198 SF	156.40 SF	142.17 SF	414.22 SF
4.	PRIMARY MASONRY TOTALS (MIN. 80%)	882.4 SF & 80.9% OF 2	982.19 SF & 84.3% OF 2	1,511.9 SF & 80.5% OF 2	1,371.81 SF & 86.1% OF 2
	BRICK SF ("BR 1, BR 2")	667.7 SF & 61.2% OF 2	783.11 SF & 67.2% OF 2	1,252.58 SF & 66.7% OF 2	1,143.57 SF & 71.8% OF 2
	STONE VENEER ("CS-1")	214.7 SF & 19.7% OF 2	199.08 SF & 17.1% OF 2	259.32 SF & 13.8% OF 2	228.24 SF & 14.3% OF 2
5.	SECONDARY MASONRY TOTALS (MAX. 20%)	208.8 SF & 19.1% OF 2	183.43 SF & 15.7% OF 2	366.43 SF & 19.5% OF 2	221.31 SF & 13.9% OF 2
	EIFS	208.8 SF & 19.1% OF 2	183.43 SF & 15.7% OF 2	366.43 SF & 19.5% OF 2	221.31 SF & 13.9% OF 2

MATERIAL LEGEND



BRICK ("BR-1")
"CONFEDERATE"



STUCCO ("ST-1")
LIGHT COLOR



BRICK ("BR-2")
"DESERT PEACH"



PRECAST STONE ("PC-1")



CLAY TILE ROOF ("CT-1")
"PALERMO BLEND"



STONE VENEER ("CS-1")
"TEXAS CREAM"



PAINT ("PT-1")
COLOR TO MATCH AL-1
(AWNINGS, DOORS,
BRACKETS)



ALUMINUM STOREFRONT ("AL-1")
"DARK BRONZE"
(DOOR & WINDOW FRAMES)





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

NON-DISCRETIONARY ITEM

DATE: May 9, 2022

FROM: Claire Barnes, Planner

ITEM: **Consider a request for a Site Plan (SP21-0015 – Glen Smith & Associates) to develop a mixed-use office building. The property is generally located south of Lakeside Village Parkway and east of Sunset Boulevard.**

I. ITEM SUMMARY

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a two-story, 17,328 square-foot mixed-use building on Lot 2R, Block C, of Lakeside Village, Phase 1 subdivision. The subject site is approximately 0.276 acres and currently vacant. The property is zoned Mixed Use. The site is located within the MU-TEN subzone and MZ 6 microzone of the Lakeside DFW mixed-use development.

The plan proposes 15,078 square feet of office use. The total ground floor coverage is 8,664 square feet, which includes 2,250 square feet of first floor garage space.

The site requires 60 parking spaces. The site plan indicates that 58 parking spots are provided for the site, with 7 of those spaces located within garages in the rear (south) side of the building along the commercial alley. The remaining spaces are located along Lakeside Village Parkway and Sunset Boulevard

The landscape plan depicts the required streetscape plantings and landscaping.

The elevations depict a predominately stucco, two-story building with a tile roof to complement the architectural style of the Lakeside DFW development.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP21-0015



LEGEND

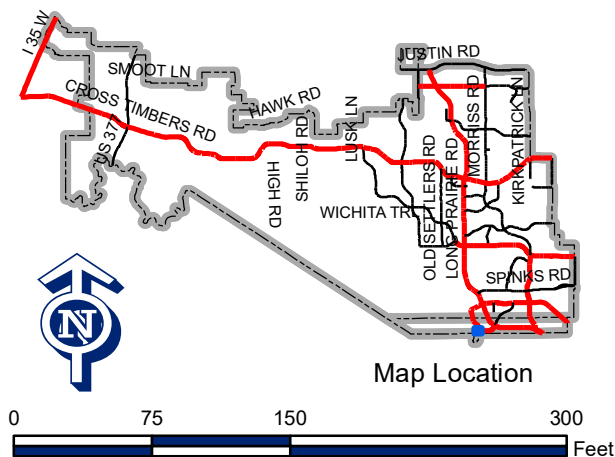
Mixed Use

Single Family 10

Subject Property

Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.





LETTER OF INTENT > GLEN SMITH OFFICE BUILDING

November 15, 2021

Mrs. Poornima Kashyap, AICP
Principal Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Glen Smith Office Building – Site Plan Application

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a site plan application for the Glen Smith Office Building. The property is currently zoned as MU17-0002 and is approximately 0.276 acres and is located on lot 2R Block C in Lakeside Village, Phase I. The proposed building is approximately 17,330 SF and will be generally located at the SW corner of Lakeside Village Boulevard and Sunset Boulevard Parkway. This will be the first on many buildings within the Lakeside Village development. A previous submittal proposed the re-plat to create this lot.

The proposed building will be two stories in height. The first floor will contain both office space and interior garage space. The garage space will provide parking for ~7 cars and encompass ~2,250 SF of the first-floor space, leaving ~6,414 SF of office space on the first floor. The second floor is proposed to contain ~8,664 SF of office space.

The building design is in line with the architectural theme envisioned for Lakeside Village.

Please feel free to contact me if you have any questions or comments regarding this submittal.

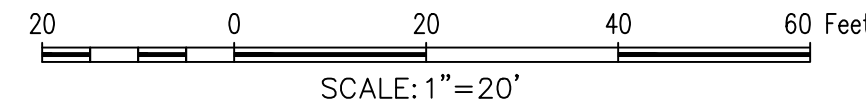
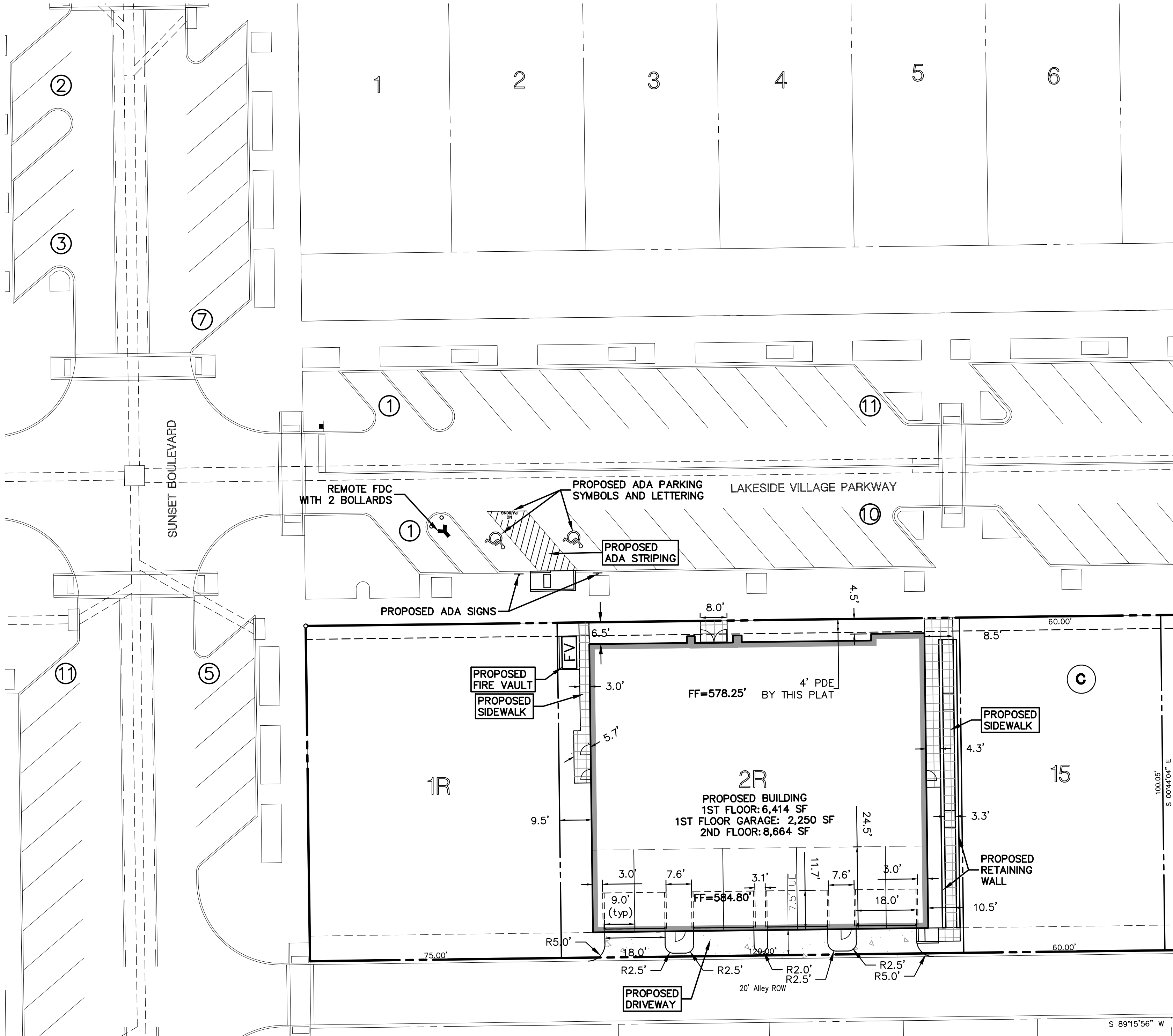
Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Minnis', written over a horizontal line.

Scott Minnis

Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E., McAdams
Mr. Matthew Prigmore, Pascale Group

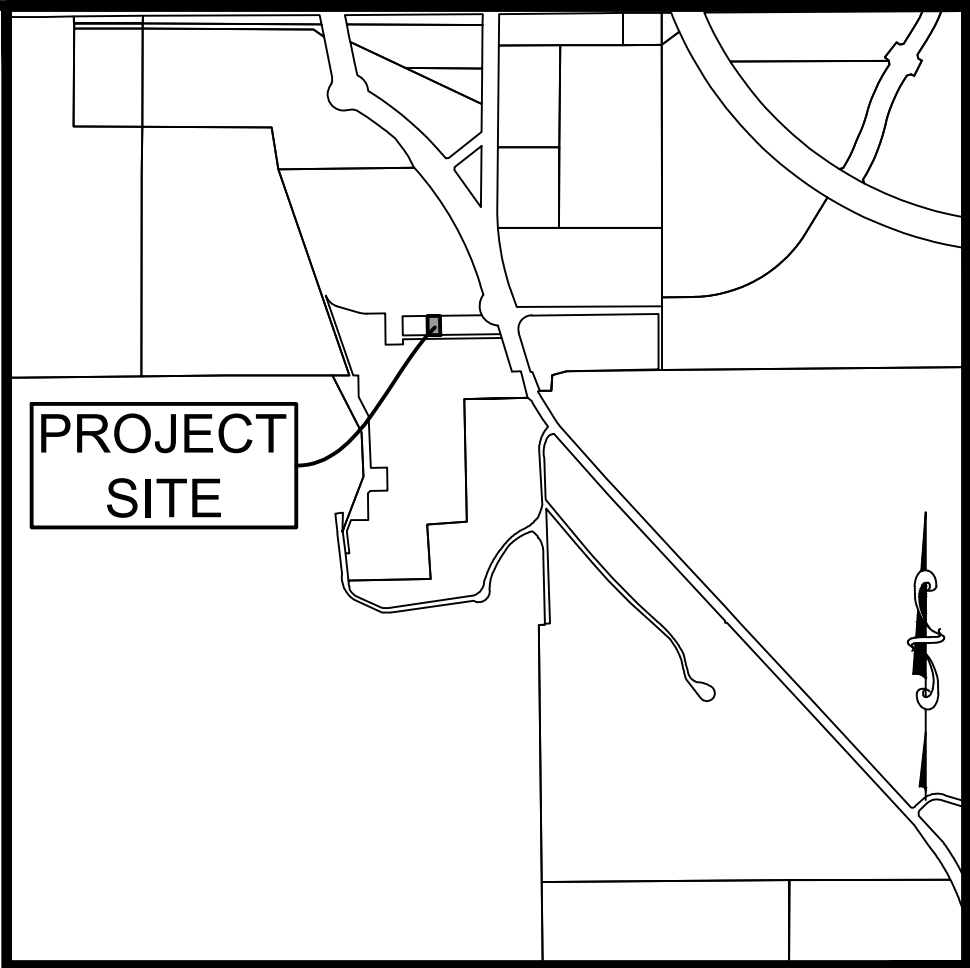


TBM - BOX SET ON THE WESTERLY SIDE OF A LIGHT POLE BASE ~95' SOUTH OF THE ROUNDABOUT AT THE INTERSECTION OF LAKESIDE PKWY. AND EDMERE ROAD. ELEV.=581.76

TBM - BOX SET ON THE NE CORNER OF A CURB INLET LOCATED ON THE EAST SIDE OF LAKESIDE PKWY ~537'S. OF THE NORTHWOOD DR/LAKESIDE PKWY INTERSECTION. ELEV.=571.00

GENERAL NOTES:

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9.0' WIDE x 18.0' LONG UNLESS OTHERWISE NOTED.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. REFER TO SHEET C7.00 FOR PAVING HATCH LEGEND.
7. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
8. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
10. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
11. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
12. PARKING SPACE STRIPES WITHIN THE PARKING GARAGE ARE SHOWN FOR DIMENSIONAL AND INFORMATIONAL PURPOSES ONLY; AND DO NOT NEED TO BE INSTALLED DURING CONSTRUCTION.



Vicinity Map 1"=1000'

SITE DATA TABLE -- GLEN D. SMITH & ASSOCIATES		
Physical Address	TBD	
Gross Site Area	0.276 A; 12,006 SF	
Net Site Area	0.276 A; 12,006 SF	
Lot Coverage		
Building Coverage		
Building 1	8,664 SF; ±72.16%	
Impervious Coverage	±95%	
Pervious Area	±5%	
	Required	Provided
Surface Parking		
Office -- 1 space per 250 Square Feet		
Glen D. Smith & Associates Office Building		
Building 1 (Office 15,078 SF)	60	0
Existing On Street Parking	N.A.	51
Proposed Garage Spaces (2,250 SF)	N.A.	7
Total Parking (Including Accessible)	60	58
*Accessible Parking	3	3
Building 1 Data		
Height Zone	Two Story	
Peak Height	42' 2"	
Mean Height	36' 9"	
Total Square Footage	8,664 SF	
*One space with the parking garage area		



SCALE: 1"=500'

OFFSITE PARKING WITHIN 1500'

DEVELOPER
GLEN D SMITH & ASSOCIATES
1029 LONG PRAIRIE ROAD, SUITE C
FLOWER MOUND, TX 76022
Ph. 469-212-0872
Contact: GLEN SMITH

OWNER
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 76039
Ph. 469-633-4144
Contact: REBBECA EVERITT

GLEN D. SMITH & ASSOCIATES

BUILDING
Lot 2R, Block C
0.276 Acres
in the
JUN. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

SITE & DIMENSIONAL
CONTROL 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. TBPE: 19762 ROBERT JOHN DOLLAK, JR., P.E. #86898 DATE 5/2/2022

Drawn By: ASC
Date: 11/15/2021
Scale: 1"=20'
Revisions:
12/28/2021
02/01/2022
03/29/2022
05/03/2022

PAG-21001

C2.01

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

MCADAMS

GLEN D. SMITH & ASSOCIATES BUILDING



PLANT SCHEDULE

**LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Glen D. Smith Building**

LANDSCAPE PLAN

GLEN D. SMITH & ASSOCIATES BUILDING

	Value
Lot 2R, Block C	
0.276 Acres	
in the	
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252	
TOWN OF FLOWER MOUND	
TARRANT COUNTY, TEXAS	

The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

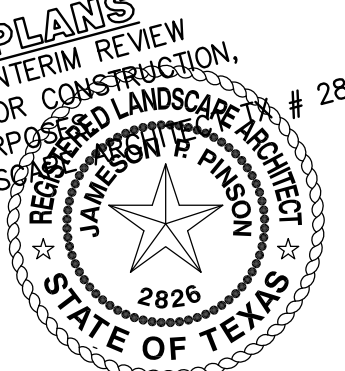
201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 101944
www.garcon.com
www.mcadamsco.com



McADAMS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON P. PINSON
DATED 5/2/2022
REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
2826



Drawn By: XD
Date: 11/15/2021
Scale: 1"=10'
Revisions:
12/28/2021
02/01/2022
03/29/2022
05/03/2022

PAG-21001

L1.00

**OWNER/DEVELOPER
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
Ph. 469-633-4144
Contact: REBBECA EVERITT**

NOT FOR
CONSTRUCTION

GLEN SMITH OFFICE BUILDING
GLEN D. SMITH & ASSOCIATES
LAKESIDE DFW
FLOWER MOUND, TX 76051

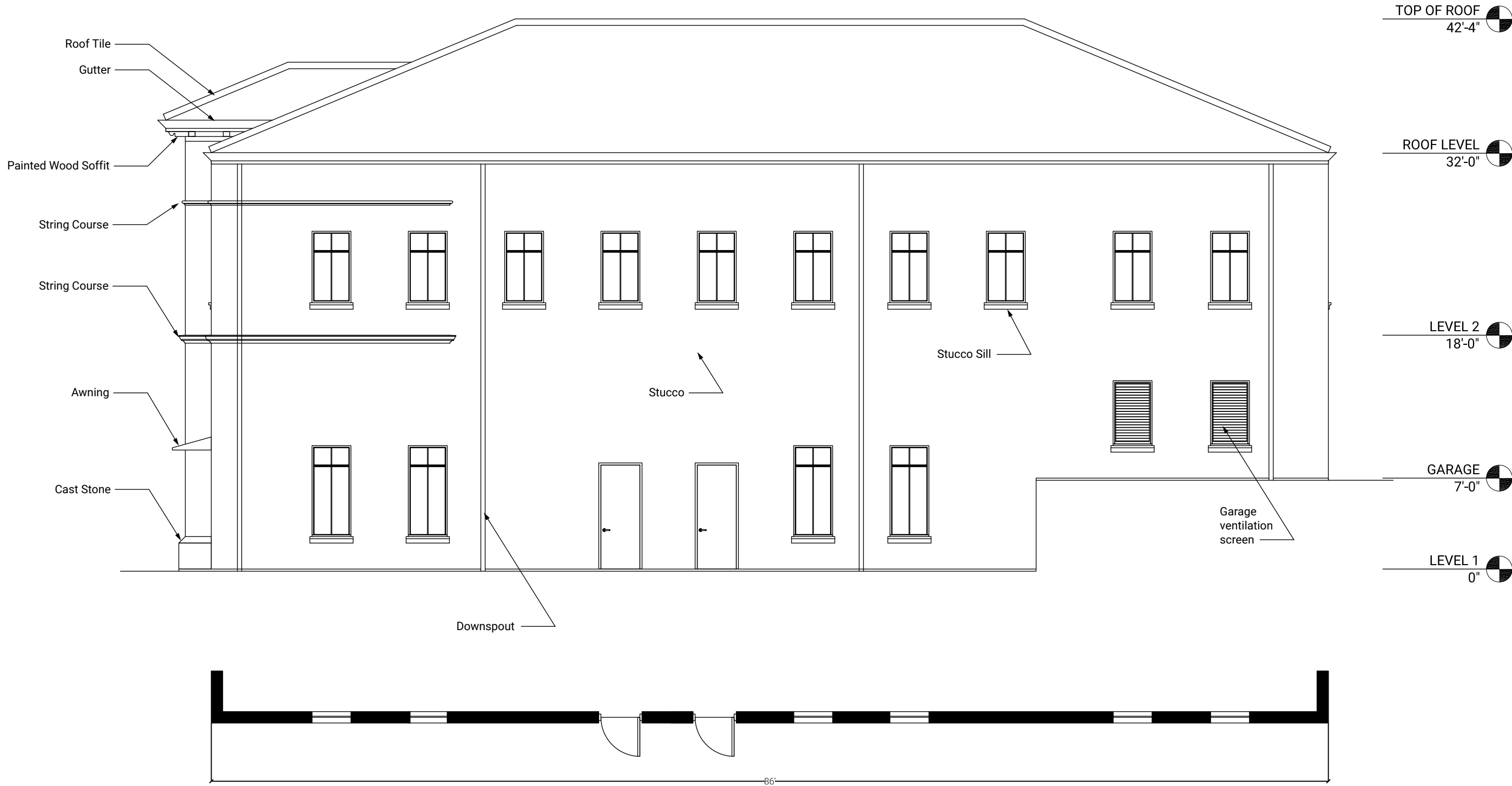
03 / 17 / 2022

PROJECT: 210801

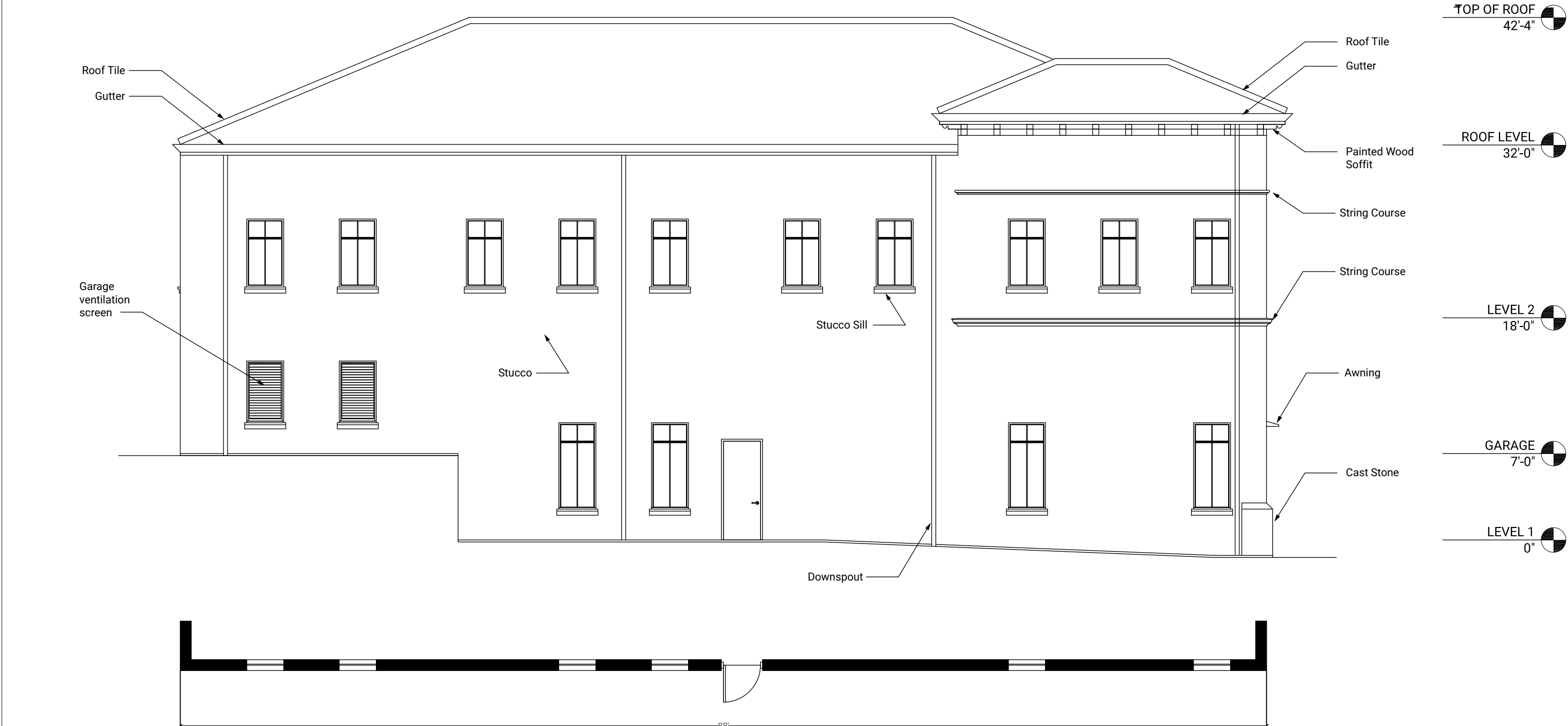
EXTERIOR
ELEVATIONS



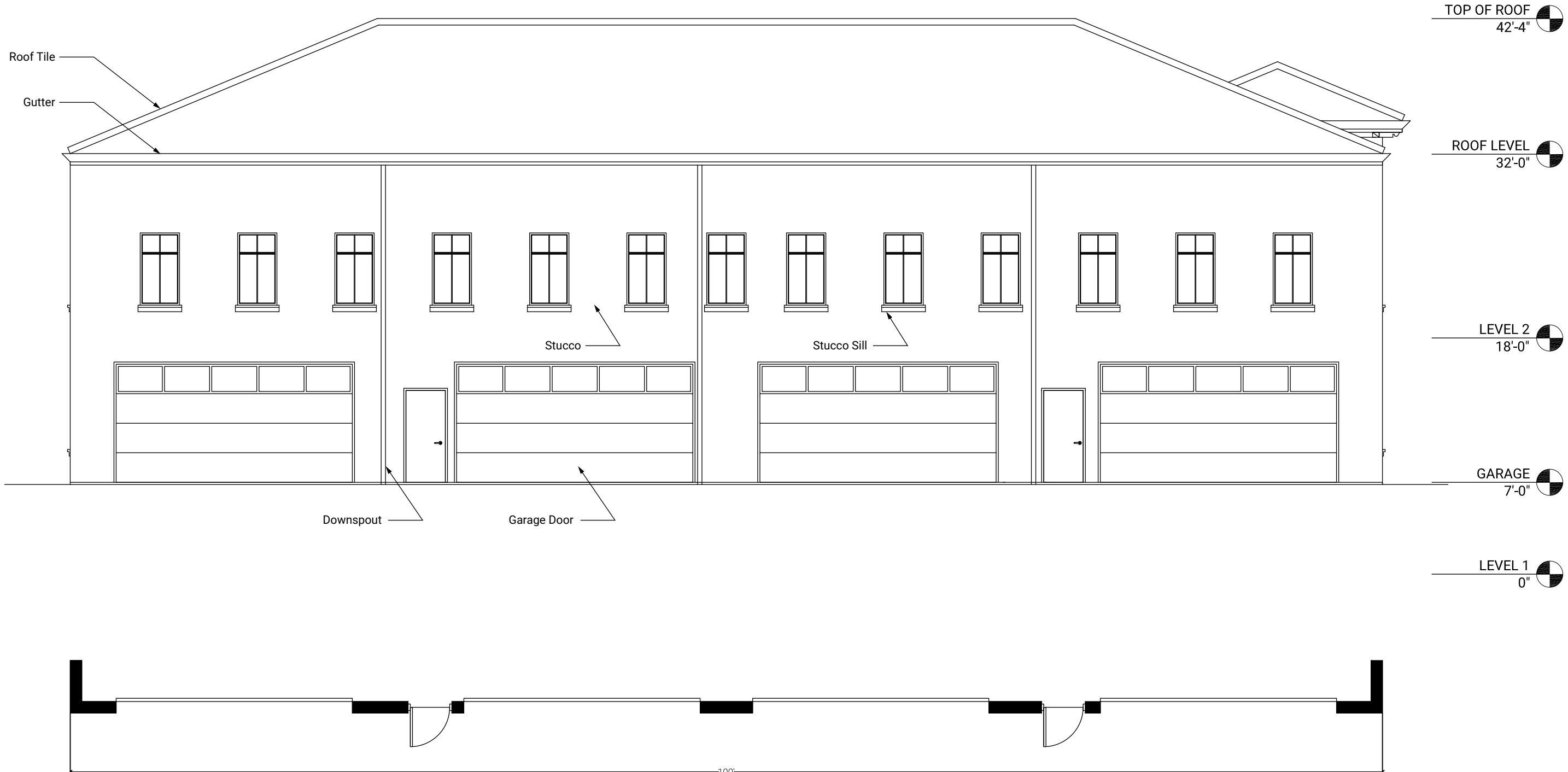
NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



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



SOUTH ELEVATION
1/8" = 1'-0"

FACADE MATERIAL CALCULATIONS

	North	%	East	%	South	%	West	%
Total Facade Area	3277		2713		2454		2629	
Door and Window Area	816		276		934		303	
Facade Area Minus Door and Windows	2461		2437		1520		2326	
Unrestricted Materials	2446	99	2392	98	1520	100	2289	98
Stucco Area	2318		2392		1520		2289	
Ceramic Tile	128		0		0		0	
Limited Facade Materials (Max 20%)	15	1	45	2	0	0	37	2
Wood	15		11		0		3	
Metal Mechanical Screen	0		34		0		34	

(All Areas listed in square feet)

WINDOW / DOOR AREA CALCULATIONS

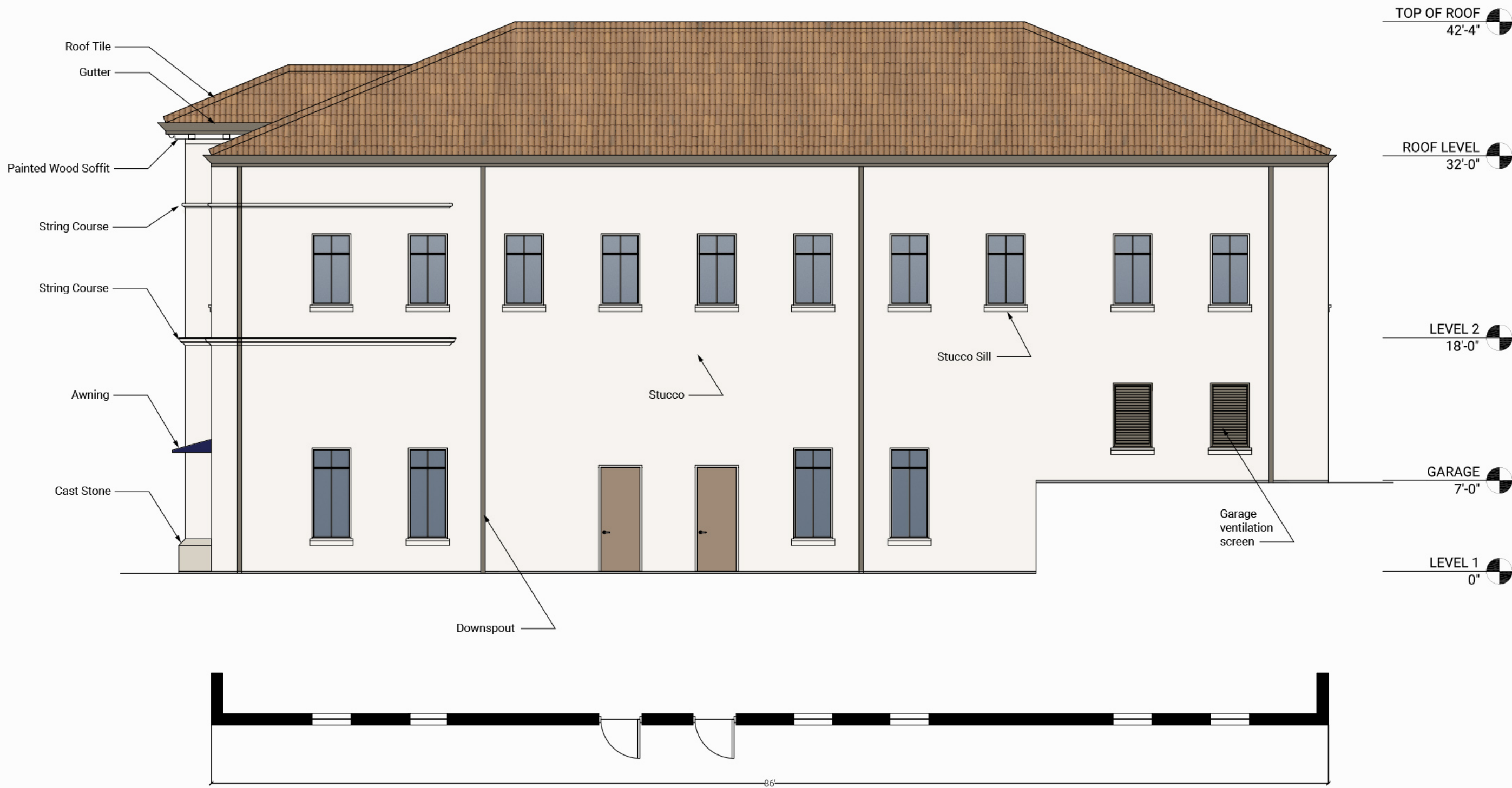
North Elevation		
Ground Floor Facade		
Area between 3' and 9' above F.F.		
Total Area between 3' and 9'		600
Door and Window area		336
Min.	50%	
Max.	75%	
Provided	56%	
Upper Floor Facade		
Area between 3' and 9' above F.F.		
Total		600
Door and Window area		185
Min.	30%	
Max.	60%	
Provided	30.8%	

NOTES

1) ANY EXTERNAL ELECTRICAL
PANELS WILL BE PAINTED/TEX-
TURED TO MATCH THE MATERIAL
AND COLOR OF THE BUILDING.



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



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



SOUTH ELEVATION
1/8" = 1'-0"

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Wood	15		11		0		3	
Metal Mechanical Screen	0		34		0		34	

(All Areas listed in square feet)

WINDOW / DOOR AREA CALCULATIONS

North Elevation			
Ground Floor Facade	Area between 3' and 9' above F.F. Total Area between 3' and 9' Door and Window area	600 336	
	Min. 50% Max. 75% Provided 56%		
Upper Floor Facade	Area between 3' and 9' above F.F. Total Door and Window area	600 185	
	Min. 30% Max. 60% Provided 30.8%		

NOTES

1) ANY EXTERNAL ELECTRICAL
PANELS WILL BE PAINTED/TEX-
TURED TO MATCH THE MATERIAL
AND COLOR OF THE BUILDING.

EXTERIOR FINISH LEGEND

	Stucco		Cast Stone		Fabric Awning
	Glazing		Doors		Window Trim
	Concrete or Clay Roof Tile		Wood Soffits, Gutters, Mechanical Screen		Ceramic Tile