

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

05/23/2022

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. Planning & Zoning 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 May 9, 2022: Consider approval of the minutes of the May 9, 2022, Planning and Zoning Commission Regular Session.
2. RP22-0001 – Immel Estates Lot 7R, Block B: Consider a request for a Replat (RP22-0001 – Immel Estates Lot 7R, Block B) to create a residential lot. The property is generally located south of Arabian Circle and west of Immel Drive.

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.

3. SP21-0013 – Lakeside Terranea: Consider a request for a Site Plan (SP21-0013 – Lakeside Terranea) to develop a mixed-use building. The property is generally located south of Village Parkway and east of Sunset Boulevard.

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.

Applicant
requests to
postpone
item 4

4. ZPD21-0010 – Embree 2499: Public Hearing to consider an ordinance for rezoning (ZPD21-0010 – Embree 2499) from Agricultural District (A) and Single Family-Estate (SF-E) to Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.

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: May 20, 2022, at 12:00 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 23, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the May 9, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on May 9, 2022.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 9TH DAY OF MAY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 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
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:

James Naylor	Commissioner, Place 4
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(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
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. Upcoming Land Development Regulations and Planning & Zoning Commission Priorities

G. CONSENT ITEMS

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

Commission Deliberation

Commissioner Wells moved to approve Consent Item 1. Commissioner Gilmore seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

H. NON-DISCRETIONARY ITEMS

2. Consider a request for 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.

Staff Presentation

Lexin Murphy, Director of Planning Services

Applicant Presentation

Scott Minnis, McAdams; present for questions, no presentation

Commission Deliberation

Commissioner Wells moved to approve SP20-0017 – River Walk Retail Phase II. Commissioner Gilmore seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

2. 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.

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Scott Minnis, McAdams; present for questions, no presentation

Commission Deliberation

Commissioner Wells moved to approve SP21-0015 – Glen Smith & Associates.
Commissioner Gilmore seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

I. ADJOURNMENT – REGULAR SESSION: 6:58 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
CONSENT ITEM

DATE: May 23, 2022

FROM: Claire Barnes, Planner

ITEM: Consider a request for a Replat (RP22-0001 – Immel Estates Lot 7R, Block B) to create a residential lot. The property is generally located south of Arabian Circle and west of Immel Drive.

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 application is to create one buildable, single-family residential lot with a lot size of approximately 90,618 square feet. The site contains approximately 2.08 acres, and the property is zoned Agricultural (A).

The property owner of the subject site is seeking a replat in order to accurately reflect the property configuration after engaging in a metes and bounds land swap with the property owner to the south. Lot 7 was originally approved by the Planning and Zoning Commission as part of the Immel Estates record plat (RC15-97 – Immel Estates) on September 22, 1997.

The plat depicts necessary easements and setbacks. The proposed northern lot is a key lot and provides a front yard setback along both Arabian Circle and Immel Drive.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

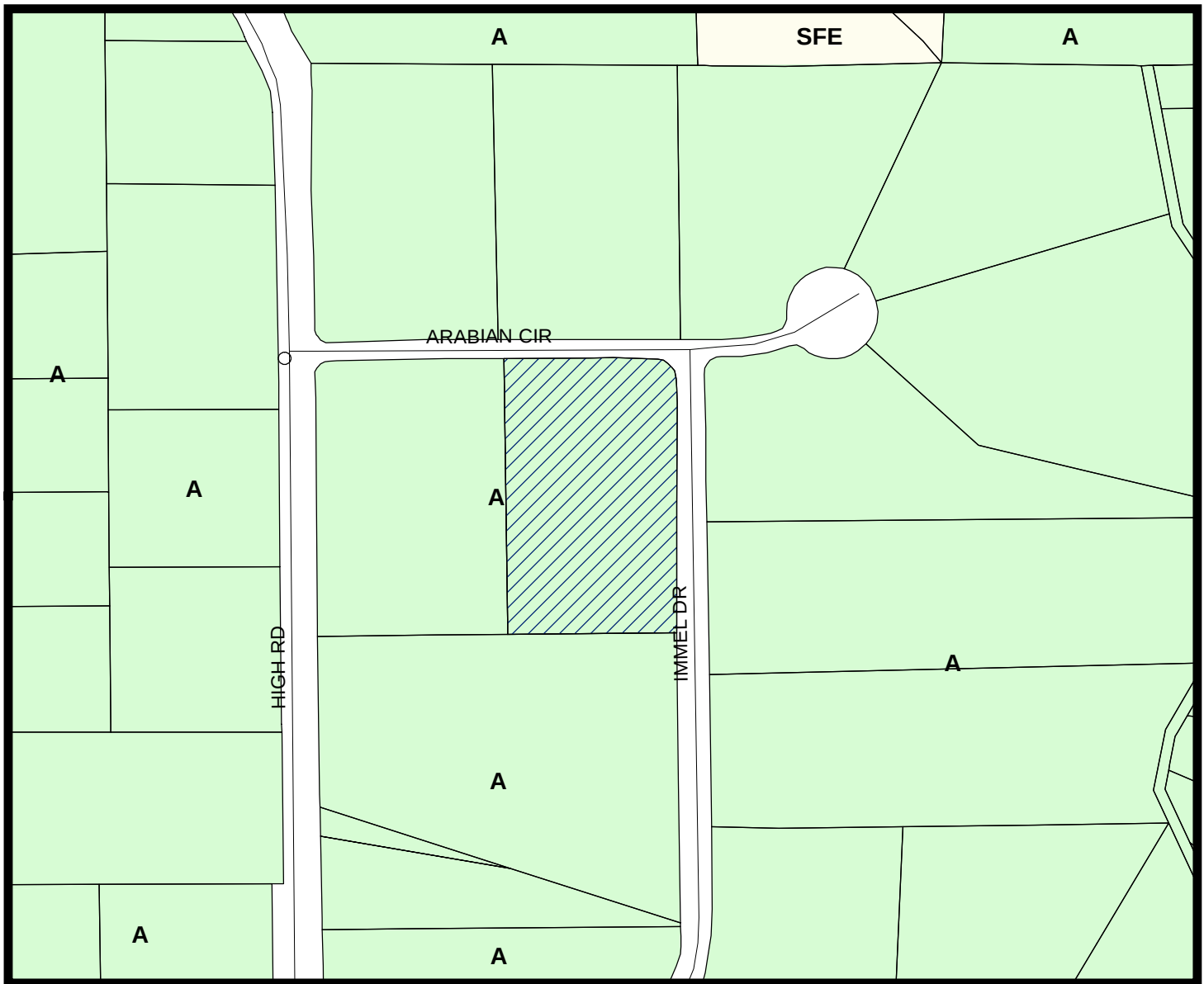
B. Application Details

1. Replat Package



Vicinity Map

Reference Project: RP22-0001



LEGEND

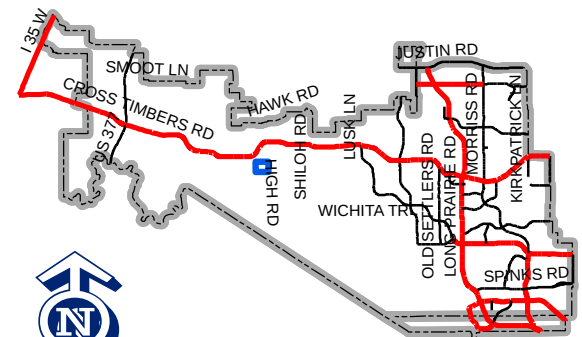
Agriculture

Single Family Estate

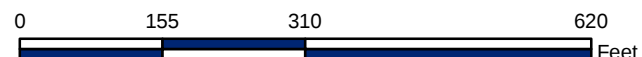
— Subject Property

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.



Map Location



James Schell
7501 Arabian Circle
Flower Mound, Texas 75022

February 19, 2022

Town of Flower Mound
Planning Department
2121 Cross Timbers Road
Flower Mound, Texas 75028

Re: RePlat of Immel Estates Lot 7, Block B

Dear Sir/Madam,

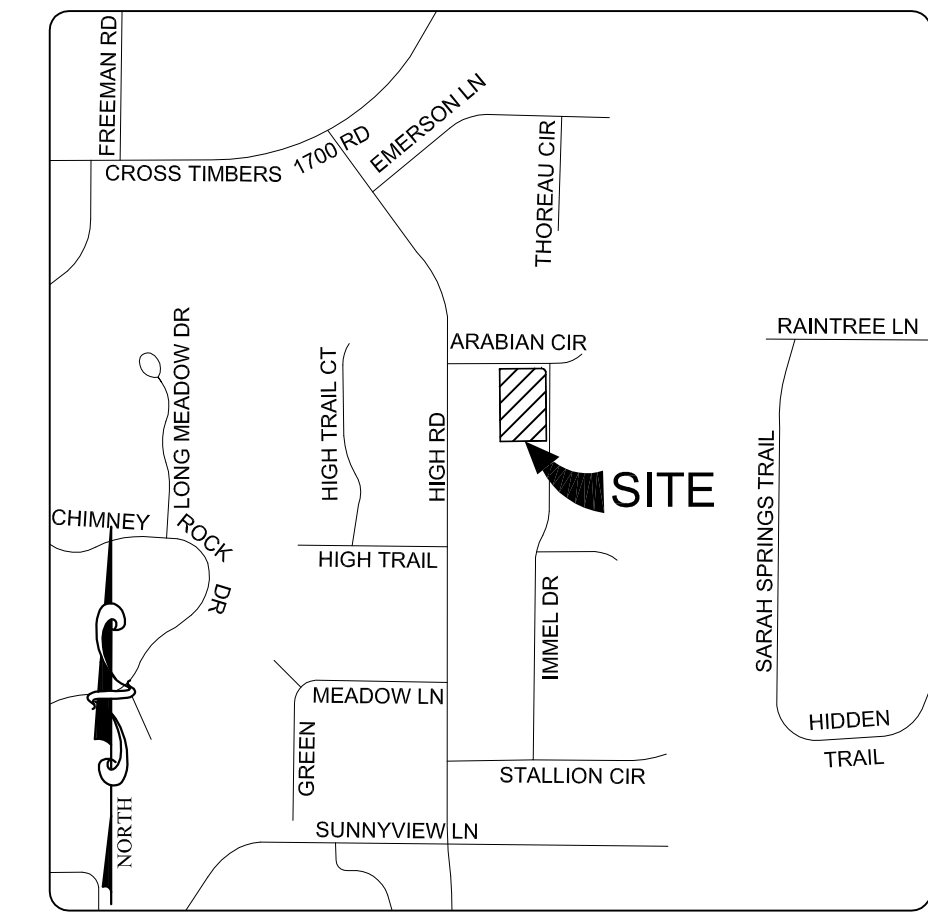
The current property is zoned Agricultural and is approximatey 2 acres in size. I am the owner and give authorization in requesting a replat to combine two parcels into one lot. There is not an approved conceptual site plan for the subject property.

Should you have any questions regarding this letter of intent please feel free to contact me.

Sincerely,



James H. Schell



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF FLOWER MOUND, COMMUNITY NUMBER 480777 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 520 G OF SAID MAP.
- THE SUBJECT PROPERTY IS ZONED A - AGRICULTURAL.
- THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) LOT.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- SELLING A PORTION OF THIS ADDITION BY METES AND BONDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

DRAINAGE EASEMENT NOTES:

- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
- NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.
- DRAINAGE EASEMENTS WITH OPEN CHANNEL MAY BE CROSSED BY TUBULAR STEEL FENCING. THERE MUST BE A MINIMUM OF 4" OF CLEARANCE BETWEEN THE LOWEST PART OF A FENCE AND THE TOP OF A PRIVATE SWALE. DRAINAGE EASEMENTS MUST BE KEPT IN A STATE THAT WILL NOT INHIBIT FLOW.

BENCHMARKS:

TOWN OF FLOWER MOUND BM #35: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE STREET NEAR THE CENTER OF A CUL DE SAC ON ARABIAN CIRCLE. MONUMENT IS LOCATED 80.5'± NORTH OF AN ELECTRIC JUNCTION BOX ON THE SOUTH SIDE OF ARABIAN CIRCLE, 165'± EAST NORTHEAST OF A LIGHT POLE IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF ARABIAN DRIVE AND IMMEL DRIVE AND 197'± EAST SOUTHEAST OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF ARABIAN DRIVE NEAR THE INTERSECTION OF IMMEL DRIVE.

N: 7,064,275.461
E: 2,382,624.092
ELEV: 595.83'

TOWN OF FLOWER MOUND BM #36: A 3 1/4" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" ON A 5/8" IRON ROD SET IN CONCRETE ON THE SOUTHWEST SIDE OF A CUL DE SAC ON INDIAN TRAIL. MONUMENT IS LOCATED 72'± SOUTH SOUTHEAST OF A UTILITY POLE ON THE WEST SIDE OF INDIAN TRAIL, 48'± SOUTHWEST OF A UTILITY POLE ON THE WEST SIDE OF THE CUL DE SAC ON INDIAN TRAIL AND 52'± EAST NORTHEAST OF THE SOUTHEAST CORNER OF A WOOD AND STONE HOUSE AT #3205 INDIAN TRAIL.

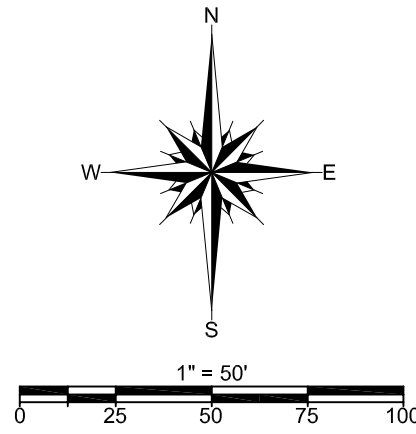
N: 7,059,912.222
E: 2,382,023.018
ELEV: 591.05'

LEGEND

POB = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
PKS = PK NAIL SET
SIR = CAPPED IRON ROD SET
FIR = IRON ROD FOUND
FIR/CAP = CAPPED IRON ROD FOUND
D.U.E. = DRAINAGE AND UTILITY EASEMENT
D.C.E. = DENTON COUNTY ELECTRIC EASEMENT
B.L. = BUILDING LINE
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS

⊙ = BENCHMARK

— = ROAD CENTERLINE

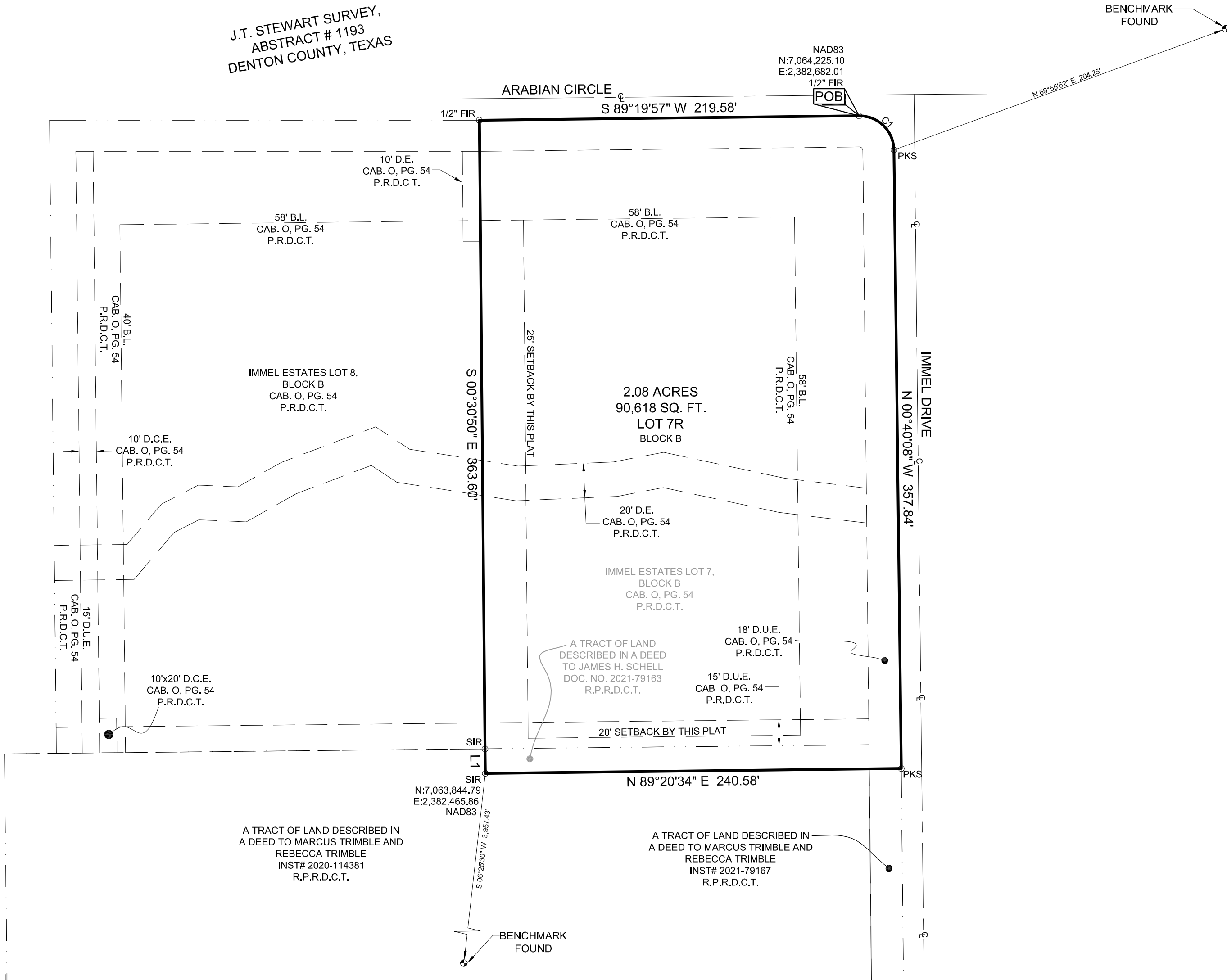


SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:

JAMES H. SCHELL
7501 ARABIAN CIRCLE
FLOWER MOUND, TEXAS 75022



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°36'33" E	14.17'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.38'	28.26'	S 45°43'00" E

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Brad Ruthrauff, Chairman
Planning and Zoning Commission

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

Lexin Murphy, Director of Planning Services
Town of Flower Mound

KAZ SURVEYING

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446

JOB NUMBER: 210622-03
DRAWN BY: MLB
DATE: 04-21-2022
R.P.L.S.
KENNETH A. ZOLLINGER

TX FIRM REGISTRATION # 10002100

REPLAT
A RECORD PLAT OF LOT 7R, BLOCK B,
IMMEL ESTATES

AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, BEING A
REPLAT OF LOT 7, BLOCK B, IMMEL ESTATES, AN ADDITION TO THE TOWN OF
FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN
CABINET O, PAGE 54, PLAT RECORDS, DENTON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, JAMES H. SCHELL, is the owner of all that certain lot, tract or parcel of land lying and being a part of the J.T. Stewart Survey, Abstract Number 1193 and being situated in the Town of Flower Mound, Denton County, Texas, and being all of Lot 7, Block B, Immell Estates, recorded in Cabinet O, Page 54, Plat Records, Denton County, Texas, and being all of a tract of land described in a deed to James H. Schell, recorded in Document Number 2021-79163, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said Lot 7, same being the Northeast corner of said herein described tract, and being in the South right of way line of Arabian Circle;

THENCE South 89 degrees 19 minutes 57 seconds West, departing said West right of way line, a distance of 219.58 feet to a 1/2 inch iron rod found for the Northwest corner of said herein described tract, same being the Northeast corner of Lot 8, of said Block B, Immell Estates;

THENCE South 00 degrees 30 minutes 50 seconds East, departing said South right of way line and along the common line of said herein described tract and said Lot 8, a distance of 363.60 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the Southwest corner of said Lot 8, same being a common corner of a tract of land described in a deed to Marcus Trimble and Rebecca Trimble, recorded in Instrument Number 2020-114381, Real Property Records, Denton County, Texas;

THENCE South 00 degrees 36 minutes 33 seconds East, departing said common line, a distance of 14.17 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the Southwest corner of said herein described tract;

THENCE North 89 degrees 20 minutes 34 seconds East, a distance of 240.58 feet to a PK nail set for the Southeast corner of said herein described tract, same being in the West right of way line of Immell Drive;

THENCE North 00 degrees 40 minutes 08 seconds West, along said West right of way line, a distance of 357.84 feet to a PK nail set for the beginning of a curve to the left;

THENCE continuing along said West right of way line and along said curve to the left, whose chord bears North 45 degrees 43 minutes 00 seconds West, 28.26 feet, having a radius of 20.00 feet, and an arc length of 31.38 feet to the POINT OF BEGINNING and containing 90,618 square feet or 2.08 acres of land, more or less.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JAMES H. SCHELL, does hereby adopt this replat designating the herein above described property as **IMMEL ESTATES**, an Addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, is hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to 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.

BY: JAMES H. SCHELL

SIGNATURE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared James H. Schell, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for
State of Texas
My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

THAT I, KENNETH A. ZOLLINGER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

KENNETH A. ZOLLINGER R.P.L.S. # _____

_____/_____/2022
DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.



TOWN OF FLOWER MOUND
CASE NO. RP22-XXXX



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

NON-DISCRETIONARY ITEM

DATE: May 23, 2022

FROM: Claire Barnes, Planner

ITEM: Consider a request for a Site Plan (SP21-0013 – Lakeside Terranea) to develop a mixed-use building. The property is generally located south of 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.

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 16-story, 646,208 square-foot mixed-use building on Lot 5R1, Block E, of Lakeside Village, Phase 2 subdivision. The subject site is approximately 1.61 acres and currently vacant. The property is zoned Mixed Use. The site is located within the MU-TEN subzone and MZ 1 microzone of the Lakeside DFW mixed-use development.

The total ground floor coverage is 52,708 square feet. The ground floor fronting Sunset Boulevard will feature 5,766 square feet of retail, 4,921 square feet of leasing lobby, 1,734 square feet of storage, and 34,541 square feet of garage that serves both retail and the ground floor apartments. The residential apartments plus the parking associated with these apartments is 6,956 square feet, approximately 13% of the ground floor occupancy.

The site plan depicts 207 residential units. Of that total, 65 are one-bedroom, 136 are two-bedroom, and six are three-bedroom apartments. Overall, the site requires 345 parking spaces. The site plan indicates that 472 parking spots are provided for the site, with 462 of those spaces located within the parking garage. On March 7, 2022, Town Council approved a text amendment for Lakeside DFW (Ord. No. 11-22) that allowed parking structures to exceed the required parking for a site without needing a parking exception.

The elevations depict a predominately stucco 16-story building. The elevations comply with the Lakeside DFW architectural standards.

The landscape plan depicts the required streetscape plantings. Additionally, the landscape plan depicts landscaping along the northern fire lane to serve as a buffer for the ground level of the parking garage.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP21-0013



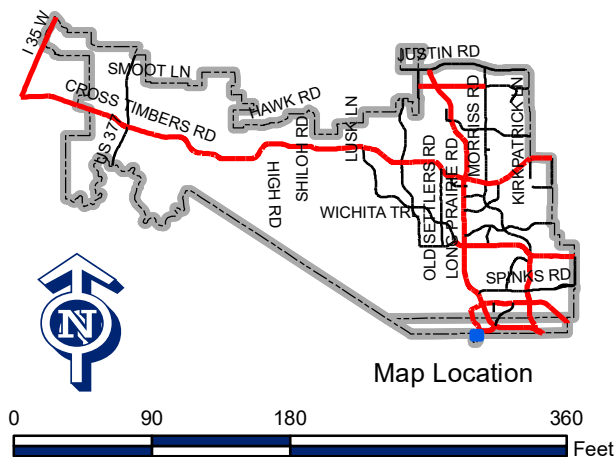
LEGEND

Mixed Use Water Recreation

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

01/12/2022

Planning Services Division
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028
972.874.6350

To whom it may concern:

This letter shall serve as a stating the purpose of application and land use is to develop the property located inside lakeside village that is a part of Lot 5. The proposed site is currently on 1.61 acres of land and zoned MU – Mixed Use. The proposed development would serve as Mixed Use project with Retail and multifamily homes. The project will include a parking garage. The proposed square footage is 646,208 sf and all will be developed in one phase.

From a proportional standpoint, the building can be split into two sections: the lower ‘podium’ and the upper residential tower. The podium is more horizontal in form and is divided into smaller, vertical sections with large storefront openings and windows. These openings have a repetitive grid of substantial mullions which create rhythm across the horizontal plane. All openings will also have decorative trim as shown on the elevations. The upper tower is more vertical in form. Typical tower residential windows are vertically oriented and align up all facades. Since stucco is the primary building material, reveals are strategically placed to align with all window openings. They are also intended at each floor level to subtly break up the vertical form of the tower. Decorative parapet cornices occur at horizontal changes of plane and roofs.

Pilasters and Columns: Columns are designed on a 15’-30’ grid and are coordinated with overall rhythm of windows, storefront openings, and reveals up the building.

Entry Conditions. The major entry to the building is off Sunset Blvd which is the public ROW. There are (4) building entries off this west elevation over a façade length of just under 200’.

Transition A to B Facades. The west and south elevations are Type A facades and the north and east elevations are a Type B façade.

Materials. The building will be primarily unrestricted material: stucco. GFRC (Glass Fiber Reinforced Concrete) trim features are now intended at locations previously noted as cast stone. A GRFC water table band is also now intended at the base of the podium. Concrete roof tile previously submitted has been removed from the project. Glazing and spandrel remain unchanged from first submission.

The ground floor-to-floor height is 16’. Ground floor windows at commercial and future retail spaces will be clear, non-tinted glass to provide adequate visibility. Window frame design will follow the section’s requirements. Entry door design will also follow the section’s requirements. A substantial 75’ long canopy is intended above the primary building entrance off Sunset Blvd. Similar canopies will shade other large ground floor windows; these will also exist above each garage entry. There are (4) building entries off Sunset Blvd. over a façade length of just under 200’. As shown in the West Building Elevations, a sign reading TERRANEA is intended directly above the canopy mentioned above. The sign



will be approx. 20' in length and 2' in height. The top of the sign is intended to align with the main horizontal members of the large ground floor windows beyond.

Windows. Windows will have trim and be recessed a minimum of 1" from wall plane. Exterior material is stucco as mentioned above.

Balconies. Balcony construction will be concrete.

Roof. The main roof of the building will not be visible to occupants or those passing by. The design is a low-slope, white TPO membrane. All exposed soffits around the building will be treated with a finished surface. All roof drainage is intended to be internal; gutters and downspouts are not anticipated.

Ground floor apartments' finish floor elevations (all private) are at sidewalk grade. There are no common entrances intended for ground floor apartments. Entry door design will follow the section's requirements. Residential windows will also follow the section's requirements as fixed, hung, or casement windows. No ground floor outdoor private space nor patios are intended for ground floor apartments. Upper private patios will comply with storage requirements; no unsightly materials will be allowed to be visible.

Both the retail and multifamily components of the project will be operated by the same owner.

The property is within a previously approved Planned Development District (PD). Compliance is shown throughout this response letter and resubmittal drawings.

The following is a breakdown of ground floor occupancy in the building:

- 52,708 Total Ground Floor SF
- 4,921 Leasing Lobby SF
- 5,766 Retail SF
- 6,934 Residential SF / 52,708 Total Ground Floor SF = 13% Ground Floor Residential

The development team has intentionally placed garage access on the north-end to allow the east-end to act as the true "back-of-house" side of the building. The east-end presents the best opportunity for infrastructure and property management activity such as Oncor transformer pads, fire command and riser access, trash management/pick-up, and move-in activity.

With the current design and articulation on the west elevation, there is jogging that occurs with the building footprint, so, not all walls are in the same plane. Currently, the west-facing wall of the northwest retail space is exactly 5' off the frontage property line (in compliance with requirement). Additionally, the west-facing wall of the southwest retail space is also within 5' of the PL. These walls shall be considered the "primary façade walls". The west wall shown on the Town comment document is the leasing lobby wall and is purposefully recessed and covered to provide protection from the elements for future building tenants.

Typical garage parking spaces are 9'x18'. All drive aisles in the parking garage are two (2) lanes (two-way traffic) a minimum width of twelve (12') each for ninety-degree (90°) parking. Our team has added additional garage floor plans in the architectural set for Town reference.

Retail parking is shown as diagonal and parallel parking off Sunset Blvd. to the west of the building. 100 parking spaces are also dedicated to retail use inside of the building's parking garage.



Parking for the project will be provided as follows.

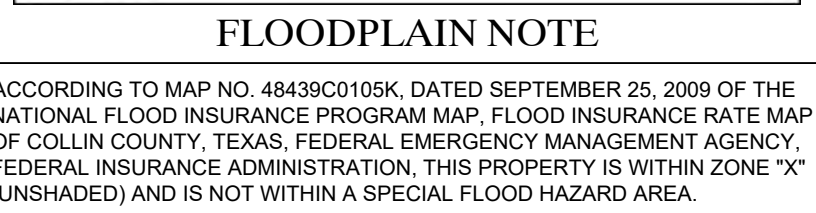
- 440 standard parking garage spaces.
- 10 ADA parking garage spaces.
- 10 on-street spaces (dedicated to retail).
- 6 Private Apartment Garages (2-car) for a Total of 12 Spaces.
- 472 Total Parking Spaces.
- 1-Bedrooms: 65
- 2-Bedrooms: 136
- 3-Bedrooms: 6
- 207 Total Units

Thank you and please call if you have any comments or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Clay Cristy". The signature is stylized with a large, looped "C" and a long, sweeping "y".

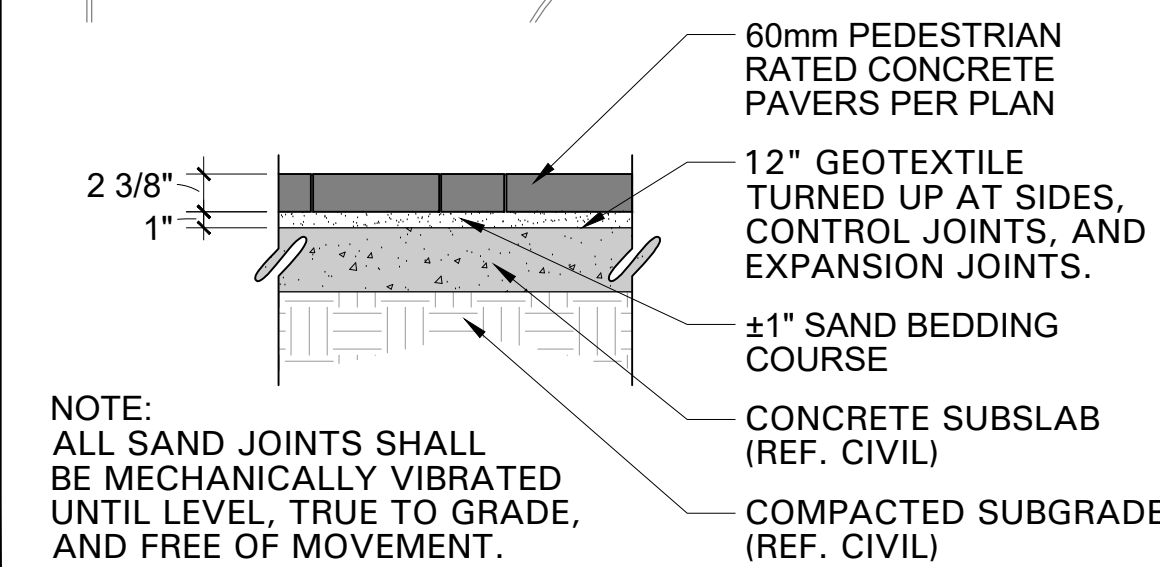
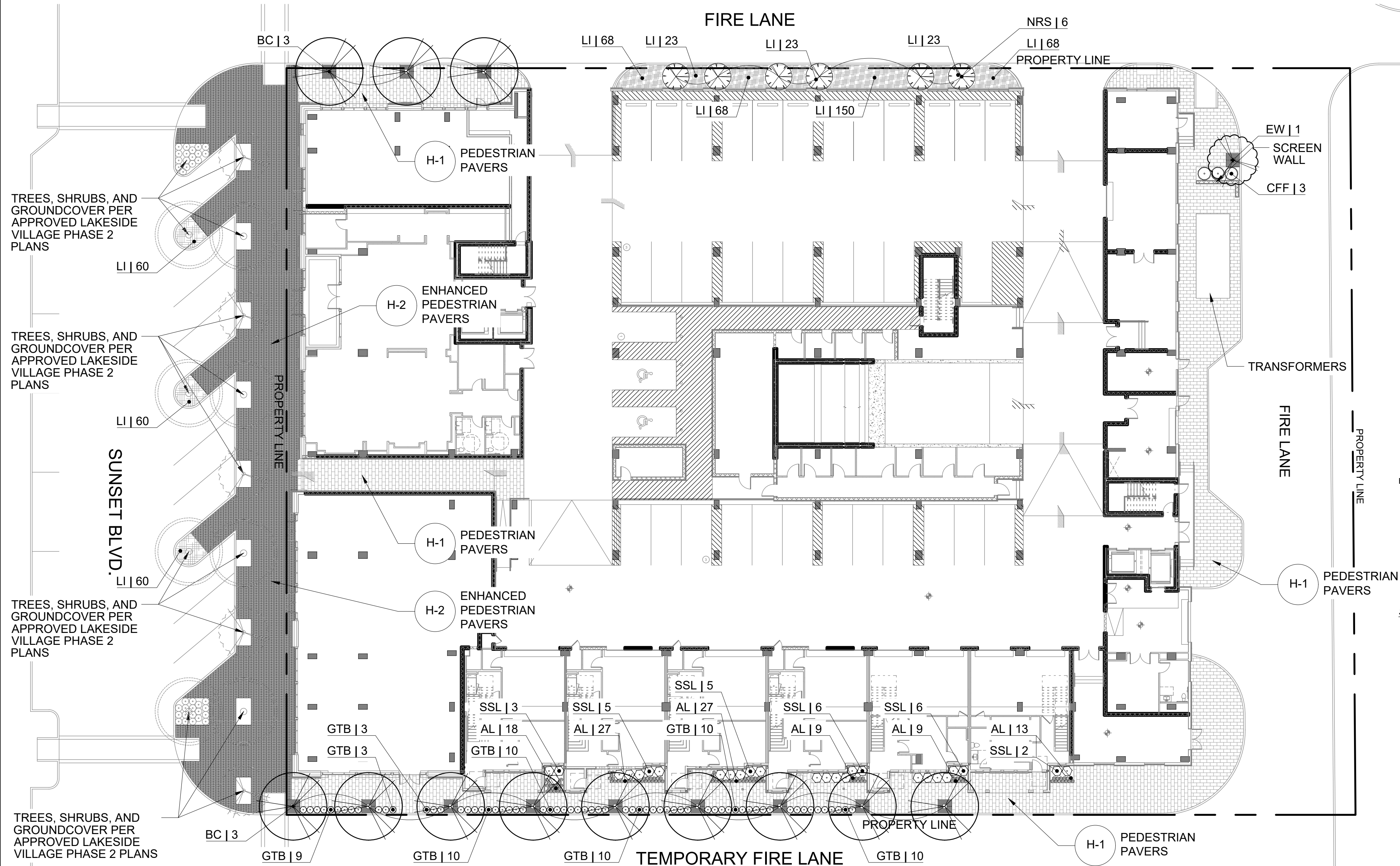
Clay Cristy, P.E.
817.281.0572



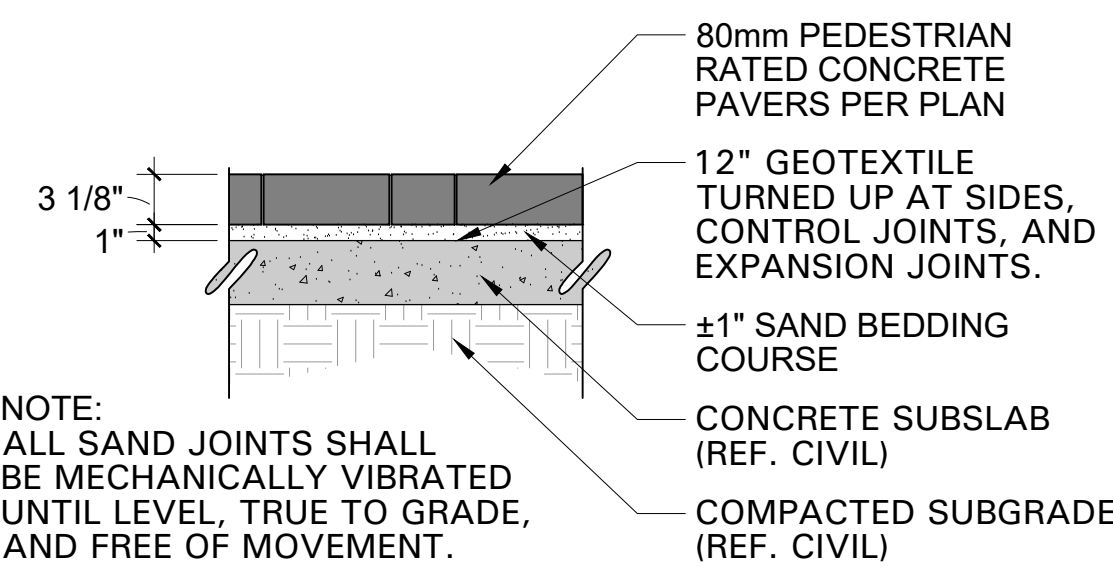
PLANT AND MATERIALS LIST: NOTE: CONTRACTOR TO VERIFY QUANTITIES PER PLANS

TREES								
	QTY.	LVL	1	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	DESCRIPTION
	12			BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CAL.	14'-16" HT., SINGLE STRAIGHT TRUNK, UPRIGHT GROWTH, FULL CANOPY
	1			EW	EASTERN WHITE BUD	CERCIS CANADENSIS ALBA	2" CAL.	5'-6" HT., SINGLE STRAIGHT TRUNK, UPRIGHT GROWTH, FULL ROUNDED CANOPY

SHRUBS/PERENNIALS/GRASSES/GROUNDCOVERS								
	QTY.	LVL	1	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	DESCRIPTION
	103			AL	AFRICAN LILY	AGAPANTHUS AFRICANUS	1 GAL.	12" O.C. SPACING PER PLAN
	3			CFF	CHINESE FRINGE FLOWER	LOROPETALUM CHINENSIS	3 GAL.	18" HEIGHT, 12" SPREAD, SPACING PER PLAN
	65			GTB	GREEN TOWER BOXWOOD	BUXUS SEMPERVIRENS	3 GAL.	24" HEIGHT, 12" SPREAD, SPACING PER PLAN
	603			LI	LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL.	12" O.C. SPACING PER PLAN
	6			NRS	NELLIE R STEVENS HOLLY	ILEX x NELLIE R STEVENS	15 GAL.	48" HEIGHT, 18" SPREAD, SPACING PER PLAN
	27			SSL	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GAL.	18" HEIGHT, 12" SPREAD, SPACING PER PLAN



NOTE:
ALL SAND JOINTS SHALL
BE MECHANICALLY VIBRATED
UNTIL LEVEL, TRUE TO GRADE,
AND FREE OF MOVEMENT.



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BE MECHANICALLY VIBRATED
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HARDSCAPE MATERIALS

PEDESTRIAN PAVERS:
LOCATED AT LEVEL 1 PEDESTRIAN WALKWAYS
SUPPLIER: KEYSTONE HARDSCAPE
COLOR: GREYSTONE BLEND
THICKNESS: 60mm
PATTERN: 12"x18" VENETIAN PAVER
RUNNING BOND COURSE
INSTALLATION: PER DETAIL THIS SHEET

ENHANCED PEDESTRIAN PAVERS:
LOCATED AT LEVEL 1 PEDESTRIAN WALKWAYS
SUPPLIER: KEYSTONE HARDSCAPE
COLOR: 40% LIMESTONE, 40% PEWTER,
20% CHARCOAL
THICKNESS: 80mm
PATTERN: 3"x18" VERONA PAVERR
RUNNING BOND COURSE
INSTALLATION: PER DETAIL THIS SHEET

TREE GRATES:
LOCATED AT LEVEL 1 PEDESTRIAN WALKWAY
SUPPLIER: IRON SMITH
COLOR: CAST IRON
SIZE: 48" SQUARE
PATTERN: BRIAR
INSTALLATION: PER MANUFACTURE DETAIL



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KEYNOTE SYMBOL - ELEVATION	
#	DESCRIPTION
E1	GFRG; COLOR: CREME BUFF OR SIMILAR - PROFILE 1
E2	STUCCO; COLOR: SW 7008 - ALABASTER, MEDIUM SAND TEXTURE
E3	DARK BRONZE CHANNEL LETTER SIGNAGE
E4	DARK BRONZE STOREFRONT SYSTEM; REF. SPEC OUTLINE
E5	GLASS; VRE4-54 BY VIRACON; REF. SPEC OUTLINE
E6	GLASS AWNING WITH STEEL FRAME; DARK BRONZE FINISH
E7	STUCCO; ACCENT COLOR: XX
E8	SPANDREL GLAZING WITH DARK BRONZE FRAME AT GARAGE LEVELS
E9	DARK BRONZE ALUMINUM WINDOW SYSTEM; REF. SPEC OUTLINE
E10	CONCRETE BALCONY WITH SKIM COAT, FINISH COLOR TO MATCH ADJACENT EIFS WALLS
E11	GLASS GUARDRAIL SYSTEM; REF. SPEC OUTLINE
E12	CLAY ROOF TILE
E13	WALL SCONCE; REF. ELECTRICAL
E14	STEEL TRELLIS; COLOR: DARK BRONZE FINISH
E15	SPANDREL GLAZING
E16	EIFS TRIM; 6" JULIETTE BALCONY
E17	EIFS TRIM - PROFILE 2
E18	WIND SCREEN, STRUCTURAL GLASS, 7'-0" TALL; REF. SPEC OUTLINE
E19	BALCONY DOOR SYSTEM, GLASS; REF. SPEC OUTLINE AND OVERALL FLOOR PLANS
E20	DECORATIVE METAL RAILING; COLOR: DARK BRONZE FINISH
E21	DECORATIVE STUCCO ACCENTS
E22	STUCCO INSET WALL
E23	EXTERIOR WALL SCONCE; REF. ELECTRICAL
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E27	RAISED PLANTERS; REF. LANDSCAPE DWGS
E28	EIFS; COLOR: SW 7008 - ALABASTER, MEDIUM SAND TEXTURE
E29	EIFS TRIM; REF. PROFILE DETAILS
E30	SWING DOOR; COLOR: DARK BRONZE FINISH; REF. DOOR TYPES
E31	SLIDING DOOR; COLOR: DARK BRONZE FINISH; REF. DOOR TYPES
E32	FABRIC AWNING
E33	DECORATIVE TILE
E34	WOOD WINDOW SHUTTER

MATERIAL TABULATION CHART

		NORTH		SOUTH		EAST	WEST
1	TOTAL FACADE S.F.	51,686 SF	100 %	52,345 SF	100 %		
2	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	35,220 SF	69 %	36,621 SF	70 %		
3	DOORS AND WINDOWS S.F.	16,466 SF	31 %	15,724 SF	30 %		
4	PRIMARY MASONRY TOTALS (MIN. 80%)						
	STUCCO (SF)	34,650 SF	98%	36,293 SF	99%		
	DECORATIVE CERAMIC TILE (SF)	0 SF	0%	0 SF	0%		
5	SECONDARY MASONRY TOTALS (MAX 20%)						
	GFRG (SF)	570 SF	2%	328 SF	1%		

BLOCK FRONTAGE PERCENTAGE

BLOCK PERCENTAGE NUMBERS PER SECTION 6.1(H) REFERRING TO PERCENTAGE OF BUILDING FACADE WHICH IS GARAGE

- TYPE A FACADES
- WEST = 5,738 / 42,656 = 13%
 - SOUTH = 7,839 / 54,988 = 14%
- TYPE B FACADES
- NORTH = 13,523 / 53,774 = 25%
 - EAST = 11,396 / 42,273 = 27%

BUILDING HEIGHT DATA

- PEAK PARAPET HEIGHT: 201' - 10"
- SECONDARY PARAPET HEIGHT: 191' - 10"
- MEAN BUILDING HEIGHT: 196' - 10"
- HIGHEST ELEVATION OF "FLAT" ROOF: 186' - 10"

GENERAL ELEVATION NOTES

- FACADE MATERIAL CALCULATIONS EXCLUDE OPENINGS I.E. WINDOWS, DOORS, ETC.
- CANOPIES AND GUARDRAILS HAVE BEEN EXCLUDED FROM CALCULATIONS.
- ANY EXTERNAL ELEC. PANELS WITH BE PAINTED/TEXTURED TO MATCH MATERIAL AND COLOR OF THE BUILDING.
- IF GUTTERS & DOWNSPOUTS ARE TO BE VISIBLE ON THE 'A' FACADE, THEY MUST BE INCORPORATED INTO FACADE DESIGN.
- OUTDOOR PRIVATE SPACES MAY NOT BE USED FOR STORAGE, PARKING, NO BICYCLES, MOTORCYCLES, OR TOYS MAY BE STORED, ETC.

TOWN URBAN DESIGN STANDARDS

LAKESIDE DFW DEVELOPMENT CODE

OVERALL CHARACTER ZONE: MU-TEN SUBZONE OF MU-TEN: MZ-1

SECTION 3 REGULATIONS

- MAXIMUM BUILDING HEIGHT: 25 STORIES
- SETBACKS (FRONT, SIDE, REAR): 0, 0, 0

SECTION 3.1.G REGULATIONS

- 12'-0" MIN. GROUND FLOOR HEIGHT (OVERRIDES 14' IN SECT. 7)
- BUILDINGS 4 OR MORE STORIES MAY USE TINTED, MIRRORRED, OR OPAQUE GLASS ABOVE THE GROUND FLOOR
- RESTAURANTS: MINIMUM GLASS AREA FRONTING THE STREET SHALL BE 15% ; MAX. GLASS AREA FRONTING THE LAKE SHALL BE 90%
- TOWERS EXCEEDING 4 STORIES ARE NOT REQUIRED TO RECESS THE BUILDING 12 FROM THE FRONT BUILDING LINE
- APARTMENT BUILDINGS IN MZ-1 SHALL PROVIDE STRUCTURED PARKING FOR THE RESIDENTIAL UNITS.

SECTION 7 REGULATIONS

TYPE A FACADE (PUBLIC ROW FACING)

MATERIALS

- UNRESTRICTED: BRICK, STONE, STUCCO*, CAST STONE, CERAMIC TILE
- 20% MAX: CMU, EIFS, METAL PANEL SIDING, HARDI-PLANK
- PROHIBITED: ALUMINUM SIDING, VINYL SIDING, WOOD/ CORRUGATED METAL SIDING

TYPE B FACADE (PARKING LOTS & ALLEY AREAS)

MATERIALS

- UNRESTRICTED: BRICK, STONE, STUCCO*, CAST STONE, CERAMIC TILE
- 80% MAX: CMU, EIFS, METAL PANEL SIDING, HARDI-PLANK
- PROHIBITED: ALUM SIDING, VINYL SIDING, WOOD/ CORRUGATED METAL SIDING

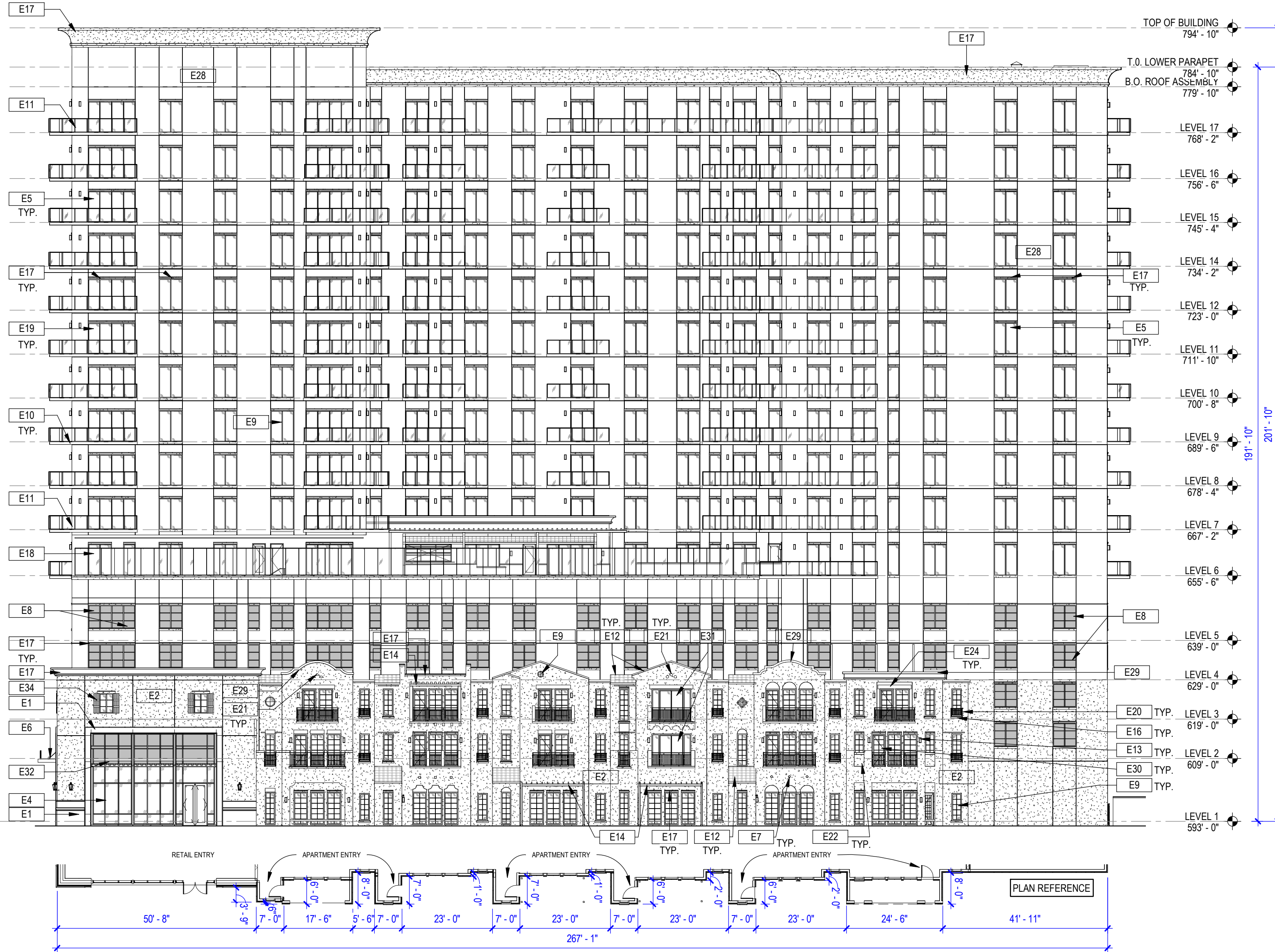
*STUCCO COLORS TO BE NEUTRAL OR EARTH-TONE. PAINTED TRIM COLORS TO BE SELECTED FROM THE RANGE OF COLORS AVAILABLE FROM THE NATIONAL TRUST FOR HISTORIC PRESERVATION. BRIGHT COLORS CAN BE USED ON TRIM OR DECORATIVE ELEMENTS.

COMMERCIAL GROUND FLOOR REGULATIONS

- DISPLAY WINDOW, GLASS: LIGHT TINTING FOR UV PROTECTION IS PERMITTED.

COMMERCIAL UPPER STORY REGULATIONS

- BALCONIES: FLOORS MAY PROJECT INTO THE PUBLIC ROW



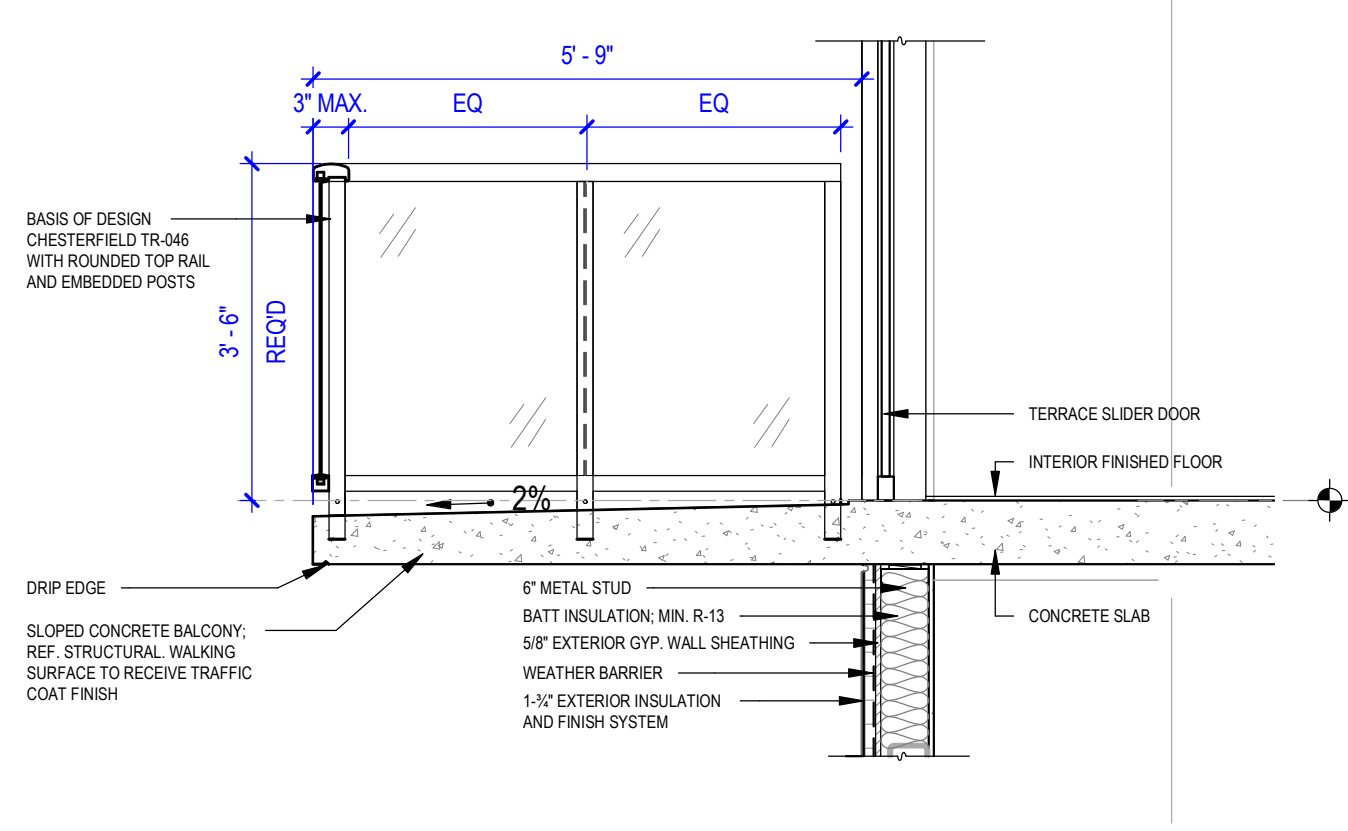
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6 TYPICAL UNIT BALCONY - ELEVATION
1/4" = 1'-0"



5 TYPICAL UNIT BALCONY - SECTION
1/2" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1" = 20'-0"



1 NORTH EXTERIOR ELEVATION
1" = 20'-0"

KEYNOTE SYMBOL - ELEVATION	
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E1	GFRG, COLOR: CREME BUFF OR SIMILAR
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MATERIAL TABULATION CHART									
		NORTH		SOUTH		EAST		WEST	
1	TOTAL FACADE S.F.	51,686 SF	100 %	52,345 SF	100 %	40,341 SF	100 %	40,513 SF	100%
2	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	35,655 SF	69 %	37,035 SF	71 %	31,423 SF	78%	27,314 SF	67%
3	DOORS AND WINDOWS S.F.	16,031 SF	31 %	15,310 SF	29 %	8,918 SF	22%	13,199 SF	33%
4	PRIMARY MASONRY TOTALS (MIN. 80%)								
	STUCCO (SF)	34,927 SF	98%	36,018 SF	97.5%	31,176 SF	99%	26,594 SF	96.8%
	DECORATIVE CERAMIC TILE (SF)	0 SF	0%	250 SF	0.5%	0 SF	0%	460 SF	1.2%
5	SECONDARY MASONRY TOTALS (MAX 20%)								
	GFRC (SF)	728 SF	2%	1,017 SF	2%	247 SF	1%	720 SF	2%

BLOCK FRONTAGE PERCENTAGE

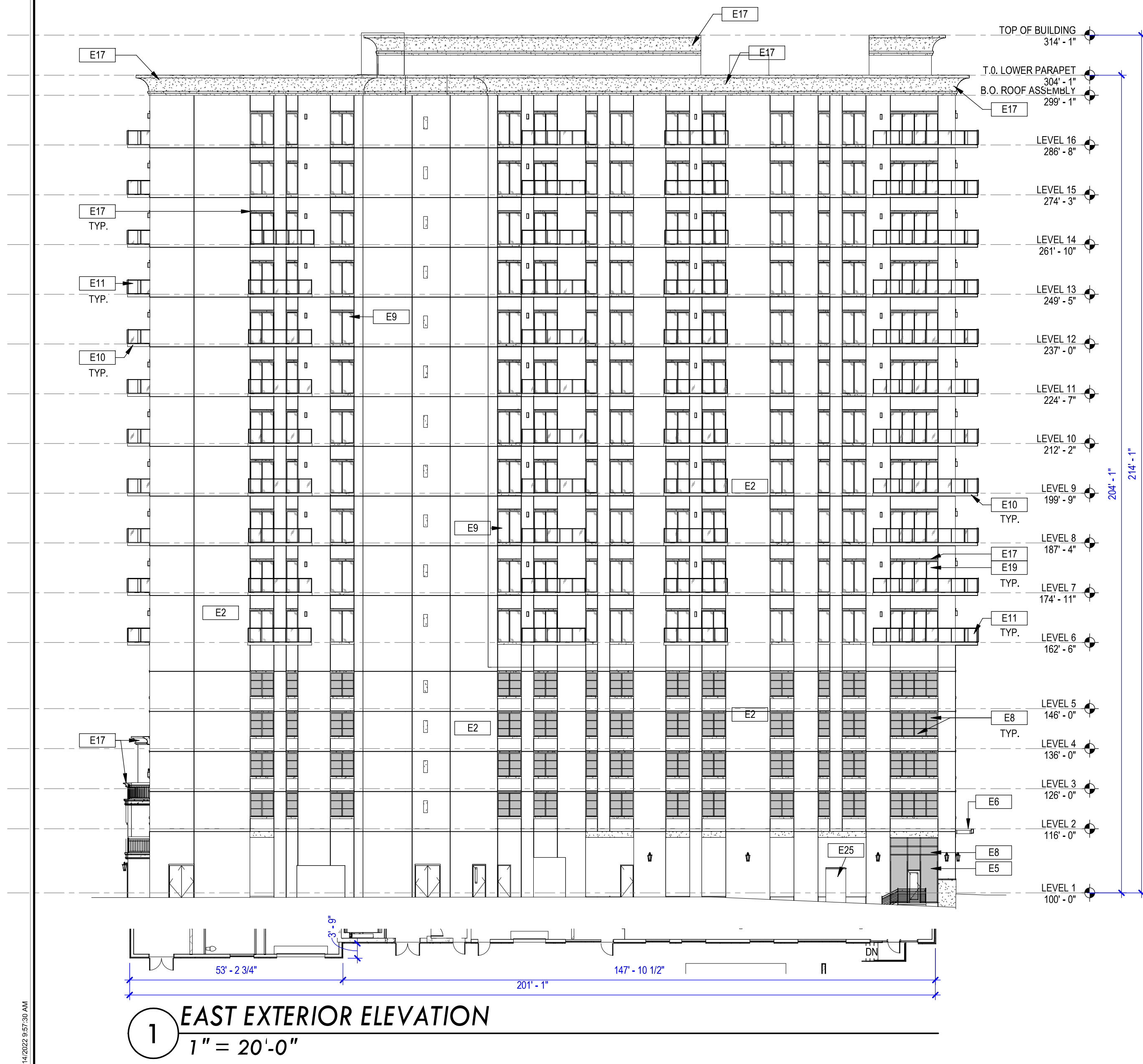
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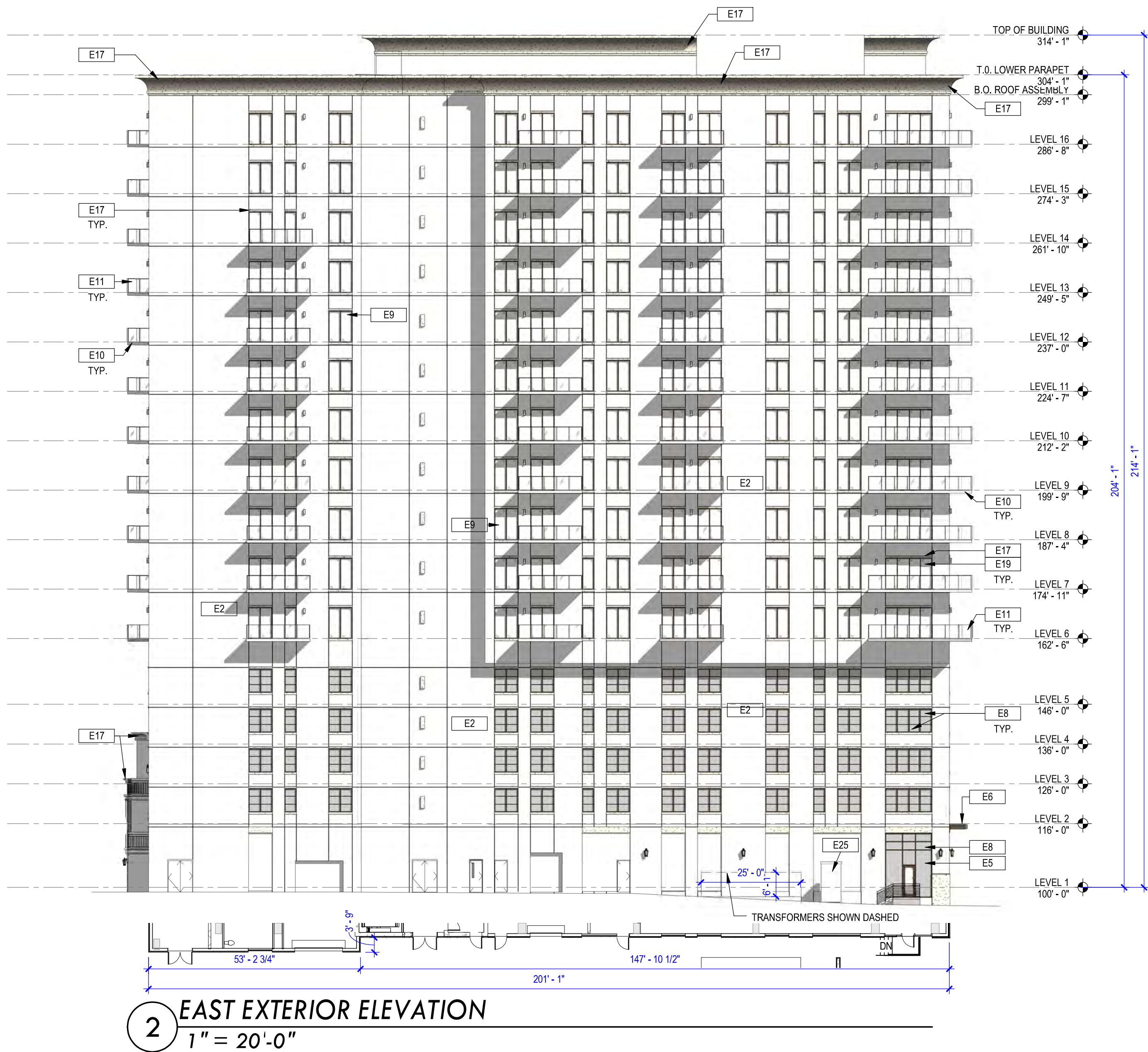
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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: May 23, 2022

FROM: Poornima Kashyap, Principal Planner

ITEM: Public Hearing to consider an ordinance for rezoning (ZPD21-0010 – Embree 2499) from Agricultural District (A) and Single Family-Estate (SF-E) to Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west 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. There are exception requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 6.81 acres of land currently zoned Agricultural District (A) to Retail-2 (R-2) along the Long Prairie Road frontage and to Office (O) uses on the western half of the property. The proposal is consistent with the Master Plan's split land use designation. The property is currently developed with single-family residential homes.

The concept plan depicts three drive-thru restaurants of varying sizes: 3,744 square feet, 3,180 square feet and 974 square feet within the Retail zoned area, and two office buildings totaling 24,800 square feet within the Office zoned area. The layout consists of the proposed buildings, parking lots, open space and landscaping. There are two amenity areas identified within the center of the site. Primary access will be provided from Long Prairie Road with mutual access easements from properties located to the north and to the south. The proposed uses requires 235 parking spaces, and the plan depicts 215 parking spaces, indicating that the development is within the 20% deviation allowed by the Town's parking regulations.

To address concerns from neighboring properties, the applicant has written the following conditions into their development standards:

- Maximum height of one-story for medical office buildings along the western side of the property, as well as a variable width compatibility buffer along the western property line between 25 and 45 feet.

- Six-foot masonry walls constructed along the western and northern property lines.
- Lighting measured at the northern and western property lines shall not exceed four-tenths of one footcandle and shall be shielded.
- Speakers for Building 1 shall not be oriented to face north.

As part of the request, the applicant is requesting exceptions to the Code of Ordinances. In summary (see Section III, below, for detail):

Exceptions:

- Driveway Spacing
- Roofs and Parapets

III. EXCEPTIONS:

A. Driveway Spacing

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Long Prairie Road to be a minimum of 360 feet between drive approaches. The proposed driveway is located approximately 300 feet from the existing driveway on the adjacent parcel to the north and 280 feet from the existing driveway on the adjacent parcel to the south. However, the southern driveway spacing exception will no longer be required once the spine road behind Angel Vet is completed because Angel Vet will then be required to demolish their access from Long Prairie and utilize the spine road instead. The proposed driveway is in the location staff would recommend, as it lines up with Surrey Woods Rd across Long Prairie.

B. Roofs and Parapets

Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver to this request for individual projects. Such request should only be contemplated in the areas that are not adjacent to residences, are part of large-scale developments, and provide architectural detail to soften the appearance of large, tall vertical walls.

The proposed retail buildings are less than 15,000 square feet and require a pitched roof on all sides of the building. The proposed elevations for Building 1 consist of a flat roof design.

IV. UNRESOLVED ITEMS

Spine Road

On December 19, 2016, the Town Council approved the elimination of Section 3, Specific Plan Areas (SPA), from the Town's Master Plan and the removal of the SPA overlays from the Land Use Map. SPA 2, which had previously applied to this area, stated that internal access for all parking and service is to be provided by an extension

of Firewheel Drive to Sagebrush and that curb cuts onto FM 2499 would be minimized. This was to be accomplished through the development of a “spine road.” While the SPAs were repealed, the Town’s intention, as indicated by the staff report at the time, was to continue to enforce the spine road requirement. The proposed development has dedicated a 31’ mutual access easement connecting the properties to the north and south; however, the easement has parking spaces along it, which could discourage its usage as a throughway. The applicant has stated that they would not be able to meet the Town’s parking requirements if they removed all the spaces along the access easement.

Elevations for Retail Buildings

The applicant provided Typical QSR Pad Site building elevations that will apply to all three proposed fast food restaurants initially. However, they have indicated in their development standards that each of these buildings will likely come forward with a PD amendment to have their specific elevations considered prior to site plan application.

V. ENVIRONMENTAL CONSERVATION COMMISSION (ECC)

On January 4, 2022 the Environmental Conservation Commission (ECC) reviewed and recommended approval of a permit to remove three specimen trees on the site with the condition that the applicant work with the Town and TxDOT to reduce the deceleration lane’s length and discuss altering the detention pond in an attempt to save the specimen trees. While these actions were taken, the applicant stated that due to the utilities in the area (drainage culverts) the specimen trees will more than likely not be able to be saved. This item will be forwarded to the Town Council for consideration at the same time as the subject project.

VI. 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. ZPD21-0010 had a total of 30 Property Owner Notifications mailed. At the time this report was written, staff had received 1 item of correspondence in support and no item(s) of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

VII. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

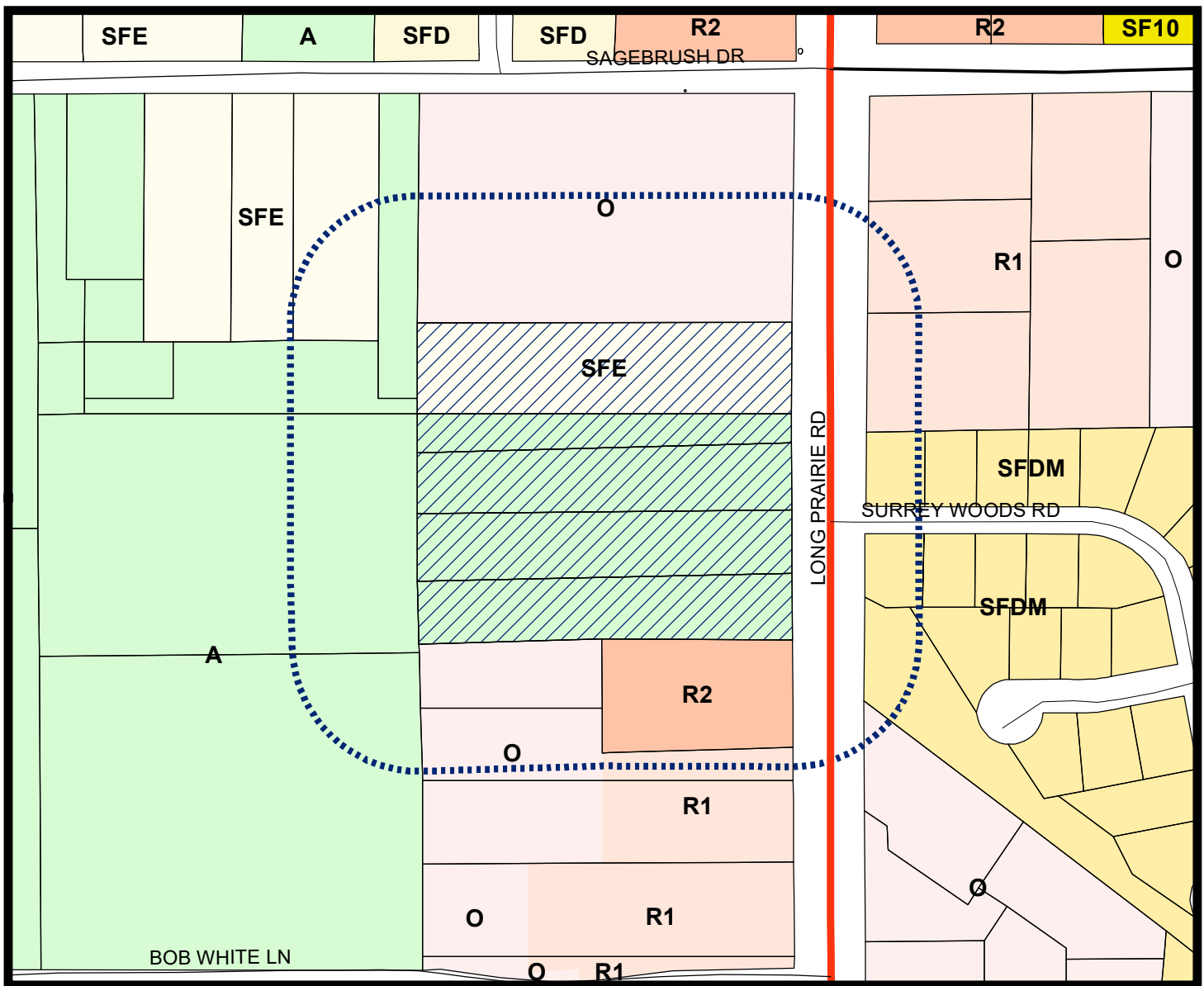
B. Application Details

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

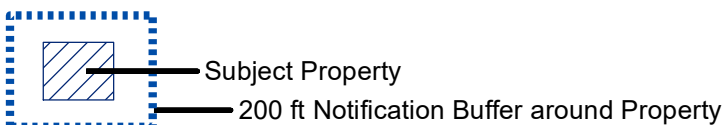


Vicinity Map

Reference Project: ZPD21-0010

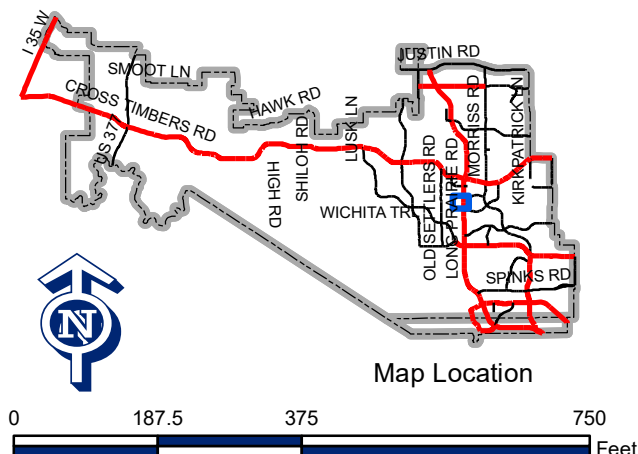


LEGEND



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 > EMBREE 2499

April 06, 2022

Lexin Murphy
Town Planner
Town of Flower Mound
2121 Cross Timbers
Flower Mound, TX 75028

RE: Zoning Change Request – Embree 2499

Ms. Murphy:

Please accept this letter, on behalf of Jerry Frazier with Embree Development Group, Inc., as an explanation of the proposed Zoning Change Request for approximately 6.81 acres of land located west of Long Prairie Road and approximately 400 feet south of Sagebrush Drive. The current zoning on the property is Single Family Estate and Agricultural.

The purpose of this application is to request a zoning change to allow for a Planned Development so that three restaurants with drive-throughs and two office buildings may be constructed. There is a 31-foot Mutual Access Easement that runs from the northern side of the property to the southern side of the property. This Mutual Access Easement will be the dividing point between the office uses and restaurant with drive through uses. This drive will connect Sagebrush Drive to Fire Wheel Drive providing cross access to the developments along this section of Long Prairie Road. Once our proposed development is complete the only portion required to make the full connection will be from the two lots directly south of our Planned Development. There was a Development Agreement that was entered into by the Town of Flower Mound and Victor Adoue on October 16, 2006 that states that once the property north of Angel Veterinary Clinic develops the drive way connection from Long Prairie Road shall be demolished and access shall come from the Mutual Access Easement (Spine Road). This Developers Agreement does not affect our property or the timing of development for our property, but it does implicate actions to take place outside of our property. It is our intent to allow for the spine road connection on our property to be connected into so that all lots are developable and have adequate cross access internally.

The Offices shown on the plan equal a total of 25,175 square feet. The businesses within the offices will be either professional offices or medical offices. The three proposed restaurants directly adjacent to Long Prairie Road will be restaurants that provide drive throughs. There is a total of 7,898 square feet of restaurant square footage being proposed. The parking and access requirements have been provided in accordance with the Town of Flower Mounds Development Code. The concept plan shows that the site will meet the Town's compatibility setback and buffer.

Deviations from Town of Flower Mound Standards

- Elevations for each building are not included in the submittal package for a Planned Development.



LETTER OF INTENT > EMBREE 2499

- Quick Services Restaurants will not have pitched roofs in the traditional sense.
- Driveway spacing along FM 2499 have been modified as shown on the Concept Plan and requested in the Development Standards.

We are very excited to have the opportunity to bring this project forward to appropriately develop this infill site. This location is the ideal spot for this use and the project will be beneficial to the Town and its residents. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS

Doug Powell, AICP

Cc: Embree Development Group, Inc.

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Printed: 5/18/2022 11:52 AM by Aaron Miller, Sheet: 2/19/2022 11:52 AM, by emilee

ANS, NICK
WART, TR 59, 1.03
DCAD TR# 24
E FAMILY ESTATE
LAND USE: ESTATE

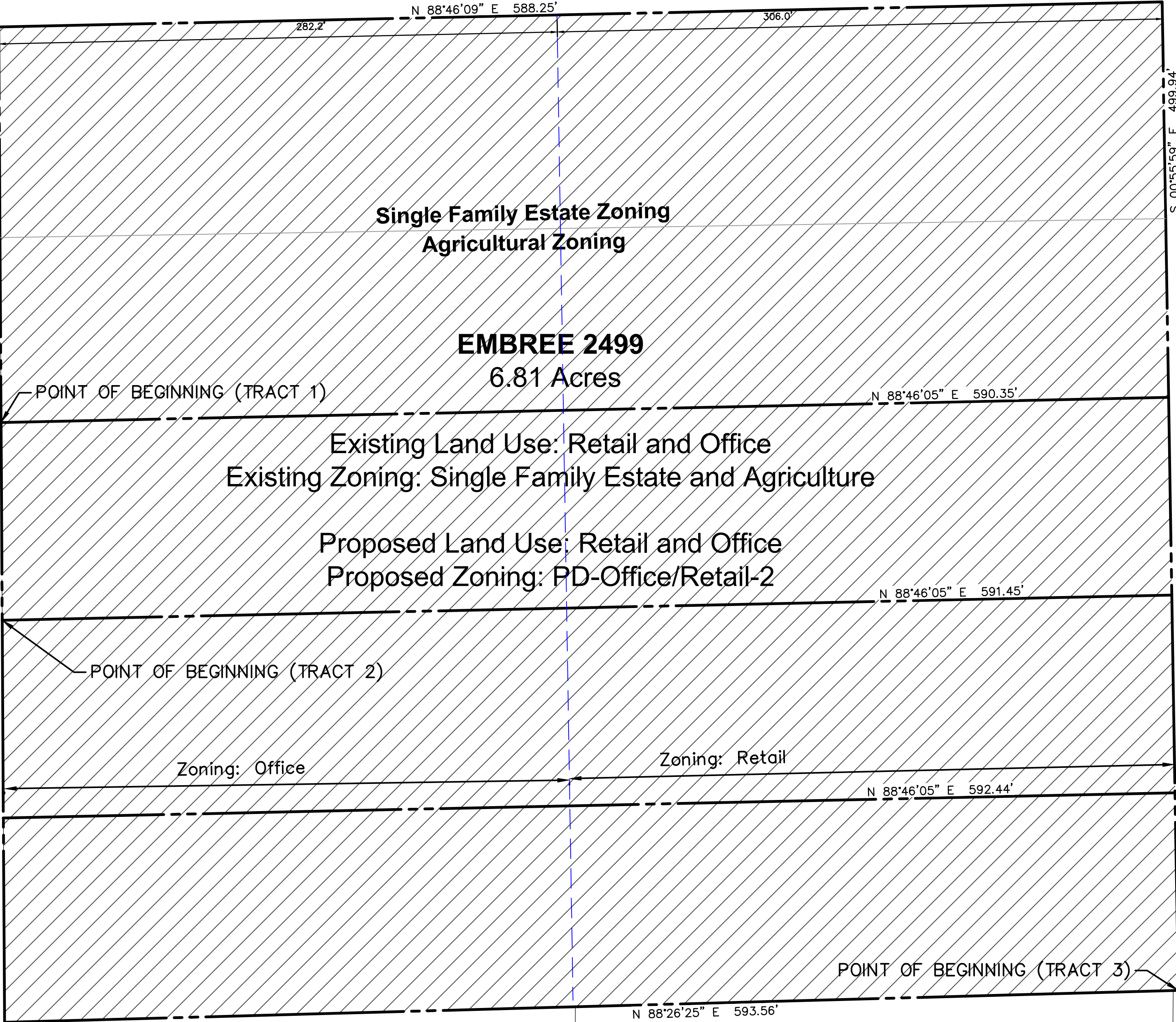
KO, TAD A
WART, TR 60, 1.0615
DCAD TR# 20
AGRICULTURAL
LAND USE: ESTATE

LINVILLE, STEPHEN L
A1346A J. WIZWELL, TR 38, 4.9
ACRES, OLD DCAD TR #4,5
ZONED: AGRICULTURAL
LAND USE: ESTATE

WEDGE, WILLIAM PATRICK
A1346A J. WIZWELL, TR 37, 7.06
ACRES, OLD DCAD TR# 3
ZONED: AGRICULTURAL
LAND USE: ESTATE

MARKO, TAD A
A1161A J. STEWART, TR 60C, .8867 ACRES ZONED: AGRICULTURAL
LAND USE: ESTATE

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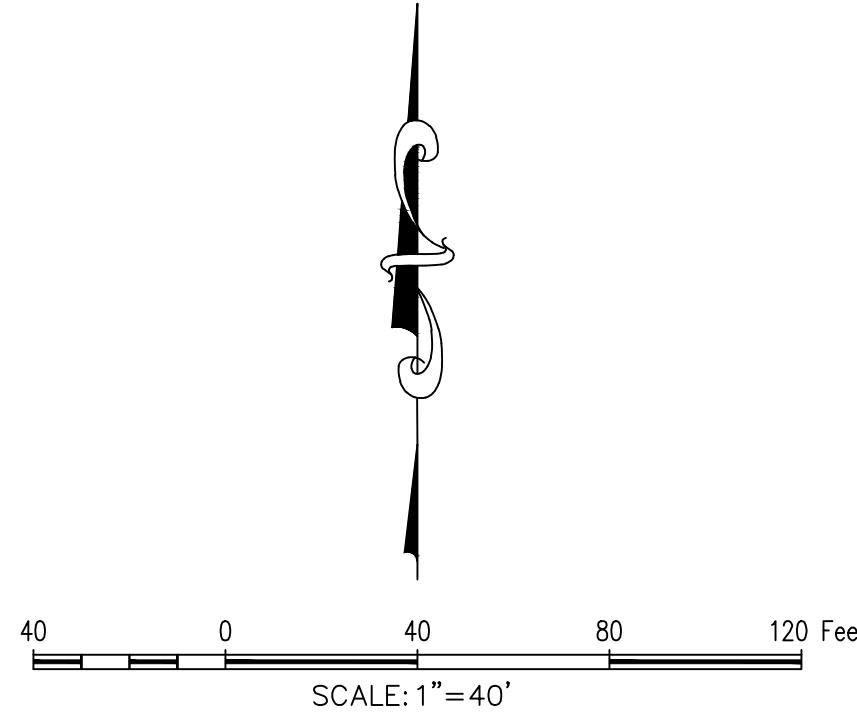


EARLES, HARVEY L
A1346A J. WIZWELL, TR 43, .627
ACRES, OLD DCAD TR# 23
ZONED: PD-64
LAND USE: OFFICE

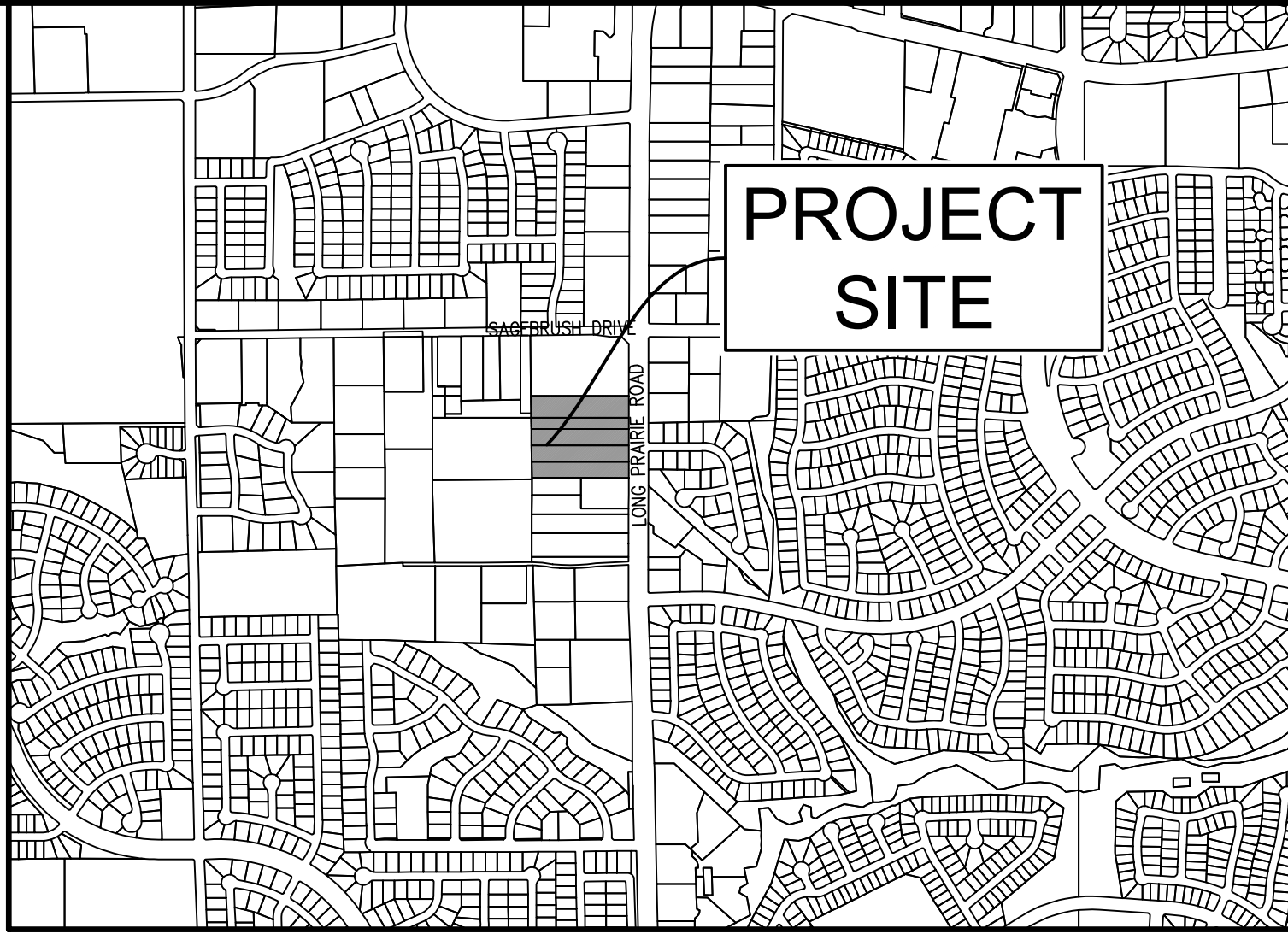
VCA REAL PROPERTY ACQUISITION CORP
ANGEL VET CENTER BLK A LOT 1
ZONED: PD-64
LAND USE: RETAIL

Development Standard	Required		Provided	
	Office	Retail-2	Office	Retail-2
Min. Lot Size	N/A	N/A	N/A	N/A
Min. Lot Width	N/A	N/A	N/A	N/A
Min. Area/Unit	N/A	N/A	N/A	N/A
Min. Front Yard	N/A	N/A	60'	60'
Min. Side Yard	N/A	N/A	N/A	N/A
Min Rear Yard	15'	15'	15'	15'
Max. Lot Coverage	50%	50%	50%	50%
Max. Height (Stories/Ft)	3 stories or 35'	2 stories or 35'	1 story or 35'	3 stories or 35'

OWNER/DEVELOPER
Jerry Frazier
Embree Development Group,
Ph. 512.819.4746
Contact: Jerry Frazier



LONG PRAIRIE ROAD
FM 2499



TRACT 1
LEGAL DESCRIPTION
4.062 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the J. Wizwell Survey, Abstract Number 1346, Town of Flower Mound, Denton County, Texas, and being all that certain tract of land, described by deed to Imer & Sebian Bardhi, recorded in Document Number 2006-58316, Deed Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" capped rebar found at the southeast corner of a certain tract of land, described by deed to Rodgers Living Trust & Nishendu Vasavada & Bela Vasavada, recorded in Document Number 2014-116754, Deed Records, Denton County, Texas, and being in the west right-of-way line of FM 2499 (Long Prairie Road, called 120' right-of-way);

THENCE S 88°26'25" W, with the south line of said Rodgers Living Trust tract, passing the northeast corner of Lot 1, Block A, Angel Vet Center, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2007-46905, Plat Records, Denton County, Texas, at a distance of 2.56 feet, continuing a distance of 304.87 feet to a 1/2" capped rebar found, at the northwest corner thereof, same being the most northerly northeast corner of a certain tract of land described by deed to Harvey L. Earles, recorded in Document Number 2003-16340, Deed Records, Denton County, Texas, continuing a total distance of 593.56 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner thereof, same being the southwest corner of said Rodgers Living Trust tract, same being the northeast corner of a certain tract of land, described by deed to William Patrick Wedge, recorded in Document Number 2016-36297, Deed Records, Denton County, Texas, and being the southeast corner of a certain tract of land, described by deed to Stephen Linville, recorded in Volume 2694, Page 701, Deed Records, Denton County, Texas;

THENCE N 00°19'57" W, with the east line of said Linville tract, and the west line of said Rodgers Living Trust tract, passing at a distance of 103.36 feet, the northwest corner thereof, same being the southwest corner of a certain tract of land, described by deed to Nishendu M. Vasavada & Ramesh P. Vasani tract, recorded in Volume 1930, Page 250, Deed Records, Denton County, Texas, continuing a total distance of 203.37 feet to the POINT OF BEGINNING, at a 1/2" capped rebar set, stamped "MCADAMS", being the northwest corner of said Vasani tract, same being the southwest corner of said Bardhi tract, and being in the east line of said Linville tract;

THENCE N 00°19'57" W, with the east line of said Linville tract, and the west line of said Bardhi tract, a distance of 300.04 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner thereof, same being the northeast corner of said Linville tract, same being the southwest corner of Lot 1, Block A, FM Senior Living, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2014-202, Plat Records, Denton County, Texas, and being the southeast corner of a certain tract of land, described by deed to Tad A. Marko, recorded in Document Number 1993-65535, Deed Records, Denton County, Texas;

THENCE N 88°46'09" E, with the north line of said Bardhi tract, and the south line of said Lot 1, a distance of 588.25 feet, to a "4" set in concrete, at the northeast corner of said Bardhi tract, same being the southeast corner of said Lot 1, and being in the west line of FM 2499;

THENCE S 00°55'59", with the east line of said Bardhi tract, and the west line of FM 2499, passing A 1/2" capped rebar found, stamped "SJ&F" at a distance of 199.99 feet, continuing a total distance of 299.99 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the southeast corner of said Bardhi tract, same being the northeast corner of said Vasani tract;

THENCE S 88°46'05" W, with the south line of said Bardhi tract, and the north line of said Vasani tract, a distance of 591.40 feet to the POINT OF BEGINNING and containing approximately 4.062 acres of land.

TRACT 2
LEGAL DESCRIPTION
1.359 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the J. Wizwell Survey, Abstract Number 1346, Town of Flower Mound, Denton County, Texas, and being all that certain tract of land, described by deed to Nishendu M. Vasavada & Ramesh P. Vasani tract, recorded in Volume 1930, Page 250, Deed Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" capped rebar found at the southeast corner of a certain tract of land, described by deed to Rodgers Living Trust & Nishendu Vasavada & Bela Vasavada, recorded in Document Number 2014-116754, Deed Records, Denton County, Texas, and being in the west right-of-way line of FM 2499 (Long Prairie Road, called 120' right-of-way);

THENCE S 88°26'25" W, with the south line of said Rodgers Living Trust tract, passing the northeast corner of Lot 1, Block A, Angel Vet Center, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2007-46905, Plat Records, Denton County, Texas, at a distance of 2.56 feet, continuing a distance of 304.87 feet to a 1/2" capped rebar found, at the northwest corner thereof, same being the most northerly northeast corner of a certain tract of land described by deed to Harvey L. Earles, recorded in Document Number 2003-16340, Deed Records, Denton County, Texas, continuing a total distance of 593.56 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner thereof, same being the southwest corner of said Rodgers Living Trust tract, same being the northeast corner of a certain tract of land, described by deed to William Patrick Wedge, recorded in Document Number 2016-36297, Deed Records, Denton County, Texas, and being the southeast corner of a certain tract of land, described by deed to Stephen Linville, recorded in Volume 2694, Page 701, Deed Records, Denton County, Texas;

THENCE N 00°19'57" W, with the east line of said Linville tract, and the west line of said Rodgers Living Trust tract, a distance of 103.36 feet to the POINT OF BEGINNING, being a 1/2" capped rebar set, stamped "MCADAMS" at the northwest corner thereof, same being the southwest corner of said Vasani tract, and being in the east line of said Linville tract;

THENCE N 00°19'57" W, with the east line of said Linville tract, and the west line of said Vasani tract, a distance of 100.01 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner thereof, same being the southeast corner of a certain tract of land, described by deed to Imer & Sebian Bardhi, recorded in Document Number 2006-58316, Deed Records, Denton County, Texas, and being in the east line of said Linville tract;

THENCE N 88°46'05" E, with the north line of said Vasani tract, and the south line of said Bardhi tract, a distance of 591.40 feet, to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner thereof, same being the northeast corner of said Vasani tract, and being in the west line of FM 2499, from which a 1/2" capped rebar found, stamped "SJ&F", bears N 00°55'59" W, 100.00 feet;

THENCE S 00°55'59" E, with the east line of said Vasani tract, and the west line of FM 2499, a distance of 100.00 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the southeast corner of said Vasani tract, same being the northeast corner of said Rodgers Living Trust tract, and being in the west line of said FM 2499;

THENCE S 88°46'05" W, with the south line of said Vasani tract, and the north line of said Rodgers Living Trust tract, a distance of 592.45 feet to the POINT OF BEGINNING and containing approximately 1.359 acres of land.

TRACT 3
LEGAL DESCRIPTION
1.384 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the J. Wizwell Survey, Abstract Number 1346, Town of Flower Mound, Denton County, Texas, and being all that certain tract of land, described by deed to Rodgers Living Trust & Nishendu Vasavada & Bela Vasavada, recorded in Document Number 2014-116754, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found at the southeast corner of said Rodgers Living Trust tract, and being in the west right-of-way line of FM 2499 (Long Prairie Road, called 120' right-of-way);

THENCE S 88°26'25" W, with the south line of said Rodgers Living Trust tract, passing the northeast corner of Lot 1, Block A, Angel Vet Center, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2007-46905, Plat Records, Denton County, Texas, at a distance of 2.56 feet, continuing a distance of 304.87 feet to a 1/2" capped rebar found, at the northwest corner thereof, same being the most northerly northeast corner of a certain tract of land described by deed to Harvey L. Earles, recorded in Document Number 2003-16340, Deed Records, Denton County, Texas, continuing a total distance of 593.56 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner thereof, same being the southwest corner of said Rodgers Living Trust tract, same being the northeast corner of a certain tract of land, described by deed to William Patrick Wedge, recorded in Document Number 2016-36297, Deed Records, Denton County, Texas, and being the southeast corner of a certain tract of land, described by deed to Stephen Linville, recorded in Volume 2694, Page 701, Deed Records, Denton County, Texas;

THENCE N 00°19'57" W, with the east line of said Linville tract, and the west line of said Rodgers Living Trust tract, a distance of 103.36 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northwest corner thereof, same being the southwest corner of a certain tract of land, described by deed to Nishendu M. Vasavada & Ramesh P. Vasani tract, recorded in Volume 1930, Page 250, Deed Records, Denton County, Texas, and being in the east line of said Linville tract;

THENCE N 88°46'05" E, with the north line of said Rodgers Living Trust tract, and the south line of said Vasani tract, a distance of 592.45 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the southeast corner thereof, same being the northeast corner of said Rodgers Living Trust tract, and being in the west line of FM 2499, from which a 1/2" capped rebar found, stamped "SJ&F", bears N 00°55'59" W, 200.00 feet;

THENCE S 00°55'59" E, with the east line of said Rodgers Living Trust tract, and the west line of FM 2499, a distance of 99.95 feet to the POINT OF BEGINNING and containing approximately 1.284 acres of land.

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 1018440
www.mcadamsco.com



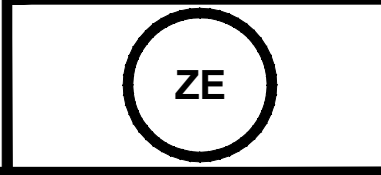
EMBREE 2499
TRACTS 18, 19, 21, 24
6.81 Acres
in the
J. STEWART & J. WIZWELL SURVEY, ABSTRACT NO.
A1161A
A1346A
DENTON COUNTY, TEXAS

Zoning Exhibit

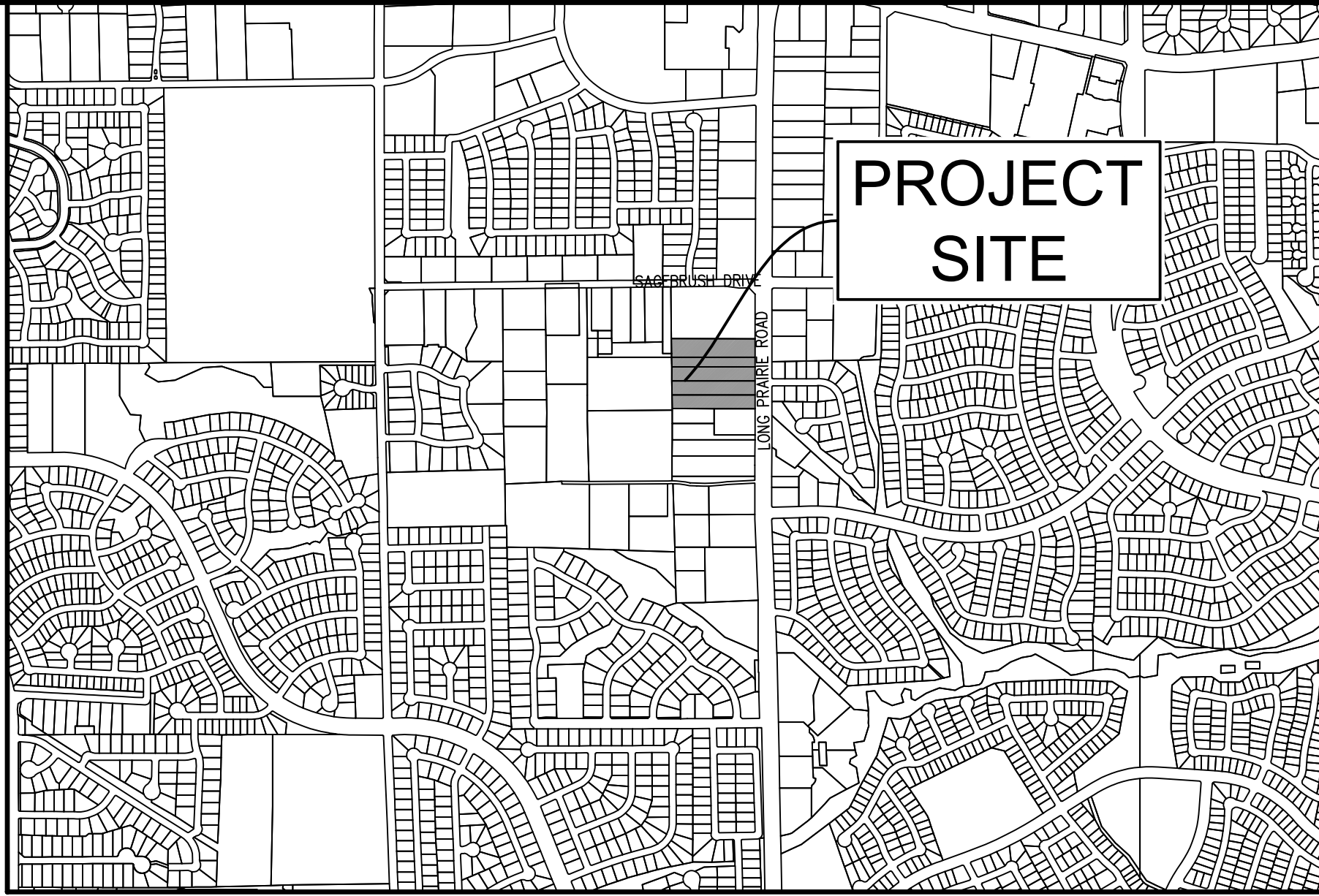
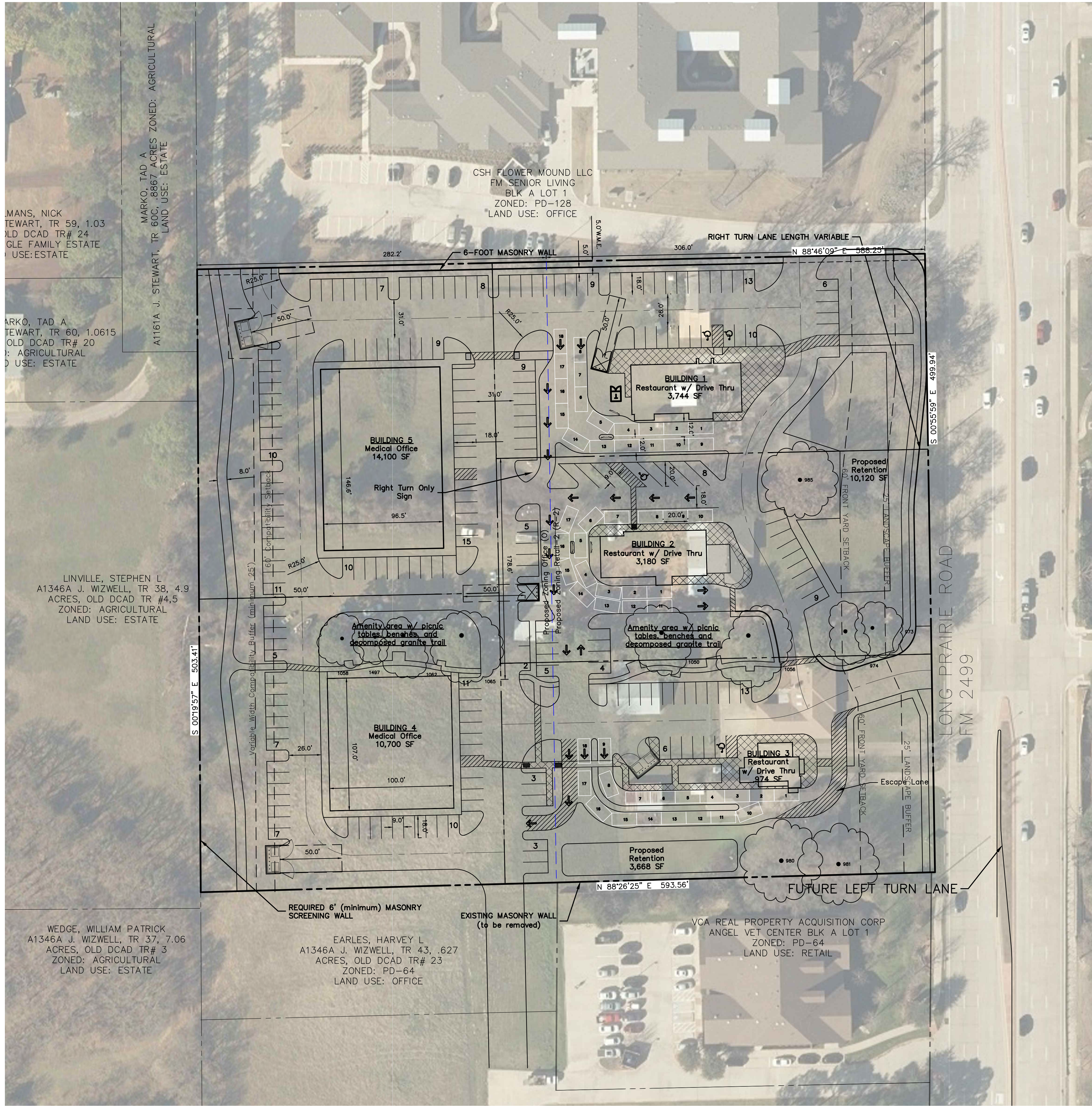
PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JOSHUA M. BARTON,
P.E. #129227
DATE 5/18/2022

Drawn By: PF
Date: 6/15/2021
Scale: 1"=40'
Revisions:
September 17, 2021
March 11, 2022
Revisions: 5/18/2022

2020310385



EMBREE 2499

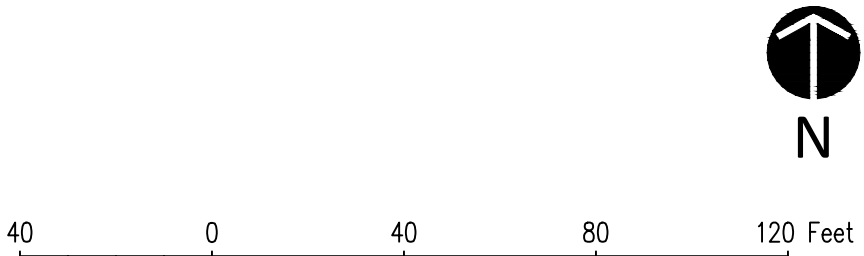


SITE DATA TABLE		
Physical Address:	3025, 3101, 3125, 3175, 3201 Long Prairie Rd	
Gross Site Area:	6.81 A; 296,643 SF	
Current Zoning:	Single Family Estate and Agriculture	
Current Use:	Residential	
Lot Coverage Data:		
Building Coverage:	11%	
Impervious Area:	46%	
Pervious Area:	43%	
Parking Summary:		
	Required	Provided
	235	215

Zoning Standard	Existing SFE & AO		Proposed PD W/ R-2 O	
Minimum Lot Area	1 Acre	2 Acres	None	None
Minimum Lot Width	105 ft.	200 ft.	None	None
Minimum Floor Area	2,400 sqft.	1,800 sqft.	None	None
Minimum Front Yard	40 ft.	40 ft.	60 ft.	None
Minimum Side Yard	20 ft.	25 ft.	None	None
Minimum Rear Yard	20 ft.	20 ft.	15 ft.	15 ft.
Maximum Lot Coverage	25 %	25 %	50 %	50 %
Max Height (stories/ft.)	3/35 ft.	3/35 ft.	3/35 ft.	1/35 ft.
Maximum Floor: Area Ratio	None	None	1:1	1:1

Embree Site Data Summary Table						
Site	Building 1 Restaurant w/ Drive Thru	Building 2 Restaurant w/ Drive Thru	Building 3 Restaurant w/ Drive Thru	Building 4 Medical Office	Building 5 Medical Office	Totals
Building Square Footage	3,744	3,180	974	10,700	14,100	32,698
Patio Square Footage	N/A	435	N/A	N/A	N/A	435
Total Building SF	3744	3615	974	10,700	14,475	
Building Height	Max 30'					
Parking Ratio	1/75 SF			1/200 SF		
Parking Required	50	48	13	54	71	235
Parking Provided	47	33	25	40	70	215
ToFM 20% Rule	± 10 Stalls	± 8 Stalls	± 2 Stalls	± 10 stalls	± 14 stalls	± 44 stalls

NOTE: RETENTION PONDS WILL BE WET PONDS.



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MCADAMS

EMBREE 2499
TRACTS 18, 19, 21, 24
6.81 Acres
in the
J. STEWART & J. WIZWELL SURVEY, ABSTRACT NO. A1161A
A1346A
DENTON COUNTY, TEXAS

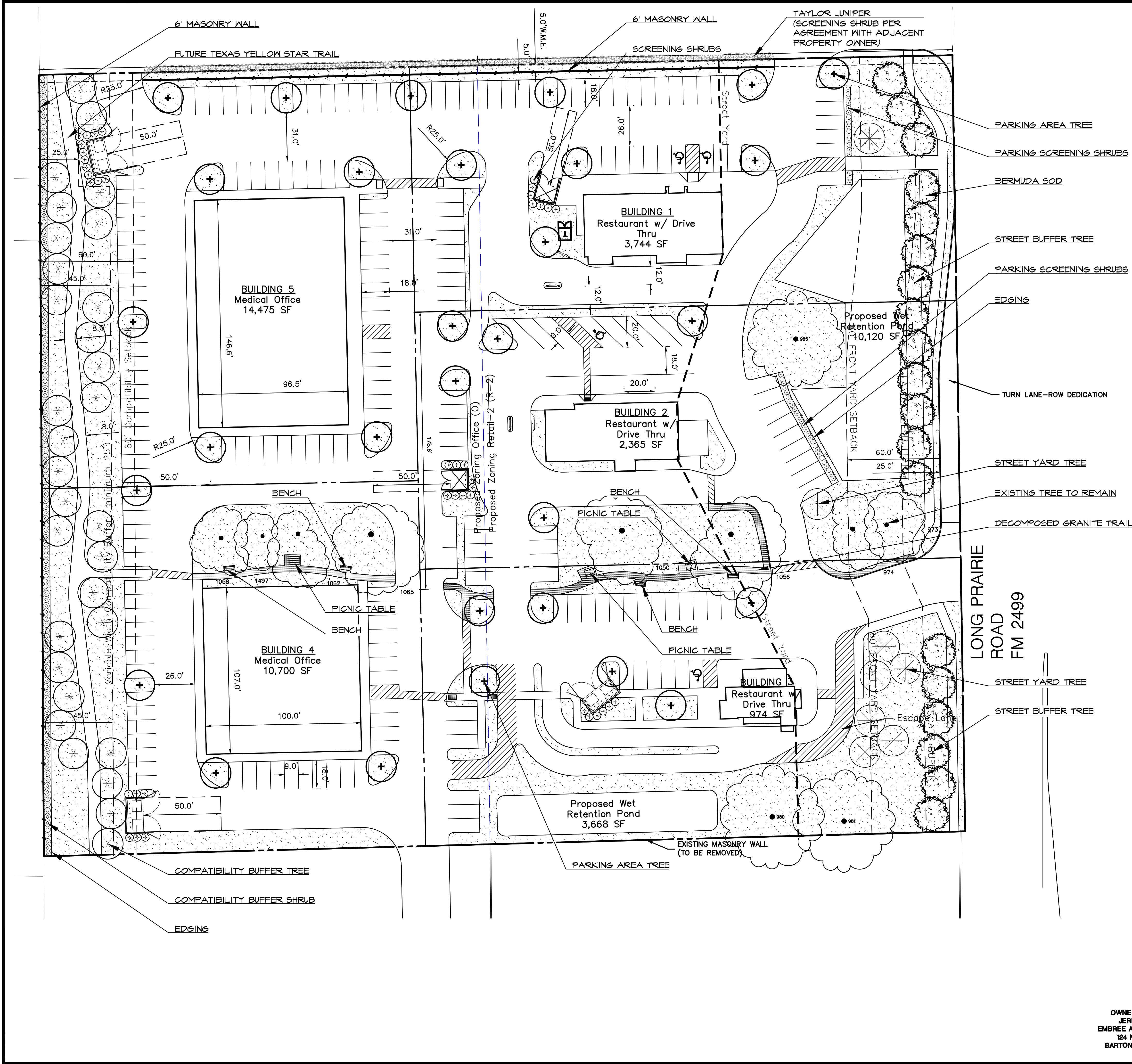
Conceptual Site Plan

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 JOSHUA M. BARTON, P.E. #129227 DATE 5/16/2022

Drawn By: AM
Date: 6/15/2021
Scale: 1"=40'
Revisions: 8/6/2021
Revisions: 01/11/2022
Revisions: 03/11/2022
Revisions: 04/06/2022
Revisions: 04/27/2022
Revisions: 05/16/2022

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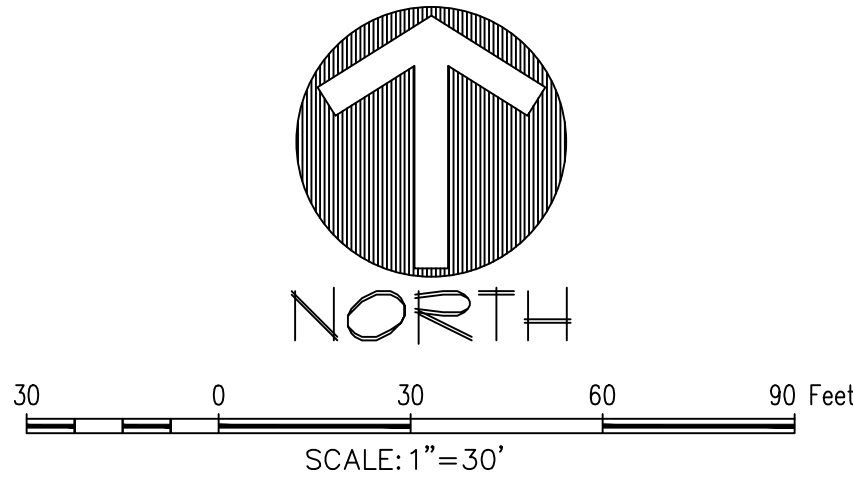


STREET BUFFER WIDTH			
STANDARD		REQUIRED	PROVIDED
Long Prairie Rd.		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 Lf.	499.94 Lf.	17 trees (3" cal.)	19 trees (3" cal.)
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	71,783 s.f. of street yard	14,357 s.f. of street yard	39,240 s.f. of street yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Between 10,000 and 110,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	71,783 s.f. of street yard	35 Trees (3" cal.)	8 street yard trees + 19 buffer trees + 4 parking tree + 5 existing trees
COMPATIBILITY BUFFER REQUIREMENTS			
STANDARD (WEST PROPERTY)	TOTAL AREA	REQUIRED	PROVIDED
25' compatibility buffer along west property		25 ft.	Variable width- Avg. 45 ft.
1 shade tree per 400 s.f.	12,575 s.f.	31 trees (3" cal.)	31 trees (3" cal.)
Understory Screening Plants		6' screening shrubs	6' screening shrubs
Min. 6' Masonry Wall		6' masonry wall	6' masonry wall
60' compatibility buffer setback		60 ft.	60 ft.
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	212 Parking Spaces	1,590 s.f.	32,650 s.f.
1 tree per 10 parking spaces	212 Parking Spaces	21 trees (3" cal.)	30 canopy trees + 6 existing trees
**All parking spaces to be located within 50 ft. of Parking lot tree.			

LEGEND

- EXISTING TREE TO REMAIN
- STREET BUFFER TREE
- PARKING AREA TREE
- STREET YARD TREE
- COMPATIBILITY BUFFER TREE
- COMPATIBILITY BUFFER SHRUB
- SCREENING SHRUB
- TAYLOR JUNIPER (SCREENING SHRUB)
- PARKING SCREENING SHRUB
- BERMUDA SOD
- 6' MASONRY WALL

OWNER/DEVELOPER
JERRY FRAZIER
EMBREE ASSET GROUP, INC.
124 McMakin Rd.
BARTONVILLE, TX 76226



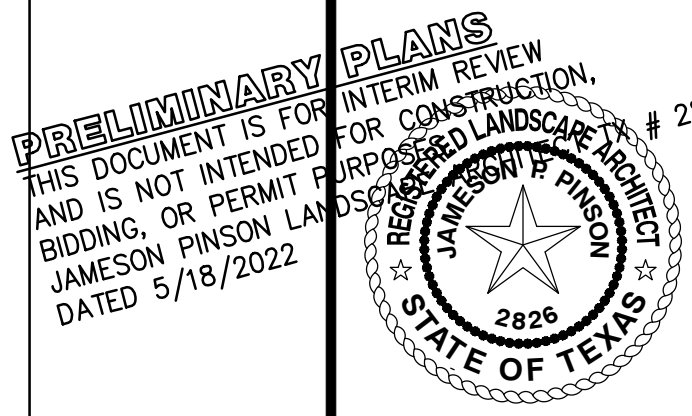
LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Embree 2499

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
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Reno, NV 89502
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TPE: 19922 TPELA 10194440
www.mcadamsco.com



EMBREE 2499
Lot Value, Block Value
EMBREE 2499
Value Acres
in the
J. WIZWELL SURVEY, ABSTRACT NO. 1346, TR. 45
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL LANDSCAPE PLAN



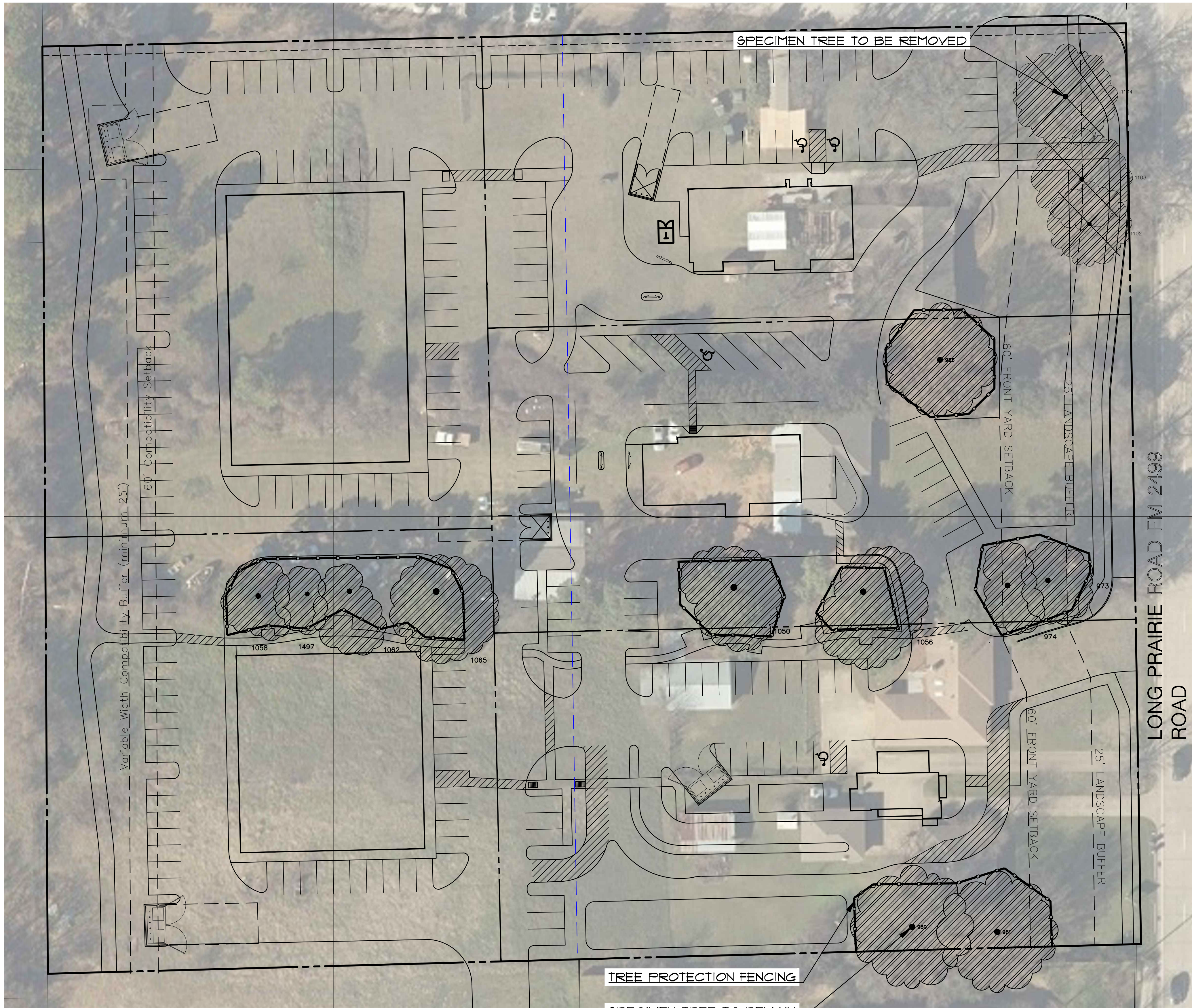
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Scale: 1"=30'
Revisions:
08/06/2021
09/24/2021
12/15/2021
03/11/2022
03/18/2022
04/06/2022
04/29/2022

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EMBREE 2499

File: M:\Projects\2020\202010385\Site Production\Planning and LA\Landscaping\Planning\202010385_SPTM001.DWG
SURVEY
DATE: 4/29/2022 8:42 AM by: Jerry Frazier, Scale: 1/8"=30' 4/29/2022 8:42 AM by: erickson



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the drip-line, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
 - 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the wound-wood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airaug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the drip-line must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (Irrigation lines shall not in any way bisect and therefore damage the "spoke-like" system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

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(DBA: G&A McAdams)
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TPE: 19102 TPELA: 1019440
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EMBREE 2499
Lot VALUE, Block VALUE
EMBREE 2499
Value Acres
in the
J. WIZWELL SURVEY, ABSTRACT NO. 1346, TR 45
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SPECIMEN TREE SURVEY



Drawn By: MR
Date: 06/23/2021
Scale: 1"=30'
Revisions:
09/03/2021
09/24/2021
12/21/2021
03/11/2022
03/18/2022
04/08/2022
04/28/2022

2020310385

L1.1

OWNER/DEVELOPER
JERRY FRAZIER
EMBREE ASSET GROUP, INC.
124 McMakin Rd.
BARTONVILLE, TX 76226

WRIGHT GROUP

ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242-1015

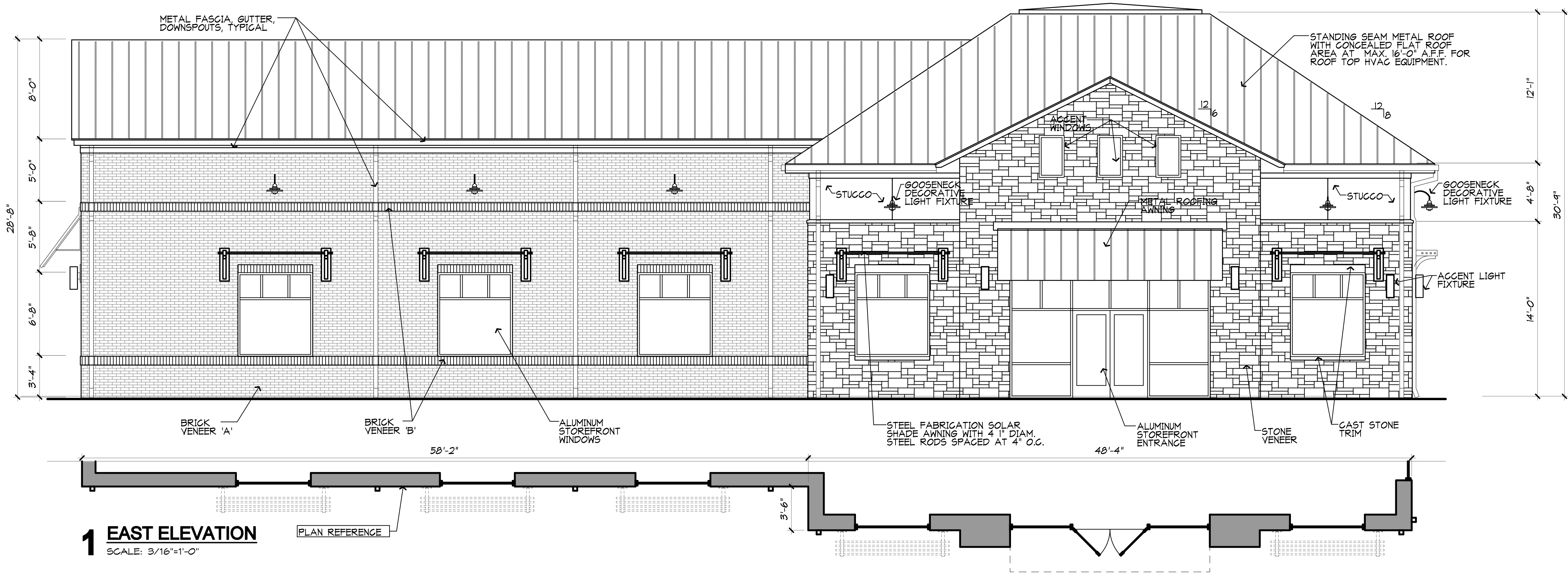


FM 2499 MULTI TENANT DEVELOPMENT

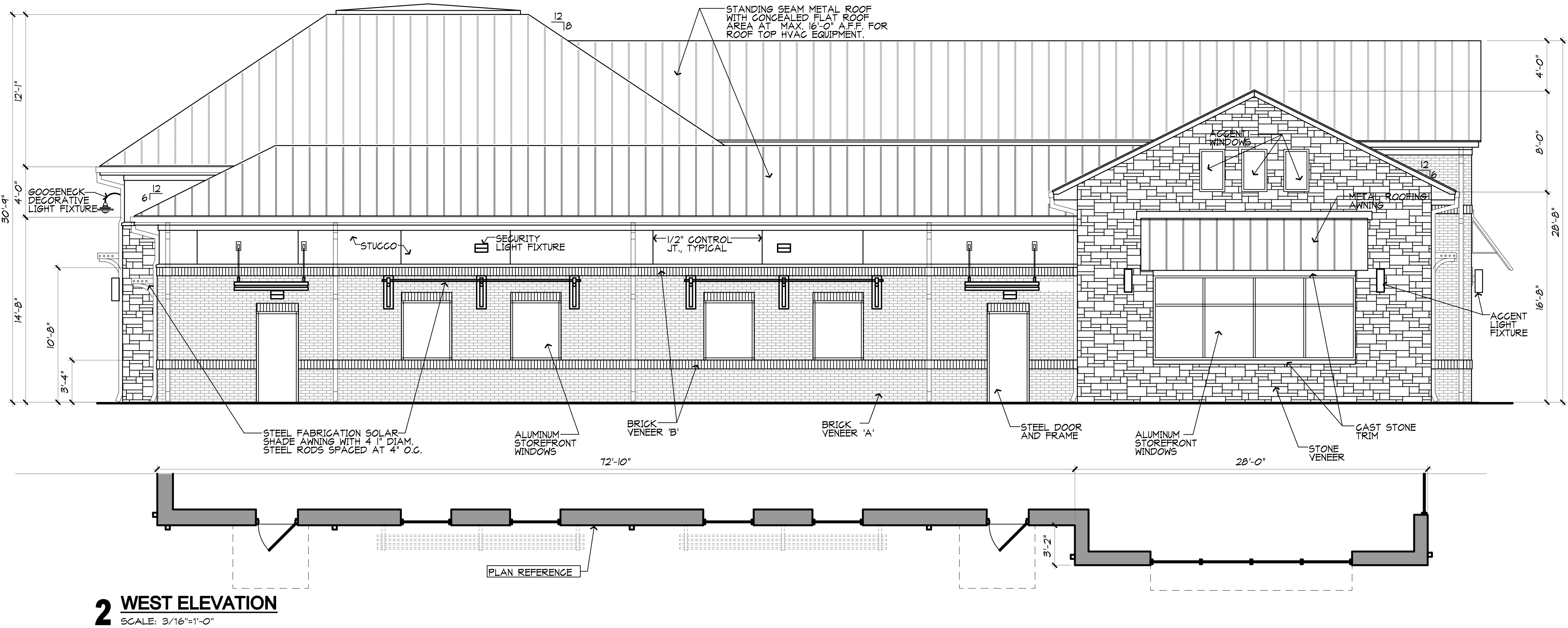
EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-01
OF



1 EAST ELEVATION
SCALE: 3/16"=1'-0"



2 WEST ELEVATION
SCALE: 3/16"=1'-0"

MATERIAL TABULATIONS CHART: BUILDING 4				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	1782 S.F.	2004 S.F.	2344 S.F.	2002 S.F.
2. FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1412 S.F.	1716 S.F.	2021 S.F.	1751 S.F.
3. DOORS AND WINDOWS S.F.	310 S.F.	288 S.F.	313 S.F.	251 S.F.
4. PRIMARY MASONRY TOTALS (MIN. 80%)	92%	93%	94%	92%
BRICK S.F.	345 S.F.	566 S.F.	1054 S.F.	763 S.F.
STONE S.F.	633 S.F.	1014 S.F.	760 S.F.	493 S.F.
STUCCO S.F.	323 S.F.	12 S.F.	86 S.F.	355 S.F.
TILT-WALL S.F.	N/A	N/A	N/A	N/A
5. SECONDARY MASONRY TOTALS (MAX. 20%)	8%	7%	6%	8%
EIPS S.F.	N/A	N/A	N/A	N/A
HARDPLANK (TRIM/FASCIA) S.F.	121 S.F.	124 S.F.	113 S.F.	140 S.F.
ADDITIONAL DETAIL S.F.	N/A	N/A	N/A	N/A

MATERIAL SELECTIONS

STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIGUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI
METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS: EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT: ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDERCOATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI

BUILDING 4

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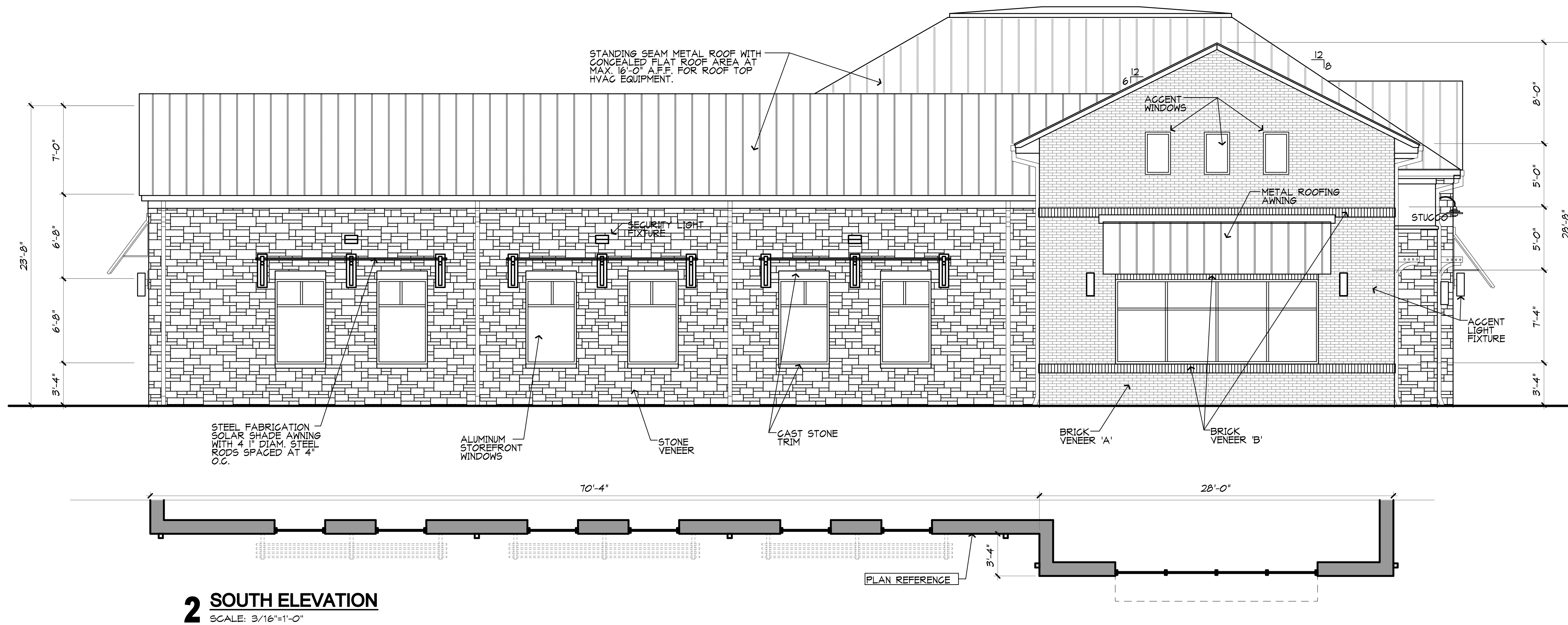
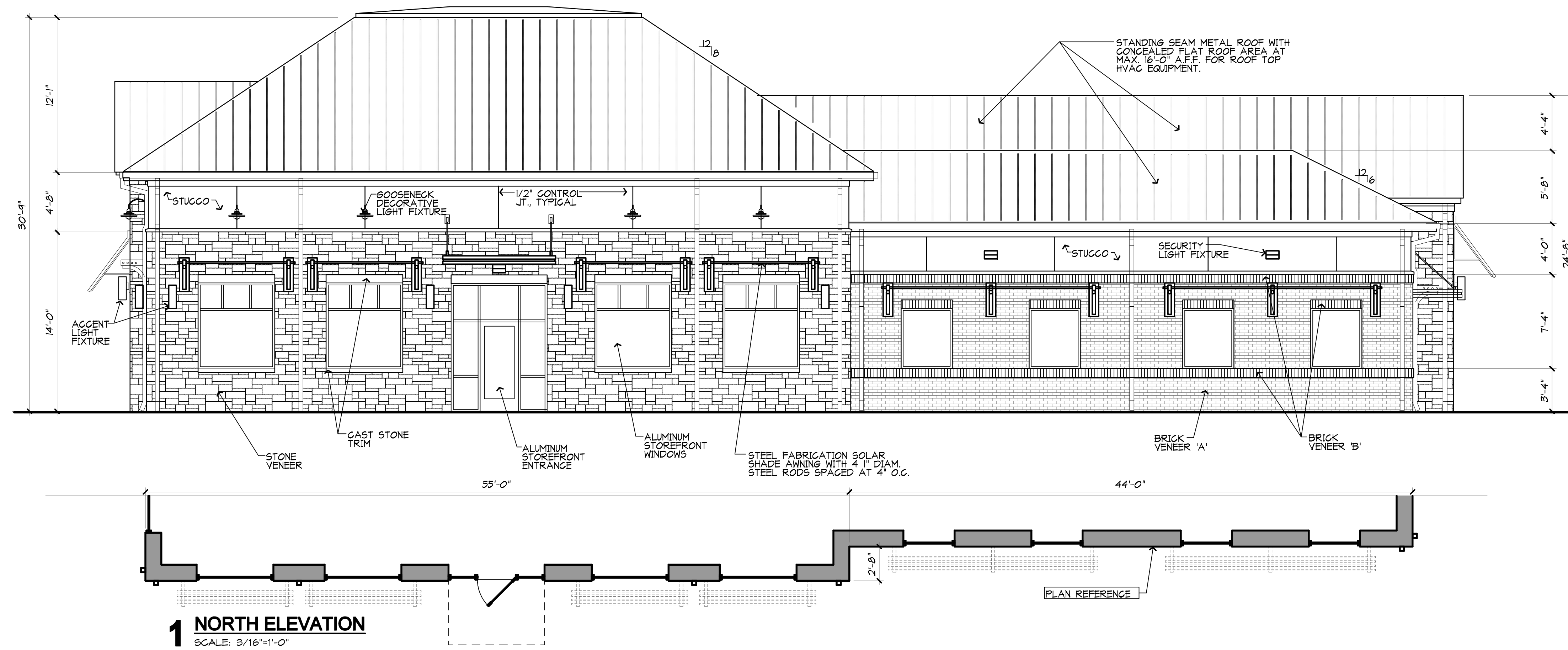


FM 2499 MULTI TENANT DEVELOPMENT

EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-02
OF



MATERIAL SELECTIONS	
STONE VENEER:	AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS:	MATCH AUSTIN WHITE
BRICK 'A':	ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B':	ACME - ASHWOOD (SOLDIER COURSE)
STUGGO:	MATCH SW6150 UNIVERSAL KHAKI
METAL ROOFING:	BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS:	EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT:	ANODIZED ALUMINUM
GANOPY/SOLAR SHADE/STEEL ACCENTS:	POWDERCOATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES:	MATCH SW6150 UNIVERSAL KHAKI

BUILDING 4

CONCEPT ELEVATIONS: NOT FOR BUILDING PERMIT OR CONSTRUCTION
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FM 2499 MULTI TENANT DEVELOPMENT

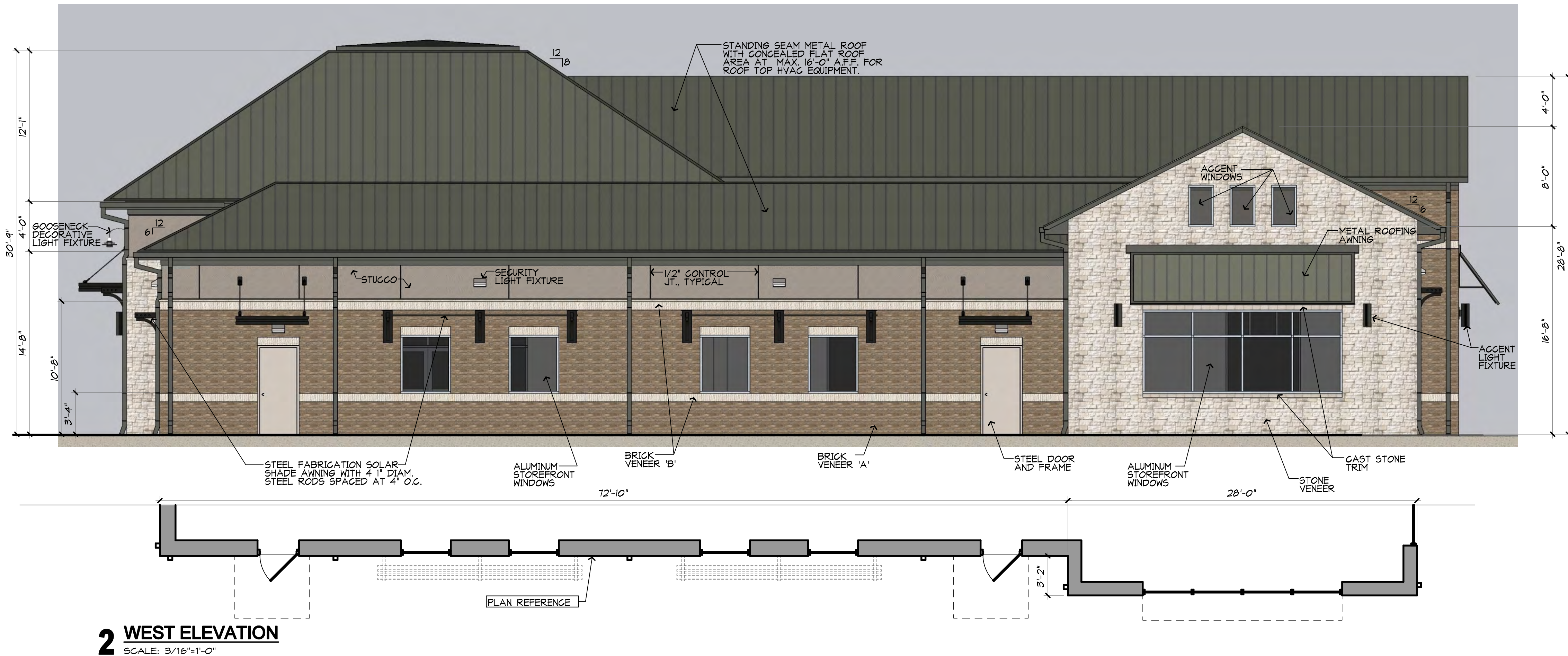
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3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-03
OF



1 EAST ELEVATION
SCALE: 3/16"=1'-0"



2 WEST ELEVATION
SCALE: 3/16"=1'-0"

MATERIAL SELECTIONS
STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI
METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS: EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT: ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDERCOATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI

BUILDING 4

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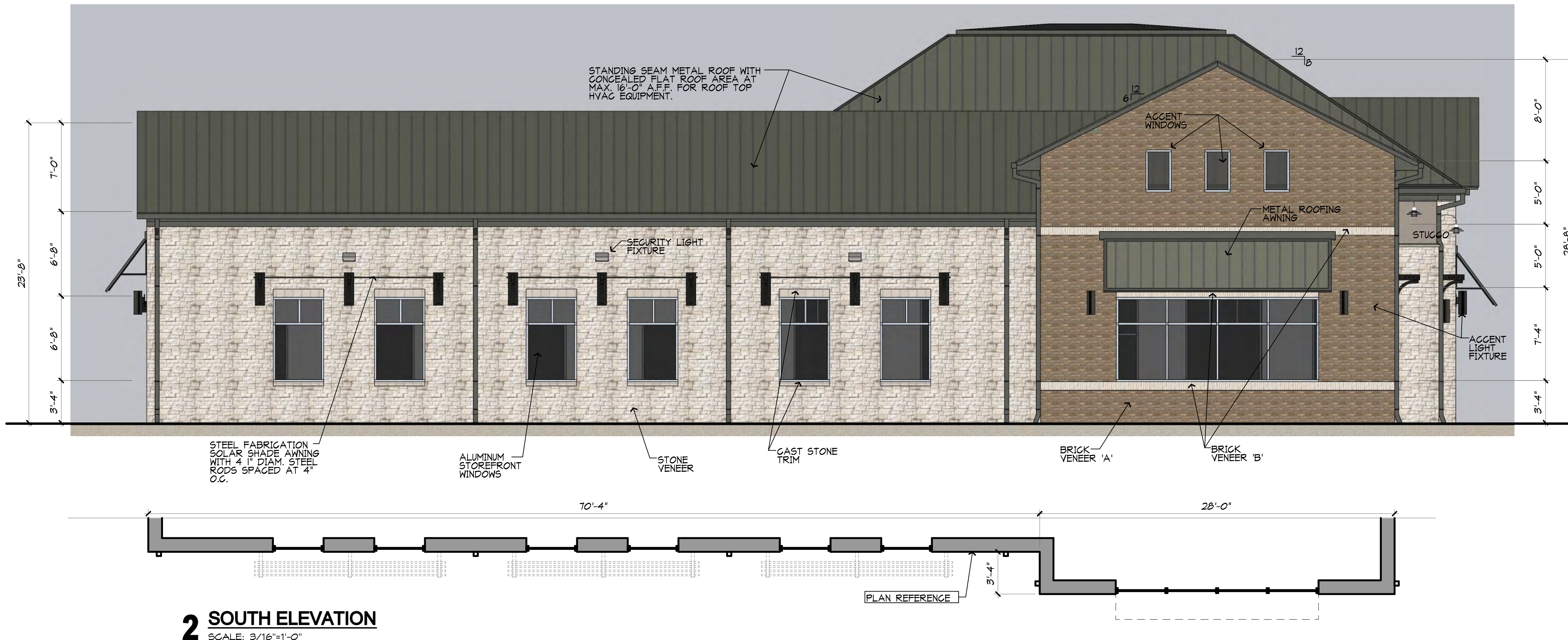
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3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-04
OF



1 NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

MATERIAL SELECTIONS
STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI
METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS: EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT: ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDERCOATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI

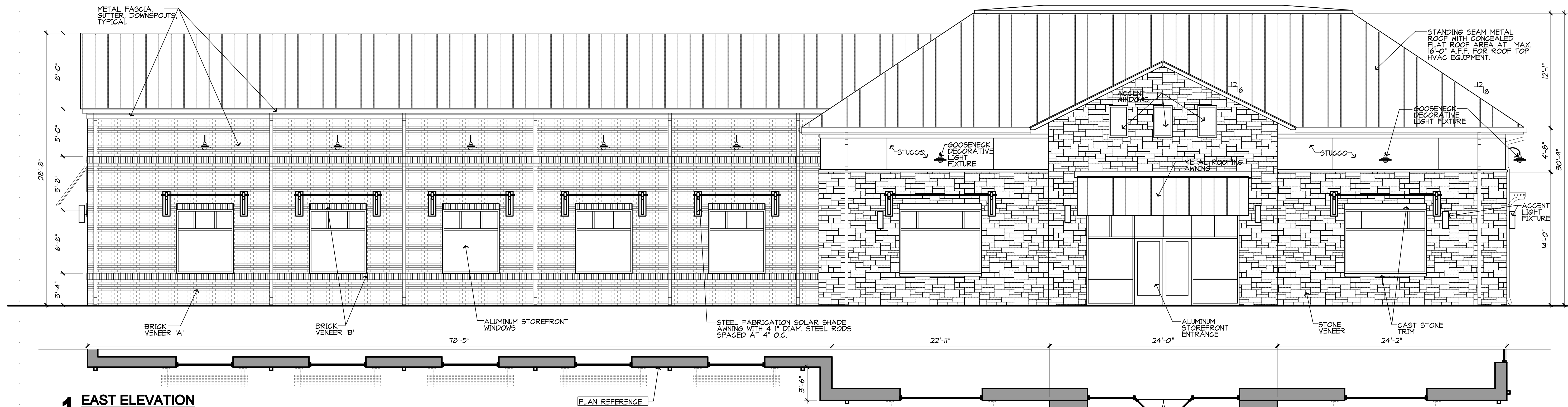
BUILDING 4

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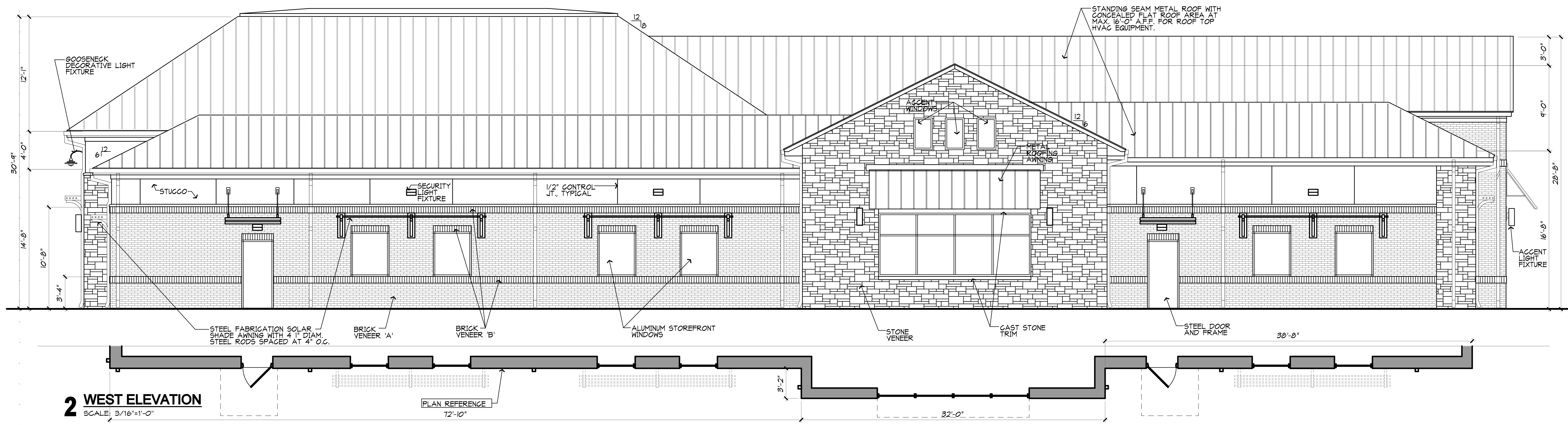
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1 EAST ELEVATION
SCALE: 3/16"=1'-0"



2 WEST ELEVATION
SCALE: 3/16"=1'-0"

MATERIAL TABULATIONS CHART: BUILDING 5				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	1743 S.F.	1880 S.F.	3037 S.F.	2704 S.F.
2. FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1507 S.F.	1690 S.F.	2549 S.F.	2414 S.F.
3. DOORS AND WINDOWS S.F.	236 S.F.	290 S.F.	488 S.F.	290 S.F.
4. PRIMARY MASONRY TOTALS (MIN. 80%)	92%	93%	93%	92%
BRICK S.F.	482 S.F.	566 S.F.	1315 S.F.	1100 S.F.
STONE S.F.	557 S.F.	992 S.F.	845 S.F.	653 S.F.
STUCCO S.F.	348 S.F.	12 S.F.	172 S.F.	464 S.F.
TILT-WALL S.F.	N/A	N/A	N/A	N/A
5. SECONDARY MASONRY TOTALS (MAX. 20%)	8%	7%	7%	8%
EIFS S.F.	N/A	N/A	N/A	N/A
HARDPLANK (TRIM/FASCIA) S.F.	120 S.F.	120 S.F.	167 S.F.	192 S.F.
ADDITIONAL DETAIL S.F.	N/A	N/A	N/A	N/A

MATERIAL SELECTIONS

STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI

METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS: EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT: ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDERCOATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI

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FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

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OF

BUILDING 5

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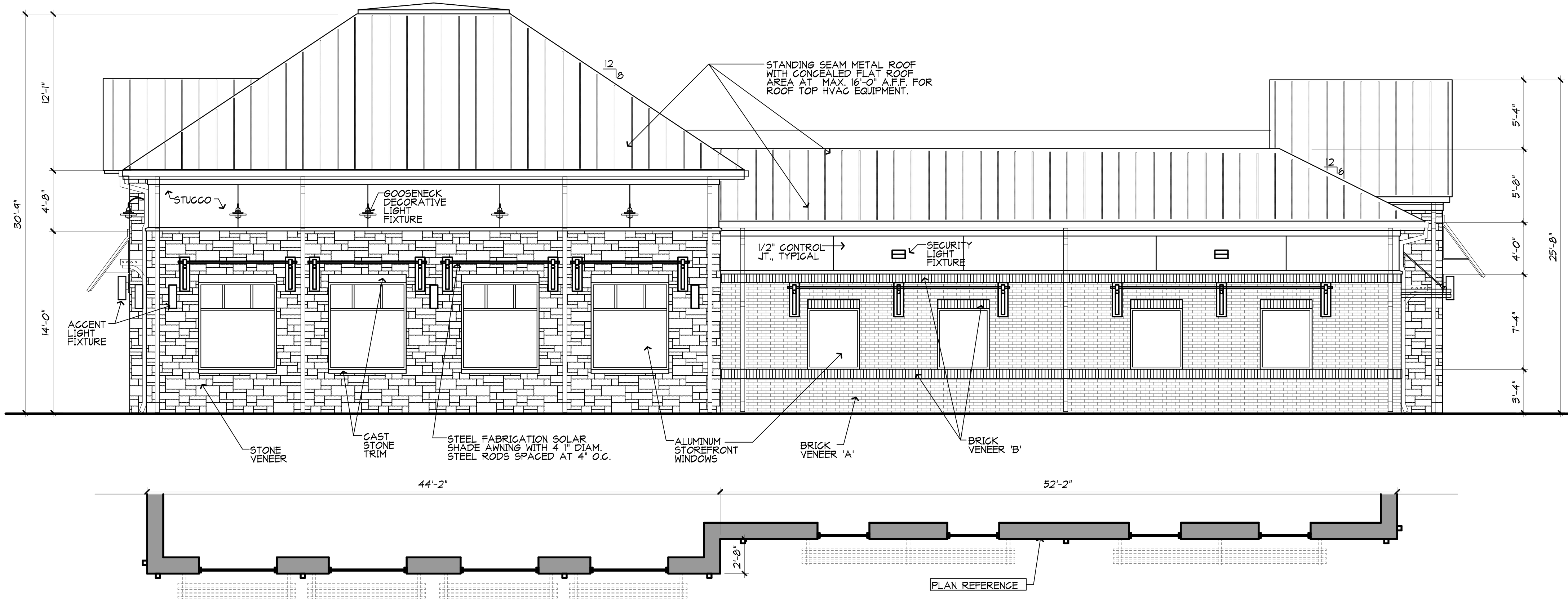
EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

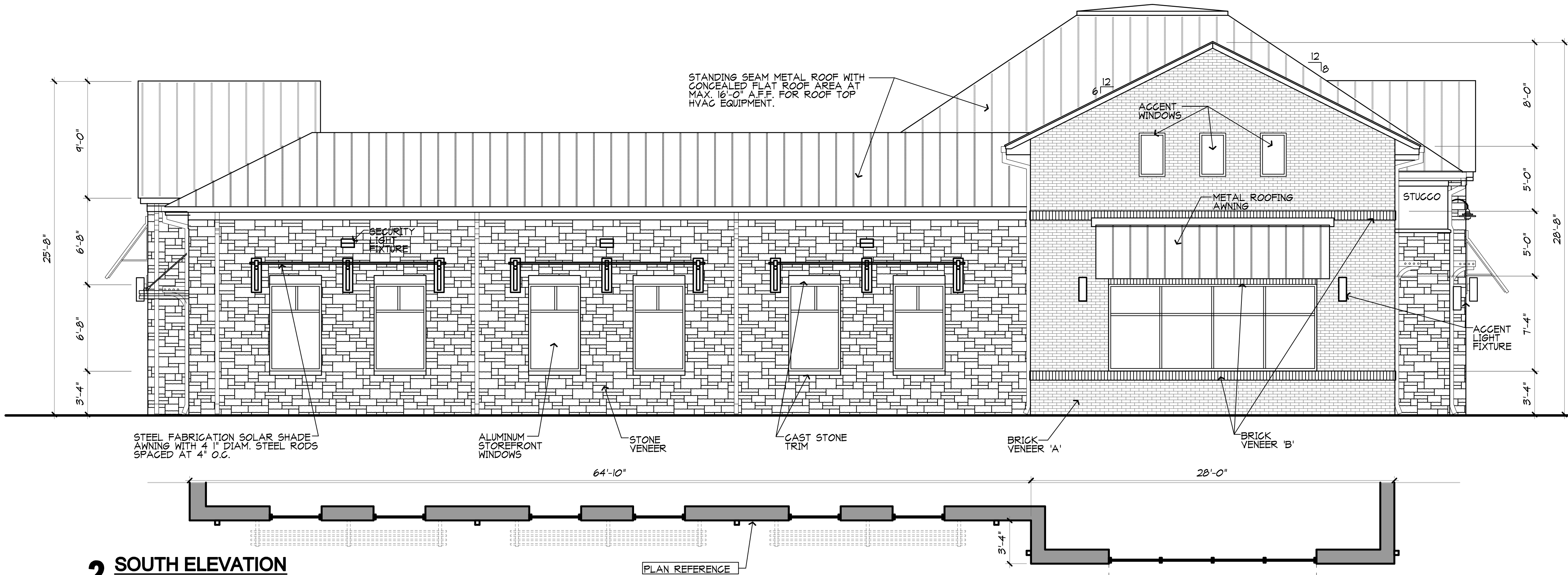
SHEET NO.
ELEV-06
OF

BUILDING 5

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1 NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

MATERIAL SELECTIONS

STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI

METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS:
EXCEPTIONAL METALS SLATE GRAY

ALUMINUM STOREFRONT: ANODIZED ALUMINUM

CANOPY/SOLAR SHADE/STEEL ACCENTS:
POWDERCOATED MATCH TO SW7048 URBANE BRONZE

STEEL/HOLLOW METAL DOORS AND FRAMES:
MATCH SW6150 UNIVERSAL KHAKI

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7 5 0 0 6
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4/30/2021



1 EAST ELEVATION

SCALE: 3/16"=1'-0"



2 WEST ELEVATION

SCALE: 3/16"=1'-0"

MATERIAL SELECTIONS

STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI

METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS:
EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT: ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS:
POWDERCOATED MATCH TO SW1048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES:
MATCH SW6150 UNIVERSAL KHAKI

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JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-07
OF

BUILDING 5

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FM 2499 MULTI TENANT DEVELOPMENT

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FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-08
OF

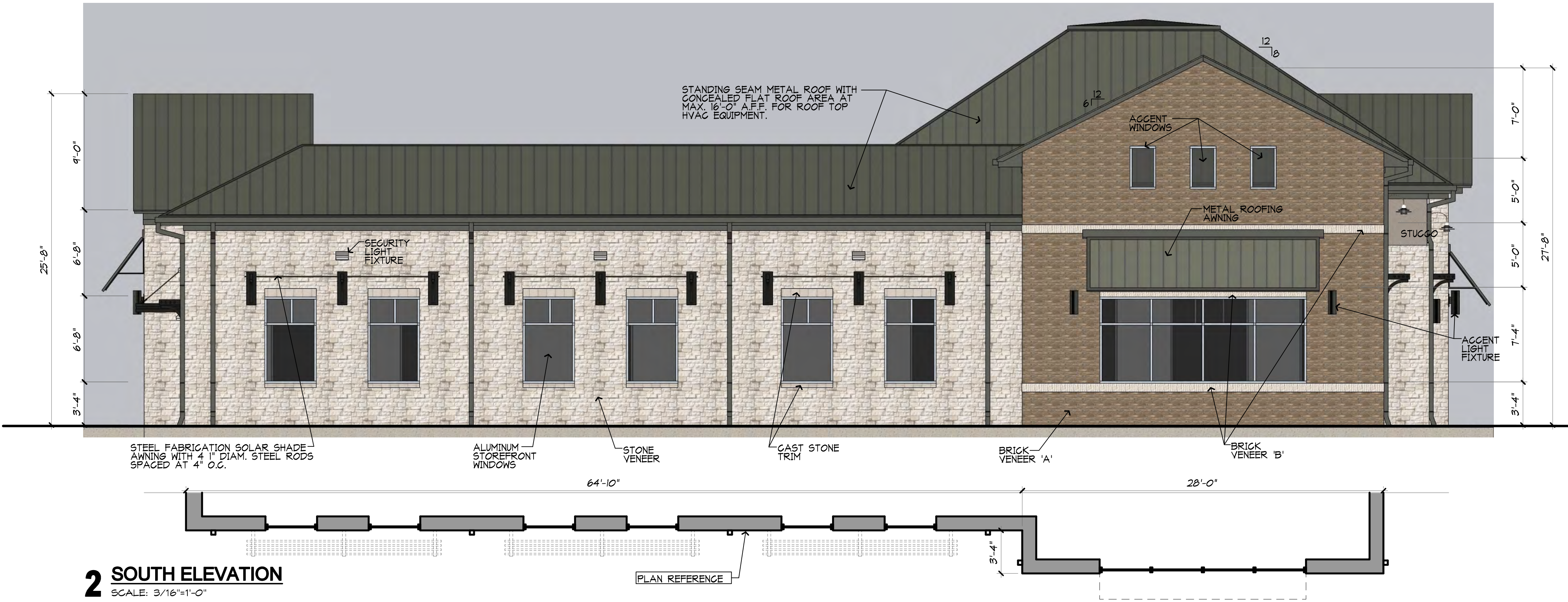
BUILDING 5

MATERIAL SELECTIONS
STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI
METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS: EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT: ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDERCOATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI

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1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

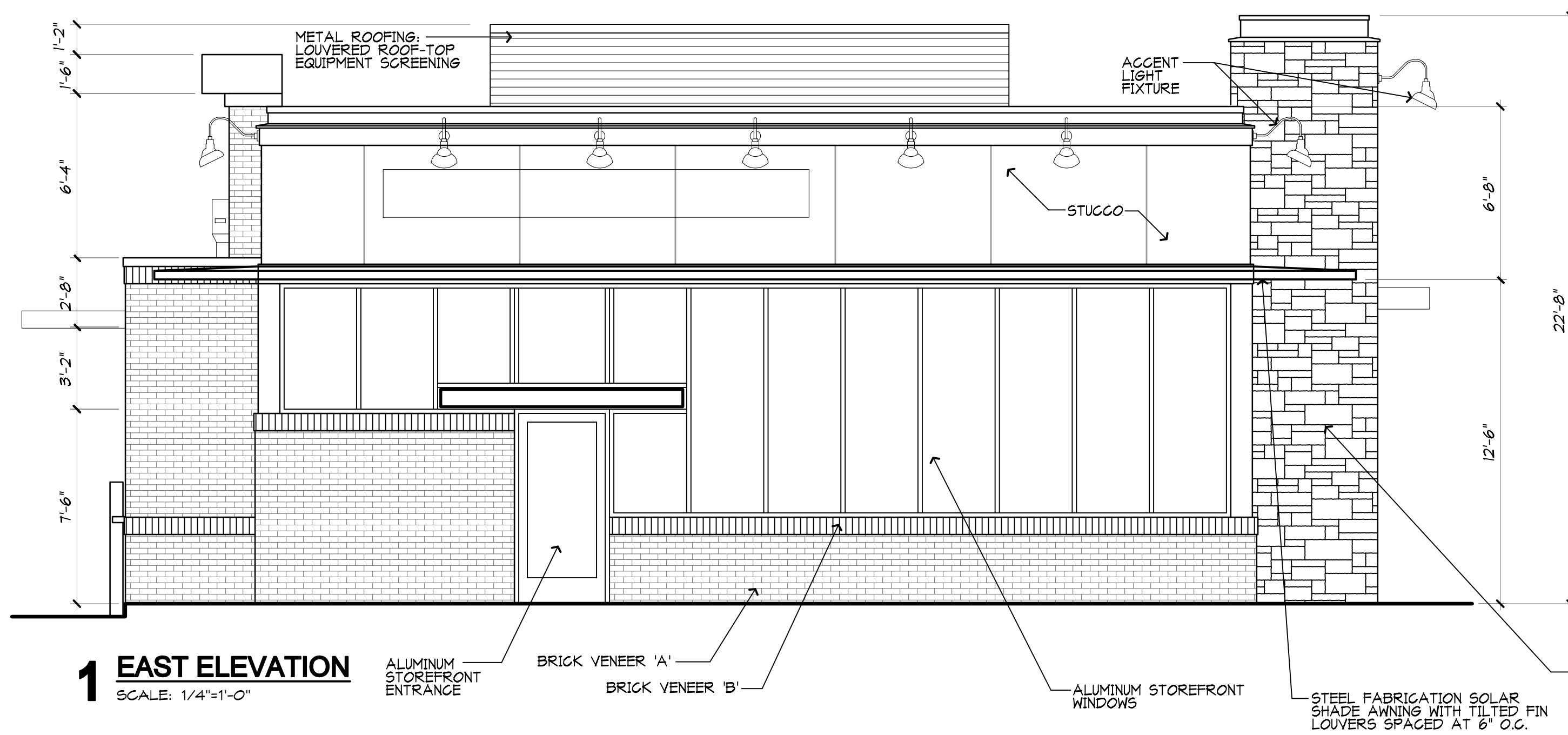


2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

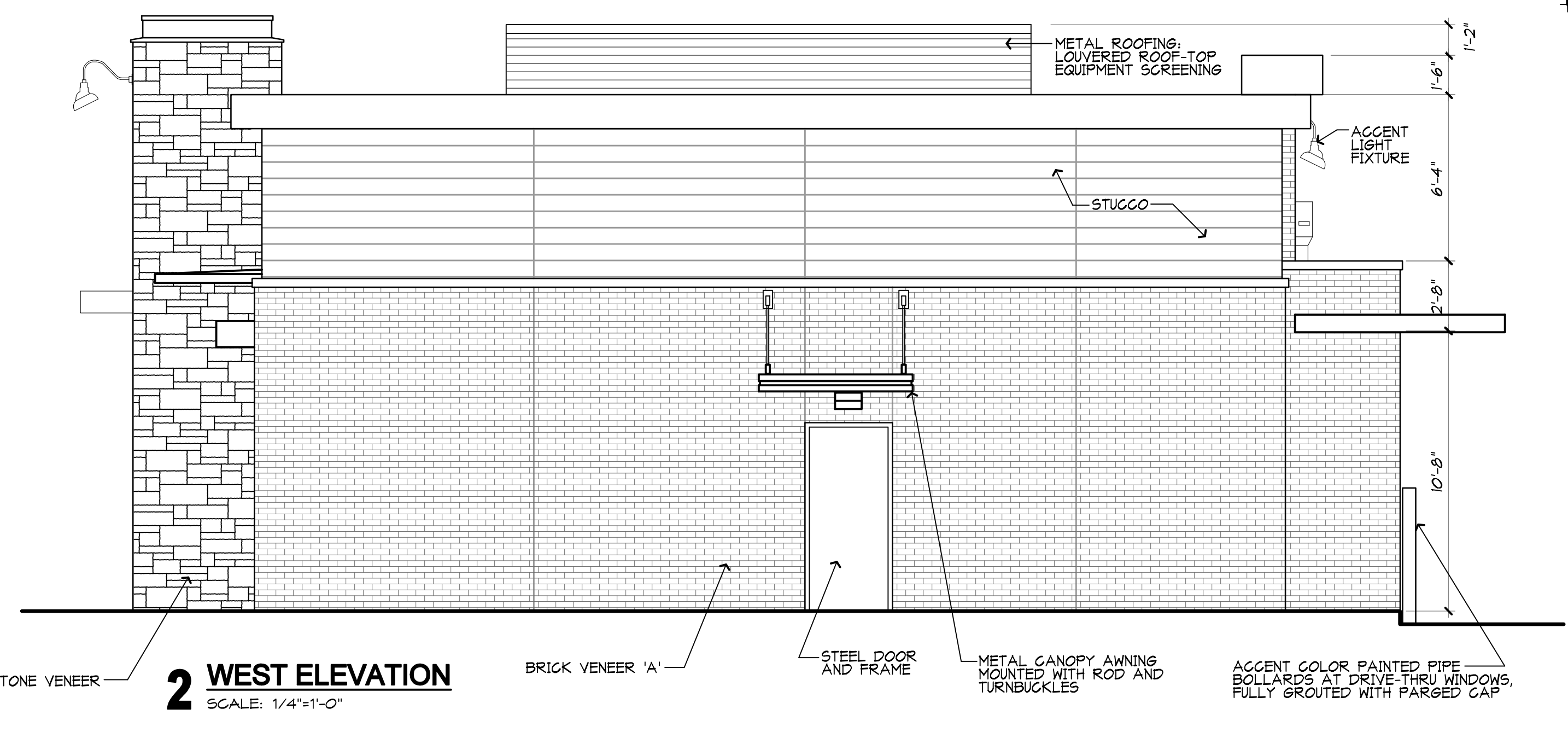
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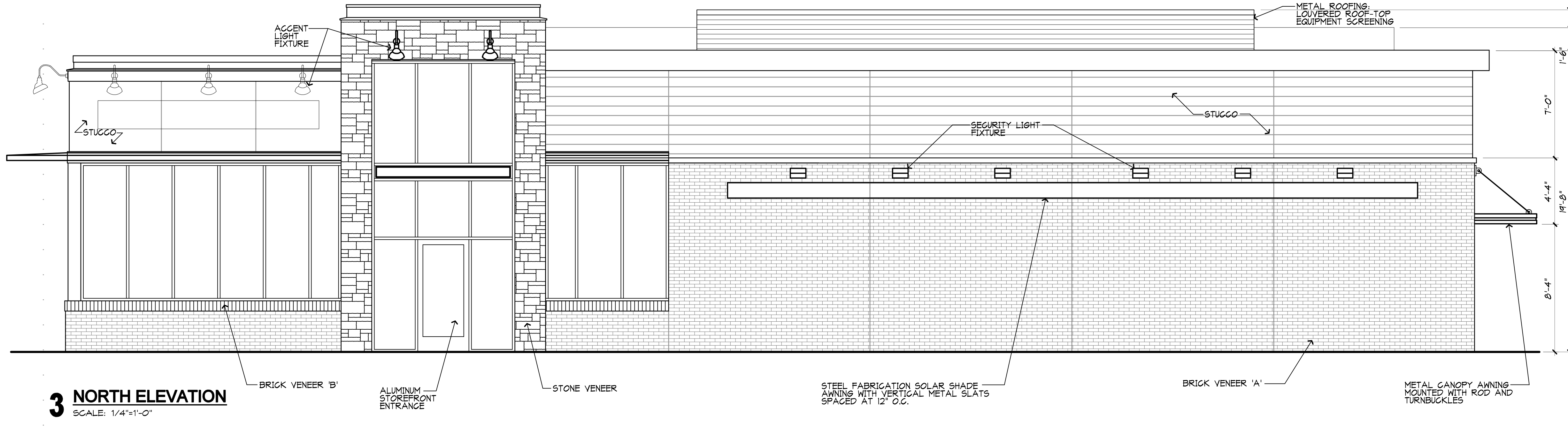
1430 S BROADWAY STREET
CARROLLTON, TEXAS
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1 EAST ELEVATION
SCALE: 1/4"=1'-0"

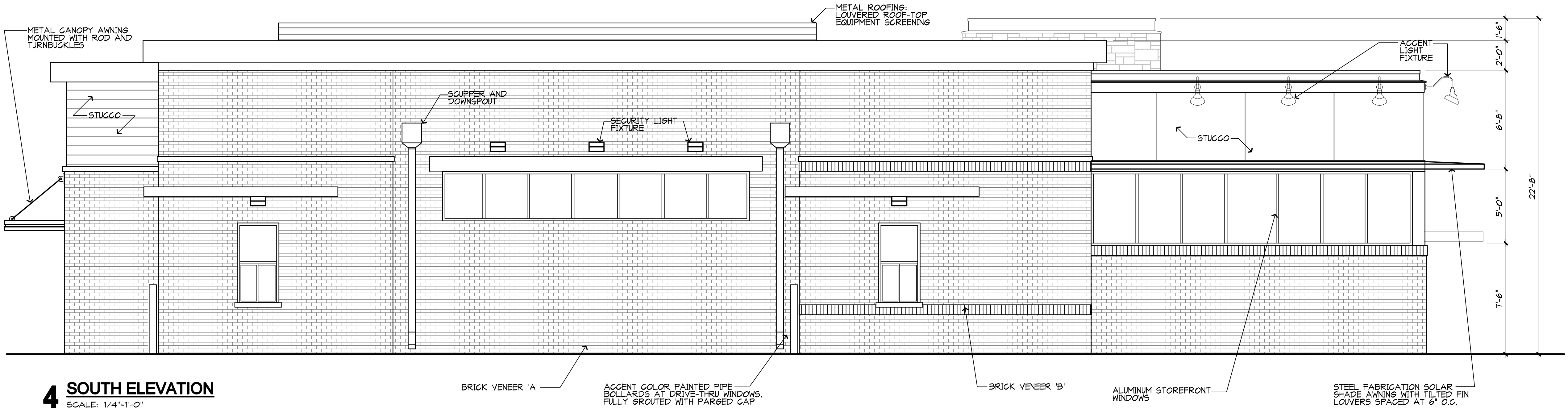


2 WEST ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"

MATERIAL TABULATIONS CHART:				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	1714 S.F.	1742 S.F.	913 S.F.	900 S.F.
2. FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1316 S.F.	1585 S.F.	607 S.F.	816 S.F.
3. DOORS AND WINDOWS S.F.	398 S.F.	207 S.F.	306 S.F.	24 S.F.
4. PRIMARY MASONRY TOTALS	44%	42%	42%	45%
BRICK S.F.	135 S.F.	1243 S.F.	227 S.F.	510 S.F.
STONE S.F.	108 S.F.	0 S.F.	104 S.F.	100 S.F.
STUCCO S.F.	450 S.F.	110 S.F.	228 S.F.	220 S.F.
SLT-WALL S.F.	N/A	N/A	N/A	N/A
5. SECONDARY MATERIAL TOTALS (MAX. 20%)	6%	8%	8%	5%
EIPS S.F.	N/A	N/A	N/A	N/A
HARDPLANK (TRIM/FASCIA) S.F.	N/A	N/A	N/A	N/A
ADDITIONAL DETAIL S.F.	83 S.F.	122 S.F.	48 S.F.	46 S.F.



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

MATERIAL SELECTIONS	
STONE VENEER:	AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS:	MATCH AUSTIN WHITE
BRICK 'A':	ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B':	ACME - ASHWOOD (SOLDIER COURSE)
STUCCO:	MATCH SW6150 UNIVERSAL KHAKI
METAL ROOFING:	BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS:	EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT:	ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS:	POWDERCOATED APPROVED TENANT SELECTION
STEEL/HOLLOW METAL DOORS AND FRAMES:	MATCH SW6150 UNIVERSAL KHAKI

TYPICAL
QSR PAD SITE

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3207 FM 2499
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JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-09
OF

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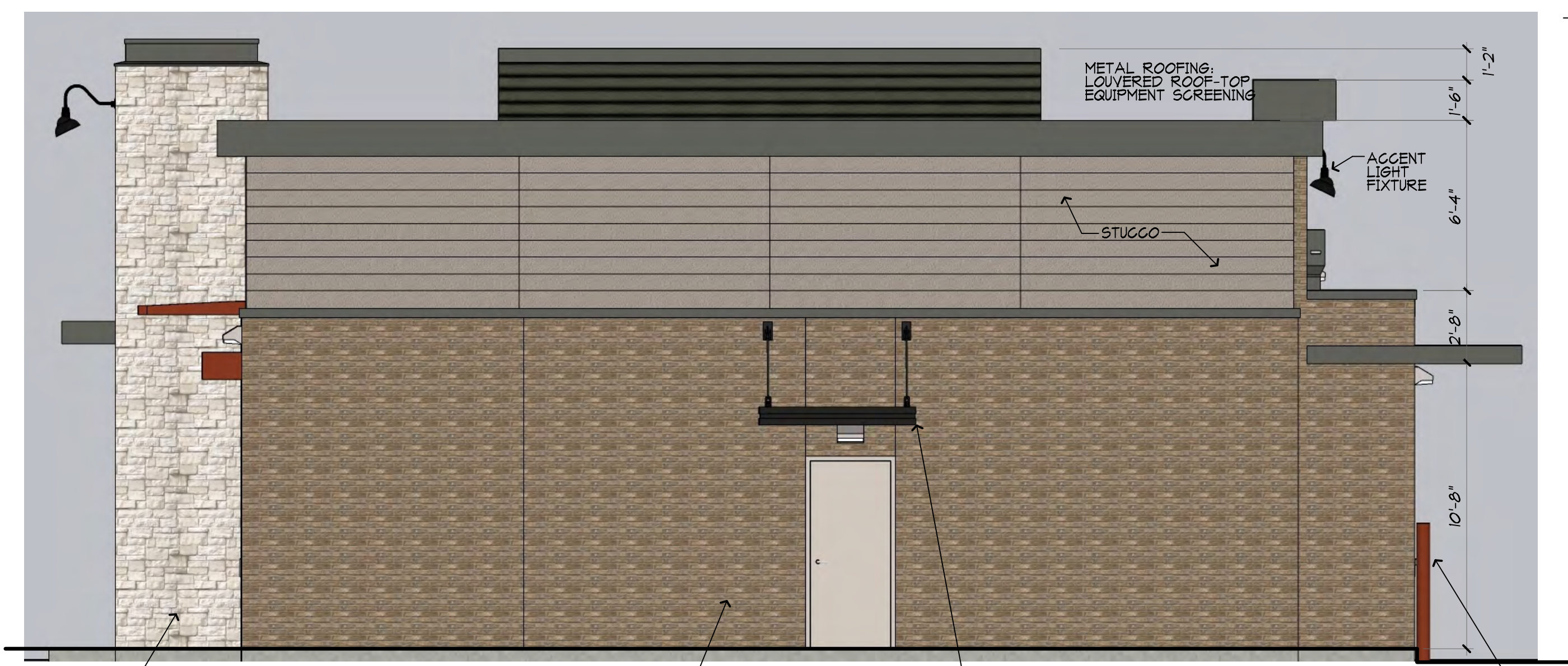
1430 S BROADWAY STREET
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7 5 0 0 6
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4/30/2021



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



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



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

MATERIAL SELECTIONS	
STONE VENEER: AUSTIN WHITE (MATCH)	
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE	
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)	
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)	
STUCCO: MATCH SW6150 UNIVERSAL KHAKI	
METAL ROOFING: BERRIDGE ZINC GREY	
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS: EXCEPTIONAL METALS SLATE GRAY	
ALUMINUM STOREFRONT: ANODIZED ALUMINUM	
CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDERCOATED APPROVED TENANT SELECTION	
STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI	

**TYPICAL
QSR PAD SITE**

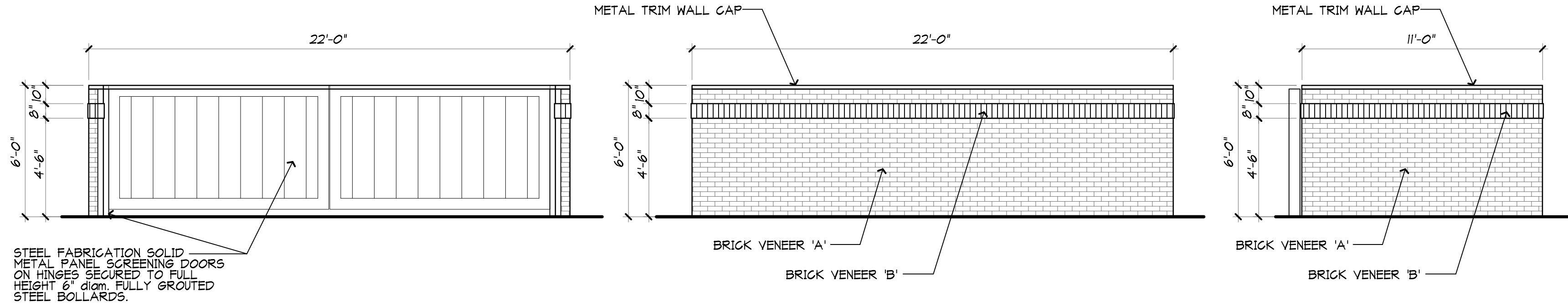
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JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-10
OF

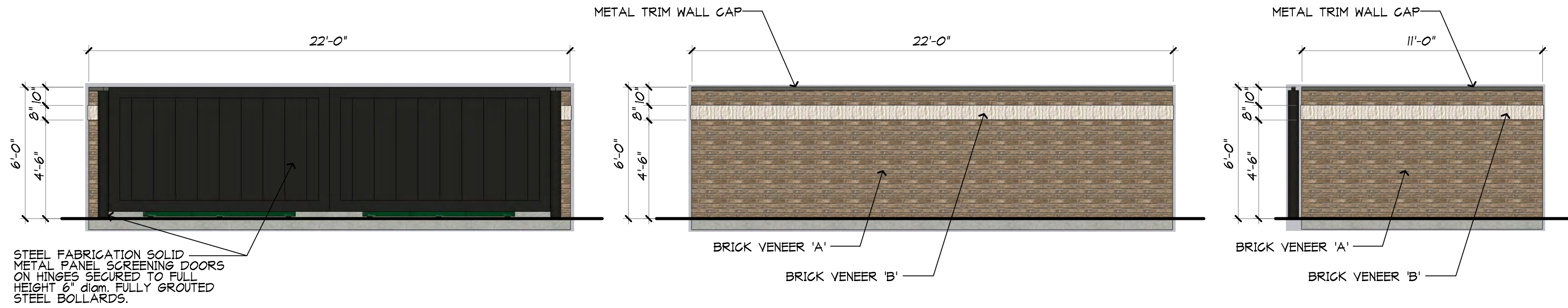


1 DUMPSTER ENCLOSURE FRONT
SCALE: 1/4"=1'-0"

2 DUMPSTER ENCLOSURE BACK
SCALE: 1/4"=1'-0"

3 DUMPSTER ENCLOSURE SIDES
SCALE: 1/4"=1'-0"

MATERIAL SELECTIONS
STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI
METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS: EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT: ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDER-COATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI



4 DUMPSTER ENCLOSURE FRONT
SCALE: 1/4"=1'-0"

5 DUMPSTER ENCLOSURE BACK
SCALE: 1/4"=1'-0"

6 DUMPSTER ENCLOSURE SIDES
SCALE: 1/4"=1'-0"

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FM 2499 MULTI TENANT DEVELOPMENT

EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-11
OF

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EXHIBIT B
DEVELOPMENT STANDARDS
PLANNED DEVELOPMENT DISTRICT – (PD-186)
EMBREE 2499

The development of the property comprising approximately 6.81-acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

I. Retail-2 (R-2) District

Development of the Retail-2 District (R-2) area designated on Exhibit “C”, comprising of approximately 4.01 gross acres, and extending approximately 3.6-feet west from the existing Long Prairie Road right of way, shall be in compliance with all regulations applicable to the Retail-2 District (R-2) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

- A. PERMITTED USES. The uses listed as Permitted Uses in Retail-2 (R-2) in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” in accordance with Section 98-602 of the Land Development Code, “Permitted Uses.”
- B. SPECIFIC USES. The uses listed as Specific Uses in Retail-2 (R-2) in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” in accordance with Section 98-603 of the Land Development Code, “Specific Uses.”
- C. TEMPORARY USES. The uses listed as Temporary Uses in Retail-2 (R-2) in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” in accordance with Section 98-602 of the Land Development Code, “Temporary Uses.”

II. Office (O) District

Development of the Office District (O) area designated on Exhibit “C”, comprising of approximately 2.8 gross acres, and extending approximately 282.2-feet east from the western property line, shall be in compliance with all regulations applicable to the Office District (O) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

- A. PERMITTED USES. The uses listed as Permitted Uses in Office (O) in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” in accordance with Section 98-542 of the Land Development Code, “Permitted Uses.”
- B. SPECIFIC USES. The uses listed as Specific Uses in Office (O) in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” in accordance with Section 98-544 of the Land Development Code, “Specific Uses.”
- C. TEMPORARY USES. The uses listed as Temporary Uses in Office (O) in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” in accordance with Section 98-544 of the Land Development Code, “Temporary Uses.”

- D. DIMENSIONAL REGULATIONS. The dimensions listed in section 98-545 of the Town's Zoning Ordinance shall apply in areas designated Office (O) District as designated on Exhibit "C", except as indicated below.
- a. The height of the building shall be limited to one-story or 35-feet, subject to Section 98-1031.

III. Development Regulations - (Retail-2 District (R-2) & Office District (O) Districts)

A. CONCEPT PLAN.

1. Site plan shall substantially comply with the approved Concept Plan, Exhibit "C".
2. Cross access and cross parking across all lots, except as listed below shall be provided.
 - i. All required parking for Building 1 shall be provided on-site and shall not have cross parking.
3. At the time of first plat application for this development, a 'shared Parking Irrevocable Agreement Form' provided by the Town shall be executed and recorded at the County Office.

B. LANDSCAPE STANDARDS.

1. Landscape shall substantially comply with the approved concept Landscape Plan (Exhibit "D") and shall be in accordance with the Town's Landscape Ordinance, as amended.
2. A "compatibility buffer" shall be provided and comply with Section 82-302 of the Town's Zoning Ordinance along the western property line of the area designated as Office District (O) on Exhibit "C".
3. A Compatibility Setback shall be provided and comply with Section 82-303 of the Town's Zoning Ordinance along the western property line of the area designated as Office District (O) on Exhibit "C".
4. All open space amenities shall be placed in accordance with the Conceptual Landscape Plan ("Exhibit D") within the two areas called out as "Amenity Area" on the Conceptual Plan ("Exhibit C") and in the amount as listed below:
 - a. Three (3) picnic tables; and
 - b. Four (4) seating benches.
5. A six-foot (6') masonry wall shall be installed along, offset by five feet, the entire length of the northern property line adjacent to the Assisted Living and Memory Care facility except where driveways cross the property line and where landscape buffers are required along the eastern and western property lines.

C. ARCHITECTURAL STANDARDS.

1. Elevations shall comply with the approved Concept Elevations, Exhibit "E".
2. Buildings shall use a combination of brick, stone, and stucco as a primary masonry material.

3. The Town's Urban Design Plan shall apply to this development.
4. Elevations of each building shall not be required at time of initial adoption of Planned Development-186. Instead, the following procedures shall take place:
 - i. Any substantial changes to the conceptual plan, elevations or exception requests to the Urban Design Plan (UPD) requirements shall require an amendment to Planned Development-186 to update the conceptual elevations prior to Site Plan application.
5. As shown on the prototype building elevations, the restaurant structures within this Planned Development will have flat roofs.

D. SUPPLEMENTARY STANDARDS.

1. Split Zoning: The concept plan depicts split zoning for lots containing Building 1, Building 2, and Building 3. A major portion of the three lots fronting on to Long Prairie Road have Retail-2 (R-2) District Zoning with a small portion with a small portion of Office (O) District zoning at the western boundary of these three lots. These lots that have split zoning shall be subject to the following conditions:
 - a. No portion of the building, drive-thru lanes, shade structures, menu boards, shall cross over to the Office (O) District zoned area.
 - b. Parking spaces and escape lanes may cross zoning district boundaries.
2. Hours of Operation: 24-hour operations shall be prohibited for any use within this Planned Development, excluding Building 1. Deliveries shall be prohibited between the hours of 7:00pm – 7:00am.
3. Lighting – Lighting measured at the northern and western property line shall not exceed four-tenths of one footcandle and shall be shielded.
4. Speakers – Speakers for Building 1 shall not be oriented towards north facing the Assisted Living and Memory Care facility.
5. At the time of Site Plan application, a queuing and stacking analysis shall be submitted as required per Section 82-82 – Queuing requirements for drive-through facilities.

E. PHASING & MAINTENANCE. The development of the site will proceed as indicated below.

1. The first phase of development shall include the following:
 - a. Landscaped areas along Long Prairie Road (FM 2499) and compatibility buffers along the western property line;
 - b. Six (6) foot masonry wall along the northern property line;
 - c. All perimeter sidewalks and Town trail connectivity;
 - d. Wet detention ponds;
 - e. Fire lanes, median cuts, turn lanes, curb cuts to the support the development; and
 - f. A 31-foot Mutual Access Easement (Spine Road) connecting the northern and southern properties and parallel to Long Prairie Road. This 31-foot Mutual Access

Easement shall connect into the constructed Mutual Access Easement to the northern property line of the Planned Development.

2. A certificate of occupancy shall not be issued to the first building until Phase 1, as mentioned above is completed.
3. At the time of first plat application, a Property Owners Association (POA) shall be established to maintain landscaping and compatibility buffers, masonry wall, sidewalks, retention ponds, and Town trail.

F. EXCEPTIONS. The following exceptions shall apply to this Planned Development.

1. Pitched Roofs – Urban Design Plan, Section 12.1 – A waiver to the pitched roof requirement for the retail buildings as shown on the Exhibit “C” – Concept Plan and Concept Elevations is granted. This exception is specific to the building design shown in Exhibit “C”. Should one of the retail buildings request a PD amendment due to substantial changes to the elevations, as identified in C.4.i., if their design would require a roof pitch exception, it will need to be requested through that PD amendment.
2. Driveway Spacing Exception – An exception to the access management policy and criteria regarding driveway spacing contained in the Town’s Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances to allow the proposed driveway to be located approximately 300.9-feet from an existing driveway to the north and approximately 280.8-feet from an existing driveway to the south. The second exception will no longer be necessary once the property to the immediate south develops, and the Angel Vet driveway is removed.

G. SIGNAGE STANDARDS.

1. Chapter 86 of the Town of Flower Mound Zoning Ordinance shall apply to this Planned Development.