



Planning & Zoning Commission

June 26, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flower-mound.com or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL 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 Board/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 Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/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 Board/Commission.
- Please state your name and address when speaking.

E. COORDINATION OF CALENDARS

1. July 10, 2023 Meeting
2. July 24, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. Potential Work Sessions

H. CONSENT ITEM(S)

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 June 12, 2023 - Consider approval of the minutes from the June 12, 2023, Planning & Zoning Commission Meeting.
2. RC22-0009 - Roach Addition - Consider a request for a Record Plat (RC22-0009 – Roach Addition) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Lusk Lane.

I. REGULAR ITEM(S)

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.

1. RP23-0001 - CNIK Addition Lots 1R & 2, Block A - Public Hearing to consider a request for a Replat (RP23-0001 - CNIK Addition Lots 1R & 2, Block A) to create two residential lots with 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. The property is generally located northeast of the intersection of Scenic Drive and Wichita Trail.
2. SUP23-0001 - Super Star Car Wash - Public Hearing to consider a request for a Specific Use Permit No. 484 (SUP23-0001 – Super Star Car Wash) to permit an automatic car wash. The property is generally located northeast of Flower Mound Road and west of Long Prairie Road.

J. ADJOURN

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town’s website in accordance with GC Section 551.056 on the following date and time: June 22, 2023, at 3:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Planning & Zoning Commission



June 12, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Ruthrauff called the meeting to order at 6:30 p.m. with the following members present:

Brad Ruthrauff, Chair, Place 1
Kathryn Wells, Vice-Chair, Place 7
Jason Hobbs, Place 2
Janvier Werner, Place 3
Greg Wilson, Place 5
Donald Gilmore, Place 6
Scott Jostes, Place 9

with the following member(s) absent:

Brady Kilpper, Place 4
Vacant, Place 8

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
Claire Barnes, Planner
LauriAnn Cash, Executive Assistant

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 Board/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 Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/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 Board/Commission.
- Please state your name and address when speaking.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

Speaker name and address	Subject (as written on the form)
None	None

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. June 26, 2023 Regular Meeting
2. July 10, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. Legislative Update
2. Planning & Zoning Priorities

H. CONSENT ITEM(S)

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 22, 2023 - Consider approval of the minutes from the May 22, 2023, Planning & Zoning Commission Regular Meeting.

ACTION: Vice-Chair Wells moved to approve Item H.1. as presented in the agenda caption. Commissioner Gilmore seconded the motion.

AYES: Jostes, Gilmore, Wilson, Werner, Hobbs, Wells

NAYS: None
RESULT: 6 : 0

2. RP22-0012 - Long Prairie Plaza Lots 3R & 5, Block A - Consider a request for a Replat (RP22-0012 – Long Prairie Plaza Lots 3R & 5, Block A) to subdivide one nonresidential lot and create two nonresidential lots. The property is generally located south of Sherri Lane and east of Long Prairie Road.

ACTION: Vice-Chair Wells moved to approve Item H.2. as presented in the agenda caption. Commissioner Gilmore seconded the motion.

AYES: Jostes, Gilmore, Wilson, Werner, Hobbs, Wells

NAYS: None

RESULT: 6 : 0

I. **REGULAR ITEM(S)**

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.

1. ZPD21-0016 - Landshark Car Wash - Public Hearing to consider an ordinance for rezoning (ZPD21-0016 – Landshark Car Wash) to amend Planned Development District No.114 (PD-114) with Office District (O) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations, and modify the development standards for Lot 2RA-1, Block A, of the Windsor Ridges Addition to permit a car wash use. The property is generally located east of Long Prairie Road and south of Merriweather Lane.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Doug Galloway, Landshark Car Wash
Rob Mixon, Landshark Car Wash
Douglas Guardado, Landshark Car Wash
Stephen Coslik, The Woodmont Company
John Klitsch, Texas Health

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Gilmore moved to recommend approval of Item I.1. as presented in the agenda caption. Commissioner Jostes seconded the motion.
AYES: Jostes, Gilmore, Werner, Hobbs, Wells
NAYS: Wilson
RESULT: 5 : 1

J. ADJOURN

Chair Ruthrauff adjourned the meeting at 7:31 p.m.

TOWN OF FLOWER MOUND, TEXAS

BRAD RUTHRAUFF, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA H.2. CONSENT ITEM(S)

DATE: June 26, 2023

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Record Plat (RC22-0009 – Roach Addition) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Lusk Lane.**

BACKGROUND:

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 three residential lots and one private street lot. On December 19, 2022, the Town Council approved a rezoning request to establish Planned Development District-194 (PD-194) for Roach Addition with Agricultural (Ag) uses. The subject property is approximately 12.476 acres.

There are existing houses on two of the lots, Lot 1 and Lot 3, and through this process, the applicant is proposing to create a third lot, Lot 2, in order to allow construction of a single-family residence. Lots 1 and 2 will have access from a proposed private street and Lot 3 will continue to have access from Lusk Lane. The private street extends in a westward direction beyond the proposed subdivision as a private access easement to allow access to other existing residential lots. As this private easement dead ends, a temporary cul-de-sac is planned to be constructed on the subject site to facilitate emergency vehicle turn around. The private street and the cul-de-sac will be constructed to meet the Town's street standards.

The plat depicts all required setbacks and easements. As a part of this plat, 0.617 acres of right-of-way is being dedicated for Lusk Lane. The proposed lots are two acres or more in size and comply with applicable Town ordinances and PD-194 regulations.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

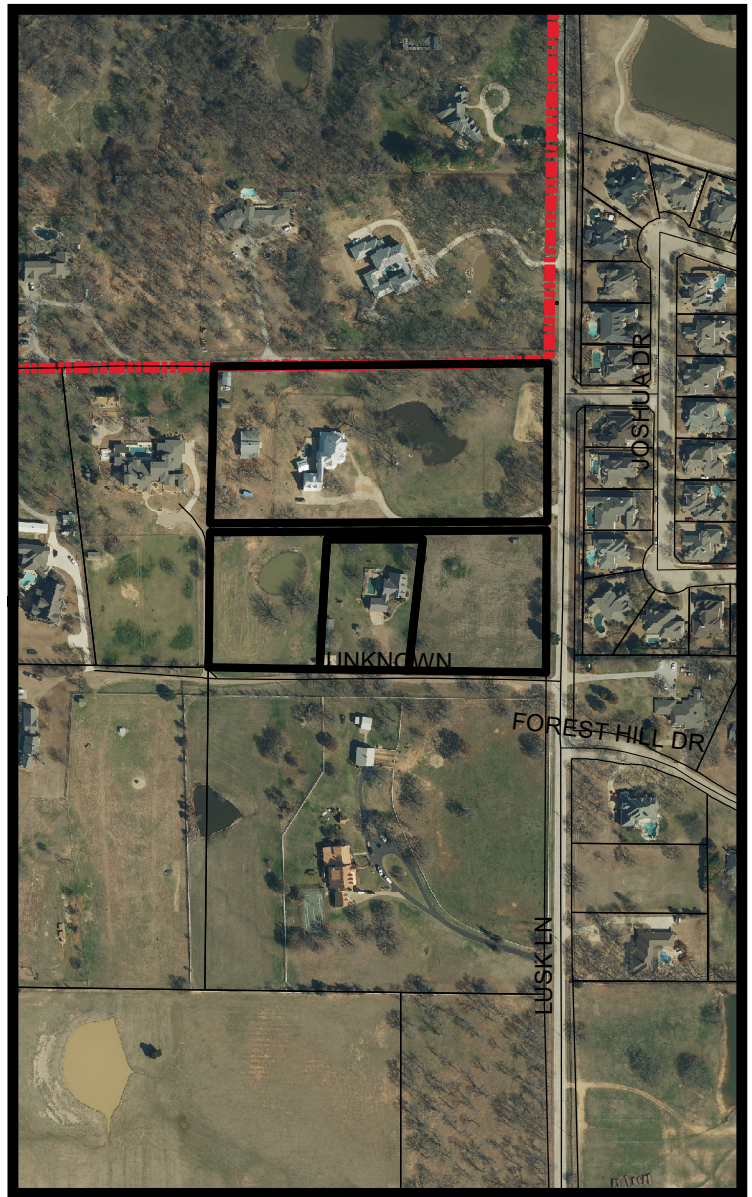
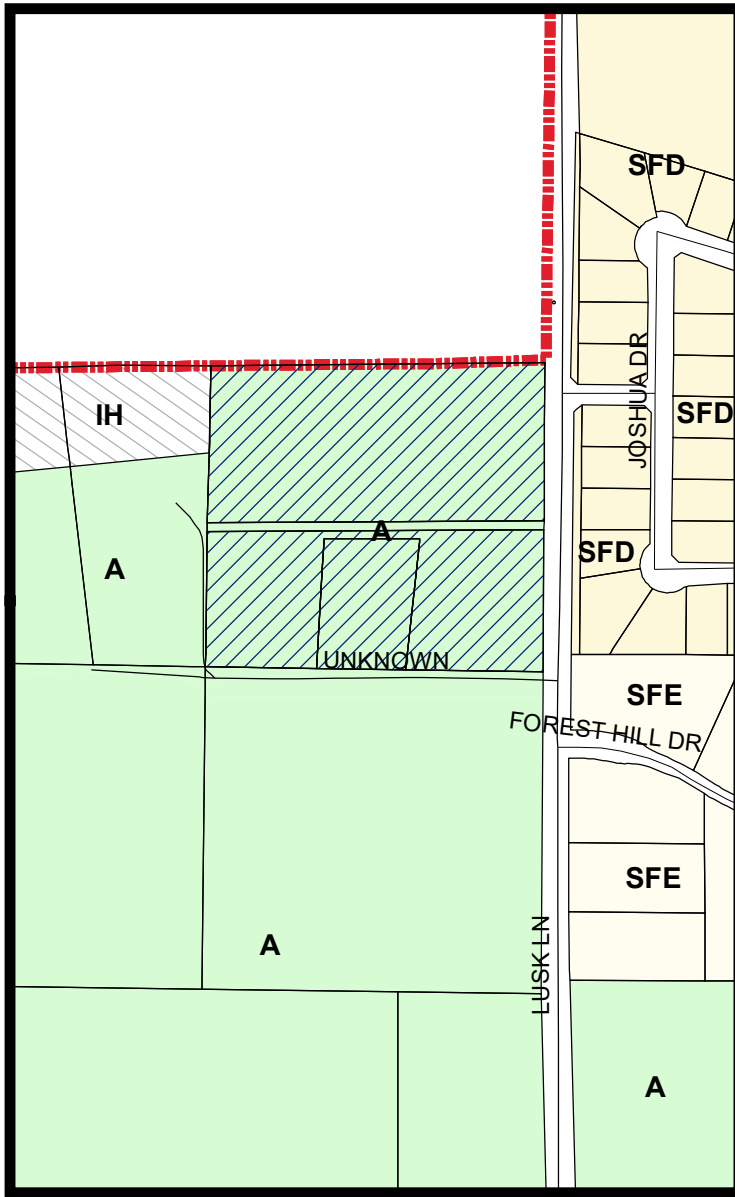
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Record Plat Package

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: RC22-0009



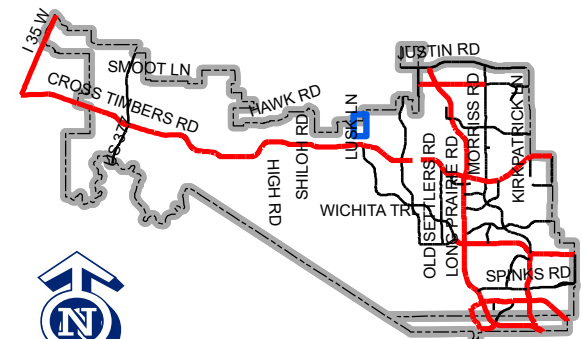
LEGEND

Agriculture
 Interim Holding
 Single Family Detached
 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

0 315 630 1,260 Feet

June 13, 2022

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

**RE: Roach Addition – Record Application
McAdams Job Number 2021310062**

Dear Poornima:

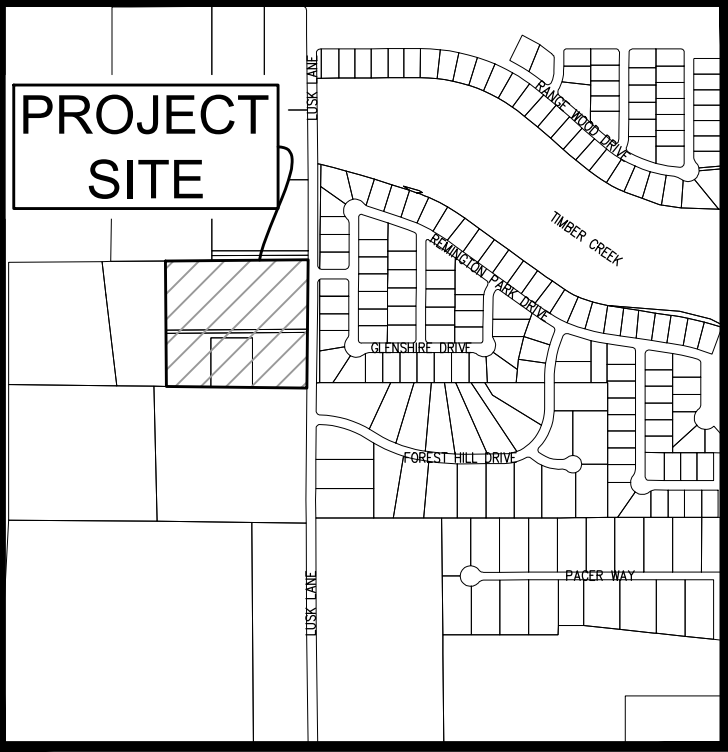
Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a record application for the plat to be known as Roach Addition.

We are proposing to plat a tract of land into 2 residential lots and 1 private street lot. The smaller of the 2 lots will be approximately 2.012 acres to ensure minimum acreage for onsite sewer. The plat also includes an approximate 40' right-of-way dedication for the ultimate 80' right-of-way for Lusk Lane. Current Zoning for the property is Agricultural. Mr. Roach acquired this property from foreclosure in 2010.

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

Sincerely,

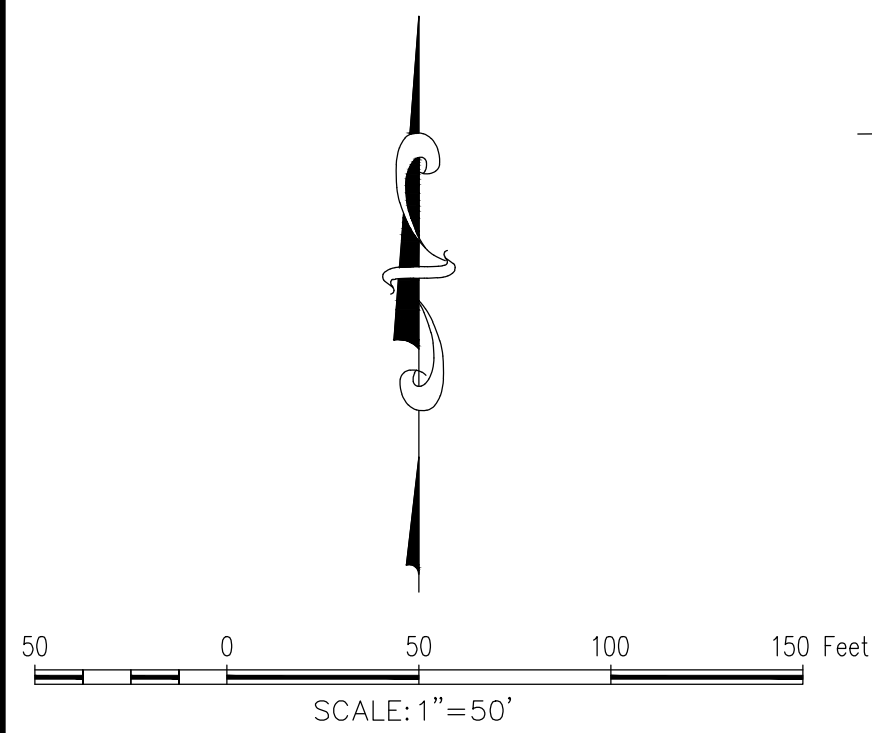

James Stowell, R.P.L.S.



VICINITY MAP SCALE 1"=1000'

LEGEND

P.O.B. = POINT OF BEGINNING
RF = REBAR FOUND
CRF = CAPPED REBAR FOUND
ROW = RIGHT OF WAY
UE = UTILITY EASEMENT
PDUE = PUBLIC DRAINAGE AND UTILITY EASEMENT



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	50.00'	249°42'59"	217.92'	S 35°38'07" W, 82.06'
C2	25.00'	69°42'59"	30.42'	S 54°21'53" E, 28.58'

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
 - Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
 - Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. McAdams, and the Surveyor shall not be liable for any unauthorized use hereof.
 - According to Community/Panel No. 4812100540 E, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- This flood statement shall not create liability on the part of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 - Coordinates for the Southeast corner of Roach Addition (POB) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 23 & 24 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northwest Corner: N 7069103.6; E 2393684.5
Bearing and distance from the NWC of Roach tract (2010-91523) to Geo Point 24: S 76°36'04" E, 5316.44'
Southwest Corner (POB): N 7068753.3; E 2393684.5
Bearing and distance from the POB to Geo Point 23: S 67°52'02" E, 2385.74'

Lot 2 shall not have driveway access to Lusk Lane.

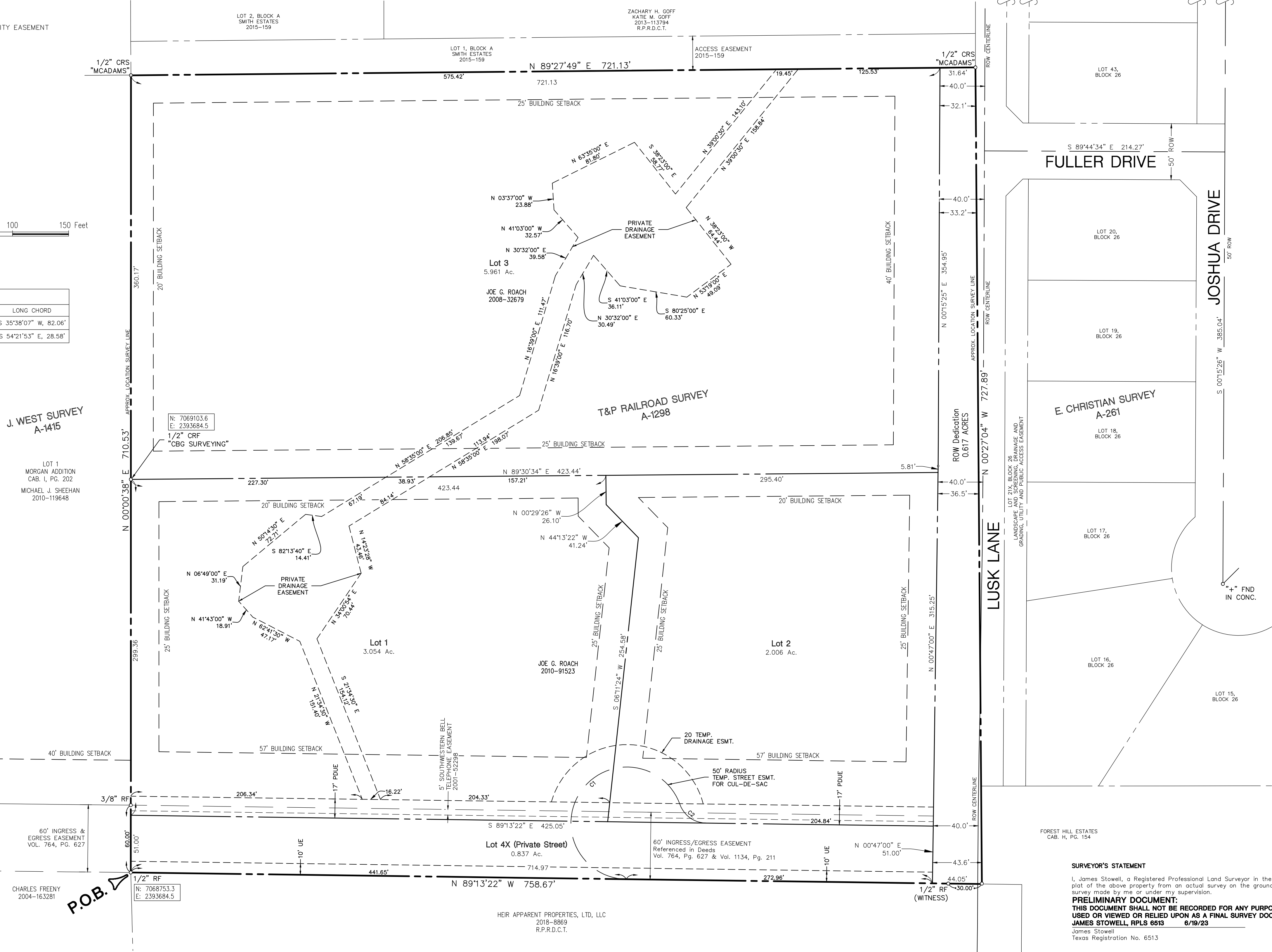
Maintenance of Lot 4X, shall be the responsibility of the owners of Lot 1 and 2, Block A.

- Selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- A Tree Survey will be required when an SFD Permit Application is submitted for Lot 2. Lot 2 will be subject to the Town's Tree Ordinance requirements.

DRAINAGE EASEMENT NOTES:

- Upkeep and maintenance of the private drainage easement is the responsibility of the property owners.
- Upkeep and maintenance shall include but not be limited to the following items:
 - Gross 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.
 - All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.
- No dumping of any type is permitted within the easement area.

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
Lot 1	Block A	133,043	3.054
Lot 2	Block A	87,431	2.007
Lot 3	Block A	259,654	5.961
Lot 4X (Private Street)	Block A	36,472	0.837
ROW DEDICATION		26,879	0.617
NET		516,590	11.859
GROSS		543,469	12.476



OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :
BEING all that certain, lot, tract, or parcel of land, situated in the T & P Railroad Survey, Abstract Number 1298, Denton County, Texas, being all of a certain tract of land, described by deed to Joe G. Roach, recorded in Document Number 2010-91523, Deed Records, Denton County, Texas, and being all of a certain tract of land, described by deed to Joe G. Roach, recorded in Document Number 2008-32679, Deed Records, Denton County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" rebar found at the southwest corner of said Roach tract (2010-91523), same being the northwest corner of a certain tract of land described by deed to Heir Apparent Properties, LTD, LLC, recorded in Document Number 2018-8869, Real Property Records, Denton County, Texas, and being in the east line of a certain tract of land, described by deed to Charles Freeny, recorded in Document Number 2004-163281, Deed Records, Denton County, Texas;
THENCE N 00°00'38" E, with the west line of said Roach tract (2010-91523), and the east line of said Freeny tract, passing at a distance of 60.00 feet a 3/8" rebar found, at the northeast corner thereof, same being the southeast corner of Lot 1, Morgan Addition, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet 1, Page 202, Plat Records, Denton County, Texas, continuing with the east line thereof, passing a 1/2" capped rebar found, stamped "CBG Surveying" at the northwest corner of said Roach Tract (2010-91523), same being the southwest corner of said Roach Tract (2008-32679), continuing with the west line thereof, a total distance of 710.53 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northwest corner of said Roach Tract (2008-32679), same being the northeast corner of said Lot 1 (Morgan Addition), and being in the south line of Lot 1, Block A, Smith Estates, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2015-159, Plat Records, Denton County, Texas;
THENCE N 89°27'49" E, with the north line of said Roach Tract (2008-32679), and the south line of said Lot 1 (Smith Estates), a distance of 720.40 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of said Roach Tract (2008-32679), and being the southeast corner of said Lot 1 (Smith Estates), and being in the west line of Lusk Lane;
THENCE S 00°27'04" E, with the west line of said Lusk Lane, and the east line of said Roach Tract (2008-32679), passing the southeast corner thereof, same being the northeast corner of said Roach Tract (2010-91523), continuing a total distance of 727.89 feet to the southeast corner of said Roach tract (2010-91523), being in the north line of said Heir Apparent tract, and being in the west line of said Lusk Lane;
THENCE N 89°13'22" W, with the south line of said Roach tract (2010-91523), and the north line of said Heir Apparent tract, passing a 1/2" rebar found for witness at a distance of 30.00 feet, continuing a total distance of 758.67 feet to the POINT OF BEGINNING and containing approximately 12.476 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, I, JOE ROACH, does hereby adopt this plat designating the herein above described property as ROACH ADDITION, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown herein are hereby reserved for the purposes as indicated. All streets, alleys, rights of-way, are 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 purpose 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.

WITNESS OUR HAND this ____ day of _____, 2023.

Joe Roach

STATE OF TEXAS :
COUNTY OF DENTON :
BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared Joe Roach, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public
State of _____
My commission expires the ____ day of _____, ____.

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

RECORD PLAT

A Record Plat of
Lots 1-3 & 4X, Block A,
Roach Addition,
being 12.476 Acres
of land located in the
T&P Railroad Survey, Abstract Number 1298,
Town of Flower Mound,
Denton County, Texas.



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 01/27/2021 SCALE: 1"=50' JOB. No. **ROACH 2021310062**

OWNER
Joe Roach
4993 Lusk Lane
Flower Mound, Texas 75028
Ph. (469) 951-9078

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL RPLS 6513 6/19/23
James Stowell
Texas Registration No. 6513



PLANNING & ZONING COMMISSION AGENDA I.1. REGULAR ITEM(S)

DATE: June 26, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Public Hearing to consider a request for a Replat (RP23-0001 - CNIK Addition Lots 1R & 2, Block A) to create two residential lots with 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. The property is generally located northeast of the intersection of Scenic Drive and Wichita Trail.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception request 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 subdivide Lot 1, Block A, of the CNIK Addition to create a second residential lot. The subject property is zoned Agricultural. It is approximately 9.302 acres and is developed with a barn. As a part of this replat application, the applicant is requesting an exception to the Town's Access Management Policy and Criteria related to the driveway.

A. Exception to Access Management Policy and Criteria

All access points shall be designed in accordance with the Town of Flower Mound's Access Management Policy and Criteria. Residential subdivisions shall be designed as such that no residential driveways will intersect any collector or arterial unless an exception is approved by the Town Council. The applicant is requesting to allow access to the newly created lot, Lot 2, Block A, from Scenic Drive, which is designated as a collector street on the Town's Thoroughfare Plan.

The plat depicts all required setbacks and easements. Upon the approval of this replat, the existing barn shall only be used as an accessory building as the structure does not meet the minimum setbacks for a barn from the newly created property lines. The applicant is in agreement with the Town's standards and has included a note on the plat to that extent. The proposed lots are two acres or more in size and comply with applicable Town ordinances with the exclusion of the requested exception.

BOARD REVIEW/CITIZEN FEEDBACK: 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 replat application with exception request. RP23-0001 had a total of 7 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

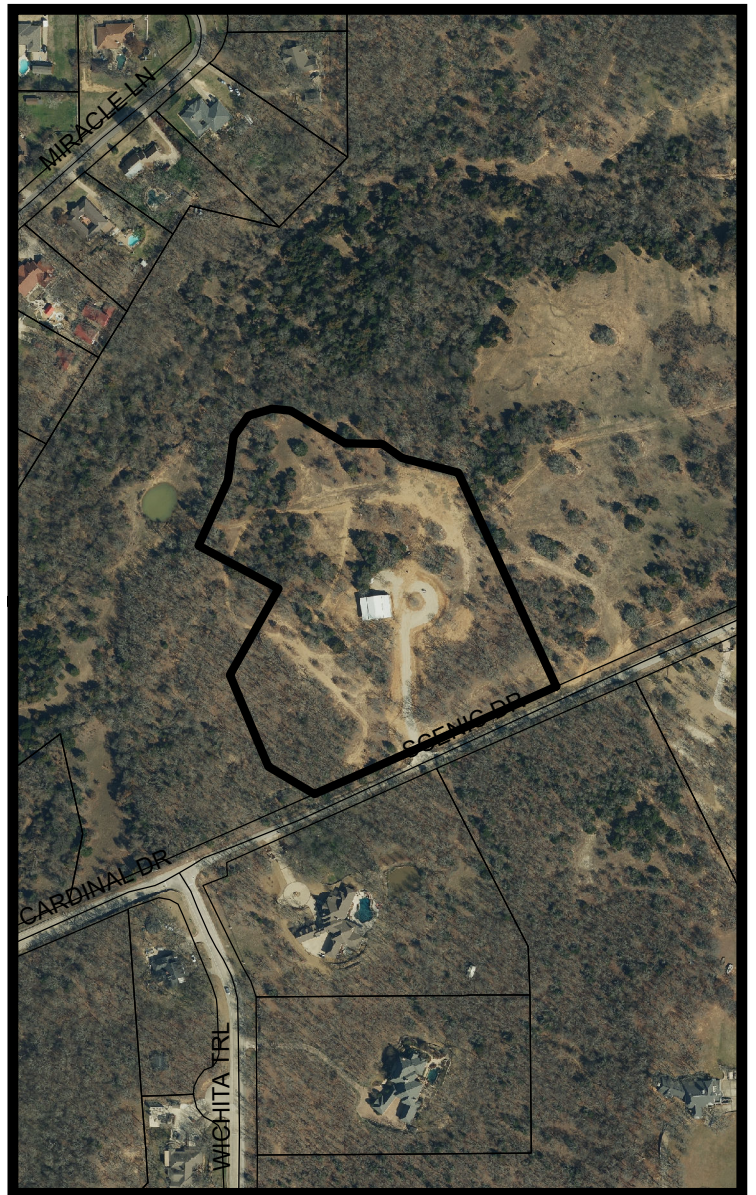
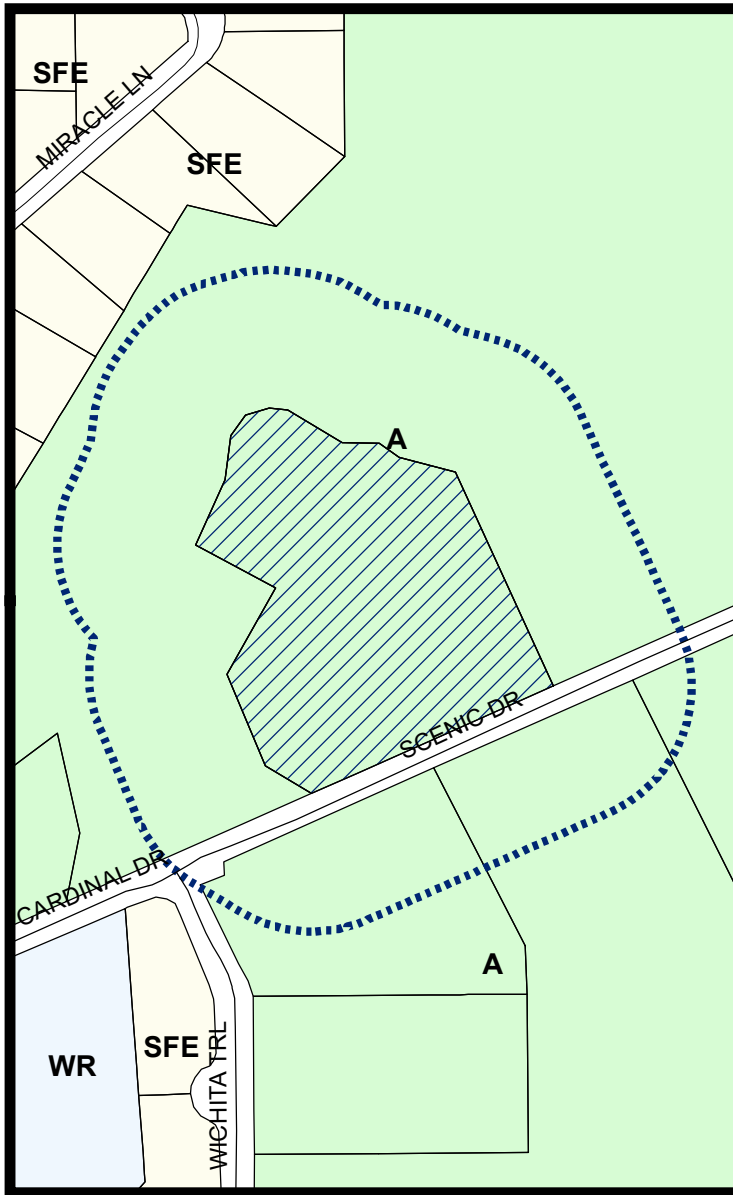
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Site Survey
4. Replat Package

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: RP23-0001



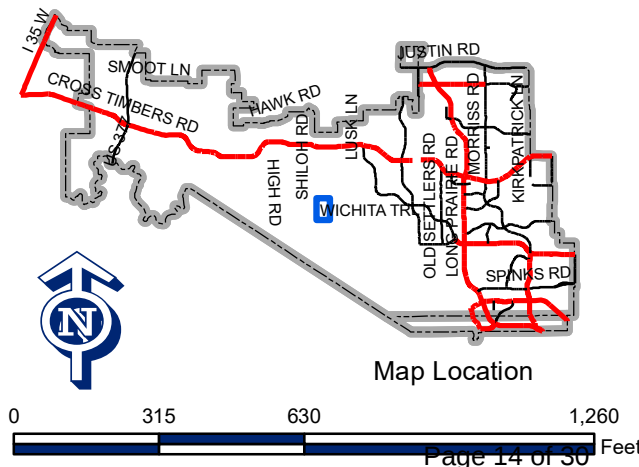
LEGEND

 Agriculture  Single Family Estate  Water Recreation

 Subject Property
 200 ft Notification Buffer around 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

March 20th, 2023

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

**RE: CNIK Addition – Record Plat Application
McAdams Job Number SPEC 2021310303**

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a record plat application for the replat to be known as CNIK Addition. The site is currently zoned A- Agriculture, is approximately 9.302 Acres, being subdivided into 2 lots, and both lots will have access from Scenic Drive. Accessory building to serve Lot 1R, with a separate building permit application currently under review. Existing drive to remain and serve Lot 1R, a new drive to be proposed great than 250 feet east of the current drive to serve Lot 2, is part of a separate application for J. Chamberlain, owner of CNIK, LLC. An exception is requested for the access proposed on Scenic Drive accessing Lot 2.

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

Sincerely,



James Stowell, R.P.L.S.



PLANNING & ZONING COMMISSION AGENDA I.2. REGULAR ITEM(S)

DATE: June 26, 2023
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider a request for a Specific Use Permit No. 484 (SUP23-0001 – Super Star Car Wash) to permit an automatic car wash. The property is generally located northeast of Flower Mound Road and west of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 484) for a 4,244-square-foot automatic car wash. The subject site is undeveloped and is located within a platted lot that contains approximately 0.994 acres of land (43,309 square feet). The property is located within Planned Development District-29 (PD-29) for Retail District-2 (R-2) uses and is also master-planned for Retail uses. The existing zoning requires Town Council approval of an SUP for an automatic car wash.

An automatic car wash is defined in the Town Code as a facility designed and used for the primary purpose of washing and cleaning passenger automobiles in which all tasks are performed by mechanical means, and the automobile is typically driven through the facility by the automobile operator. The subject property is surrounded by other non-residential uses, including a bank with drive-through service, a fast-food restaurant and a full service car wash across Flower Mound Road. Access to the site is being provided from a mutual access drive that connects the property to both the northwest and the southeast, the southeast drive being connected to Flower Mound Road via another mutual access drive.

The conceptual site plan depicts approximately 10 queueing spaces, which exceeds the required five queueing spaces. The car wash tunnel requires 1 parking space per 750 square feet of floor area, and the office/lounge areas require 1 parking space per 250 square feet of floor area. The site requires 6 spaces total, and the site plan depicts 5 dedicated parking spaces, which is within the allowable 20% deviation per Town Code. The applicant has also provided the required bypass lane which gives cars the ability to exit the queueing lane prior to the first point of service and return safely to the regular flow of traffic without any obstruction or barriers. The conceptual site plan also depicts 21 vacuum bays.

The conceptual landscape plan depicts all required landscaping. The design of the proposed car

wash is in compliance with the Town's Urban Design plan, including roof pitch and materials that compliment the adjacent buildings within the shopping center.

BOARD REVIEW/CITIZEN FEEDBACK: 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 replat application with exception request. SUP23-0001 had a total of 21 Property Owner Notifications mailed. At the time this report was written, staff had received 1 phone call in opposition regarding this item, and no items in support regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

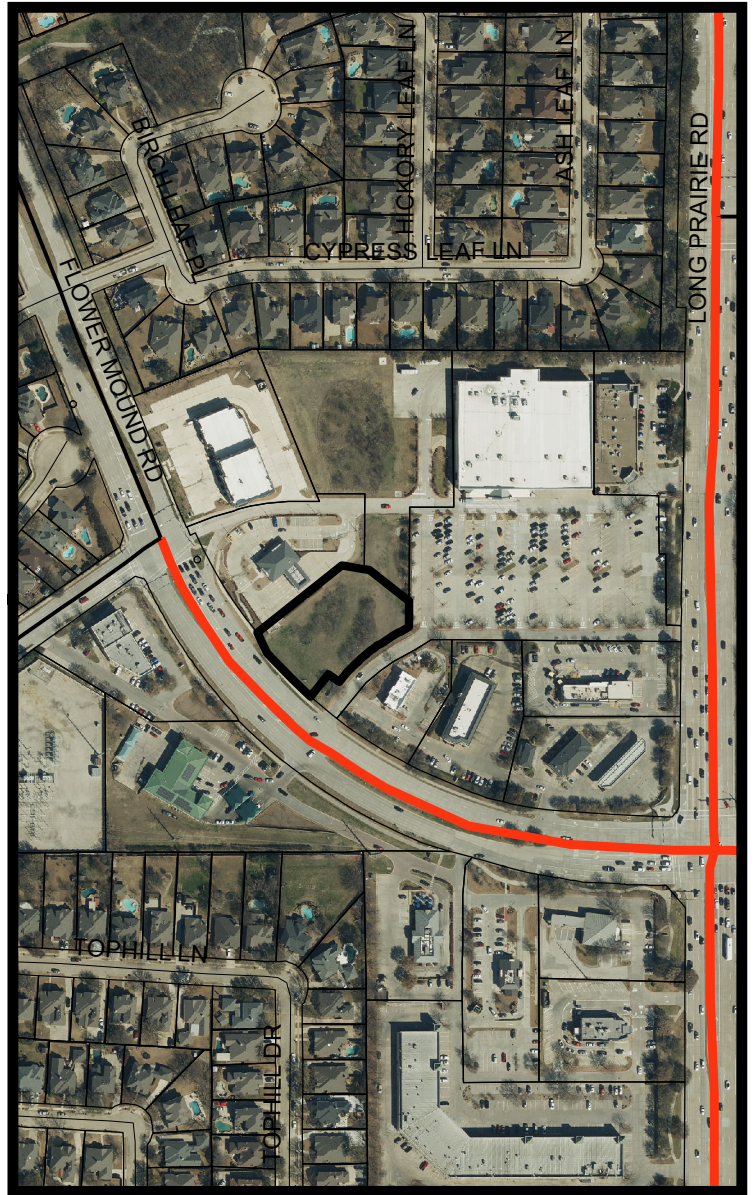
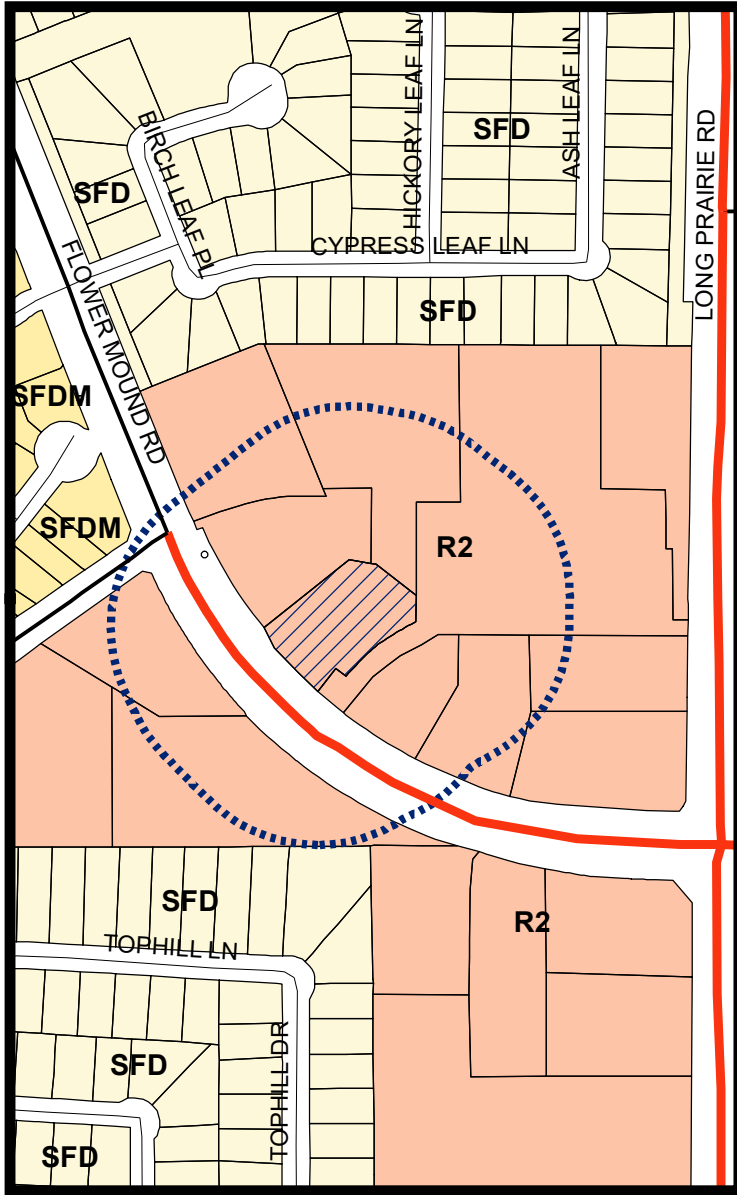
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Specific Use Permit Package

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: SUP23-0001



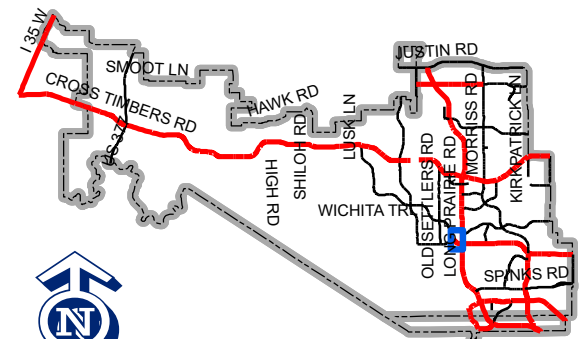
LEGEND

- Retail 2
- Single Family Density Medium
- Single Family Detached

- Subject Property
- 200 ft Notification Buffer around 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



1830 N 95th Ave Ste 106
Phoenix, AZ, 85037
superstarcarwash.com

11 November 2022

City of Flower Mound
Claire Barnes, Principal Planner
Planning Services Division
2121 Cross Timbers Road
Flower Mound, TX 75028

**Re: Letter of Intent
Proposed Super Star Car Wash
2810 Flower Mound Road
Flower Mound, TX 75022**

Dear Ms. Barnes:

Super Star Car Wash is proposing to develop Lot 8, Block 1, Lake Forest Plaza, Phase 3, which is a 0.994 acre parcel located at 2810 Flower Mound Road and is requesting a Special Use Permit. The proposed development is a full express car wash with a 4,244 SF building and including self-serve vacuum bays/parking spaces. The property is currently zoned PD29, Retail 2.

The surrounding property includes Walmart Neighborhood Market to the north, Wells Fargo Bank to the west, Taco Bell to the east and Slyde's Car Wash to the south across Flower Mound Road. We believe this proposed development is consistent with the surrounding properties.

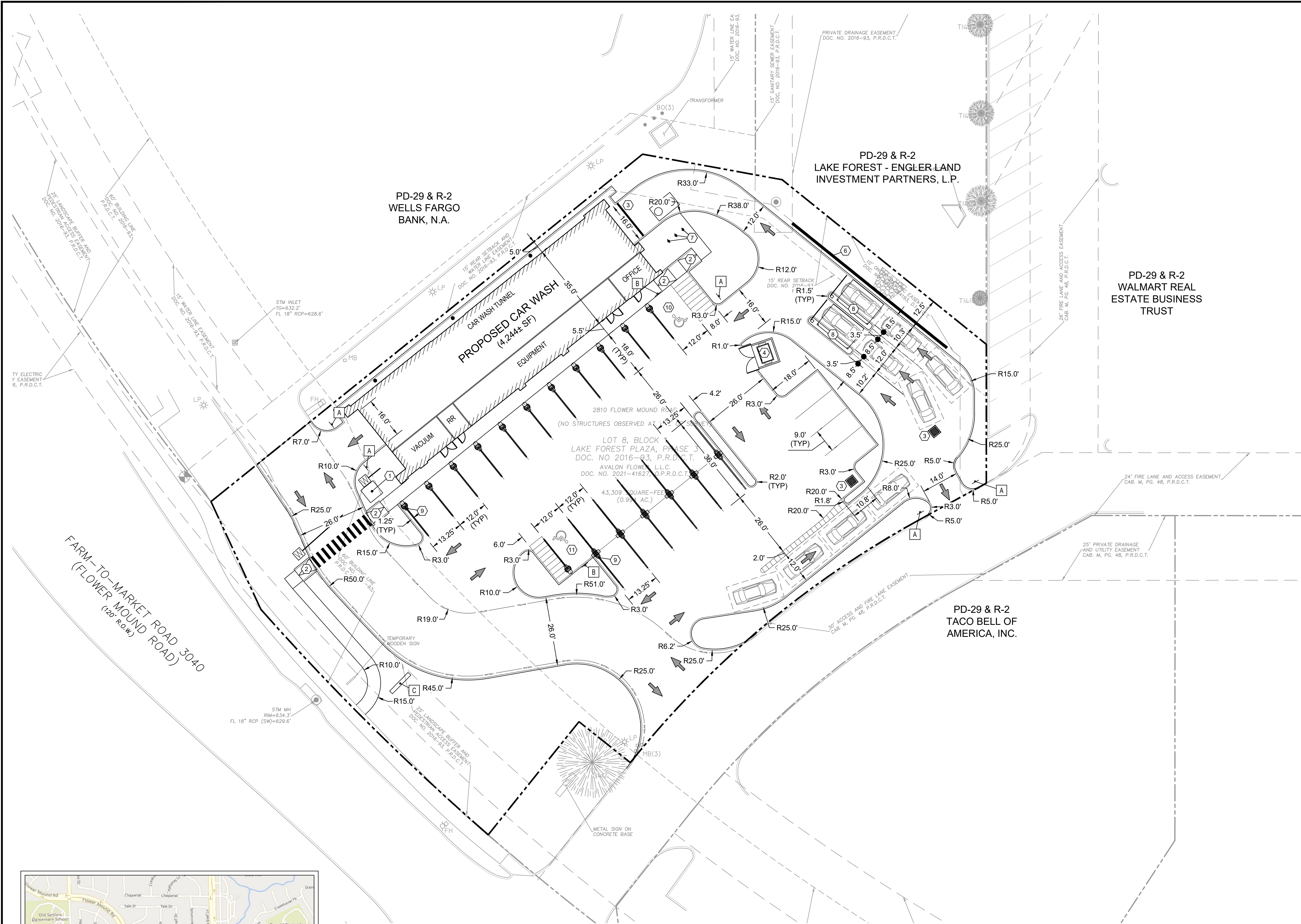
The conceptual site plan has been designed to meet the requirements for parking, fire lanes setbacks, and green space required for this type of development. The proposed architectural features indicated on the building elevations are intended to enhance/complement the surround developed property and the landscape plan is consistent with existing landscape features in this area.

We look forward to working with you on this project and our team of architects and engineers are available to answer any questions you may have regarding the proposed development.

Sincerely,

Luke Eid
Senior Project Manager of Development
Super Star Car Wash

Life gets messy – we're here to help.



SYMBOL KEY	
①	PAD MOUNTED TRANSFORMER
②	BARRIER FREE RAMP (BFR)
③	PROPOSED DRAINAGE STRUCTURE
④	PROPOSED DUMPSTER ENCLOSURE
⑤	TRANSITION CURB
⑥	PROPOSED RETAINING WALL
⑦	BICYCLE RACK
⑧	CAR WASH PAY STATION (TYP)
⑨	VACUUM BAY EQUIPMENT (TYP)
⑩	TYPICAL ADA ACCESSIBLE PARKING STALL
⑪	ADA ACCESSIBLE VACUUM BAY

SIGNAGE SYMBOL KEY	
A	"DO NOT ENTER" SIGN (R5-1) AND POST
B	ACCESSIBLE PARKING SIGNAGE AND POST
C	MONUMENT SIGN (SITE SIGN)

LEGEND	
PROPERTY LINE	---
PROPOSED FACE AND BACK OF CURB	=====
FIRELANE	----
PROPOSED SIGN	
PROPOSED FIRE HYDRANT	FH
PROPOSED SANITARY MANHOLE	⊙
PROPOSED AREA INLET	■
TRAFFIC FLOW ARROW	→
TYPICAL TRAFFIC QUEUE SPACE	10.0' 20.0'

SITE DATA	
LOT 8, BLOCK 1, LAKE FOREST PLAZA, PHASE 3	
ADDRESS:	2810 FLOWER MOUND ROAD
CITY:	FLOWER MOUND
COUNTY:	DENTON
STATE:	TEXAS
LOT AREA:	0.994 ACRES (43,309 SF)
ZONING:	PD-29 & R2
CURRENT USE:	VACANT
PROPOSED USE:	AUTOMATIC CAR WASH
BUILDING DATA:	
BUILDING AREA	4,244 SF
- TUNNEL	2,730 SF
- MECHANICAL/ELECTRICAL/MISC.	1,321 SF
- OFFICE	193 SF
BUILDING HEIGHT	35' (1 STORY)
BUILDING COVERAGE	9.80%
LANDSCAPE:	
PERVIOUS AREA	10,778 SF (24.89%)
IMPERVIOUS AREA	32,531 SF (75.11%)
PARKING SUMMARY	
REQUIRED:	
1 SP / 250 SF (OFFICE)	1
1 SP / 750 SF (TUNNEL/MECH.)	5
TOTAL REQUIRED	6
PROVIDED:	
STANDARD PARKING STALLS	4
ADA ACCESSIBLE PARKING STALLS	1
TOTAL PROVIDED	5
BICYCLE PARKING PROVIDED:	3
DRAINAGE	
PROPOSE TO COLLECT STORMWATER WITH INLETS AND PIPE UNDERGROUND TO THE EXISTING DETENTION POND ALONG THE NORTHEAST PROPERTY LINE.	

**** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY WINDROSE LAND SERVICES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

****FLOOD NOTE****

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE ENTIRE SITE IS OUTSIDE OF THE 100 YEAR FLOOD ZONE.

ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.



Know what's below.
Call before you dig.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

06/14/2023	CITY COMMENTS	03
05/01/2023	CITY COMMENTS	02
04/03/2023	CITY COMMENTS	01
Date	Description	No.

Revisions		
6/14/2023		



LANGAN

Langan Engineering and Environmental Services, Inc.
1101 ESE Loop 323, Suite 101
Tyler, TX 75701

T: 903.324.8400 www.langan.com
TBPE FIRM REG. #F-13709

SPECIFIC USE PERMIT

**SUPER STAR
CAR WASH**

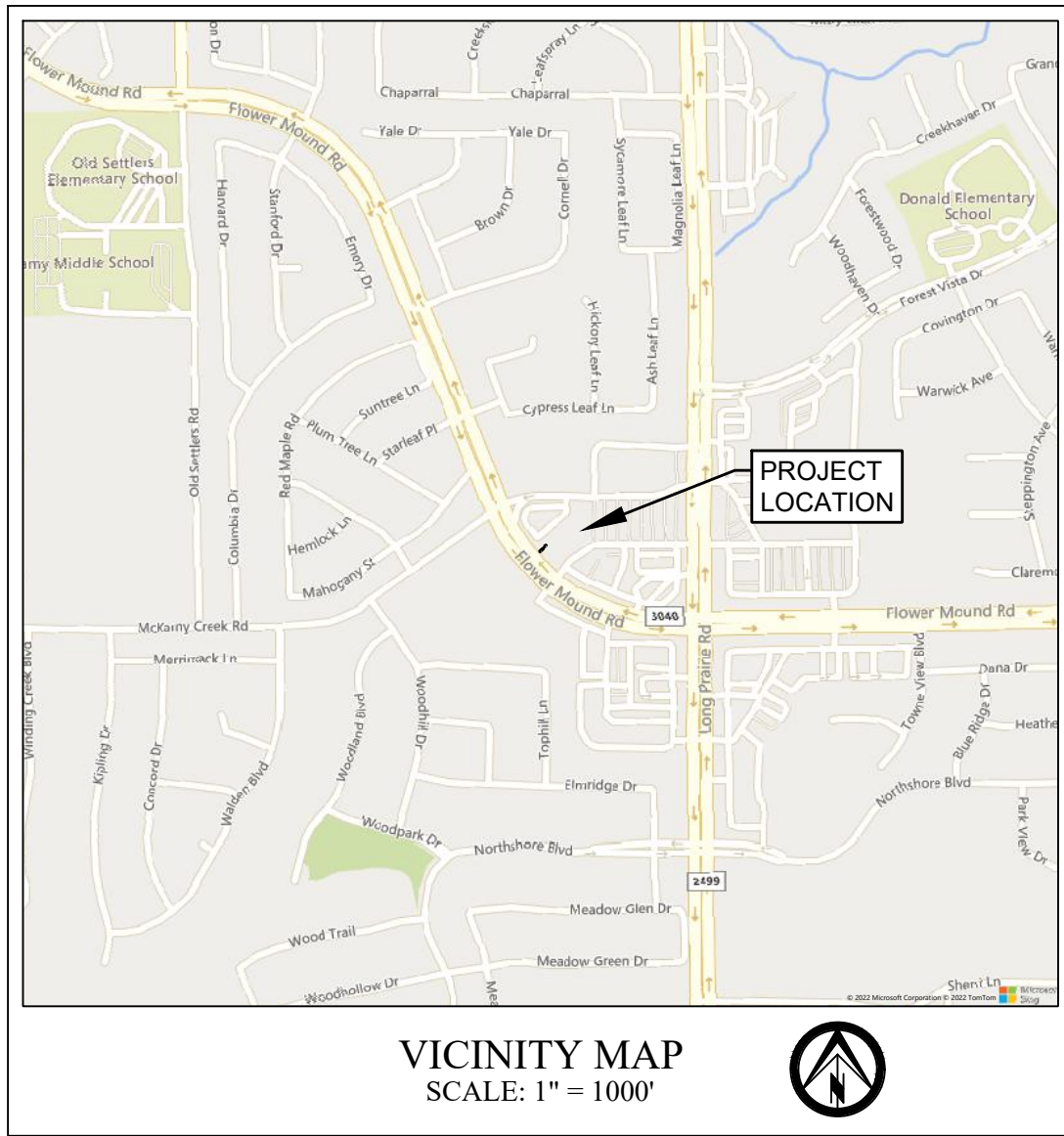
LOT 8, BLOCK 1, LAKE FOREST PLAZA, PHASE 3
CITY OF FLOWER MOUND

DENTON COUNTY TEXAS

Drawing Title

**CONCEPT SITE
PLAN**

Project No.	Drawing No.
532027301	C-3
Date	
05/01/2023	
Drawn By	
CC	DC
Checked By	



OWNER
AVALON DEVELOPMENT
7333 E. DOUBLETREE RANCH ROAD, SUITE 140
SCOTTSDALE, AZ 85258
CONTACT: SCOTT WHITTINGTON
PHONE: (480) 376-8750
EMAIL: scott@avalindevelopment.com

CIVIL ENGINEER
LANGAN ENG. AND ENVR. SERVICES, INC.
1101 E SE LOOP 323, SUITE 101
TYLER, TX 75701
CONTACT: CARTER DELLENEY, PE
PHONE: (903) 324-8400
EMAIL: cdelleney@langan.com

SURVEYOR
WINDROSE LAND SERVICES
1955 LAKEWAY DRIVE, SUITE 220
LEWISVILLE, TX 75057
CONTACT: MARK PEEPLES, RPLS
PHONE: (214) 217-2544
EMAIL: mark.peeples@windroseservices.com

DEVELOPER
SUPER STAR CAR WASH
1830 N 95TH AVENUE, SUITE 106
PHOENIX, AZ 85037
CONTACT: LUKE EID
PHONE: (412) 628-5535
EMAIL: leid@scwaz.com

ARCHITECT
AO ARCHITECTS
144 N ORANGE STREET
ORANGE, CA 92866
CONTACT: DUC HUYNH
PHONE: (714) 639-9860
EMAIL: duch@aoarchitects.com

LANDSCAPE ARCHITECT
COJAX DESIGNS
PO BOX 8232
GREENVILLE, TX 75404
CONTACT: JILL ROGERS
PHONE: (972) 670-9407
EMAIL: cojaxdesigns@outlook.com

LANDSCAPE PROJECT NOTES

Refer to Stewwork Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tiled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/4" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of river rock as designated shall be locally available and of an average diameter of one and one-half inches (1 1/2") minimum to three inches (3") maximum. Contractor shall install to a depth of three inches (3"). Rock should be compacted and stable under foot when applied in a pedestrian area.

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. **Topsoil and turfgrass losses due to erosion or any other construction activities will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.**

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or final drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

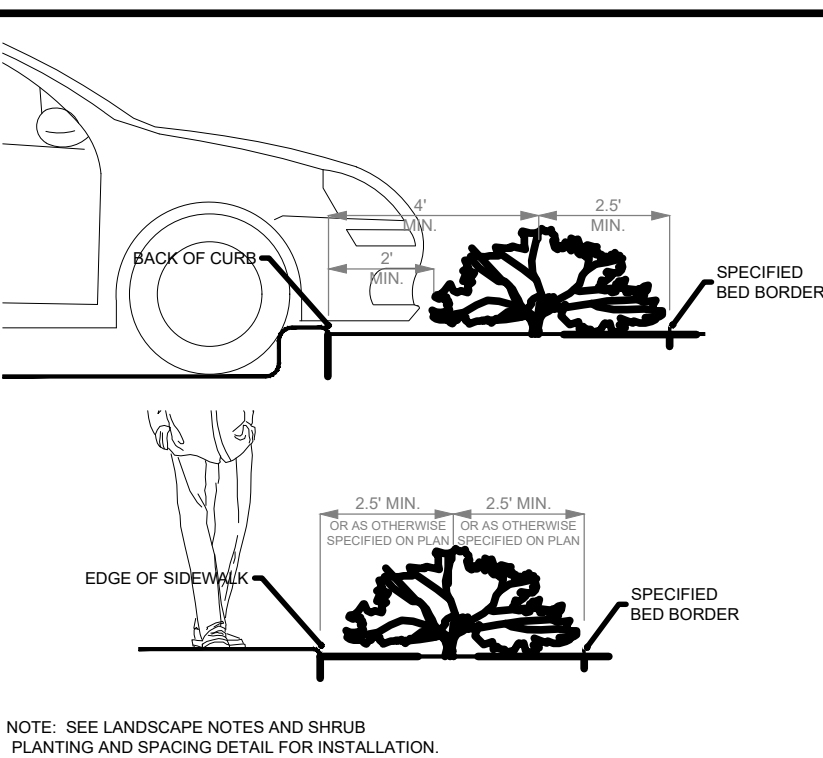
Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:
All disturbed areas receiving sod shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

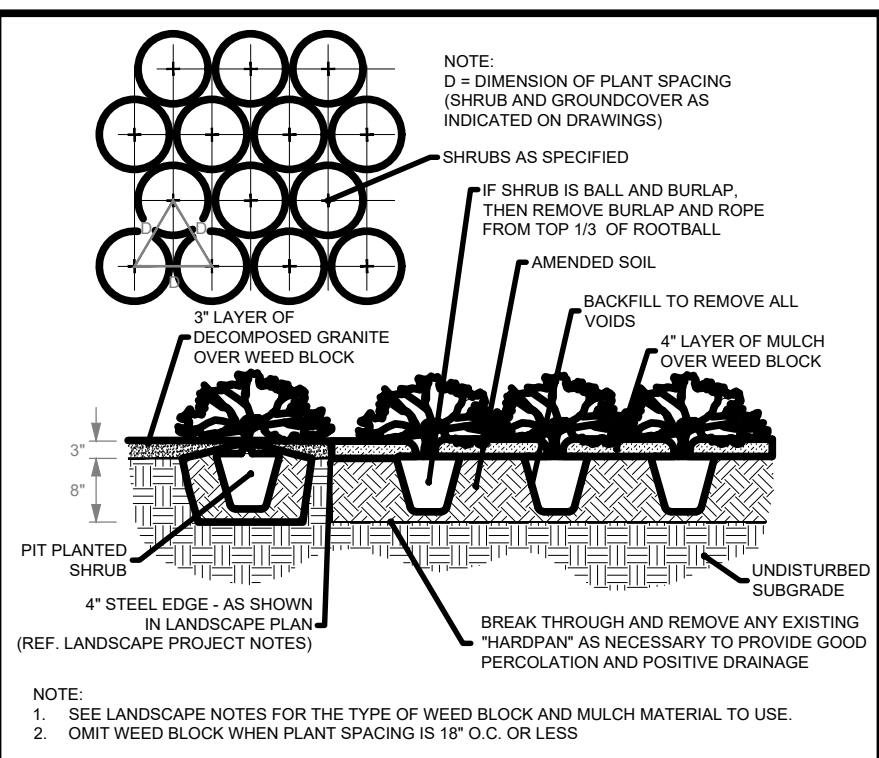
Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.



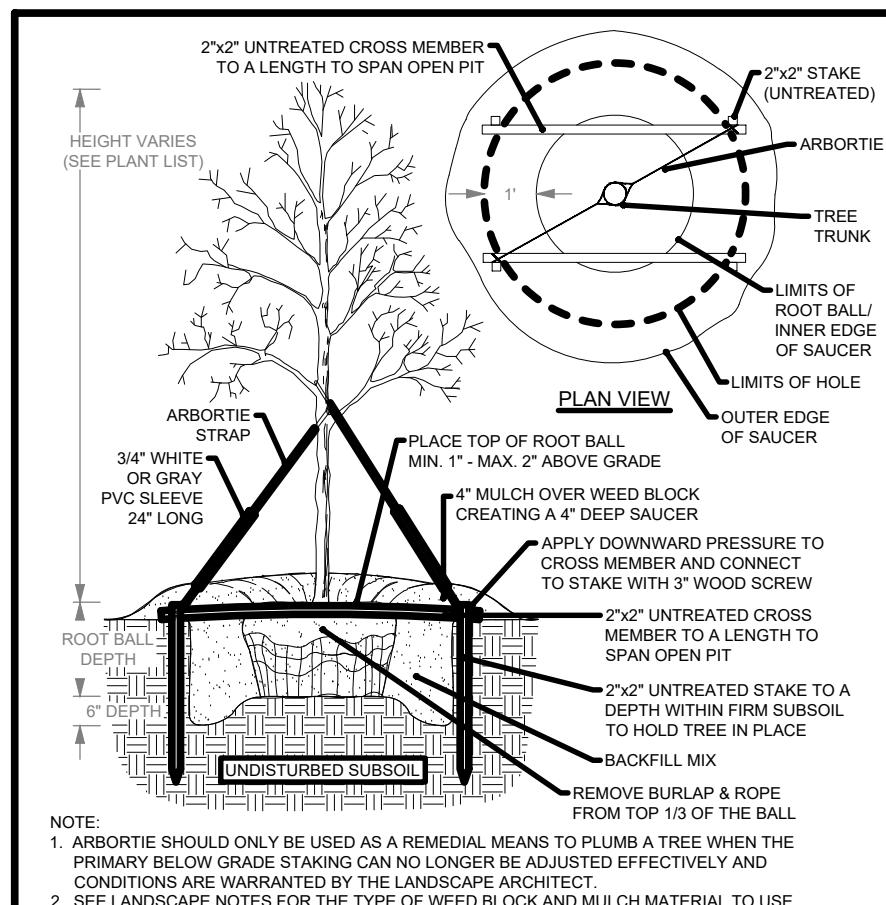
SHRUB DISTANCE FROM EDGE OF BED

N.T.S.



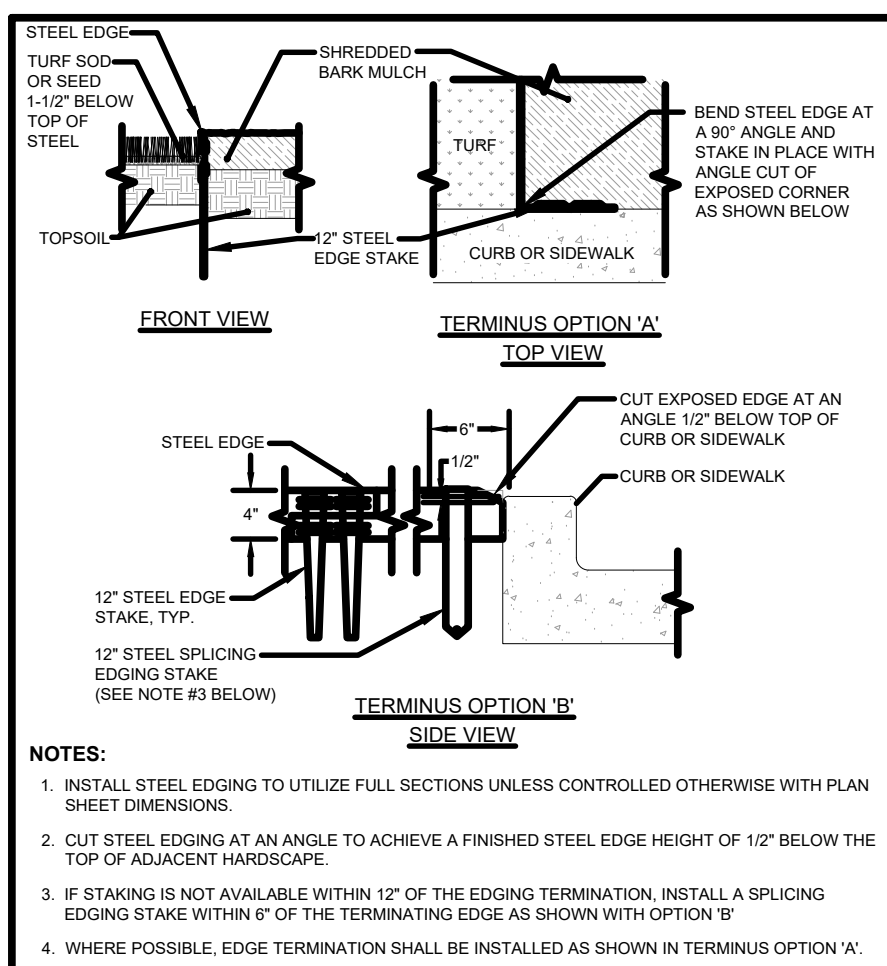
SHRUB PLANTING AND SPACING

N.T.S.



TREE PLANTING

N.T.S.



STEEL EDGE TERMINATION

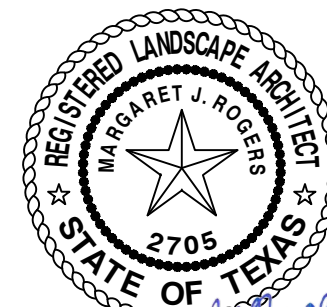
N.T.S.

Plant Material List

SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
RO	5		Texas Red Oak Quercus texana	N/A	B&B	3\" cal.	12\" min.	6\" min.	Full Canopy, Healthy, Good Form Strong Central Leader
LO	5		Live Oak Quercus virginiana	N/A	B&B	3\" cal.	12\" min.	6\" min.	Full Canopy, Healthy, Good Form Strong Central Leader
CM	5		Delta Moonlight Crape Myrtle Lagerstromia indica 'Delta Moonlight'	N/A	Cont.	30 gal.	8\" min.	4\" min.	Full Canopy, Healthy, Good Form Multi-trunk, 3 cane minimum
IH	111		Indian Hawthorn 'Snow' Rhaphiolepis indica	36"	Cont.	5 gal.	24\" min.	24\" min.	Full, Healthy, Even Growth
RY	16		Red Yucca Hesperaloe parviflora	30"	Cont.	5 gal.	24\" min.	24\" min.	Full, Healthy, Even Growth
DR	67		Red Drift Rose Rosa 'Meigalpio'	24"	Cont.	3 gal.	12\" min.	12\" min.	Full, Healthy, Red Bloom
LR	1260 SF		Liriope Liriope muscari	24"	Cont.	1 gal.	8\" min.	8\" min.	Full, Healthy, Even Growth
RR	1005 SF		River Rock	-	-	-	-	-	Locally Available

In Accordance to the Current Edition of The American Standard for Nursery Stock

COJAX
designs
P.O. Box 8232 Greenville, TX 75044
Direct: 972.670.9444
Email: jill@cojaxdesigns.com



06.15.2023

LANDSCAPE CALCULATIONS for the City of Flower Mound

	REQUIRED	PROPOSED
STREET YARD LANDSCAPE 20% of street yard for the lot shall be Landscaped @ 9,881.24 sf	20% (1,976.25 sf)	60.9% (6,025.14 sf)
STREET YARD TREES 10 trees for 1st 10,000-100,000 + 1 each for every 2,500 after	10 TREES	10 Proposed Trees
STREET BUFFER LANDSCAPE FLOWER MOUND ROAD	25 FT.	25 FT.
STREET BUFFER TREES 1 TREE / 30 LF @ FLOWER MOUND RD 167.54 LF	6 TREES	6 Proposed Trees
PARKING AREA LANDSCAPE 90 SF / 12 SPACES @ 5 SPACES	90 SF	925 SF
PARKING AREA TREES 1 TREE / 10 SPACES @ 5 SPACES	1 TREE	3 Proposed Trees



Know what's below.
Call before you dig.

THESE PLANS ARE SUBJECT TO REVIEW &
APPROVAL BY JURISDICTIONAL ENTITIES.

Date	Description	No.
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Revisions

LANGAN

Langan Engineering and
Environmental Services, Inc.
1101 ESE Loop 323, Suite 101
Tyler, TX 75701

T: 903.324.8400

www.langan.com

TBPE FIRM REG. #F-13709

SUPER STAR
CAR WASH

CITY OF FLOWER MOUND

DENTON COUNTY

TEXAS

Drawing Title

LANDSCAPE
PLAN

Project No.

532027301

Drawing No.

Date

10/05/2022

Drawn By

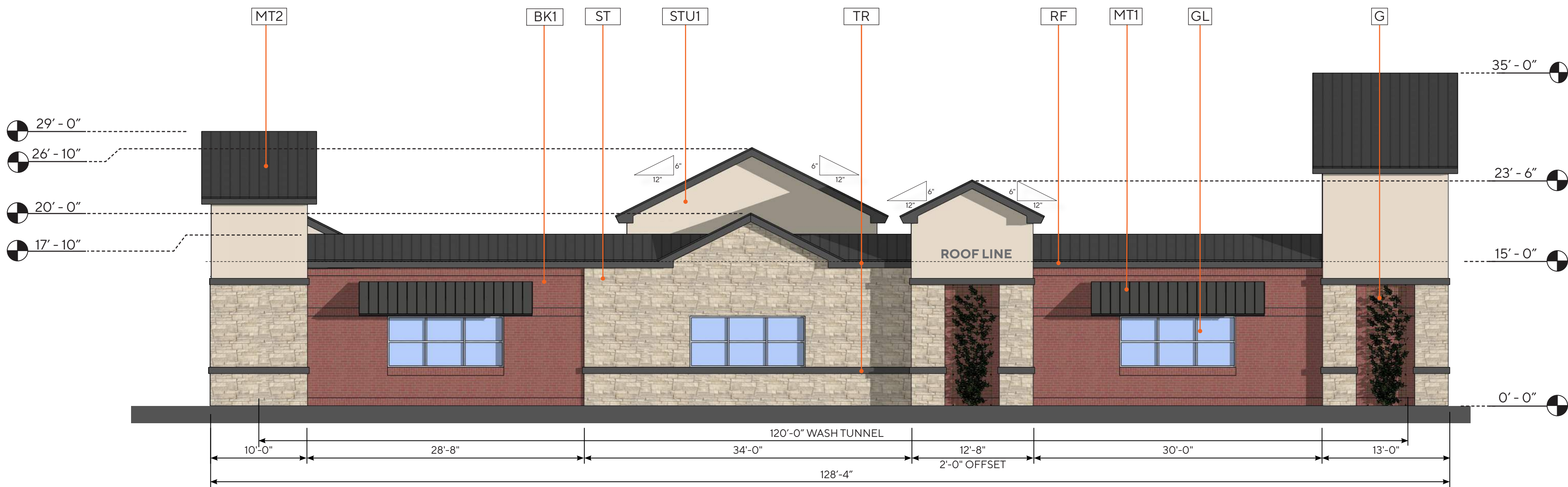
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Checked By

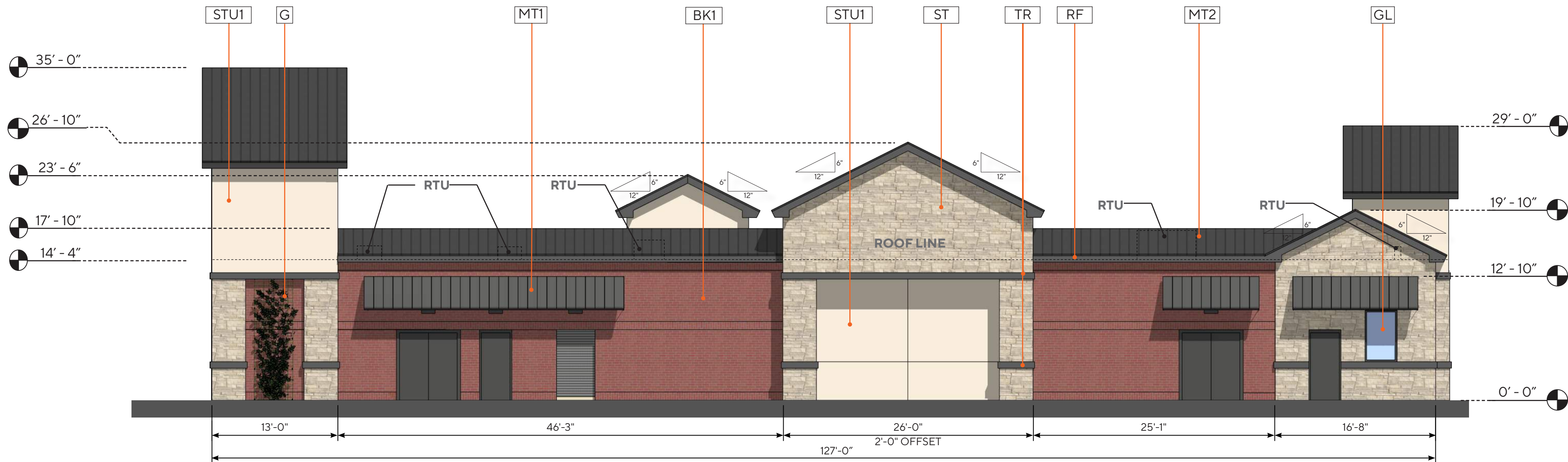
DC

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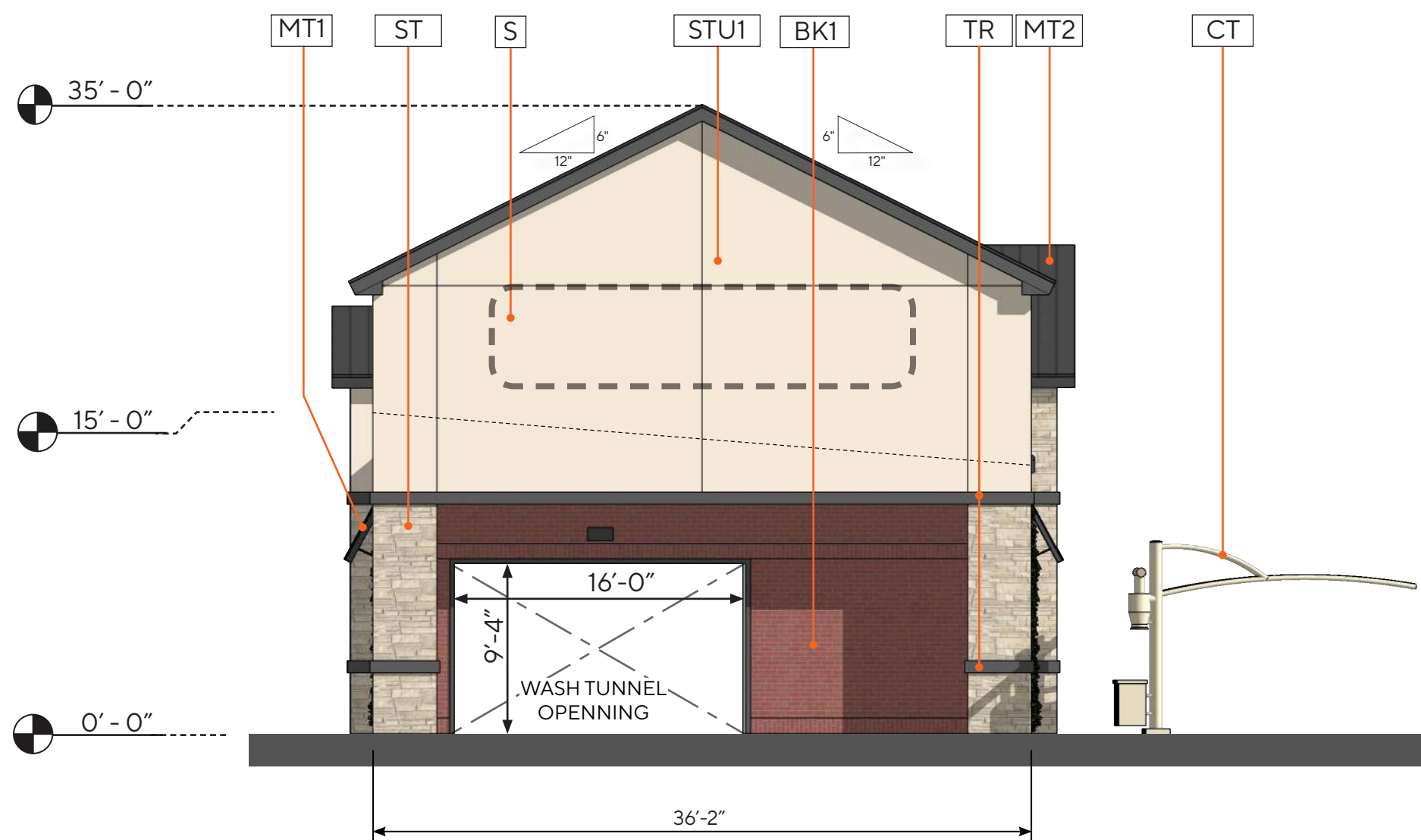
© 2022 Langan



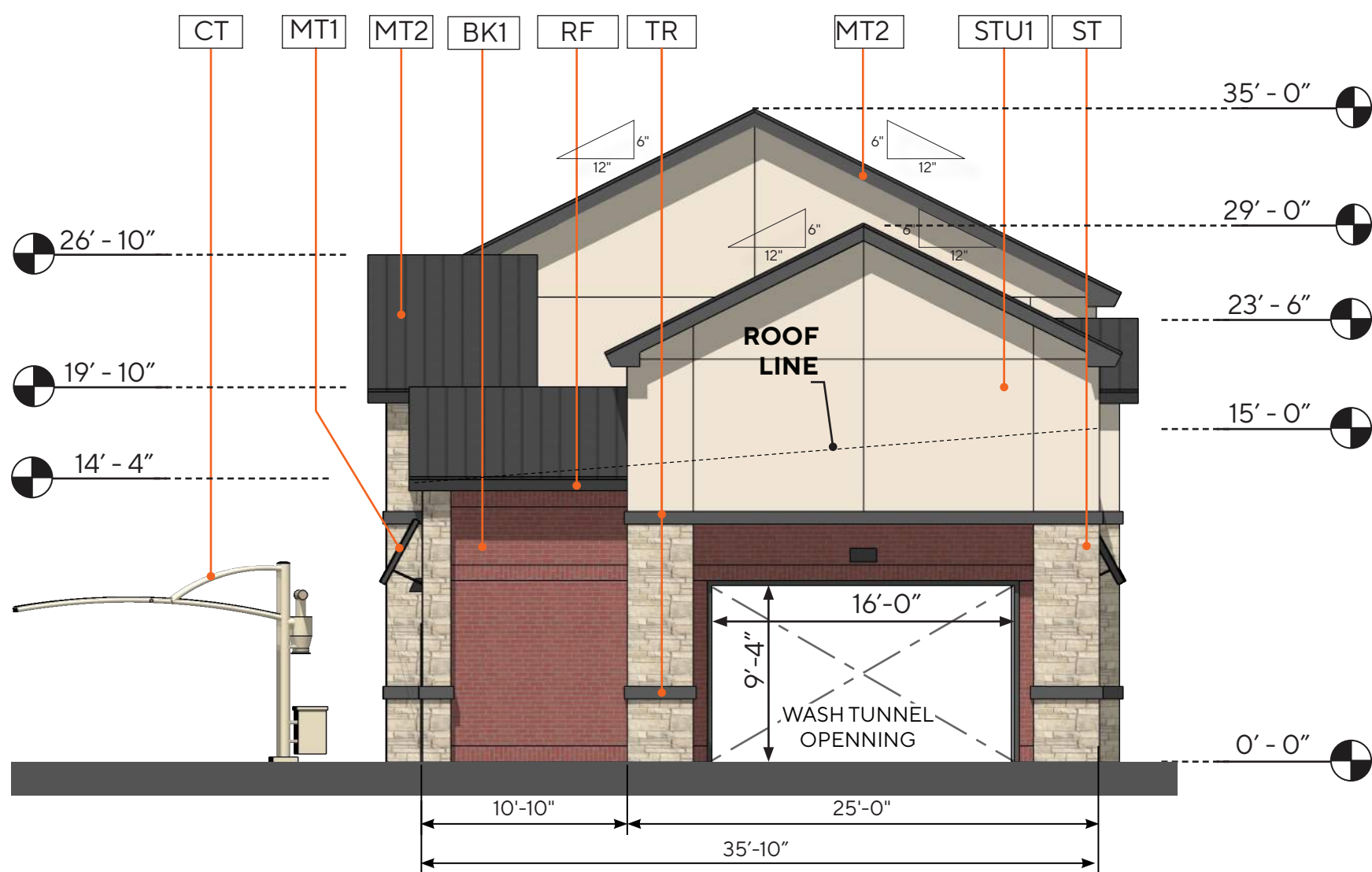
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

KEY	DESCRIPTION
MASONRY	
BK-1	MANUFACTURE: SUMMIT BRICK TYPE: FACE BRICK STYLE: "LODO" TUMBLED SMOOTH FINISH
METAL	
MT-1	METAL CANOPY - PAINTED PT-2
MT-2	SELECT SEAM NARROW BATTEN METAL ROOFING BY AEP SPAN - ZACTIQUE II
MISC	
STU-1	STUCCO 30/30 FINE TEXTURE OVER STANDARD CMU BLOCK - PAINTED PT-1
RF	ROOF FASCIA - PAINTED PT-2
CT	CANOPY TUBE - ARCHES AND COLUMNS - PAINTED: PT-1
FA	FABRIC SHADE COVER, MANU: GALE PACIFIC USA INC. - DESERT SAND - #444983
HM	HOLLOW METAL DOORS / FRAMES - PAINTED COLOR: PT-2
G	"GREEN SCREEN" WALL HUNG TRELLIS PANEL
TR	TRIM - PAINTED PT-2
WS	ARCHITECTURAL WALL SCONCE LITHONIA LIGHTING - WST LED
GL	GLAZING MANUFACTURE: PPG COLOR: "GRAY REFLECTIVE"
STONE VENEER	
ST	STONE VENEER - CORONADO STONE - SAWTOOTH LEDGE: NORTHLAND
PAINT	
PT-1	DUNN EDWARDS - DEC765 - BONE
PT-2	DUNN EDWARDS - DE6350 - DARK ENGINE
OTHER	
S	SIGNAGE LOCATION, UNDER SEPARATE PERMIT

NOTE:
ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT

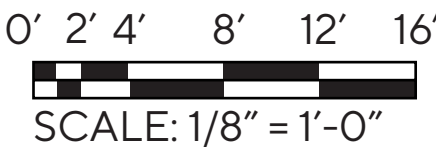
		NORTH	SOUTH	EAST	WEST
1.	*TOTAL FACADE S.F.	2,258 S.F.	2,300 S.F.	795 S.F.	1,082 S.F.
2.	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	2,065 S.F.	2,106 S.F.	637 S.F.	924 S.F.
3.	DOORS AND WINDOWS S.F.	193 S.F.	194 S.F.	158 S.F.	158 S.F.
4.	PRIMARY MASONRY TOTALS (MIN. 80%)	1,779 S.F. AND 86.15% OF 2	1,793 S.F. AND 85.04% OF 2	585 S.F. AND 91.83% OF 2	865 S.F. AND 93.5% OF 2
	- BRICK S.F. (AS APPLICABLE)	732 S.F. AND 35.45% OF 2	818 S.F. AND 38.84% OF 2	202 S.F. AND 31.7% OF 2	209 S.F. AND 22.6% OF 2
	- STONE S.F. (AS APPLICABLE)	732 S.F. AND 35.45% OF 2	594 S.F. AND 28.2% OF 2	104 S.F. AND 16.33% OF 2	84 S.F. AND 9% OF 2
	- STUCCO S.F. (AS APPLICABLE)	315 S.F. AND 15.25% OF 2	381 S.F. AND 18% OF 2	279 S.F. AND 43.8% OF 2	572 S.F. AND 61.9% OF 2
	- TILT WALL S.F. (AS APPLICABLE)	-	-	-	-
5.	SECONDARY MASONRY TOTALS (MAX. 20%)	59 S.F. AND 7.7 % OF 2	139 S.F. AND 6.6% OF 2	52 S.F. AND 8.16% OF 2	59 S.F. AND 6.4% OF 2
	- EIFS S.F. (AS APPLICABLE)	-	-	-	-
	- HARDIPLANK S.F. (AS APPLICABLE)	-	-	-	-
	- DETAIL ANY ADDITIONAL (AS APPLICABLE) "TRIMS & ROOF FASCIA"	159 S.F. AND 7.7 % OF 2	139 S.F. AND 6.6% OF 2	52 S.F. AND 8.16% OF 2	59 S.F. AND 6.4% OF 2
6.	METAL AWNING TOTALS	127 S.F. AND 6.14% OF 2	174 S.F. AND 8.26% OF 2	-	-

***NOTE:**
FACADE S.F. INCLUDES ROOF FASCIA



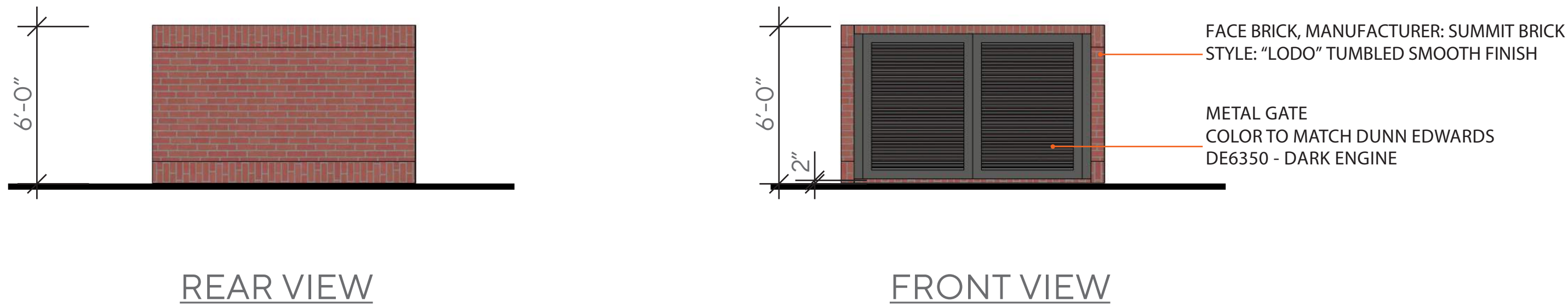
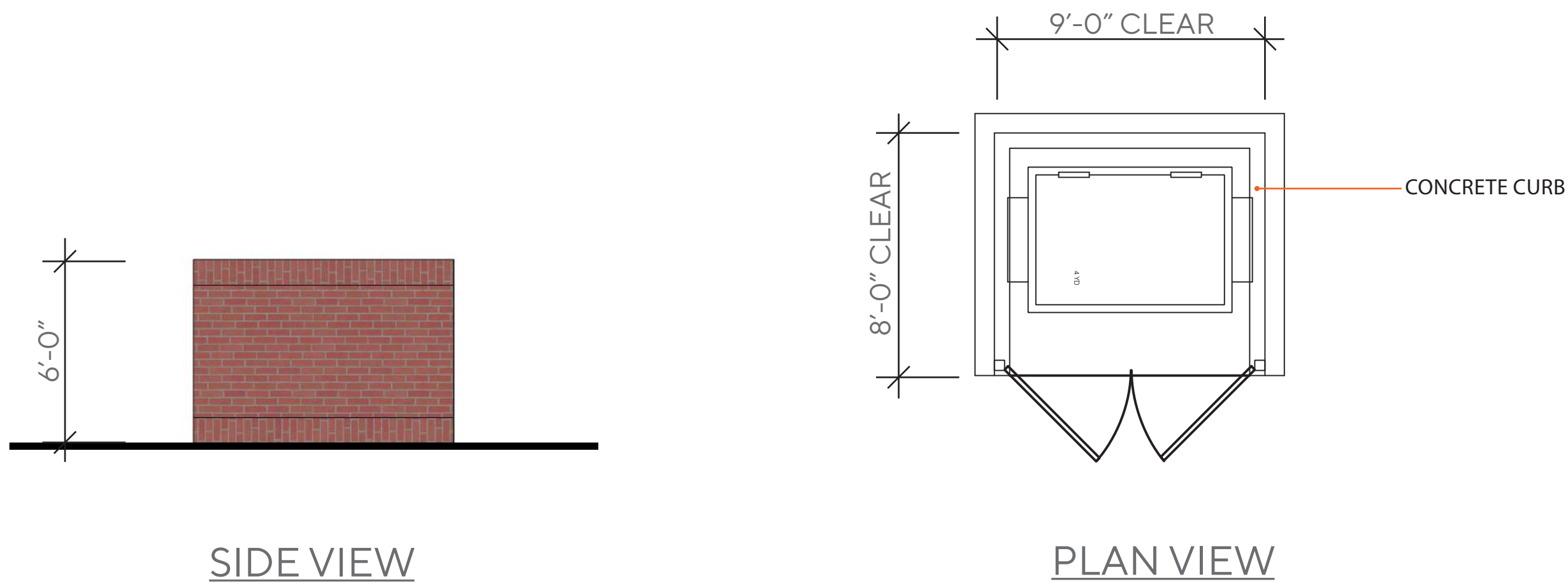
FLOWER MOUND RD & LONG PRAIRIE RD
2810 FLOWER MOUND RD. | FLOWER MOUND, TX 75022

EXTERIOR COLORED ELEVATIONS



A-3

Scale
Job No.
Date
1/8" = 1'-0"
2022-655
2023-03-31



FLOWER MOUND RD & LONG PRAIRIE RD
2810 FLOWER MOUND RD. | FLOWER MOUND, TX 75022

TRASH ENCLOSURE

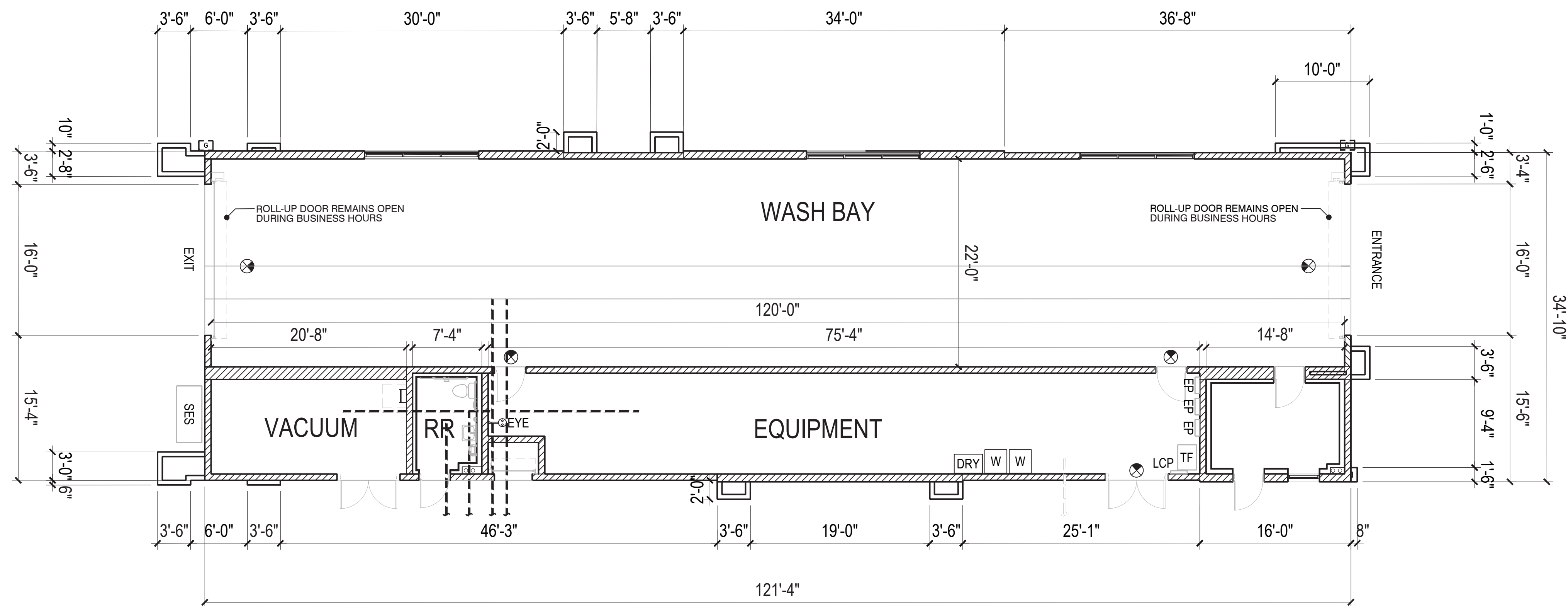


A-7

Scale: 1/4" = 1'-0"
Job No.: 2022-655
Date: 2023-03-31



FLOWER MOUND RD & LONG PRAIRIE RD
2810 FLOWER MOUND RD. | FLOWER MOUND, TX 75022



FLOOR PLAN

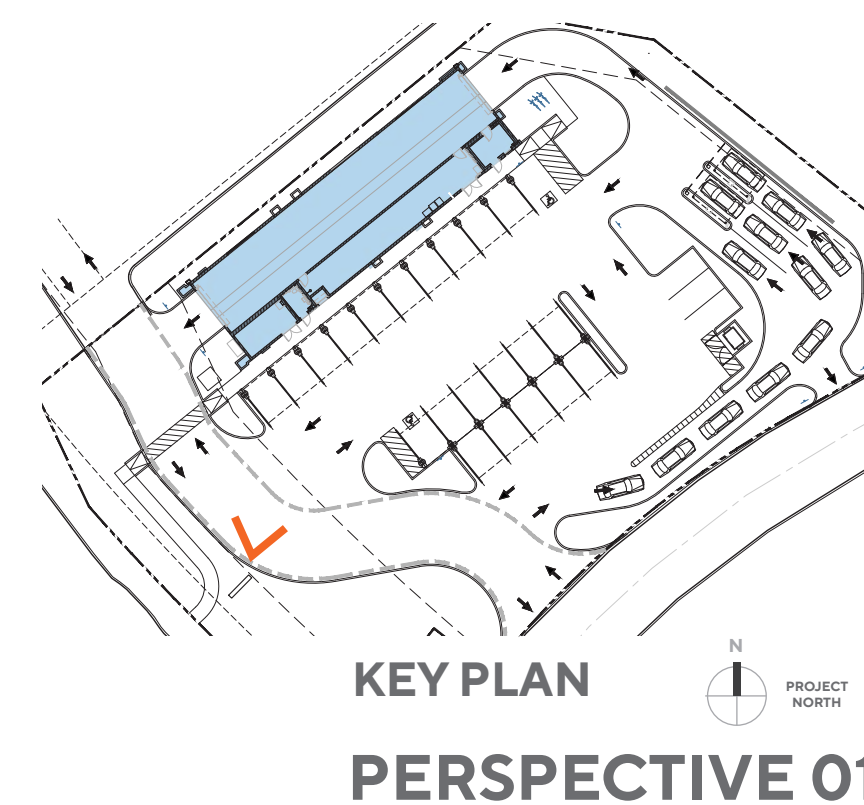


A-1

Scale
Job No.
Date
1/8" = 1'-0"
2022-655
2023-03-31



NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT



FLOWER MOUND RD & LONG PRAIRIE RD

2810 FLOWER MOUND RD. | FLOWER MOUND, TX 75022

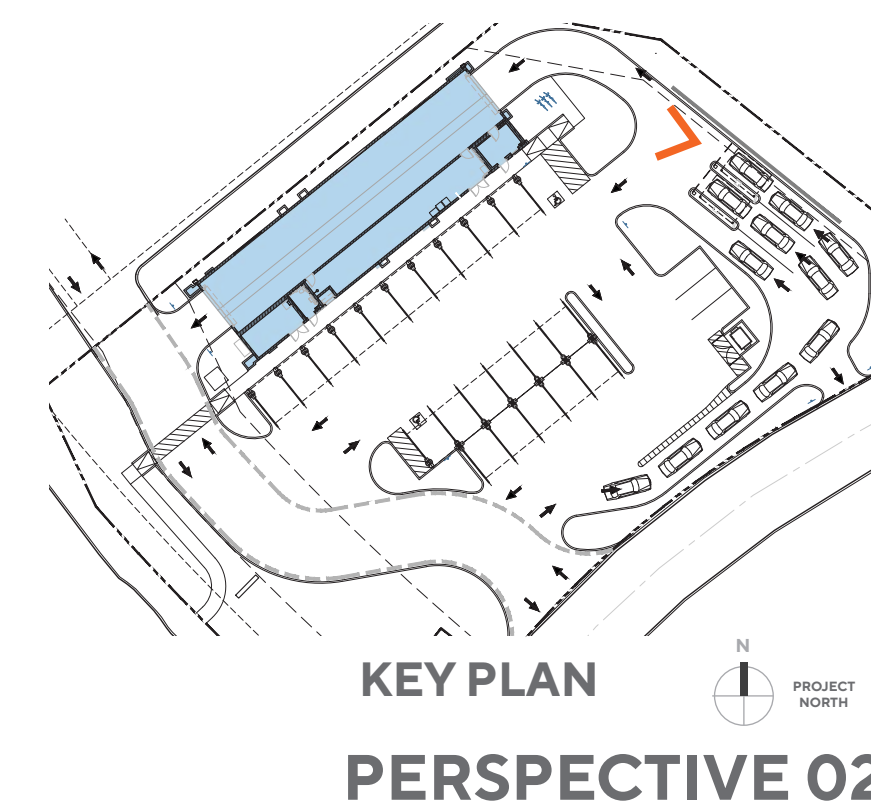


A-4

Scale: N.T.S.
Job No.: 2022-655
Date: 2023-03-31



NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT



FLOWER MOUND RD & LONG PRAIRIE RD

2810 FLOWER MOUND RD. | FLOWER MOUND, TX 75022



A-5

Scale: N.T.S.
Job No.: 2022-655
Date: 2023-03-31

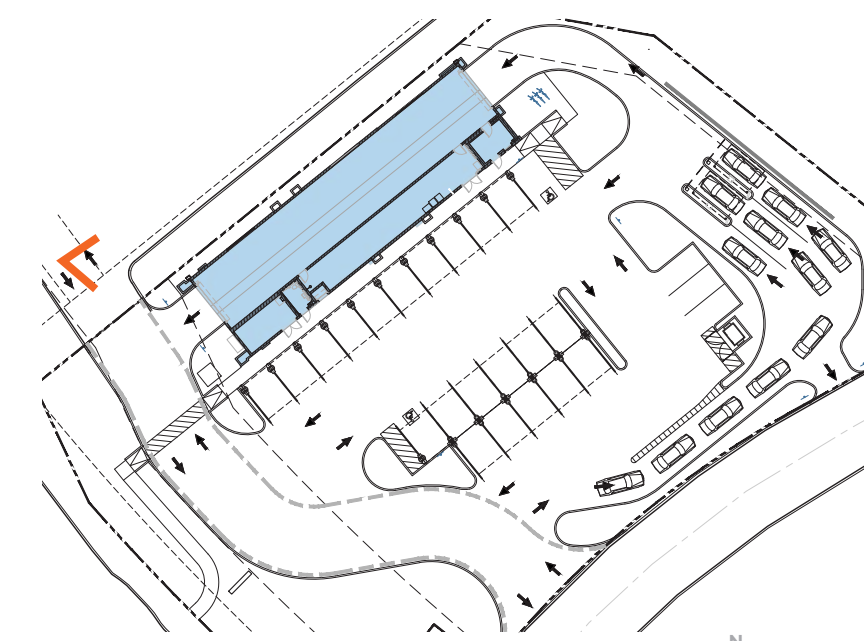


NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT



FLOWER MOUND RD & LONG PRAIRIE RD

2810 FLOWER MOUND RD. | FLOWER MOUND, TX 75022

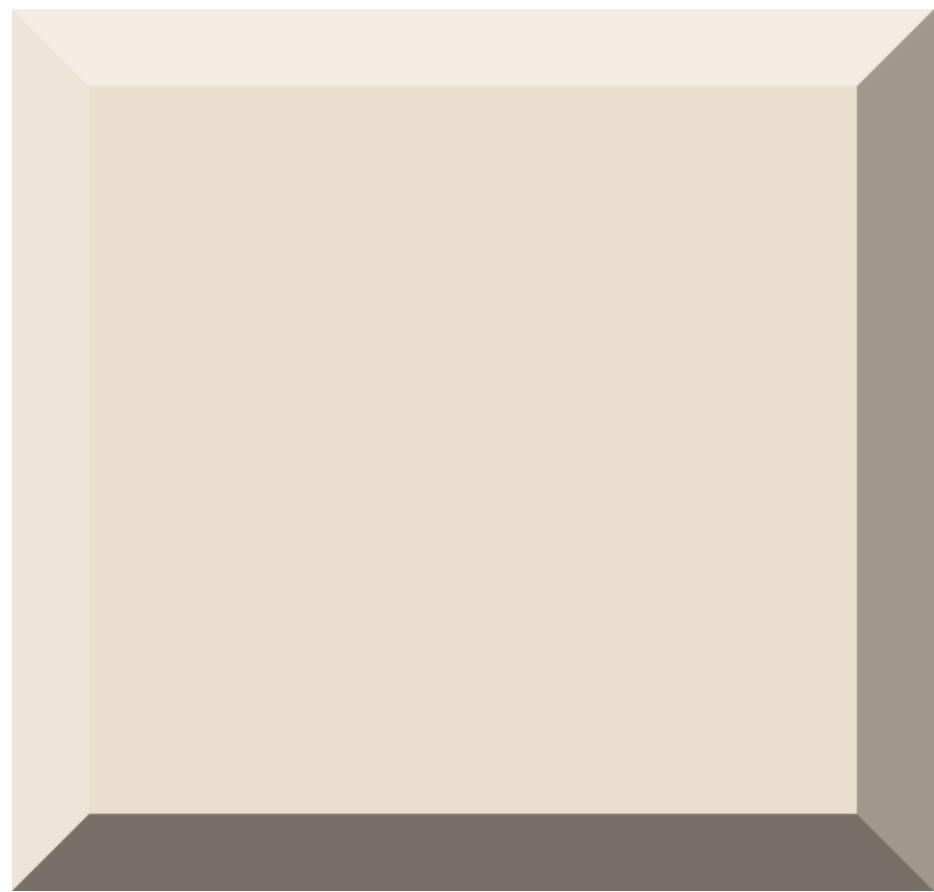


KEY PLAN
PERSPECTIVE 03



A-6

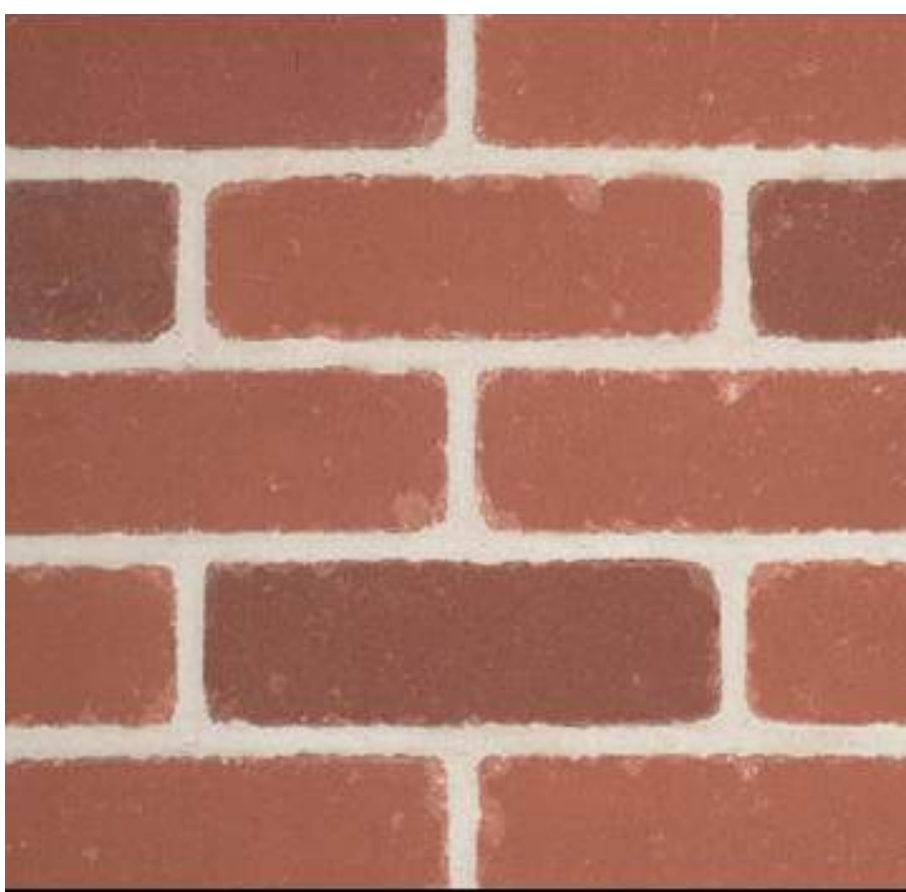
Scale N.T.S.
Job No. 2022-655
Date 2023-03-31



STU-1



ST



BK-1



G



MT1

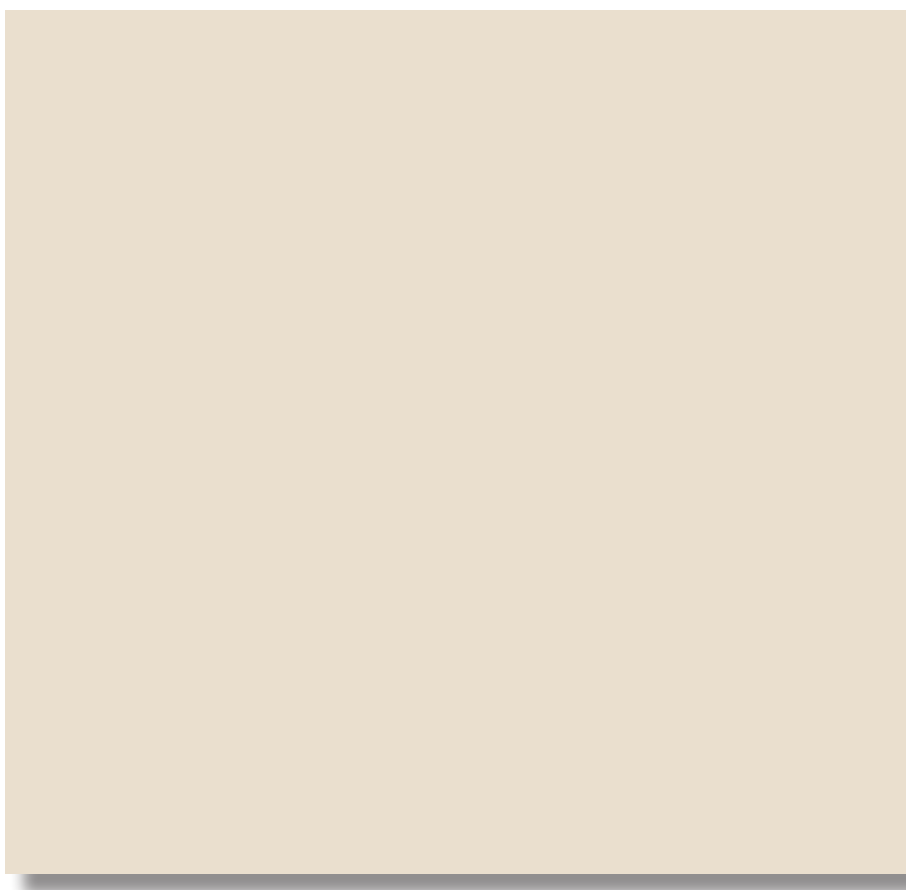


MT2



CT

FA



PT1



PT2

KEY	DESCRIPTION
MASONRY	
BK-1	MANUFACTURE: SUMMIT BRICK TYPE: FACE BRICK STYLE: "LODO" TUMBLED SMOOTH FINISH
METAL	
MT-1	METAL CANOPY - PAINTED PT-2
MT-2	SELECT SEAM NARROW BATTEN METAL ROOFING BY AEP SPAN - ZACTIQUE II
MISC	
STU-1	STUCCO 30/30 FINE TEXTURE OVER STANDARD CMU BLOCK - PAINTED PT-1
RF	ROOF FASCIA - PAINTED PT-2
CT	CANOPY TUBE - ARCHES AND COLUMNS - PAINTED: PT-1
FA	FABRIC SHADE COVER, MANU: GALE PACIFIC USA INC. - DESERT SAND - #444983
HM	HOLLOW METAL DOORS / FRAMES - PAINTED COLOR: PT-2
G	"GREEN SCREEN" WALL HUNG TRELLIS PANEL
TR	TRIM - PAINTED PT-2
WS	ARCHITECTURAL WALL SCONCE LITHONIA LIGHTING - WST LED
GL	GLAZING MANUFACTURE: PPG COLOR: "GRAY REFLECTIVE"
STONE VENEER	
ST	STONE VENEER - CORONADO STONE - SAWTOOTH LEDGE: NORTHLAND
PAINT	
PT-1	DUNN EDWARDS - DEC765 - BONE
PT-2	DUNN EDWARDS - DE6350 - DARK ENGINE
OTHER	
S	SIGNAGE LOCATION, UNDER SEPARATE PERMIT

NOTE:
ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT



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COLOR & MATERIALS



A-8

Scale
Job No.
Date

N.T.S.
2022-655
2023-03-31