

# Planning & Zoning Commission

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September 25, 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](mailto:planning@flower-mound.com) or by calling 972.874.6350 and leaving a message.

## AGENDA

### A. CALL TO ORDER

### B. 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.

### C. COORDINATION OF CALENDARS

1. October 9, 2023 Meeting
2. October 23, 2023 Meeting

### D. FUTURE AGENDA ITEM(S)

### E. STAFF/DIRECTOR REPORT

1. Upcoming Education Opportunity

### F. 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 September 11, 2023 - Consider approval of the minutes from the September 11, 2023, Planning & Zoning Commission Meeting.

## **G. 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. ZPD22-0001 - Lakeside Center - Public Hearing to consider an ordinance for rezoning (ZPD22-0001 – Lakeside Center) to amend Planned Development No. 169 (PD-169) with Campus Commercial uses for both residential and non-residential uses to modify PD-169 boundary to include additional acreage, to modify development standards, and to request certain exceptions, modifications and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.
2. ZPD22-0003 - Lakeside Crossing - Public Hearing to consider an ordinance for rezoning (ZPD22-0003 – Lakeside Crossing) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to modify PD-153 boundary to exclude acreage, to modify development standards, and to request certain exceptions, modifications and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

## **H. 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: September 21, 2023, at 5:30 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

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September 11, 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  
Brady Kilpper, Place 4 (*arrived at 6:44 p.m.*)  
Greg Wilson, Place 5  
Donald Gilmore, Place 6  
Scott Langley, Place 8, Alternate  
Scott Jostes, Place 9, Alternate

with the following member(s) absent:  
None

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  
Poornima Kashyap, Principal Planner  
Claire Barnes, Planner  
John Chapman, 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.

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- 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) |
|----|---------------------------------------|----------------------------------|
| 1. | MaryJo Lengnick; 1701 Marble Pass Dr. | ZPD22-0001 & ZPD22-0003          |
| 2. | *Clare Harris; 416 Northwood Dr.      | ZPD22-0001 & ZPD22-0003          |
| 3. | *James Harris; 416 Northwood Dr.      | ZPD22-0001 & ZPD22-0003          |
| 4. | *Kevin Hutchens; 370 Northwood Dr.    | ZPD22-0001 & ZPD22-0003          |
| 5. | *Tom Lengnick; 1701 Marble Pass Dr.   | ZPD22-0001 & ZPD22-0003          |

*\* Indicates person did not wish to speak*

#### **E. COORDINATION OF CALENDARS**

1. September 25, 2023 Meeting
2. October 9, 2023 Meeting

#### **F. FUTURE AGENDA ITEM(S)**

None

#### **G. STAFF/DIRECTOR REPORT**

1. Quarterly Development Update

#### **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 August 28, 2023 - Consider approval of the minutes from the August 28, 2023, Planning & Zoning Commission Meeting.

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

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

**NAYS:** None

**ABSENT:** Brady Kilpper

**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. CSP23-0003 - Flower Mound Cemetery - Public Hearing to consider a request for a Comprehensive Sign Package (CSP23-0003 – Flower Mound Cemetery Ground Sign) for Flower Mound Cemetery. The property is generally located south of Flower Mound Road and west of Strait Lane.

### STAFF PRESENTATION:

Claire Barnes, Planner

### APPLICANT PRESENTATION:

*Applicant not present*

*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 |
|----|---------|------------|----------------------------|
| 1. | 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 Werner seconded the motion.

**AYES:** Wilson, Gilmore, Wells, Hobbs, Werner, Kilpper

**NAYS:** None

**RESULT:** 6 : 0

2. MPA23-0004 - Urban Design Plan and Area Plan Refresh - Public Hearing to consider an ordinance amending the Master Plan (MPA23-0004 – Urban Design

Plan and Area Plans Refresh) by amending Section 2 “Area Plans,” and Section 4 “Urban Design Plan,” for the purpose of merging all area plan elements in one component of the Master Plan and to refresh the Urban Design Plan.

**STAFF PRESENTATION:**

John Chapman

*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 |
|----|---------|------------|----------------------------|
| 1. | None    | None       | None                       |

*\* Indicates person did not wish to speak*

**ACTION:** Vice-Chair Wells moved to recommend approval of Item I.2. as presented in the agenda caption, with the addition to include gray in the color matrix. Commissioner Kilpper seconded the motion.

**AYES:** Wilson, Gilmore, Wells, Hobbs, Werner, Kilpper

**NAYS:** None

**RESULT:** 6 : 0

3. LDR23-0002 - Nonresidential Design - Consider an ordinance amendment to the Land Development Regulations (LDR23-0002 – Nonresidential Design) by amending Chapter 74 “General”, Chapter 82 “Development Standards”, and Chapter 98 “Zoning”, of the Town’s Code of Ordinances to amend nonresidential exterior design standards.

**STAFF PRESENTATION:**

John Chapman, Planner

*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 |
|----|---------|------------|----------------------------|
| 1. | None    | None       | None                       |

*\* Indicates person did not wish to speak*

**ACTION:** Vice-Chair Wells moved to recommend approval of Item I.3. as presented in the agenda caption. Commissioner Kilpper seconded the motion.

**AYES:** Wilson, Gilmore, Wells, Hobbs, Werner, Kilpper

**NAYS:** None

**RESULT:** 6 : 0

**J. ADJOURN**

Chair Ruthrauff adjourned the meeting at 7:30 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

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**BRAD RUTHRAUFF, CHAIR**

**ATTEST:**

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**LAURIANN CASH, EXECUTIVE ASSISTANT**



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

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**DATE:** September 25, 2023  
**FROM:** Poornima Kashyap, Principal Planner  
**ITEM:** **Public Hearing to consider an ordinance for rezoning (ZPD22-0001 – Lakeside Center) to amend Planned Development No. 169 (PD-169) with Campus Commercial uses for both residential and non-residential uses to modify PD-169 boundary to include additional acreage, to modify development standards, and to request certain exceptions, modifications and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

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### 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 exception requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This project has a companion Zoning Planned Development amendment application (ZPD22-0003-Lakeside Crossing) for consideration on the same agenda.

This application will require final action by the Town Council.

#### II. APPLICATION ANALYSIS

On [February 4, 2019](#), the Town Council approved the ordinance establishing Planned Development District-169 (PD-169) for Lakeside Center with Campus Commercial (CC) uses for both residential and non-residential uses. The development encompassed approximately 5.3 acres of non-residential uses (for office development), 0.611 acres of residential (townhomes) and 4.135 acres of open space.

The purpose of this amendment is to incorporate a portion of Lot 5 and the entirety of Lots 6 and 7 of the Lakeside Crossing development, consisting of approximately 2.325 acres, into PD-169 and to add/amend conceptual plans and written standards for the acreage being added to the PD.

The applicant is proposing to expand the Lakeside Center office development by constructing a third office building consisting of a four-story office building on top of a three-story parking garage. The proposed office building is approximately 122,935 square feet.

As a part of this request the applicant is asking for certain modifications and exceptions.

- Parking

- Meritorious Design Exception
- Comprehensive Sign Package

The staff report discusses the following elements of the proposed development:

- Parking
- Landscaping, Open Space and Maintenance
- Building Height and Elevation
- Traffic
- Modifications and Waivers

**Parking:** The applicant is requesting to utilize the approved parking ratio for Phase 1 of the Lakeside Center development. Based on the minimum (1/333 sf) and maximum (1/200 sf) parking ratios for PD-169, the proposed office building would require a minimum of 369 and a maximum of 615 parking spaces, and the concept plan indicates 466 parking spaces. There are an additional 19 surface parking spaces on the subject site that are being used to meet the minimum parking requirement for the adjacent Lakeside Crossing development. Additionally, the developer is proposing an irrevocable shared parking agreement with the Lakeside Crossing development to allow the development to utilize approximately 54 parking spaces located within the garage to meet the minimum parking requirement for Lakeside Crossing.

**Landscaping, Open Space and Maintenance:** The concept landscape plan indicates the required number of parking lot trees. In addition, the applicant is proposing to plant evergreen trees to screen the parking garage from the adjacent townhomes. On-site improvements such as sidewalks and lighted bollards along sidewalks are also planned to be installed with the development.

In addition to this, the applicant is proposing to complete certain off-site improvements, such as installation of lighted bollards on the Lakeside Crossing open space area, steps to the open space area and landscaping improvements (additional ornamental trees and native ground cover) within the Lakeside Crossing open space.

The developer has also indicated their interest in perpetually maintaining the open space lot that is located within Lakeside Crossing, and the PD standards reflect the applicant's intent. There are a few specimen trees and protected trees that are located within the open space which aid in the screening of the parking garage from the townhomes. The developer has agreed to replace any specimen or protected trees that die within the open space with new 3-inch caliper trees, with the intent of continuing live screening between the townhomes and the parking garage.

There have been questions raised as to whether the proposed office building would negatively impact the existing and newly proposed landscaping within Lot 8X. To address the impact of the shadow cast by the building on the trees located within the open space, the applicant and staff performed sun/shade analysis to determine the amount of time the open space area will receive sunlight. Based on the analysis, there will be no shadow cast on the open space area between 3.5 hours and 4.5 hours after sunrise, depending on the season. In discussions with the Town's arborist, it was determined that the amount of sunlight the open space area receives is not presumed to have negative effects on the vegetation.

**Building Height and Elevation:** The maximum height of buildings permitted within the Campus Commercial district is 10 stories or 120 feet. The proposed building is approximately 99 feet tall with certain parts of the building measuring 101.5 feet. The building predominantly consists of

architectural precast panels and glass. The parking garage consists of a minimum 42-inch-tall wall on all levels with architectural elements such as perforated metal panels and glass on the east and north façades to add interest. The developer is requesting a meritorious design waiver to allow alternate design standards in terms of façade articulation, percentage of doors and windows, and façade colors (See Section II below).

**Traffic:** A Traffic Impact Analysis for the Lakeside Center office development was conducted that included trip generation for both Lakeside Crossing and Lakeside Center using the latest edition of the ITE Trip Generation Manual. Office developments generate a relatively low amount of trips. Based on those trips generated, the Level of Service (LOS) of FM 2499 remains at acceptable levels; however, the LOS turning into both the Lakeside developments is beyond LOS C. The mitigation is to install a traffic signal at the southern access point of Lakeside Crossing. With a traffic signal installed, the LOS of both FM 2499 and turns into the development meets acceptable levels. If the project is approved, a Developers Agreement (DA) will be required at the time of site plan application to address the construction cost of the traffic signal.

### **III. MODIFICATIONS AND EXCEPTIONS:**

#### **1. Parking:**

The required parking for office use is one space per 200 square feet. With a plus or minus 20% deviation, this would equate to one space per 240 square feet minimum and 160 square feet maximum. The applicant is proposing to continue to use the same ratio that was approved for the Lakeside Center Phase 1 development, which is a minimum parking requirement of three spaces per 1,000 square feet and a maximum of five spaces per 1,000 square feet (minimum 1 space per 333 sf and a maximum of 1 space per 200 sf).

#### **2. Urban Design Plan**

The Town's Urban Design Plan provides Architectural Standards for non-residential buildings in the Town with the intent of creating developments of "enduring and exemplary quality and design." An applicant can request an exception to certain Architectural Standards if their proposal is determined to have meritorious quality and design.

The proposed architecture for the buildings is a more modern approach that incorporates smooth tilt-wall construction, glass and metal wall panels similar to Lakeside Center Phase 1 office buildings. The Phase 1 development received a meritorious design exception in the same areas listed below.

- Urban Design Plan, Section 4.1

**Façade Articulation** – Each building elevation should have a minimum of two offsets in the vertical and horizontal planes, with each plane being offset by a minimum of two feet.

**Proposed:** The building complies with the vertical articulation requirements. The applicant is requesting a waiver to provide one horizontal articulation on the east façade and to provide no horizontal articulation on the remaining facades.

- Urban Design Plan, Section 5.2

Façade Materials – Elevations of non-residential buildings three stories or greater should be a maximum of 60% doors and windows.

Proposed: East elevation may have up to 65% doors and windows; South elevation may have up to 68% doors and windows and North elevation may have up to 82% doors and windows.

- Urban Design Plan, Section 5.3

Façade Materials – The Town's Urban Design Plan lists brick, stone, stucco, and tilt-wall as primary masonry materials and concrete block and e.i.f.s as secondary masonry materials.

Proposed: Architectural precast panels may be used as primary masonry and Architectural metal may be used as a secondary masonry material to complement Phase 1 buildings.

- Urban Design Plan, Section 6.1

Façade Colors – Colors comprising at least 80% of each elevation of the building should be primarily natural and earth tone colors. The range of the tones include, but are not limited to: ochre, brown, umber, rust, olive, beige, taupe, sepia, white, off-white and slight variations.

Proposed: The applicant is proposing to utilize shades of gray (with no tan undertone) to match the existing Lakeside Center Phase 1 buildings.

### **3. Comprehensive Sign Package**

A Comprehensive Sign Package is being proposed for the office development to obtain approval of wall and ground signs that exceed the size specified in the Town's sign ordinance.

- Wall signs: The proposed building would be permitted a maximum of three wall signs, consisting of two tenant wall signs and one building identification wall sign not to exceed 300 square feet. The width of the sign is limited to 25 percent of the building width and the height is limited to 30 inches.

Proposed: Signs with a maximum height of 72 inches and a maximum width of 50 inches are requested on the facades listed below.

East Façade – A maximum of six signs on the building and a maximum of two signs on the garage.

North Façade – A maximum of four signs

South Façade – a maximum of four signs

The possible locations of wall signs are identified on the comprehensive sign package exhibit.

- Ground Sign: As the subject site does not have frontage along a street, the applicant is requesting to allow an off-site ground sign to be located on Lakeside Center Phase 1 lot. The original PD has a CSP that allowed two ground signs for Lakeside Center Phase 1. There is an existing ground sign for Phase 1 buildings and the applicant is proposing to utilize the second approved sign to advertise Lakeside Center Phase 2 tenants. The size of the approved sign is 150 square feet.

## **BOARD REVIEW/CITIZEN FEEDBACK:**

### **I. BOARD REVIEW**

On [January 3, 2023](#), the Environmental Conservation Commission (ECC) recommended denial of a permit to remove six specimen trees on the site. The items will be forwarded to the Town Council for consideration at the same time as the subject project.

### **II. 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. ZPD22-0003 had a total of 73 Property Owner Notifications mailed. At the time this report was written, staff had received 9 items of correspondence in support and 7 items of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission and calculated by each property/household.

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

### **ATTACHMENTS:**

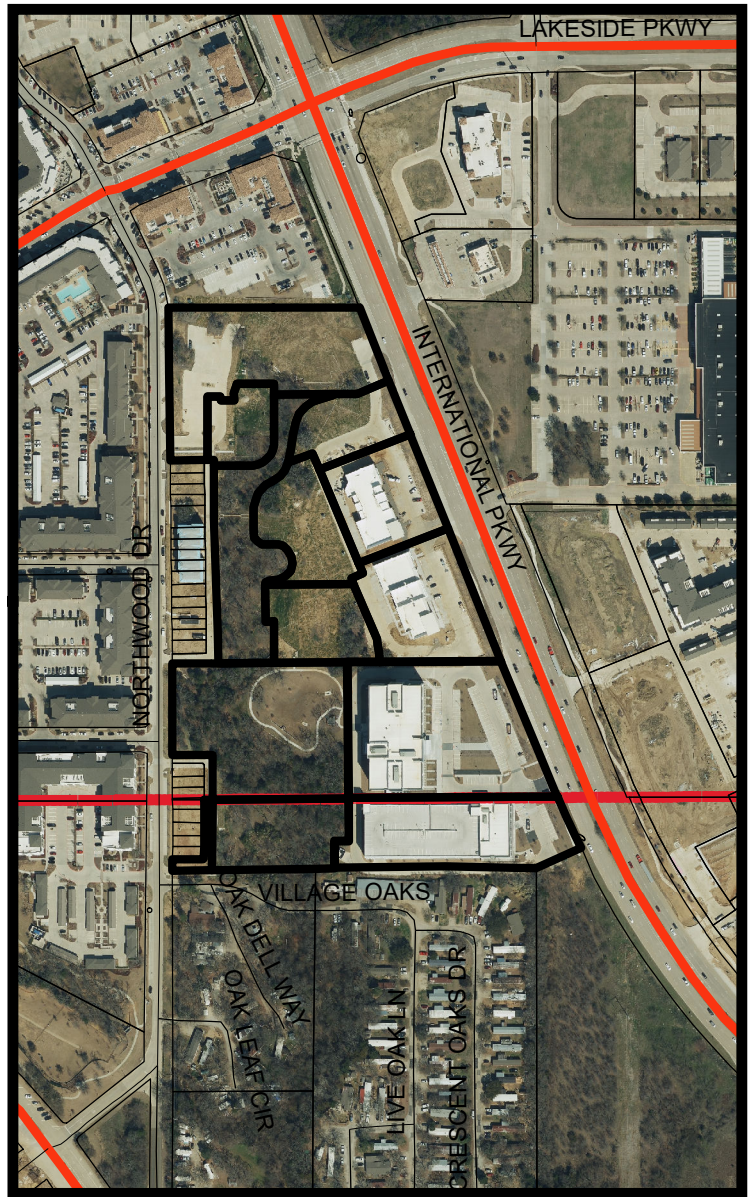
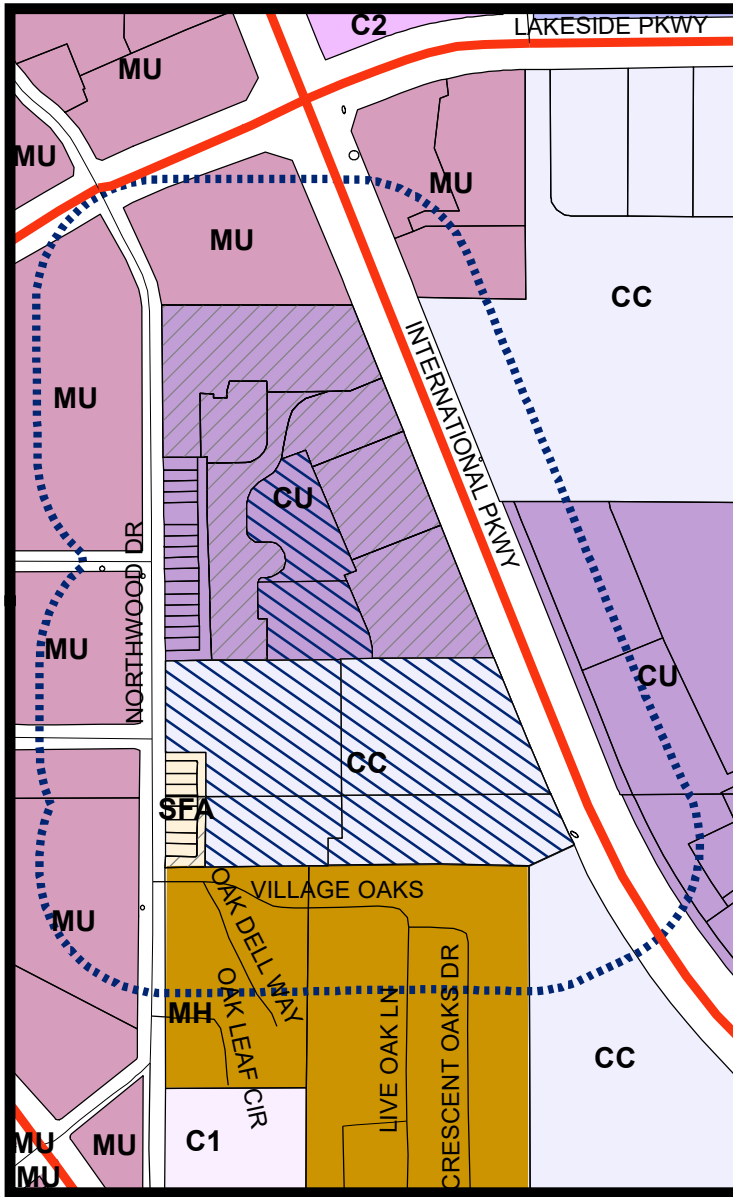
1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Analysis
4. Off-Site Shared Parking Irrevocable Consent Agreement
5. Sun Studies
6. Zoning Planned Development Package
7. Draft Development Standards

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

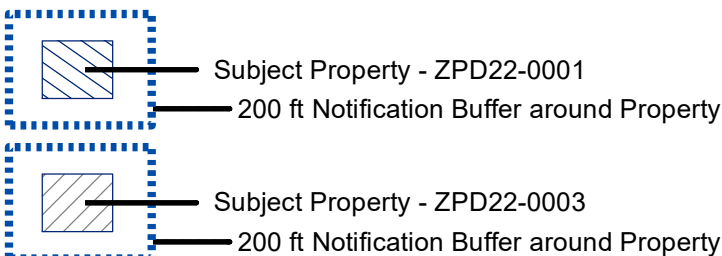
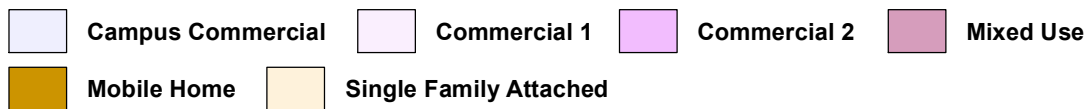


# Vicinity Map

Reference Project: ZPD22-0001 & ZPD22-0003

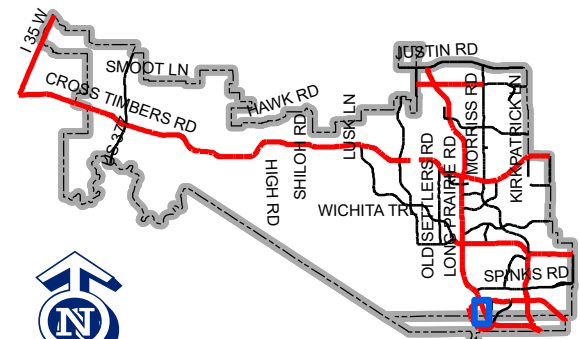


## LEGEND

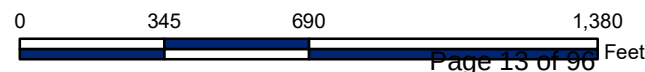


Visit [www.fmdevmap.com](http://www.fmdevmap.com) to learn more about this project.

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



Map Location





September 20, 2023

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

**RE: Letter of Intent for PD Amendment to Ordinance No. 25-17 & No. 22-21 for the Lakeside Crossing Planned Development District No. 153 (PD-153), and to Ordinance No. 03-19 for the Lakeside Center Planned Development District No. 169 (PD-169).**

Flower Mound Planning Department,

FM 2499 Land Venture LLC, owner of the subject property, is requesting an amendment to the Planned Development District No. 153 (PD-153) that will be removing Lot 6 & Lot 7 from this PD District. The intent of this amendment, by removing these Lots, is to allow for the development of a 4-story Class-A Corporate Office Building and parking structure on these lots within the adjacent Lakeside Center Planned Development. This will establish a Corporate Office Campus that will promote the Lakeside Business District and be consistent with the Town's Unified Development Theme and Master Plan.

As currently planned, the three-story office buildings on Lot 6 & 7 in Lakeside Crossing are not marketable. The lots sit behind existing retail buildings which creates unleaseable office space, as these tenants would only have views of the back-of-house retail. Moreover, the existing retail buildings would block visibility of the three-story buildings from FM 2499 traffic which severely limits the signage opportunities and prominence that office tenants require.

To remedy these issues, the Lakeside Center Planned Development (PD-169) is being amended to include these lots and allow for a 4-story Class-A Corporate Office Building, consisting of approximately 120,000 square feet of rentable area, and a 3-level parking structure. The Office Building will be constructed on top of a portion of the parking structure, which is essential to provide the necessary parking and to offer leasable space that sits above the existing retail buildings in front of the project.

The architecture of the proposed development will be consistent with the adjacent Lakeside International Office Center and is thoughtfully designed to continue the success of bringing corporate tenants and company headquarters to the Town of Flower Mound. The Architectural Standards for this Building will allow for: (i) Building Façades to be a majority glass with up to 65% doors and windows on the East Façade, 68% on the South Façade, 53% on the West Façade, and 82% on the North Façade; (ii) Primary Materials to be Architectural Precast Panels, Stucco, or Tilt Wall; (iii) Secondary Materials to be Architectural Metal or EIFS; and (iv) shades of Gray and White to be used as Primary or Secondary Colors on all facades. The building elevations will have articulation with a minimum of two 9'9" vertical offsets on each façade, and one 10ft horizontal offset on the East façade. To help prevent solar glare off the Office Building, the windows will not exceed the reflectivity rating of the existing windows in Lakeside International Office Center.

The parking structure in the proposed development is designed to be consistent with similar Class-A corporate office projects throughout the metroplex and is intended to make the garage disappear at the pedestrian scale with focus drawn to the office building. Screening of the parking garage includes a variety



of architectural precast panels, perforated metal panels, and colors that complement the building design theme.

The Signage regulations will be amended to allow for a maximum of six (6) tenant signs on the East Façade of the proposed building, four (4) on the North and South Facades, and two (2) signs on the parking structure. Allowing for signage in these locations will be crucial for attracting corporate tenants that desire brand visibility when deciding where to locate their offices.

With this development, we also recognize the importance of preserving and improving the open space that was established in the Lakeside Crossing PD. The Concept Plans for this project are designed to keep the open space zones, natural creek area running through the site, and as many trees as possible, which will act as key site amenities. The developer of the proposed office building will also be required to complete a majority of the improvements in and around the Lakeside Crossing Open Space lot (Lot 8x). These improvements include pedestrian lighting, steps to the creek area, trails, enhanced landscaping, and a plaza and shade structure. The developer also agrees to plant additional ornamental trees and provide a more open ground cover within the open space lot.

Furthermore, these zoning amendments will transfer responsibility of maintaining the central Open Space in Lakeside Crossing. The developer of the new Office Building will be responsible for the ongoing maintenance responsibilities of Lot 8x. Maintenance will now be required monthly, rather than biannually as required in the current approved PD. We intend for this to be a much-needed change that will enhance the natural creek area from its current condition, and improve the use and enjoyment of this natural amenity for all tenants and residents within Lakeside DFW.

We are confident that this project will be a successful continuation of Lakeside International Office Center in promoting the Town's economic development, providing more daytime population for the nearby retail and restaurant businesses, and establishing the gateway to Flower Mound as a premier location for Class-A corporate office space.

Thank you for your consideration and please do not hesitate to contact us with any questions or concerns.

Sincerely,

FM 2499 LAND VENTURE, LLC

By: Realty Capital Management, LLC, its manager

By: \_\_\_\_\_

James W. Archie II, managing director



## **Lakeside Crossing Comprehensive Parking Study**

### **Summary**

Based on the mixed-use parking calculations, the current plans for Buildings 1-5 of Lakeside Crossing require a maximum of 399 parking spaces during peak parking hours. Including the 19 parking spaces provided by Lakeside International Office Center Phase II (LIOC II), there are a total of 345 parking spaces provided in the Lakeside Crossing development.

This considered, Lakeside Crossing will be operating at a maximum parking deficiency during weekday evenings. The maximum parking deficiency that the development will encounter is estimated to be 54 spaces. Realty Capital proposes that the future parking garage in LIOC II can share the additional 54 spaces needed to fully accommodate peak hour parking for Lakeside Crossing. These 54 spaces will be sufficient to accommodate all other parking deficiencies experienced at different times of the day for the development. Any future changes in the approved plans for Buildings 1-5 in Lakeside Crossing shall not increase the number of spaces that will be provided by LIOC II.

## Current Lakeside Crossing Required and Provided Parking

| Current Parking Breakdown                         |         |            |               |            |
|---------------------------------------------------|---------|------------|---------------|------------|
| Building                                          |         |            |               | Parking    |
| Building #                                        | SQFT    | Use        | Parking Ratio | Required   |
| <b>Building 1</b>                                 | 66,301  | Hotel      | 1:1           | 142        |
|                                                   | -       | Restaurant | 1:75          | -          |
|                                                   | -       | Patio      | 1:75          | -          |
| <b>Building 2</b>                                 | 12,000  | Office     | 1:300         | 40         |
| <b>Building 3</b>                                 | 13,422  | CPS        | 1:250         | 43         |
| <b>Building 4</b>                                 | 5,549   | Restaurant | 1:75          | 74         |
|                                                   | 743     | Patio      | 1:75          | 10         |
|                                                   | 5,672   | Health     | 1:250         | 23         |
|                                                   | 4,516   | MOB        | 1:250         | 18         |
| <b>Building 5</b>                                 | 4,197   | Restaurant | 1:75          | 56         |
|                                                   | 1,354   | Retail     | 1:300         | 5          |
|                                                   | 3,142   | MOB        | 1:250         | 13         |
|                                                   | 6,992   | Amusement  | Other         | 42         |
| On-Street Parking                                 |         |            |               | -          |
| Accessible Spaces                                 |         |            |               | 12         |
| <b>Total Required Lakeside Crossing</b>           |         |            |               | <b>466</b> |
| <b>Total Provided Lakeside Crossing</b>           |         |            |               | <b>345</b> |
| Building #                                        | SQFT    | Use        | Parking Ratio | Required   |
| <b>LIOC II</b>                                    | 122,935 | Office     | 1:300         | 410        |
| Surface Parking                                   |         |            |               | -          |
| Accessible Spaces                                 |         |            |               | 12         |
| <b>Total Required LIOC II</b>                     |         |            |               | <b>410</b> |
| <b>Total Provided LIOC II</b>                     |         |            |               | <b>466</b> |
| <b>Total Required Lakeside Crossing + LIOC II</b> |         |            |               | <b>876</b> |
| <b>Total Provided Lakeside Crossing + LIOC II</b> |         |            |               | <b>811</b> |

## Mixed Use Parking Percentage Schedule

| Schedule of Mixed Use Parking - Percentages |         |        |         |        |        |
|---------------------------------------------|---------|--------|---------|--------|--------|
|                                             | Weekday |        | Weekend |        | Night  |
|                                             | 6A-6P   | 6P-12A | 6A-6P   | 6P-12A | 12A-6A |
| Hotel                                       | 70%     | 100%   | 70%     | 100%   | 70%    |
| Restaurant                                  | 50%     | 100%   | 100%    | 100%   | 10%    |
| Retail                                      | 50%     | 90%    | 100%    | 70%    | 5%     |
| MOB                                         | 100%    | 10%    | 10%     | 5%     | 5%     |
| CPS                                         | 100%    | 100%   | 100%    | 100%   | 100%   |
| Amusement                                   | 100%    | 100%   | 100%    | 100%   | 100%   |
| Office                                      | 100%    | 10%    | 10%     | 5%     | 5%     |

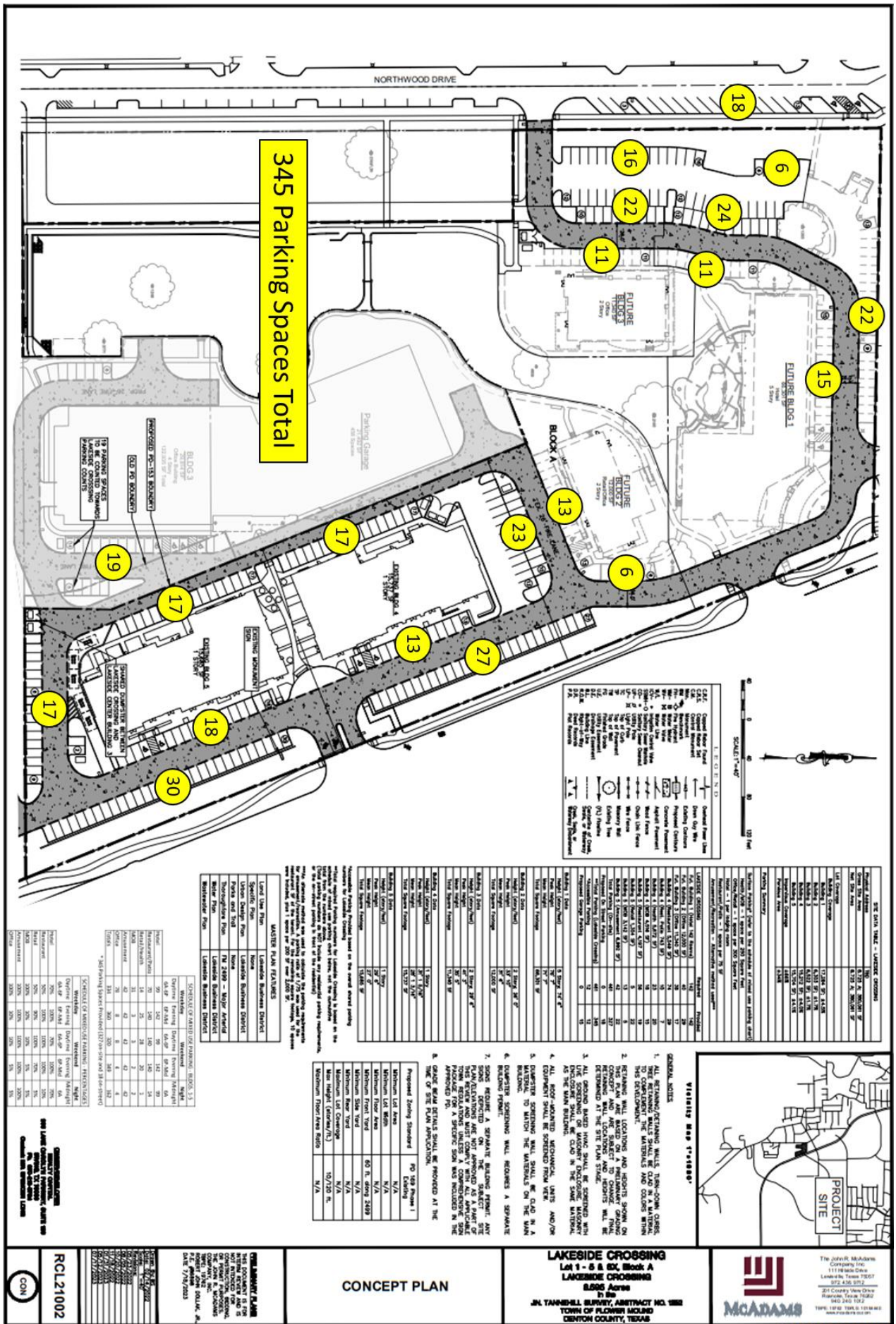


## Current Lakeside Crossing Parking Schedule

| Current Mixed Use Parking Schedule                        |              |            |              |            |            |
|-----------------------------------------------------------|--------------|------------|--------------|------------|------------|
| Lakeside Crossing BLDGS 1-5 Schedule of Mixed Use Parking |              |            |              |            |            |
|                                                           | Req. Weekday |            | Req. Weekend |            | Req. Night |
|                                                           | Daytime      | Evening    | Daytime      | Evening    | 12A-6A     |
| Hotel                                                     | 99           | 142        | 99           | 142        | 99         |
| Restaurant/ Patio                                         | 70           | 140        | 140          | 140        | 14         |
| Retail/ Health                                            | 14           | 25         | 28           | 20         | 1          |
| MOB                                                       | 31           | 3          | 3            | 2          | 2          |
| CPS                                                       | 43           | 43         | 43           | 43         | 43         |
| Amusement                                                 | 42           | 42         | 42           | 42         | 42         |
| Office                                                    | 40           | 4          | 4            | 2          | 2          |
| <b>Total Required</b>                                     | <b>339</b>   | <b>399</b> | <b>360</b>   | <b>390</b> | <b>203</b> |
| <b>Total Provided</b>                                     | <b>345</b>   | <b>345</b> | <b>345</b>   | <b>345</b> | <b>345</b> |
| <b>Deficiency</b>                                         | <b>0</b>     | <b>54</b>  | <b>15</b>    | <b>45</b>  | <b>0</b>   |

## Shared Parking Summary

| Shared Parking Schedule               |            |           |            |           |            |
|---------------------------------------|------------|-----------|------------|-----------|------------|
|                                       | Weekday    |           | Weekend    |           | Night      |
|                                       | Daytime    | Evening   | Daytime    | Evening   | 12A-6A     |
| <b>Total Required</b>                 | 339        | 399       | 360        | 390       | 203        |
| <b>Total Provided</b>                 | 345        | 345       | 345        | 345       | 345        |
| <b>Spaces Needed from LIOC II</b>     | <b>0</b>   | <b>54</b> | <b>15</b>  | <b>45</b> | <b>0</b>   |
| <b>Available Spaces in LIOC II</b>    | <b>179</b> | <b>56</b> | <b>179</b> | <b>56</b> | <b>179</b> |
| <b>Max Spaces Provided by LIOC II</b> | <b>0</b>   | <b>54</b> | <b>15</b>  | <b>45</b> | <b>0</b>   |



STATE OF TEXAS           §  
                                         §  
COUNTY OF DENTON       §

**OFF-SITE SHARED PARKING IRREVOCABLE CONSENT AGREEMENT**

This Off-site Shared Parking Irrevocable Consent Agreement (“Agreement”) dated \_\_\_\_\_ 2023 (“Effective Date”), is entered into between FM 2499 Land Venture, LLC, owner of the property legally described as Lots 2-3 & 6-7 of Block A of the Lakeside Crossing Addition with a Parcel ID of \_\_\_\_\_, commonly referred to as Lakeside International Office Center Phase II, Flower Mound, Texas, (“Burdened Property”) and Lakeside Crossing Land Partners, LP, owner of the property legally described as Lots 1, 4-5, & 8X of Block A of the Lakeside Crossing Addition with a Parcel ID of \_\_\_\_\_, commonly referred to as Lakeside Crossing, Flower Mound, Texas (“Benefitted Property”).

**WHEREAS**, pursuant to Section 82-75(2) of the Code of Ordinances, the Town of Flower Mound (“Code”) specifies that an Agreement be filed with the Town of Flower Mound (“Town”) for off- site parking.

**NOW, THEREFORE**, in consideration of satisfying the recitals and mutual obligations of the parties herein expressed, we hereby bind ourselves as follows:

1. FM 2499 Land Venture, LLC, as the owner of the Burdened Property, agrees to provide fifty-four (54) spaces for vehicular parking on the Burdened Property for use by business(es) on the Benefitted Property. Such spaces shall be located in a three-story parking garage (the “Garage”) to be constructed on the Burdened Property by FM 2499 Land Venture, LLC, and shall be provided in the locations determined at the time of Site Plan Application. The provided spaces may be used jointly by multiple businesses on both properties. The owner of the Burdened Property confirms through participation in this Agreement that the provided parking spaces are not required or otherwise allocated to meet minimum parking requirements for any other property outside of this Agreement. The Benefitted Property business(es) shall only have the right to use the maximum number of spaces as are provided herein, and only in the locations determined at the time of Site Plan Application. Any violation of this Agreement by the Benefitted Property business(s) shall not negatively impact the minimum parking requirements of the Burdened Property. The methods of enforcing the maximum number and location of the provided parking shall be at the sole discretion of the Burdened Property owner.
2. The provisions and conditions of this Agreement shall be effective as of the Effective Date hereof, shall continue for an indefinite term, and shall be enforceable against successors in interest and future owners and assigns of the subject properties.
3. Beginning on the Effective Date of this Agreement, the owner of the Burdened Property agrees not to impose, by agreement or otherwise, any covenant or restriction on the Burdened Property that would interfere with the parking use contemplated herein, without prior written consent of the Town, which consent shall not be unreasonably withheld.



4. This Agreement may only be terminated with the written approval of the Town. Approval shall be conditioned upon the Benefitted Property developing sufficient on-site parking to comply with the Code or replacing this Agreement with another parking agreement acceptable to the Town.

5. The parties hereto acknowledge that a violation of any term or condition of this Agreement constitutes a violation of Chapter 82 of the Code, and that the Certificate of Occupancy for any improvements located on the Benefitted Property may be voided by the Town.

6. This Agreement shall be kept on file with the Town and shall also be recorded in the real property records of Denton County, Texas.

*Owner of Burdened Property:*

FM 2499 LAND VENTURE, LLC,  
A Texas limited liability company

By: Realty Capital Management, LLC,  
A Texas limited liability company,  
Its Manager

By: \_\_\_\_\_  
James W. Archie II, Manager

\_\_\_\_\_, 2023  
Date

\_\_\_\_\_  
**STATE OF TEXAS** §  
§  
**COUNTY OF** \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2023, by James W. Archie II, Manager of Realty Capital Management, LLC, Manager of FM 2499 Land Venture, LLC, on behalf of such entities.

My Commission Expires:

\_\_\_\_\_

Notary Public in and for the State of Texas

\_\_\_\_\_  
Type or Print Name

*Owner of Benefitted Property:*

LAKESIDE CROSSING LAND PARTNERS, LP,  
A Texas limited partnership

\_\_\_\_\_, 2023  
Date

By: Newstream Hotels and Resorts, LLC,  
A Texas limited liability company,  
Its General Partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS           §  
                                     §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2023, by  
\_\_\_\_\_, \_\_\_\_\_ of Newstream Hotels and Resorts, LLC, general  
partner of Lakeside Crossing Land Partners, LP, on behalf of such entities.

My Commission Expires:

\_\_\_\_\_

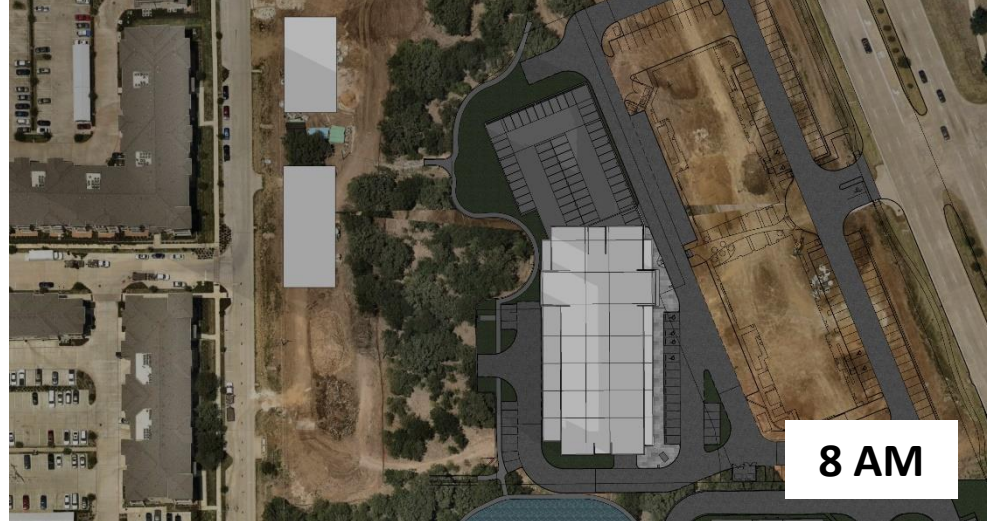
Notary Public in and for the State of Texas

\_\_\_\_\_  
Type or Print Name

## LAKESIDE CENTER

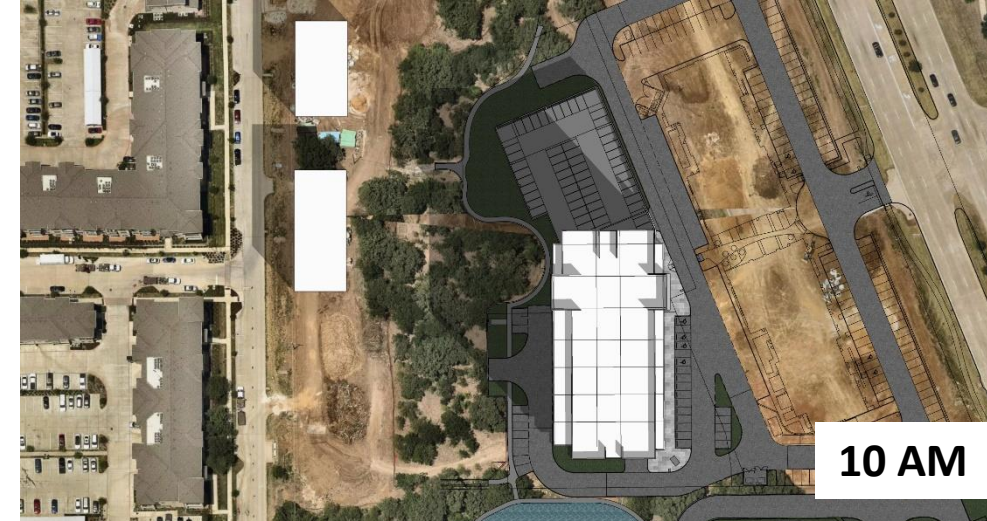
FLOWER MOUND, TEXAS 9/20/2023



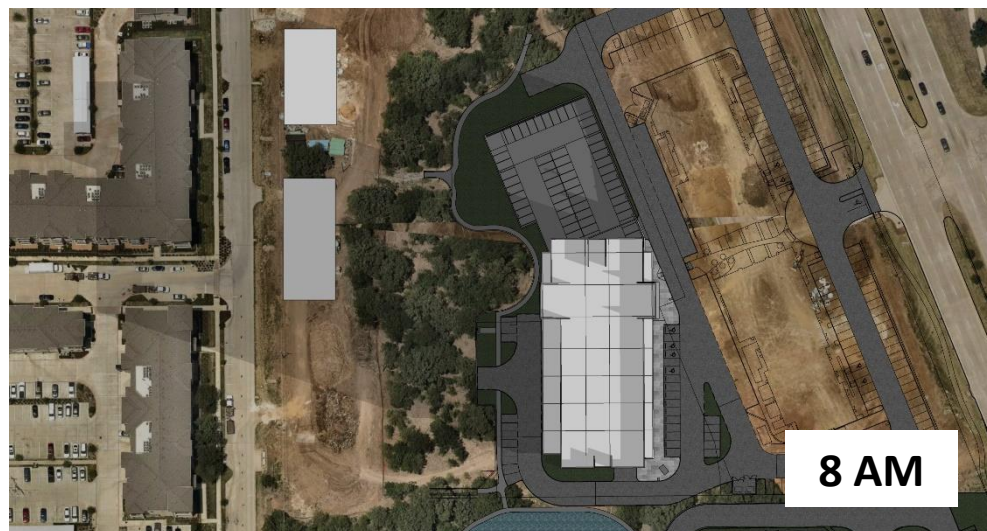


8 AM

JANUARY 21<sup>ST</sup>



10 AM

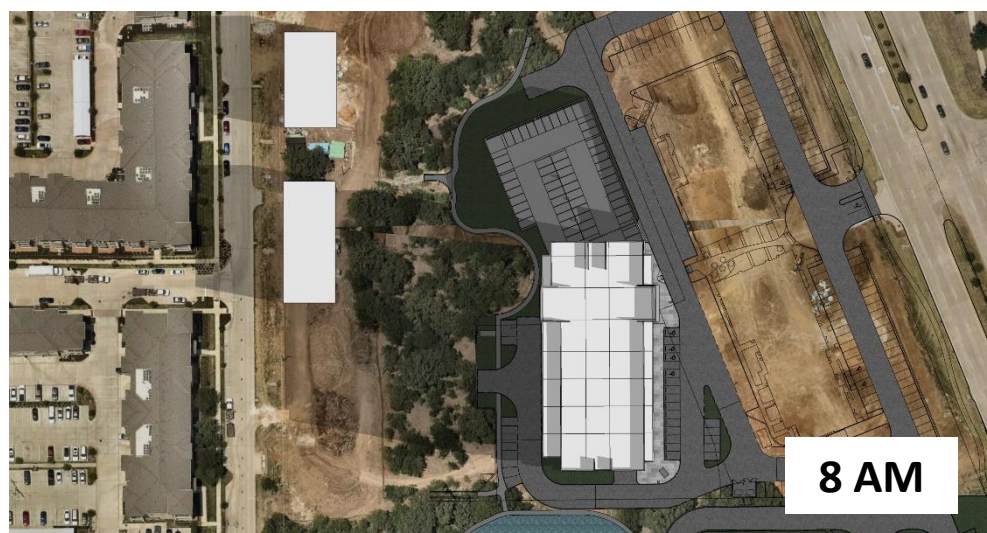


8 AM

FEBRUARY 21<sup>ST</sup>



10 AM



8 AM

MARCH 21<sup>ST</sup>



10 AM

## SUN STUDIES

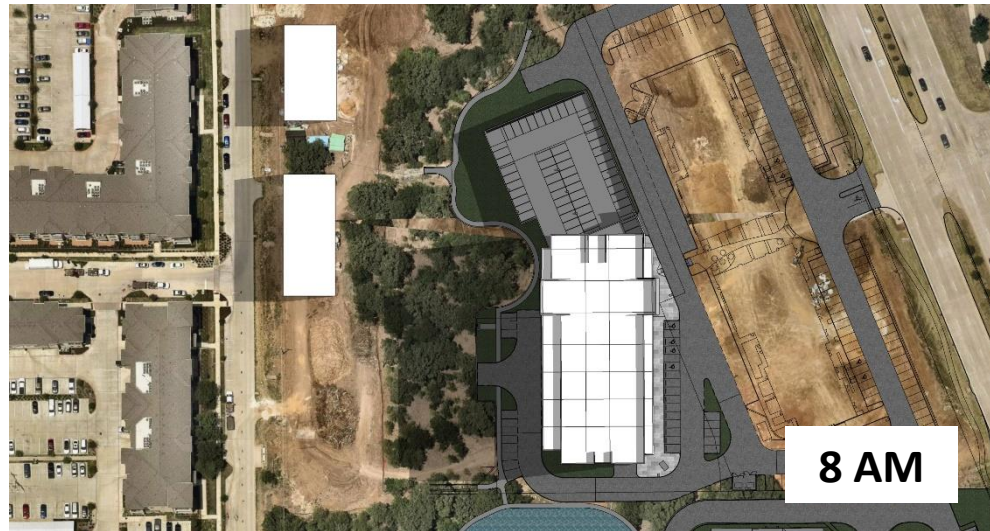




**APRIL 21<sup>ST</sup>**



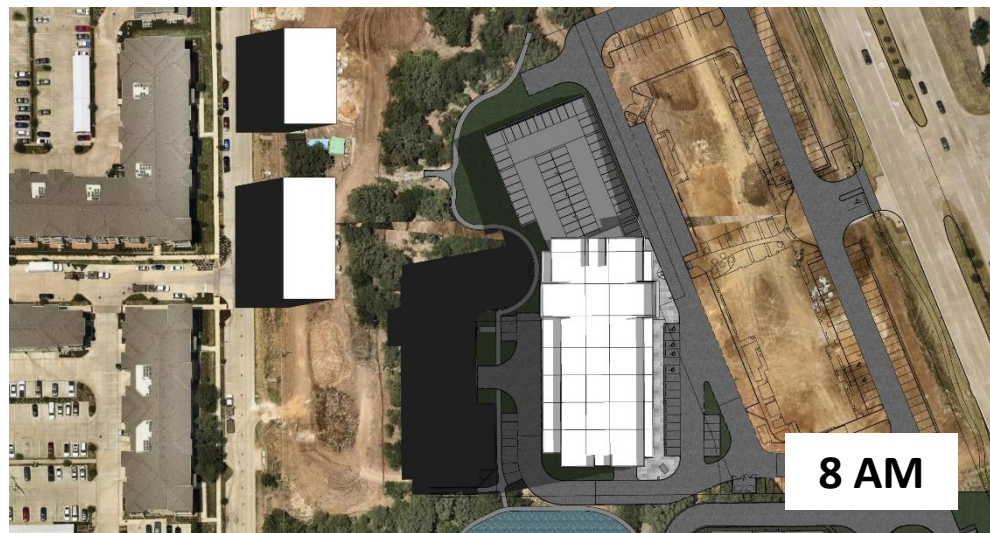
**10 AM**



**MAY 21<sup>ST</sup>**



**10 AM**



**JUNE 21<sup>ST</sup>**



**10 AM**

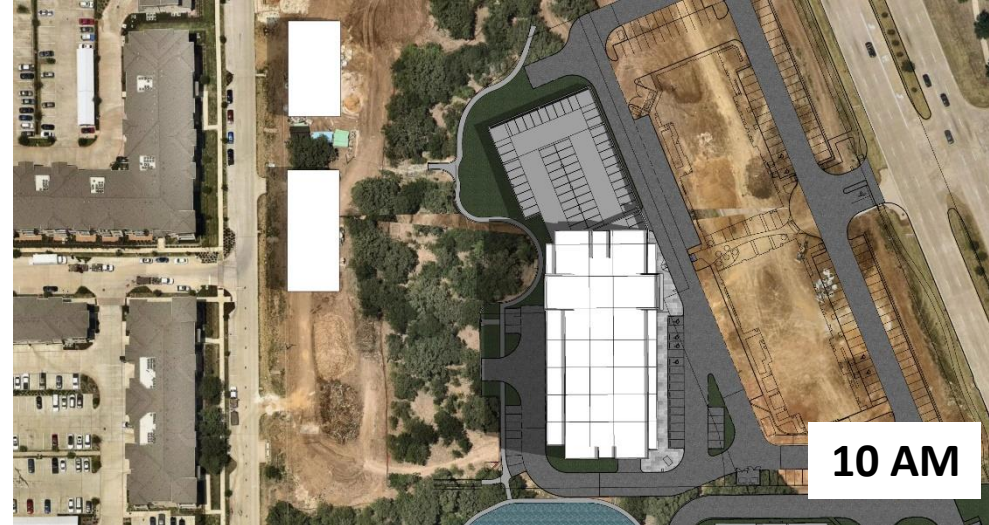
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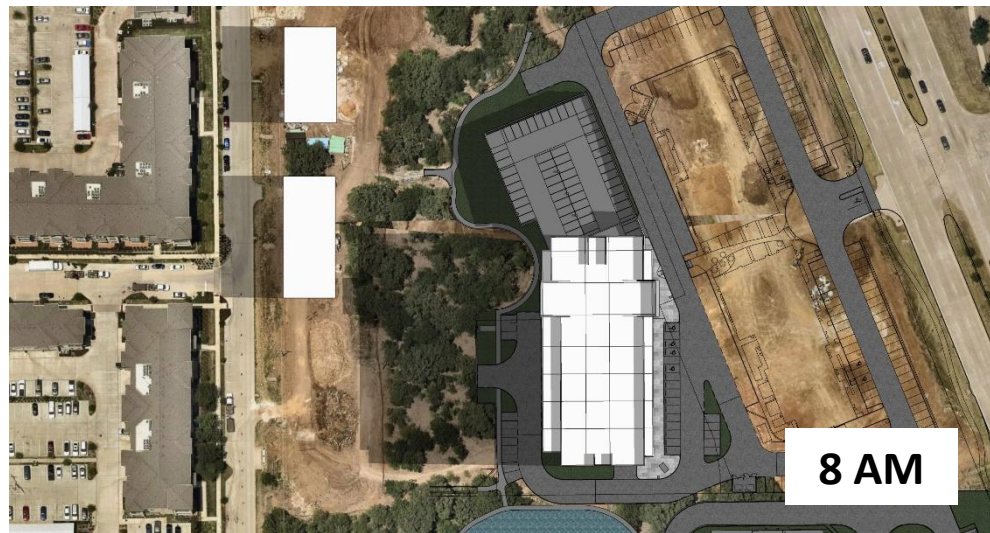


8 AM

JULY 21<sup>ST</sup>

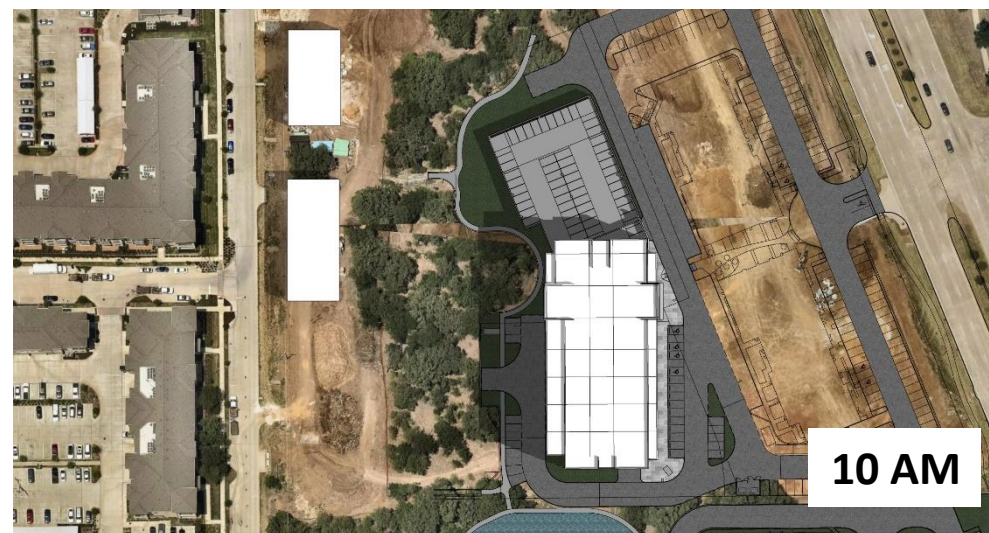


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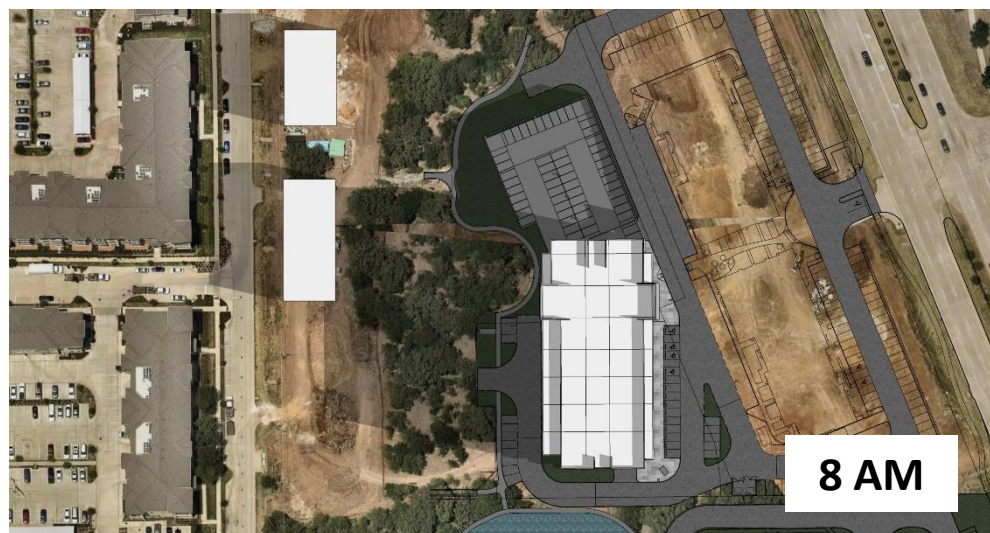


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AUGUST 21<sup>ST</sup>

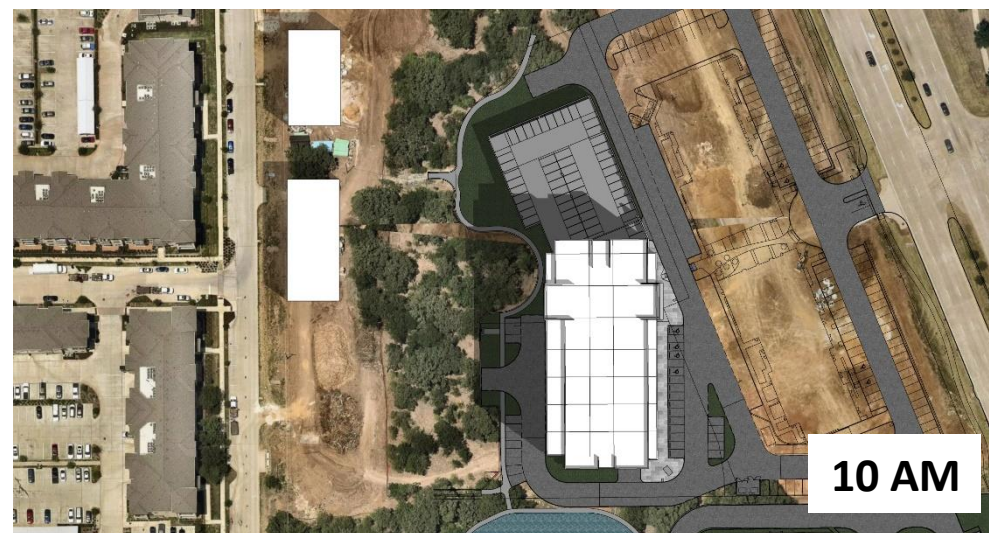


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SEPTEMBER 21<sup>ST</sup>



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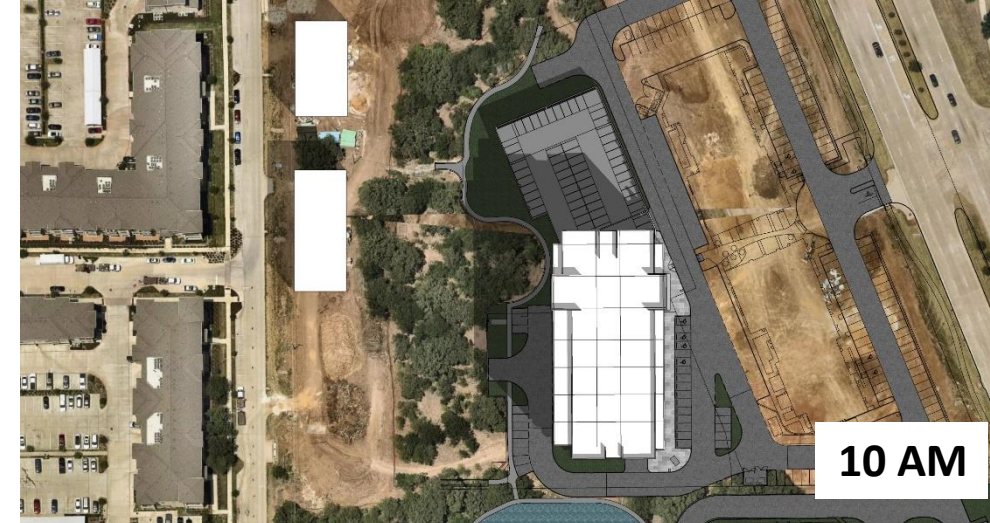
## SUN STUDIES



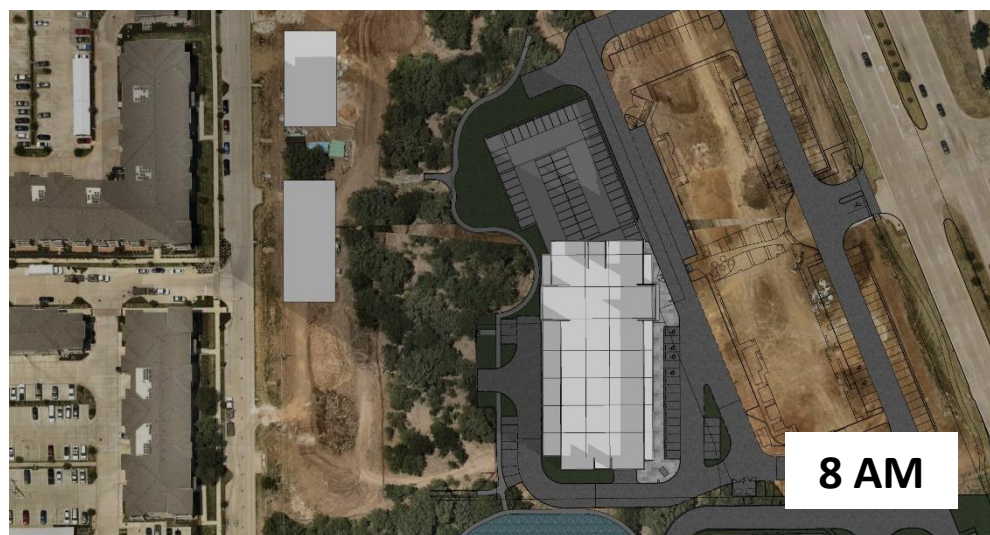


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OCTOBER 21<sup>ST</sup>



10 AM



8 AM

NOVEMBER 21<sup>ST</sup>



10 AM



8 AM

DECEMBER 21<sup>ST</sup>



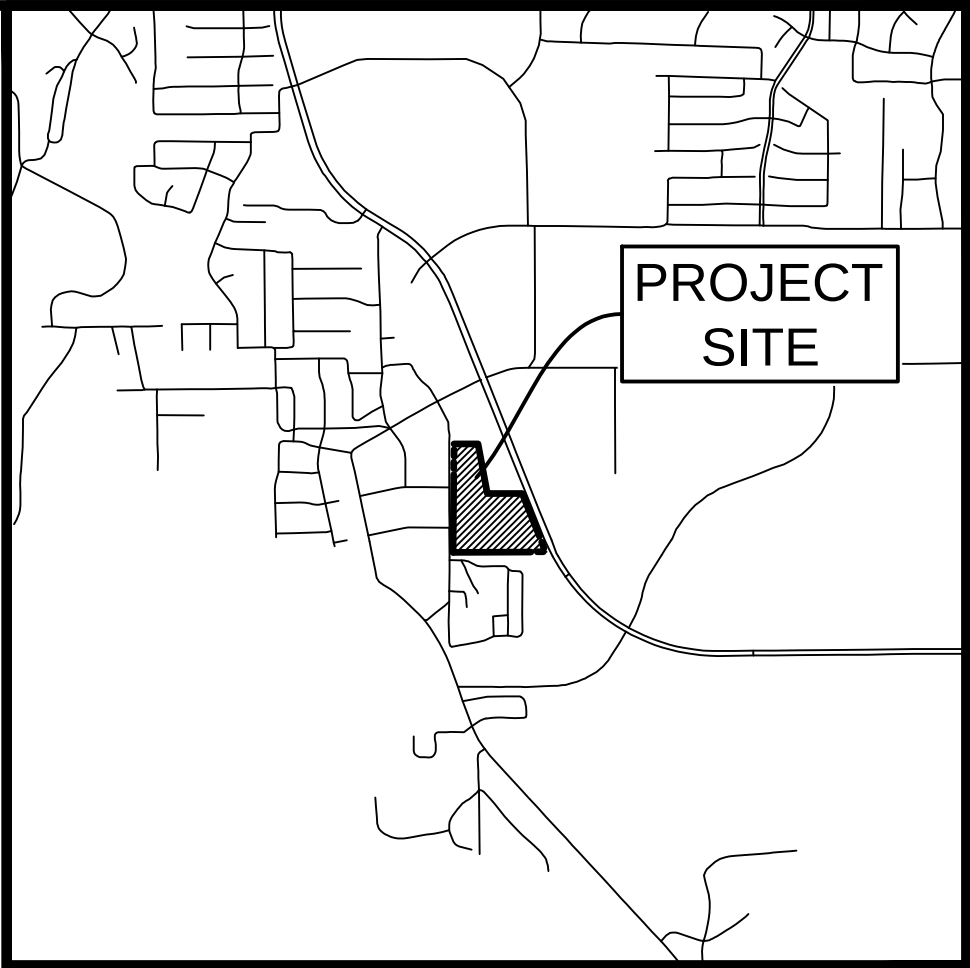
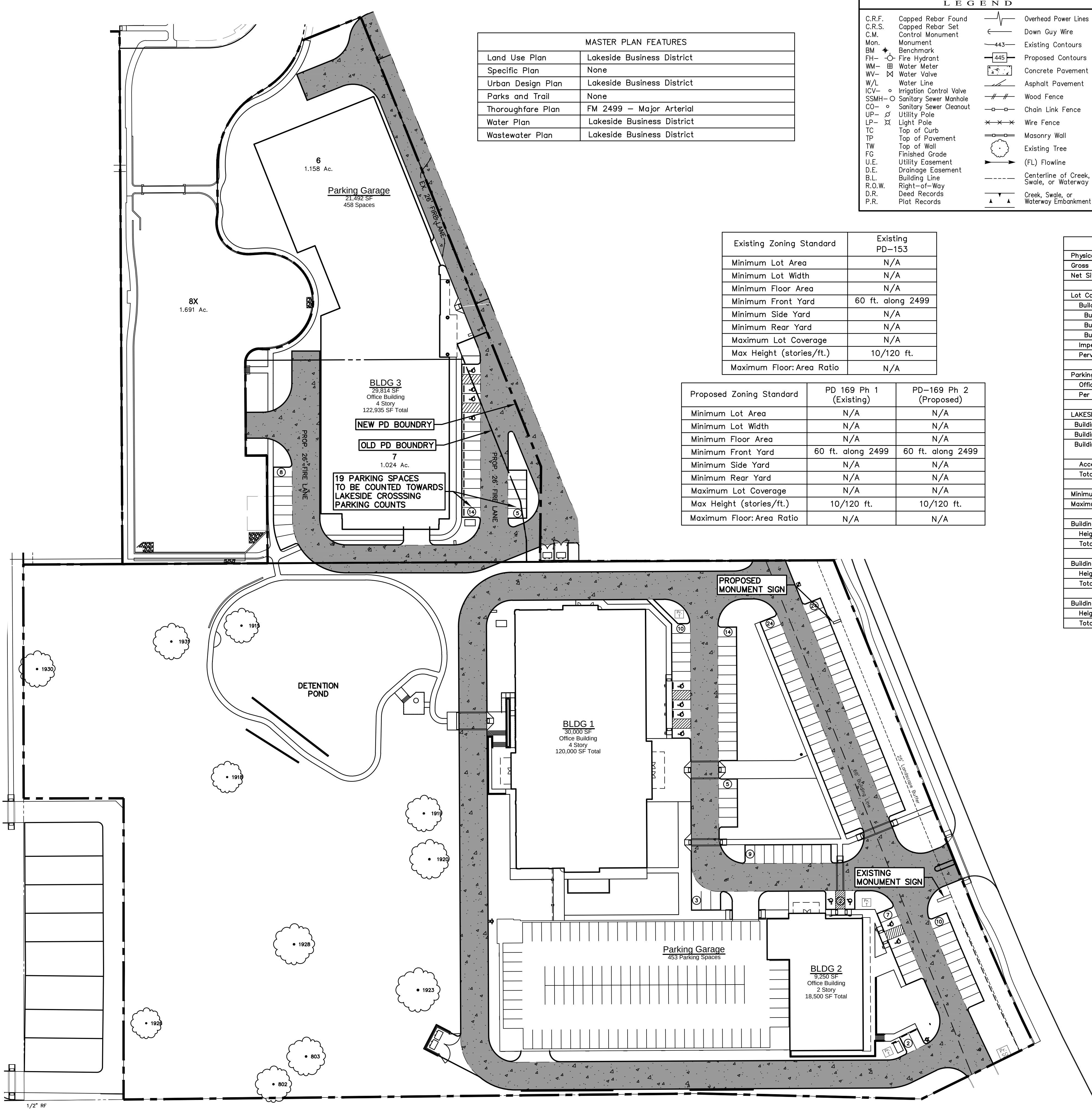
10 AM

# SUN STUDIES









Vicinity Map 1"=1000'

- GENERAL NOTES**
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
  - RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN ARE BASED ON A PRELIMINARY GRADING CONCEPT AND ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS WILL BE DETERMINED AT THE SITE PLAN STAGE.
  - 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 UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
  - GRADE BEAM DETAILS SHALL BE PROVIDED AT THE TIME OF SITE PLAN APPLICATION.

**LAKESIDE CENTER**  
Lot 1-2X, 6 & 7, Block A  
**LAKESIDE CENTER**  
11760 Acres  
in the  
J. TANNAHILL SURVEY, ABSTRACT NO. 1252  
J. KNIGHT SURVEY, ABSTRACT NO. 692  
TOWN OF FLOWER MOUND  
DENTON & TARRANT COUNTIES, TEXAS

**CONCEPT PLAN**

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 ROBERT JOHN DOLAK, JR., P.E. #86898 DATE 9/12/2023

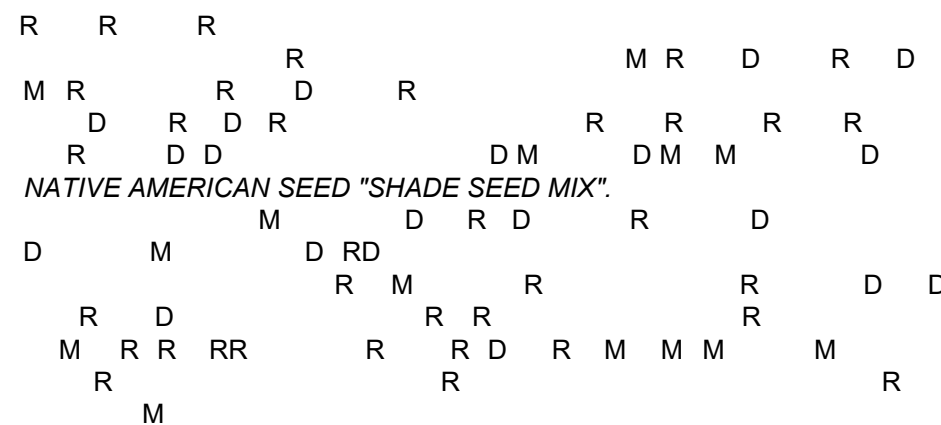
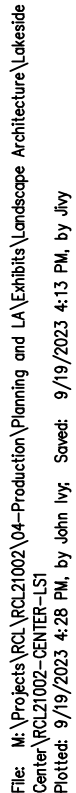
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| 08/05/2022       |
| 10/20/2022       |
| 11/18/2022       |
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| 09/15/2023       |

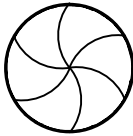
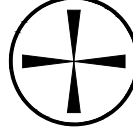
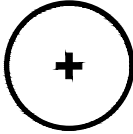
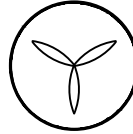
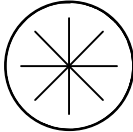
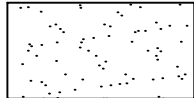
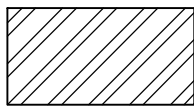
**OWNER/DEVELOPER**  
REALTY CAPITAL  
809 LAKE CAROLYN PARKWAY, SUITE 150  
IRVING, TX 75039  
Ph: 970-213-8784  
Contact: MR. SPENCER LONG

**RCL21002**

CON



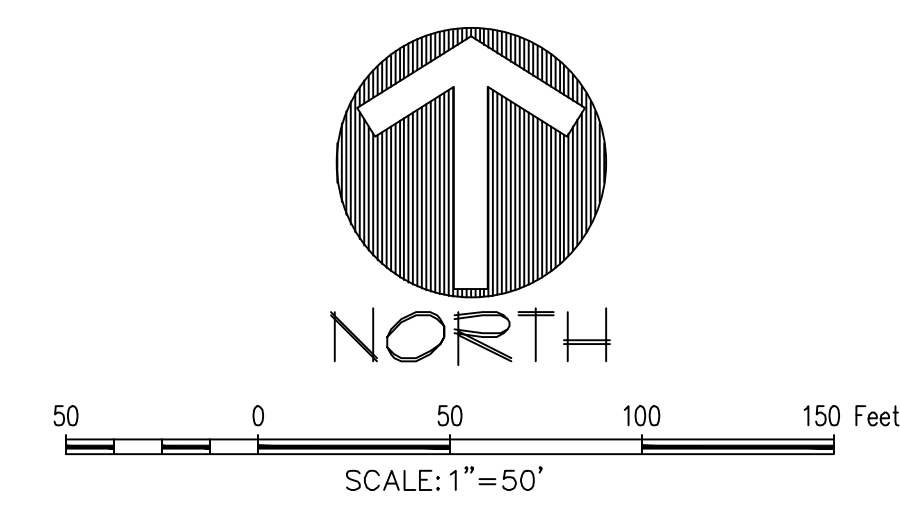


| D                                                                                     |       |                                             |
|---------------------------------------------------------------------------------------|-------|---------------------------------------------|
| TREES                                                                                 | CODE  | COMMON NAME                                 |
|  | EX-BT | Existing Landscape Buffer Tree              |
|  | EX-LS | Existing Landscape Tree                     |
|  | EX-PT | Existing Parking Canopy Tree                |
|  | F-LS  | Fut 3" cal. Evergreen Landscape Tree        |
|  | F-PT  | Fut 3" cal. Evergreen Parking Canopy Tree   |
|  | LS    | 3" cal. Landscape Tree                      |
| ORNAMENTAL TREES                                                                      | CODE  | COMMON NAME                                 |
|  | EX-OT | Existing Ornamental Tree                    |
|  | F-POT | Future Parking Ornamental Tree              |
|  |       | Proposed Sod or Groundcover                 |
|  |       | Proposed Seeded Areas in Natural Creek Area |
|                                                                                       |       | *Seed to be placed in areas of disturbance  |

(CLP



File: \\s:\projects\RCL21002\RCL21002-04-Production\Planning and L\T\Public\Landscaping\Architectural\Landscaping  
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Project: 02/14/2022 10:51:02  
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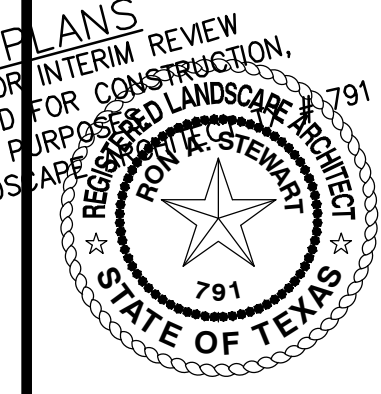


| LEGEND |                                                        |
|--------|--------------------------------------------------------|
| SYMBOL | DESCRIPTION                                            |
|        | NATURAL ZONE                                           |
|        | OPEN SPACE ZONE                                        |
|        | DETENTION POND ZONE                                    |
|        | ENTRANCE & FRONT OPEN SPACE, NORTH PLAZA               |
|        | POSSIBLE AREAS OF EXPOSED GRADE BEAM - 4' MAX EXPOSURE |

CALCULATED OPEN SPACE  
OUTLINE OF LOT 2X, BLOCK A

NOTE:  
1. GRADE BEAM DETAILS CAN BE PROVIDED AT THE TIME OF SITE PLAN APPLICATION.

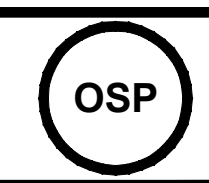
PRELIMINARY PLANS  
THIS DOCUMENT IS FOR INTERIM REVIEW  
AND IS NOT INTENDED FOR CONSTRUCTION.  
BIDDING OR PERMIT PURPOSES  
RON STEWART LANDSCAPE ARCHITECT  
DATED 9/15/2023



|                  |
|------------------|
| Drawn By: MH     |
| Date: 02/14/2022 |
| Scale: 1"=50'    |
| Revisions:       |
| 05/23/2022       |
| 08/05/2022       |
| 10/20/2022       |
| 11/18/2022       |
| 01/31/2023       |
| 05/12/2023       |
| 07/11/2023       |
| 08/25/2023       |
| 09/15/2023       |

OWNER/DEVELOPER  
REALTY CAPITAL  
909 LAKE CAROLYN PARKWAY, SUITE 150  
IRVING, TX 75039  
Ph. 970-213-8784  
Contact: MR. SPENCER LONG

RCL21002



LAKESIDE CENTER  
LAKESIDE CROSSING  
Lot 1-2X, 6 & 7, Block A  
11.760 Acres  
in the  
J. TANNAHILL SURVEY, ABSTRACT NO. 1252  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

OPEN SPACE PLAN



MCADAMS

LAKESIDE CENTER







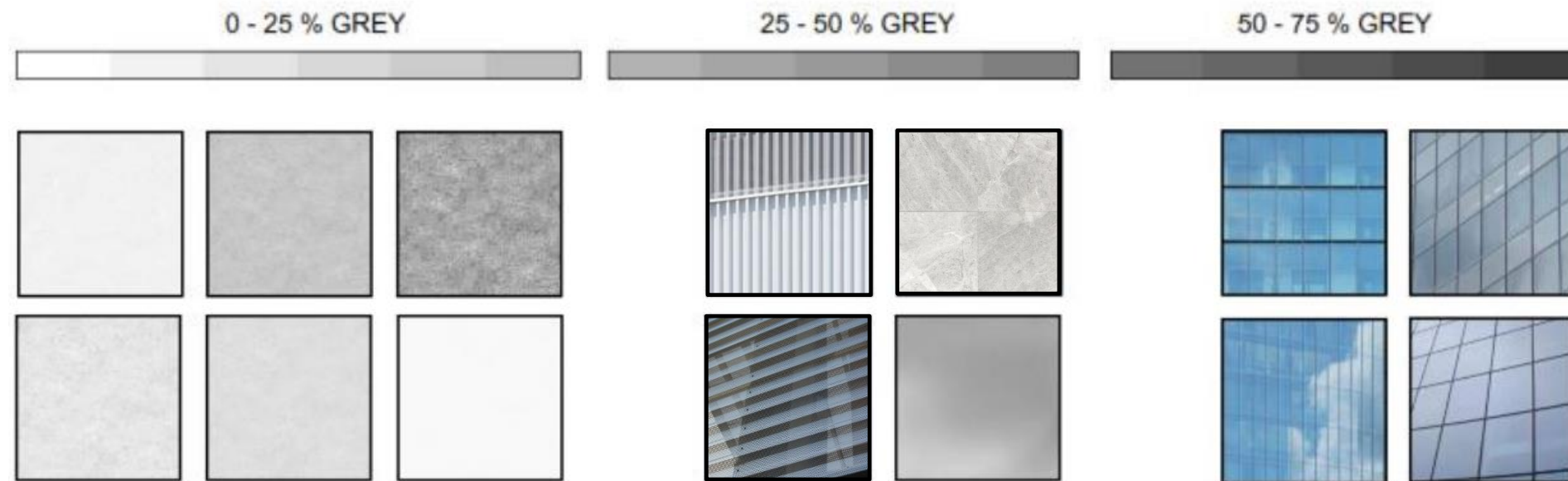




## LAKESIDE CENTER

FLOWER MOUND, TEXAS 9/20/2023

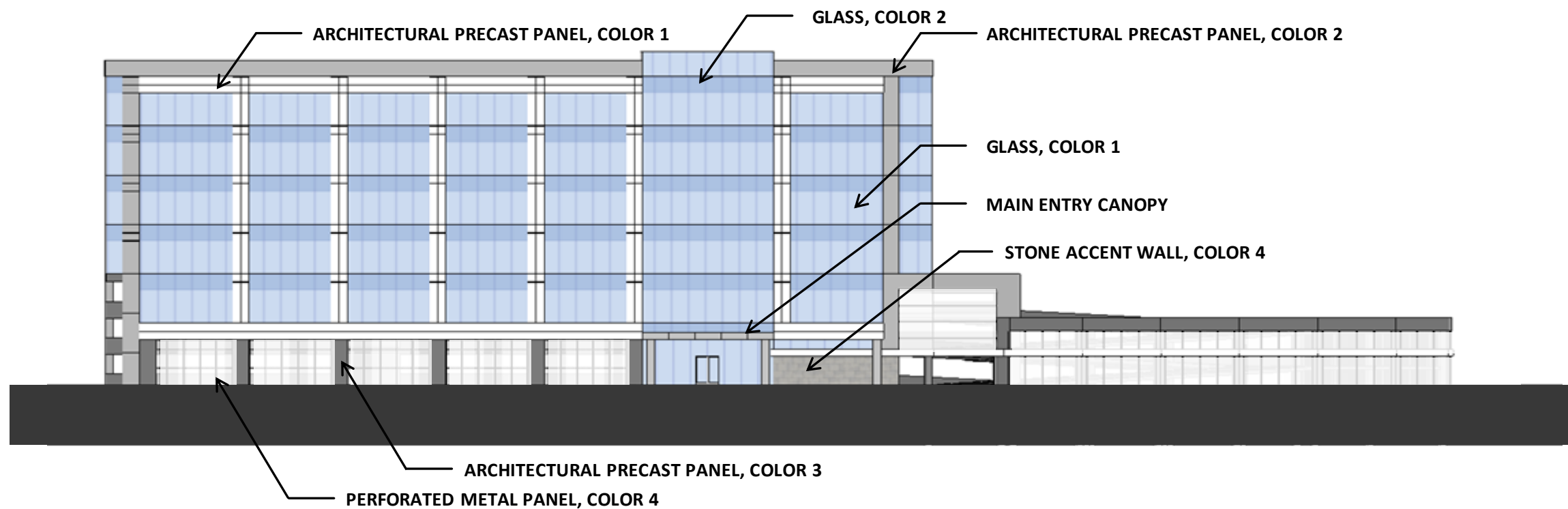




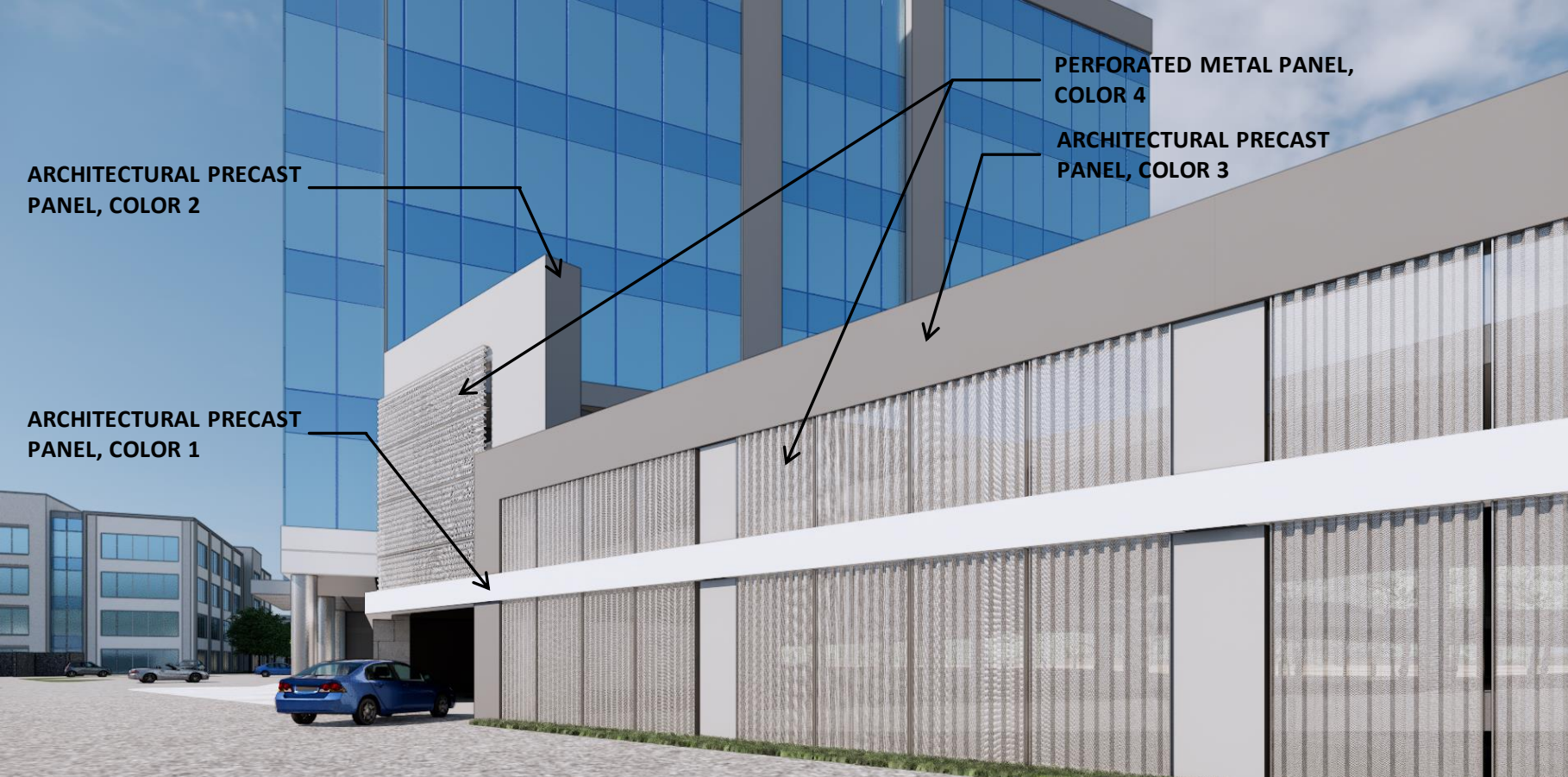
- PROJECT WILL INCLUDE 3 ARCHITECTURAL PRECAST PANEL COLORS.
- COLOR 1 WILL BE IN LIGHT TONE, VERY LIGHT GREY, ALMOST WHITE. 0-25 PERCENT GREY.
- COLOR 2 WILL BE SLIGHTLY DARKER IN THE GREY TONES BETWEEN 25-50 PERCENT GREY.
- COLOR 3 WILL BE DARKER IN THE GREY TONES BETWEEN 50-75 PERCENT GREY.

- ACCENT MATERIALS WILL BE USE ON GARAGE, CANOPIES, AND ENTRY WALL.
- COLOR 4 WILL BE LIGHTER IN THE GREY TONES BETWEEN 0-25 PERCENT GREY.

- TWO GLAZING TYPES WILL BE USED.
- GLASS 1 WILL BE USED ON THE PUNCHED OPENINGS AND BE MORE GREY IN VALUE.
- GLASS 2 WILL BE MORE BLUE IN TONE AND APPEAR CLEARER.



## MATERIAL PALETTE > LAKESIDE CENTER PHASE II



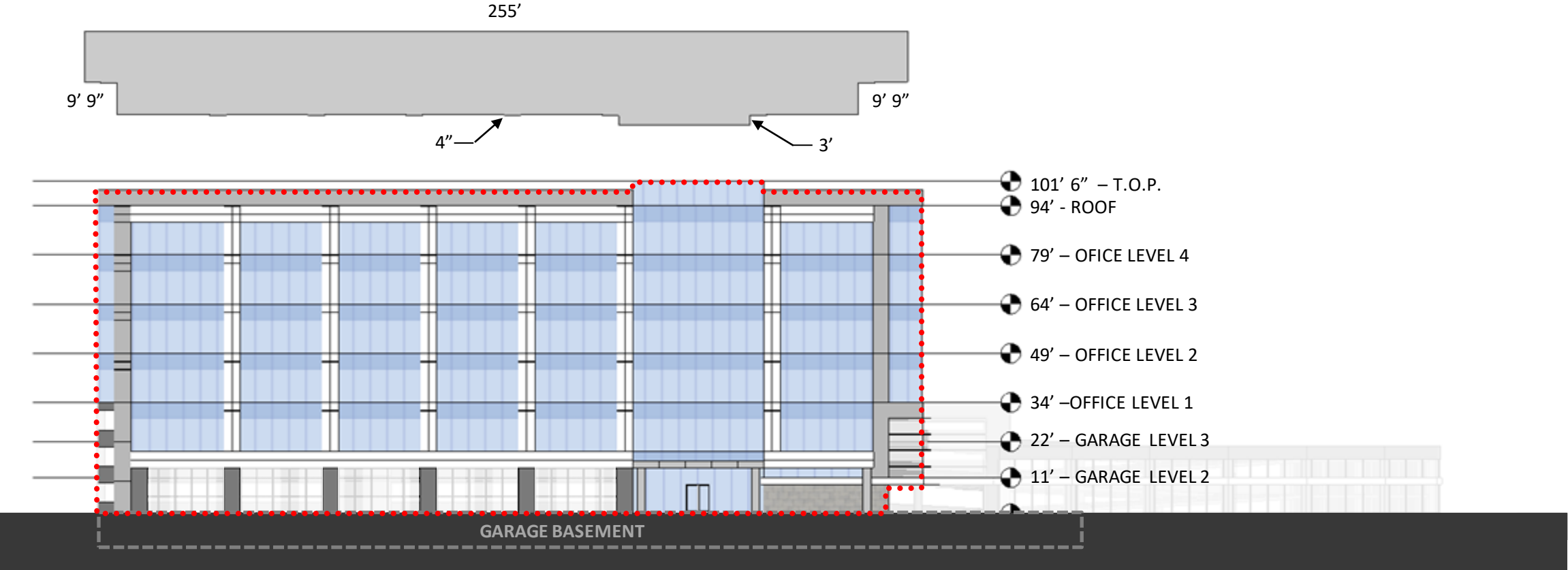
## GARAGE ENTRANCE



## LOBBY ENTRANCE

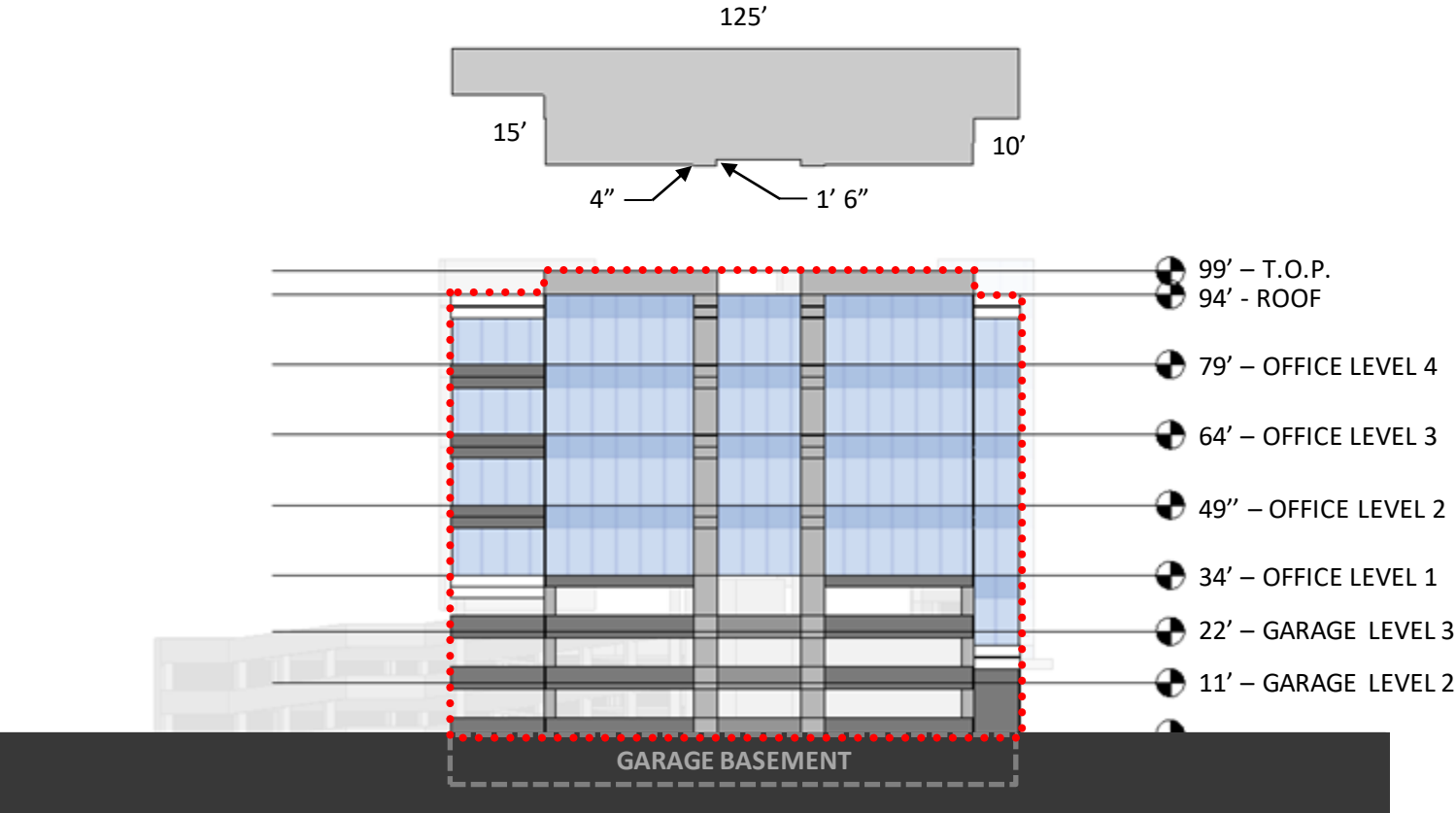
## GROUND LEVEL GARAGE SCREENING> LAKESIDE CENTER PHASE II





SCALE 1"=40'

EAST FACADE



SCALE 1"=40'

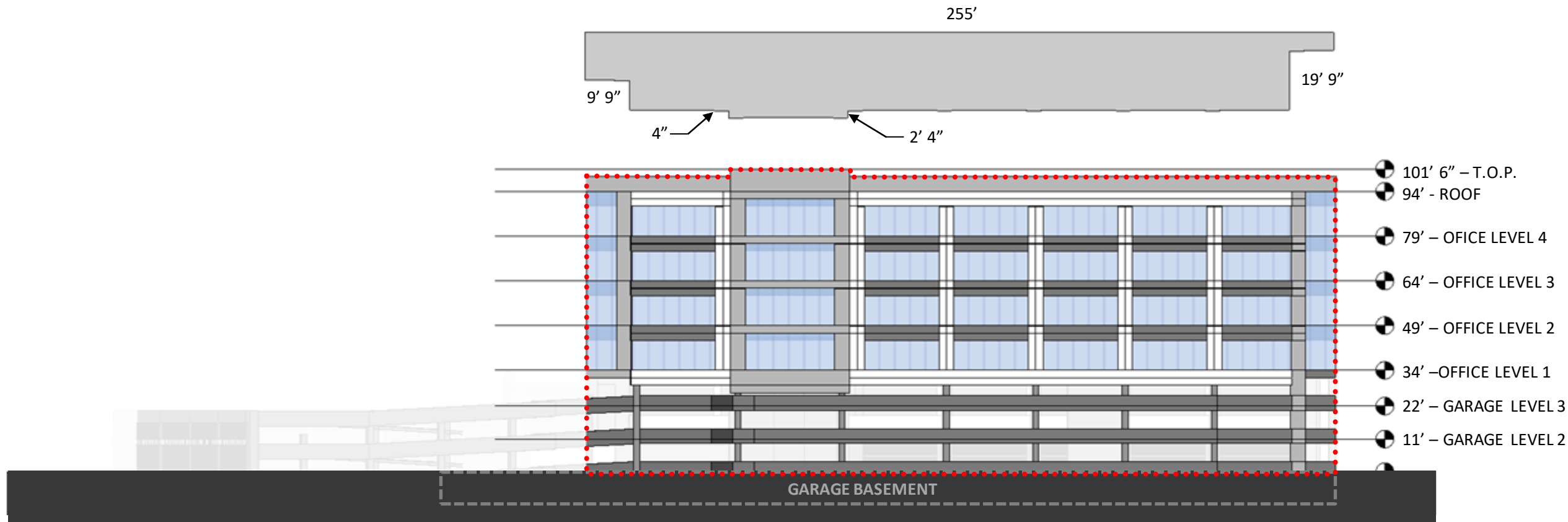
SOUTH FACADE



| MATERIAL                                    | WEST ELEV.         | EAST ELEV.         | SOUTH ELEV.       | NORTH ELEV.       |
|---------------------------------------------|--------------------|--------------------|-------------------|-------------------|
| TOTAL FAÇADE SF                             | 21,158 SF and 100% | 24,488 SF and 100% | 9,853 SF and 100% | 8,068 SF and 100% |
| TOTAL FAÇADE SF (EXCLUDING DOORS & WINDOWS) | 9,933 SF and 47%   | 8,475 SF and 35%   | 3,170 SF and 32%  | 1,475 SF and 18%  |
| DOORS & WINDOWS                             | 11,225 SF and 53%  | 16,013 SF and 65%  | 6,683 SF and 68%  | 6,593 SF and 82%  |
| PRIMARY MASONRY MATERIALS                   | 9,933 SF and 100%  | 6,752 SF and 80%   | 3,170 SF and 100% | 1,475 SF and 100% |
| ARCHITECTURAL PRECAST PANELS                | 9,933 SF and 100%  | 6,235 SF and 74%   | 3,170 SF and 100% | 1,475 SF and 100% |
| ACCENT STONE                                |                    | 517 SF and 6%      |                   |                   |
| SECONDARY MASONRY MATERIALS                 |                    | 1,723 SF and 20%   |                   |                   |
| METAL PANEL                                 |                    | 1,723 SF and 20%   |                   |                   |

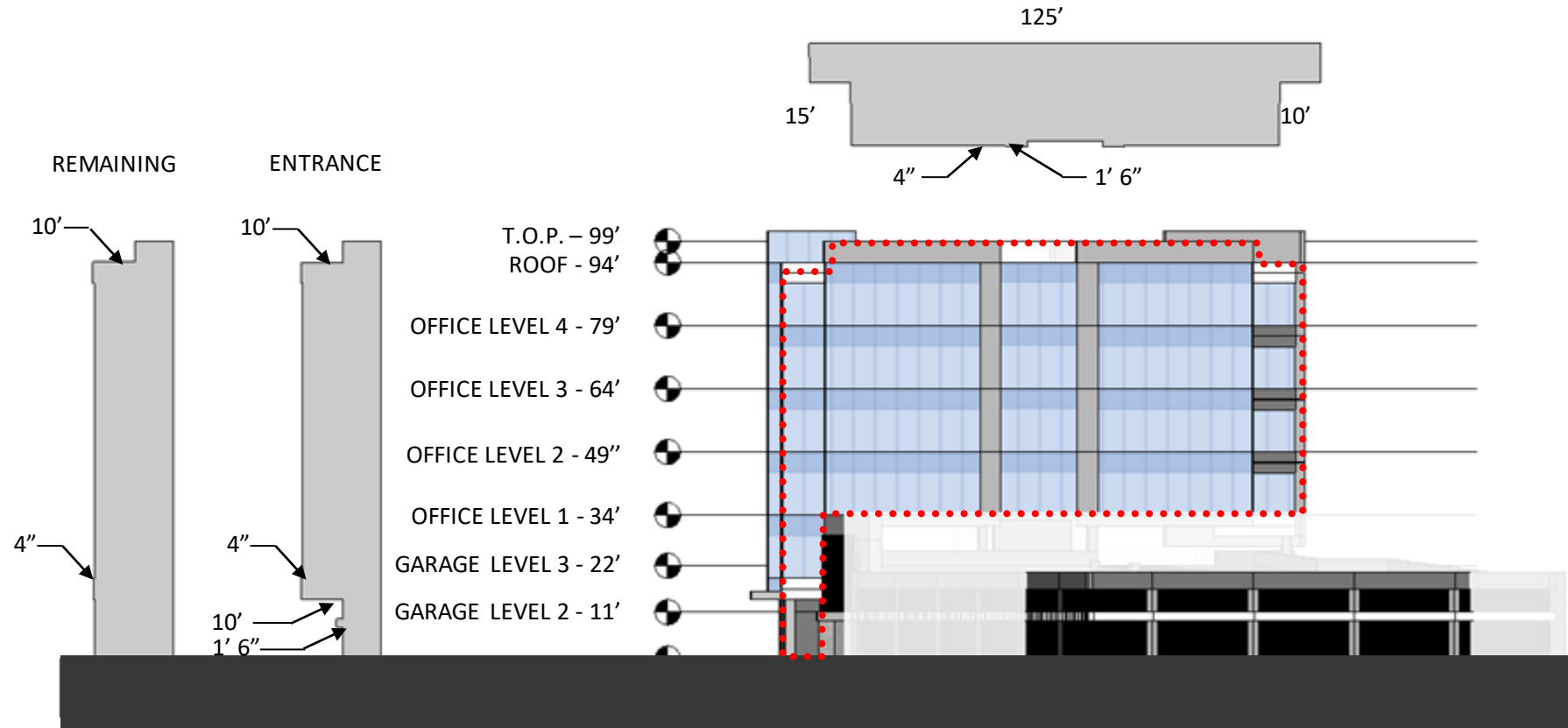
..... TOTAL FAÇADE SF

MATERIAL TAKEOFFS > LAKESIDE CENTER PHASE II



SCALE 1"=40'

WEST FACADE



SCALE 1"=40'

NORTH FACADE

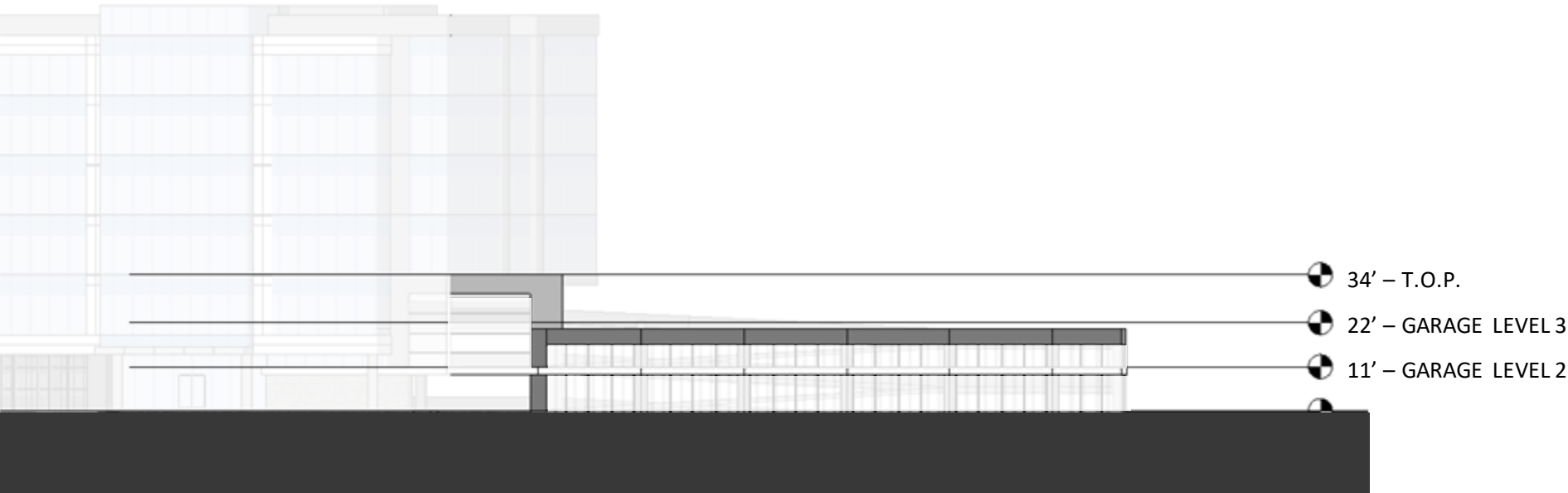


| MATERIAL                                    | WEST ELEV.         | EAST ELEV.         | SOUTH ELEV.       | NORTH ELEV.       |
|---------------------------------------------|--------------------|--------------------|-------------------|-------------------|
| TOTAL FAÇADE SF                             | 21,158 SF and 100% | 24,488 SF and 100% | 9,853 SF and 100% | 8,068 SF and 100% |
| TOTAL FAÇADE SF (EXCLUDING DOORS & WINDOWS) | 9,933 SF and 47%   | 8,475 SF and 35%   | 3,170 SF and 32%  | 1,475 SF and 18%  |
| DOORS & WINDOWS                             | 11,225 SF and 53%  | 16,013 SF and 65%  | 6,683 SF and 68%  | 6,593 SF and 82%  |
| PRIMARY MASONRY MATERIALS                   | 9,933 SF and 100%  | 6,752 SF and 80%   | 3,170 SF and 100% | 1,475 SF and 100% |
| ARCHITECTURAL PRECAST PANELS                | 9,933 SF and 100%  | 6,235 SF and 74%   | 3,170 SF and 100% | 1,475 SF and 100% |
| ACCENT STONE                                |                    | 517 SF and 6%      |                   |                   |
| SECONDARY MASONRY MATERIALS                 |                    | 1,723 SF and 20%   |                   |                   |
| METAL PANEL                                 |                    | 1,723 SF and 20%   |                   |                   |

..... TOTAL FAÇADE SF

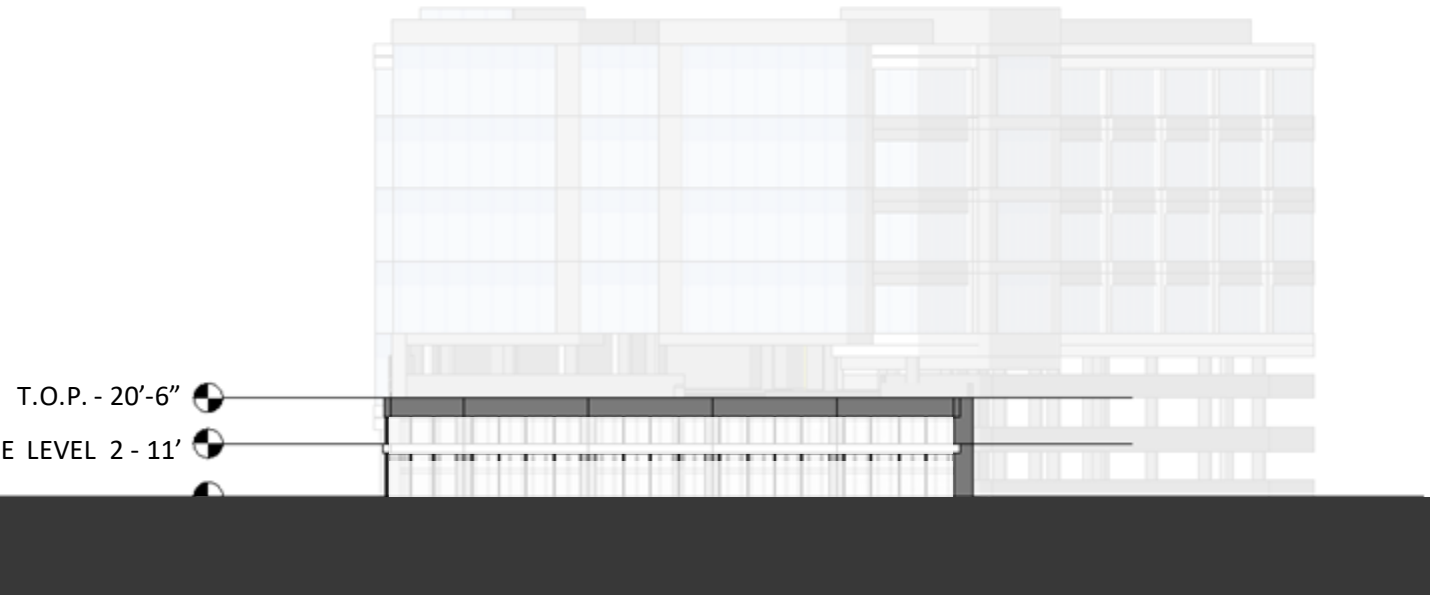
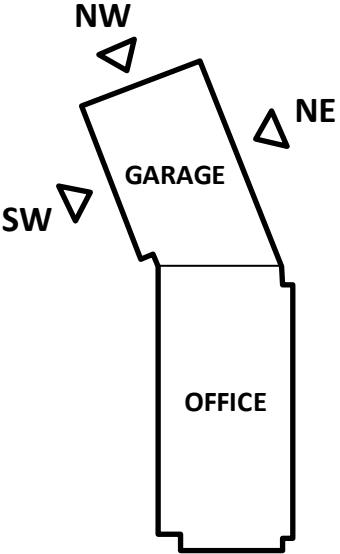
MATERIAL TAKEOFFS > LAKESIDE CENTER PHASE II





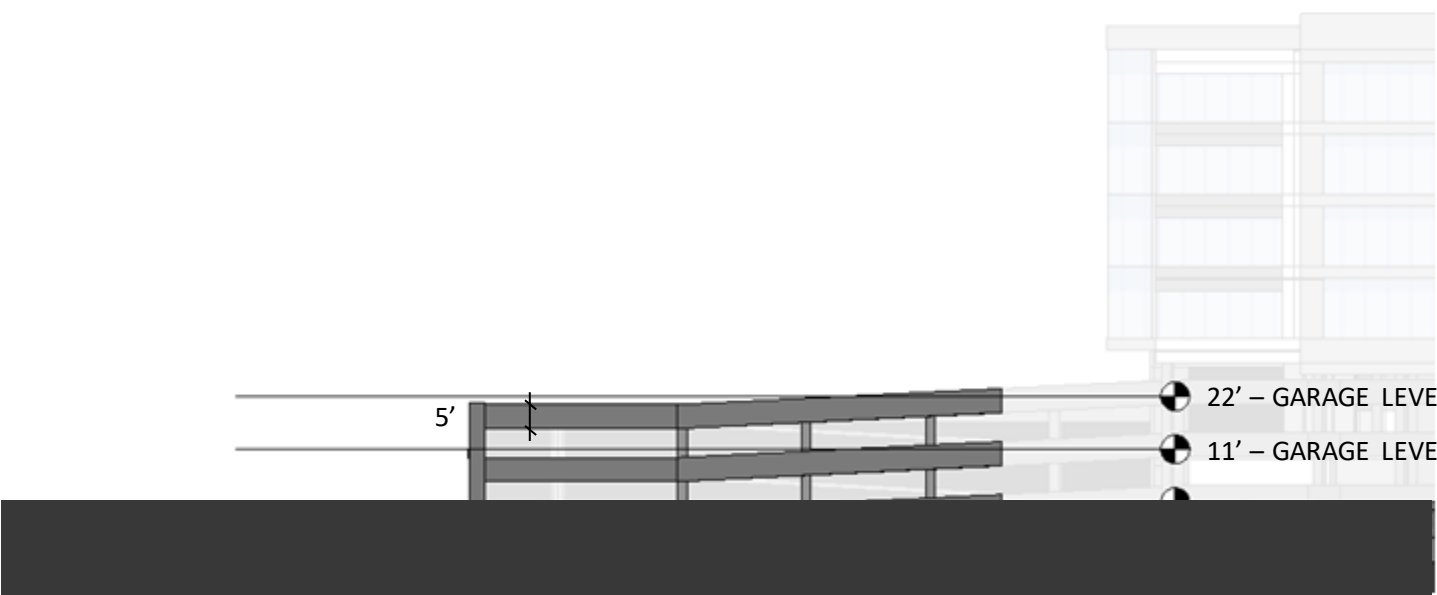
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NORTHEAST FACADE



SCALE 1"=40'

NORTHWEST FACADE



SCALE 1"=40'

SOUTHWEST FACADE

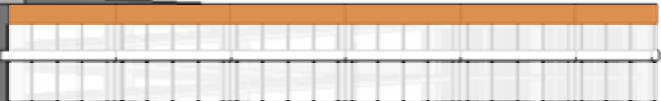


# GARAGE FACADES > LAKESIDE CENTER PHASE II

EAST FAÇADE (BUILDING): MAX 6 SIGNS



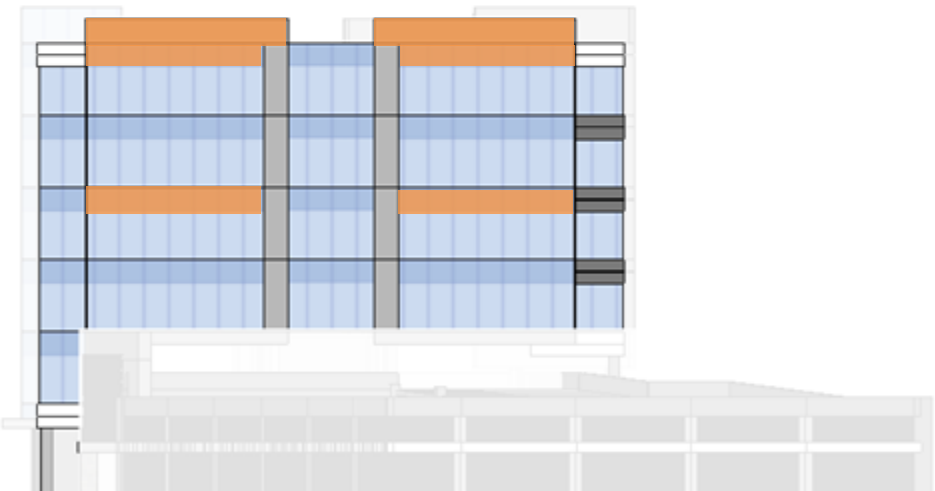
EAST FAÇADE (GARAGE): MAX 2 SIGNS



SCALE 1"=40'

EAST FACADE

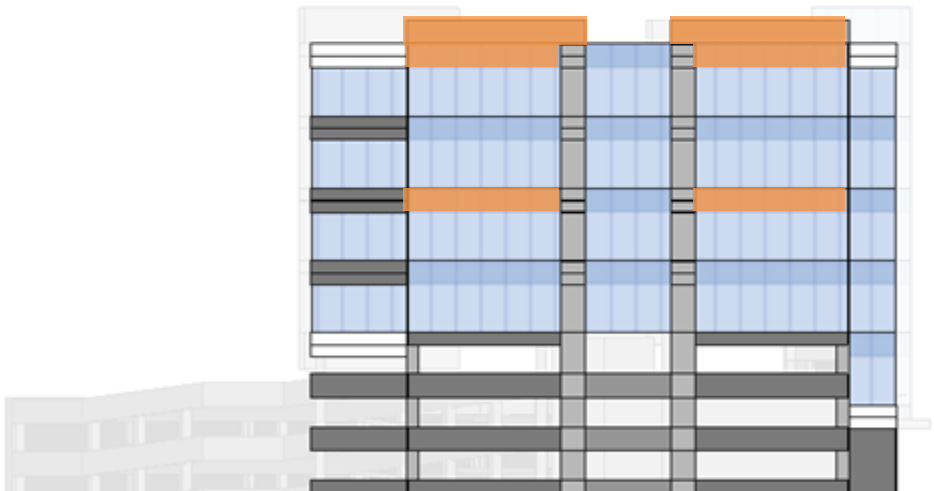
NORTH FAÇADE (BUILDING): MAX 4 SIGNS



SCALE 1"=40'

NORTH FACADE

SOUTH FAÇADE (BUILDING): MAX 4 SIGNS



SCALE 1"=40'

SOUTH FACADE

SIGNAGE LOCATION EXHIBIT > LAKESIDE CENTER PHASE II





## CONCEPTUAL MONUMENT SIGN > LAKESIDE CENTER PHASE II





## AERIAL 1





**AERIAL 2**





PHASE 1

PHASE 2

REALTY CAPITAL

BOKA Powell

# AERIAL 3





**VIEW FROM THE SOUTHEAST**





VIEW FROM THE SOUTHWEST





**VIEW FROM THE WEST**





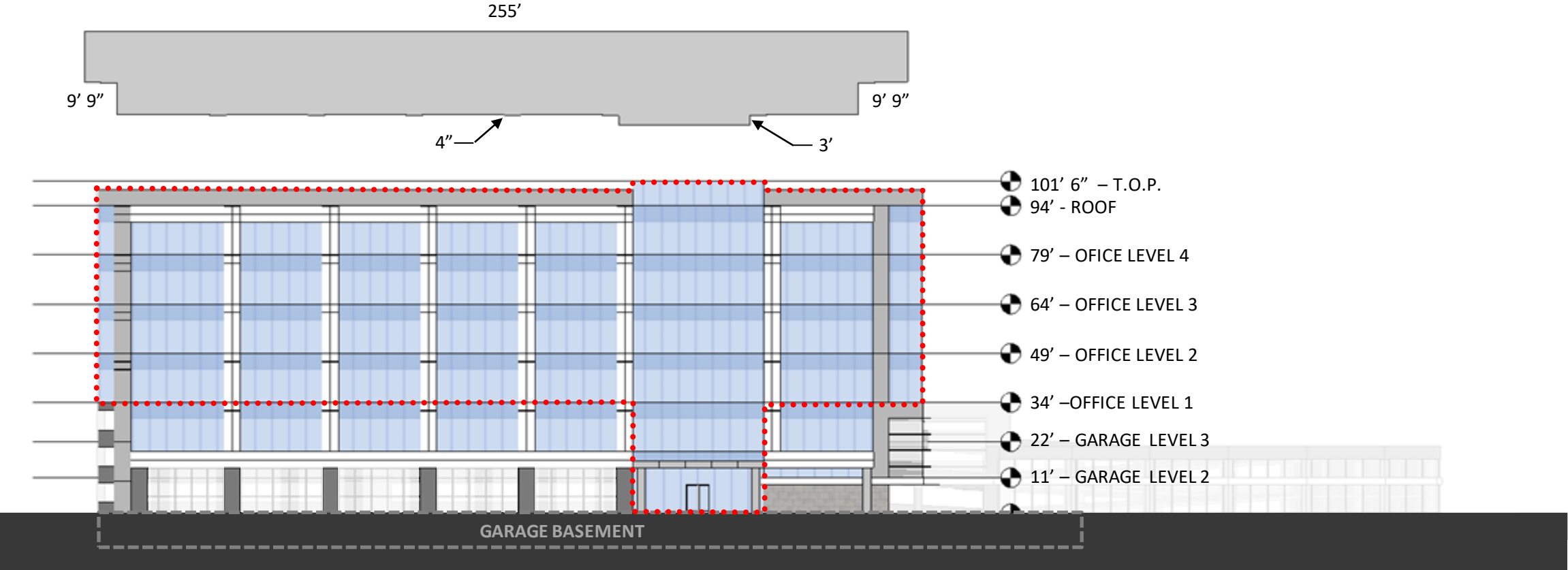
EXISTING BUILDING PHOTOS ILLUSTRATING GLASS REFLECTIVITY





EXISTING BUILDING PHOTOS ILLUSTRATING GLASS REFLECTIVITY

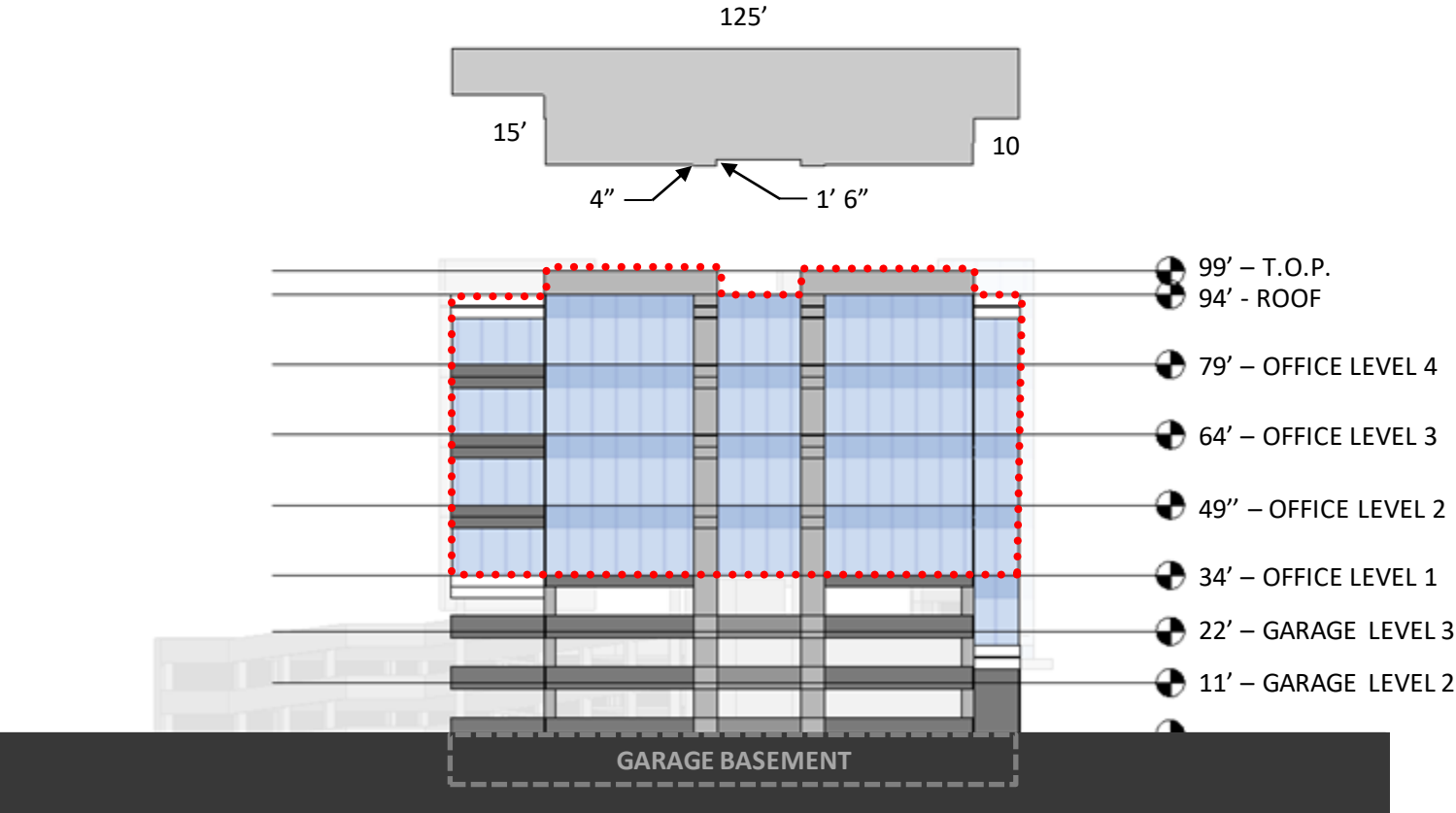




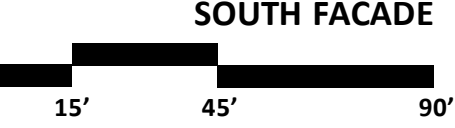
SCALE 1"=40'



EAST FACADE



SCALE 1"=40'



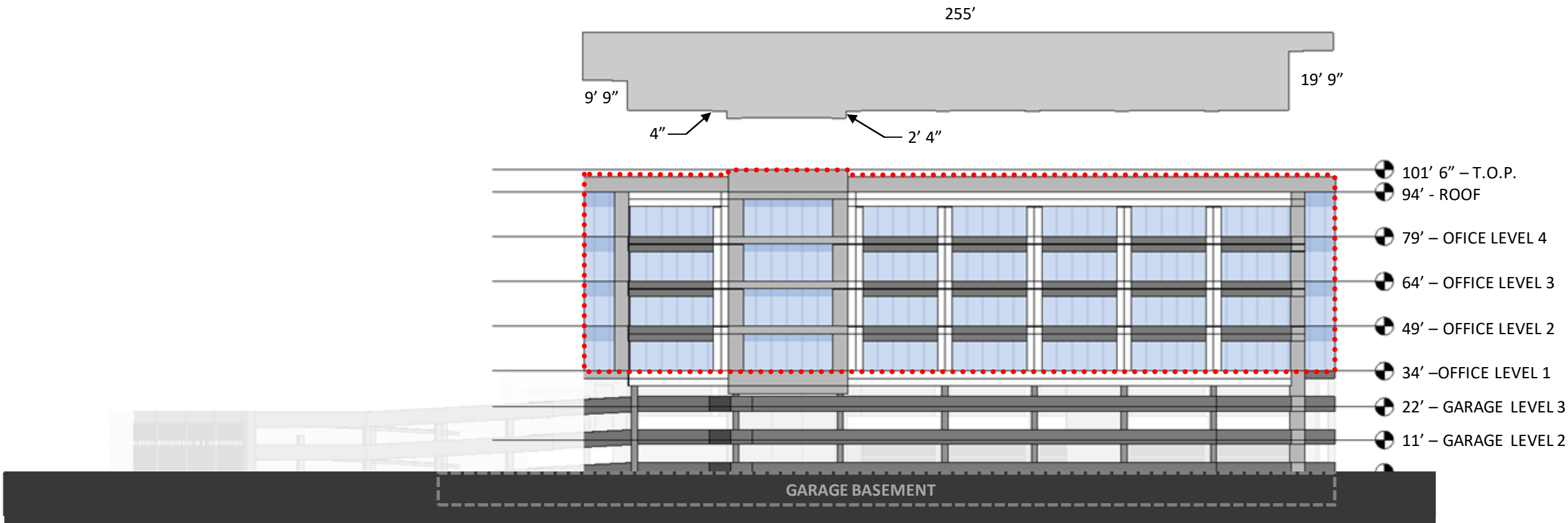
SOUTH FACADE

| MATERIAL                                    | WEST ELEV.         | EAST ELEV.         | SOUTH ELEV.       | NORTH ELEV.       |
|---------------------------------------------|--------------------|--------------------|-------------------|-------------------|
| TOTAL FAÇADE SF                             | 16,290 SF and 100% | 17,442 SF and 100% | 7,539 SF and 100% | 7,574 SF and 100% |
| TOTAL FAÇADE SF (EXCLUDING DOORS & WINDOWS) | 5,064 SF and 31%   | 4,064 SF and 23%   | 1,006 SF and 13%  | 1,131 SF and 15%  |
| DOORS & WINDOWS                             | 11,226 SF and 69%  | 13,378 SF and 77%  | 6,533 SF and 87%  | 6,443 SF and 85%  |
| PRIMARY MASONRY MATERIALS                   | 5,064 SF and 100%  | 4,064 SF and 100%  | 1,006 SF and 100% | 1,131 SF and 100% |
| ARCHITECTURAL PRECAST PANELS                | 5,064 SF and 100%  | 4,064 SF and 100%  | 1,006 SF and 100% | 1,131 SF and 100% |
| ACCENT STONE                                |                    |                    |                   |                   |
| SECONDARY MASONRY MATERIALS                 |                    |                    |                   |                   |
| METAL PANEL                                 |                    |                    |                   |                   |

..... TOTAL FAÇADE SF

MATERIAL TAKEOFFS > LAKESIDE CENTER PHASE II

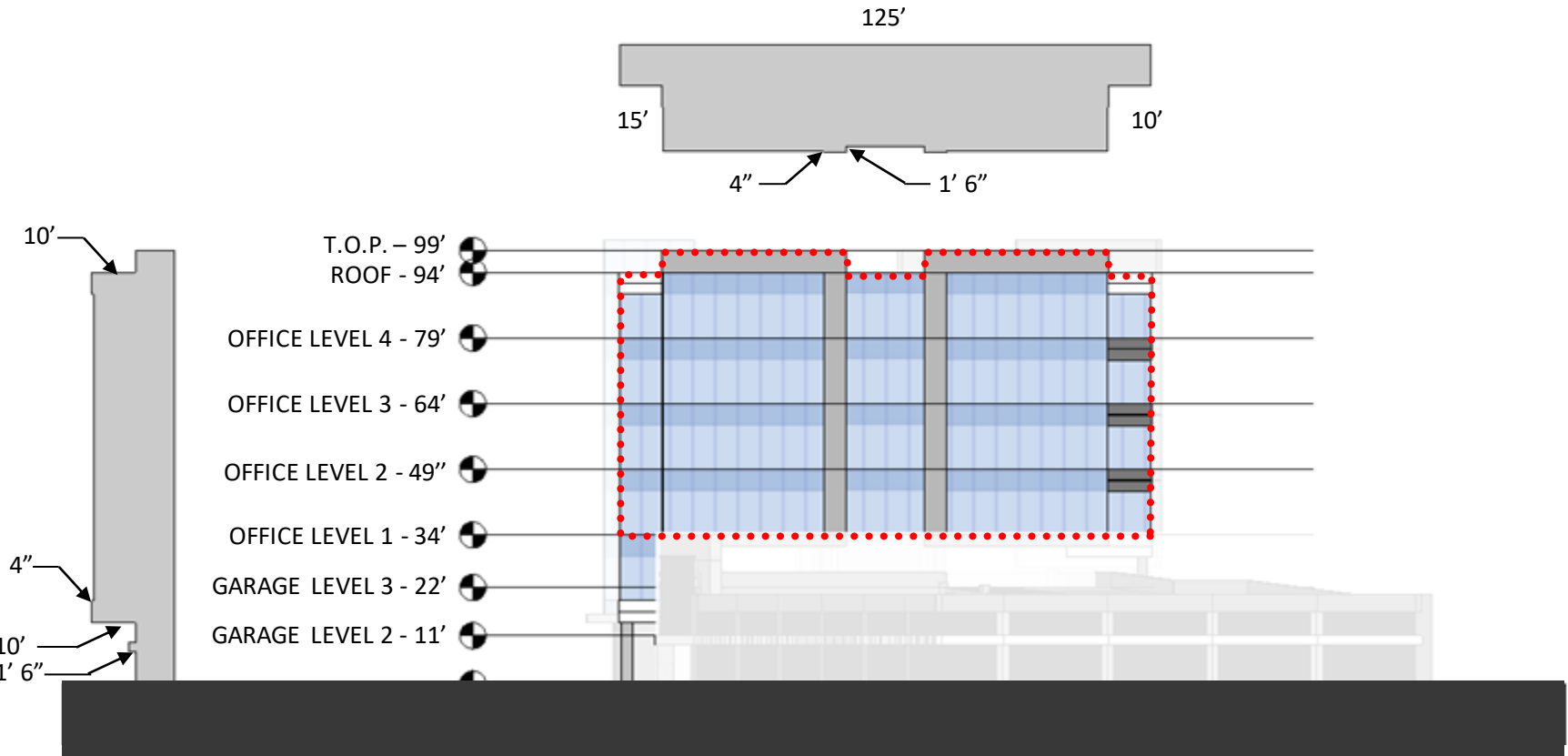




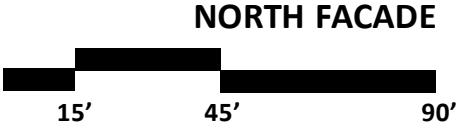
SCALE 1"=40'



WEST FACADE



SCALE 1"=40'



NORTH FACADE

| MATERIAL                                    | WEST ELEV.         | EAST ELEV.         | SOUTH ELEV.       | NORTH ELEV.       |
|---------------------------------------------|--------------------|--------------------|-------------------|-------------------|
| TOTAL FAÇADE SF                             | 16,290 SF and 100% | 17,442 SF and 100% | 7,539 SF and 100% | 7,574 SF and 100% |
| TOTAL FAÇADE SF (EXCLUDING DOORS & WINDOWS) | 5,064 SF and 31%   | 4,064 SF and 23%   | 1,006 SF and 13%  | 1,131 SF and 15%  |
| DOORS & WINDOWS                             | 11,226 SF and 69%  | 13,378 SF and 77%  | 6,533 SF and 87%  | 6,443 SF and 85%  |
| PRIMARY MASONRY MATERIALS                   | 5,064 SF and 100%  | 4,064 SF and 100%  | 1,006 SF and 100% | 1,131 SF and 100% |
| ARCHITECTURAL PRECAST PANELS                | 5,064 SF and 100%  | 4,064 SF and 100%  | 1,006 SF and 100% | 1,131 SF and 100% |
| ACCENT STONE                                |                    |                    |                   |                   |
| SECONDARY MASONRY MATERIALS                 |                    |                    |                   |                   |
| METAL PANEL                                 |                    |                    |                   |                   |

..... TOTAL FAÇADE SF

MATERIAL TAKEOFFS > LAKESIDE CENTER PHASE II



**Exhibit “B”  
Development Standards**

**Planned Development District - 169 (PD-169)  
Lakeside Center**

The development on the property comprising approximately 12.371 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

**I. Campus Commercial District (CC)**

Development of the Campus Commercial District area designated on Exhibit “C”, comprising of approximately 11.76 acres, shall be in compliance with all regulations applicable to the Campus Commercial District (CC) 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 Campus Commercial District (CC) in the Town’s Zoning Ordinance except as otherwise listed herein may be permitted in the areas designated on Exhibit “C” as Campus Commercial District (CC) areas. The following uses shall be prohibited within PD-169:

1. Railroad track;
2. Recreation Center, public;
3. Telephone equipment station.

B. SPECIFIC USES. The uses listed as Specific Uses in Campus Commercial District (CC) in the Town’s Zoning Ordinance, except as otherwise listed herein, may be permitted in the areas designated on Exhibit “C” as Campus Commercial District (CC) areas subject to approval of a Specific Use Permit (SUP) by the Town Council:

1. Car wash, automatic;
2. Car wash, full-service;
3. Convenience store with gasoline sales;
4. Electrical energy generating plant;
5. Recycling dropoff center;

C. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town’s Zoning Ordinance may be permitted in areas designated on Exhibit “C” as Campus Commercial District (CC) only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits”.

D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Campus Commercial District (CC) in the Town’s Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:

1. Minimum front yard. There shall be a minimum front yard of 60 feet along major thoroughfares in the Campus Commercial District (CC) areas. Parking may be permitted in the front yard but shall be prohibited in the required landscape buffer



described below. There shall be no minimum front yard requirement along all other roadways.

2. Minimum rear yard. There shall be no minimum rear yard requirement in the Campus Commercial District (CC) areas.
3. Maximum lot coverage. There shall be no maximum lot coverage requirement in the Campus Commercial District (CC) areas.
4. Maximum floor area ratio. There shall be no maximum floor area ratio requirement in the Campus Commercial District (CC) areas.

E. LANDSCAPE, HARDSCAPE AND SCREENING. The following landscaping, hardscaping, and screening requirements shall apply to areas designated on Exhibit "D" as Campus Commercial District (CC) areas:

1. There shall be a minimum landscape buffer of 25 feet along FM 2499.
2. All undeveloped areas of the street yard along FM 2499 shall be landscaped a minimum of 35 percent.
3. Enhanced landscaping shall mean incorporating additional trees, shrubs, ground cover, seasonal landscaping above the minimum required by the Town's Code of Ordinances.
  - a. There shall be a minimum of 1,500 square feet of enhanced landscaping (excluding additional trees) within the street buffer along parking areas.
  - b. There shall be a minimum of 4,500 square feet of enhanced landscaping throughout the development, exclusive of the street buffer enhanced landscaping.
4. A compatibility landscape buffer along the south property line of the PD boundary shall not be required.
5. There shall be a minimum of ~~three-four~~ (4) amenity areas provided throughout the development: the central open space, the entrance plaza, the south plaza, and the north plaza as shown on Exhibit "D".
6. A minimum of 4,100 square feet of enhanced pavement shall be constructed. Enhanced pavement is defined as pavement that is either stamped, stained, or combination thereof, or concrete pavers, or other type of textured pavement.
7. Improvements within Lot 8X, Lots 6 and 7 of Lakeside Crossing as amended, such as landscaping, hardscaping, lighted bollards, steps, and trails, shall be installed as indicated on Exhibit "D" Concept Landscape Plan prior to the acceptance of Lakeside Center Building #3.

F. OPEN SPACE REQUIREMENTS. The following open space requirements shall apply to areas designated on Exhibit "E" as Campus Commercial District (CC) areas:



1. There shall be a minimum of ~~40%~~ 33% of land area used for open space purposes throughout the entire Planned Development property. Open Space is defined as area designated as Central Open Space as shown on Exhibit "E" within the Planned Development that is accessible to the public, has a physical location that runs north to south along the existing stream, and shall contain improvements that serve as a sense of place for gathering, allow for passive recreation and exercise or relaxation, and preserves natural environment.
2. Detention areas may be either grass sloped edges or hard edges and shall be permitted in the central open space area. However, the detention area shall not extend into the natural zone as shown on Exhibit "E", the conceptual Open Space Plan.
3. Trails within open space areas shall have a minimum width of five feet and may be stone walkways, concrete, patterned concrete, or decomposed granite with binder, and shall have pedestrian lighting.
  - a. The trail around the pond shall provide a connection to the north and to Building No.1. There shall be a minimum of two bump-outs along the pond trail. Each bump out shall include a seating element (bench, natural rocks, or a combination), one shade tree and minimum of 30 square feet of enhanced landscaping.
4. The central open space area, landscape buffer, amenities, and enhanced pavement/landscaping shall be maintained by the Property Owner's Association .
5. Retaining walls four feet or taller shall be landscaped to relieve the visual effect of the long expanse of the cladded wall.
6. The central open space area shall consist of three zones. These zones are listed below with descriptions and use of each zone. Each shall endeavor to preserve as much of the existing topography and trees of the central open space area as possible.
  - a. Natural Zone
    - i. The existing stream, specimen trees, natural topography, and rock outcroppings shall be preserved.
    - ii. May be selectively cleared and grubbed provided that no heavy machinery is used. May remove trees/saplings that are two inches or less in caliper, vines, and shrubs.
    - iii. Maintenance of this zone may include yearly or biannual clearing of deceased trees in accordance with Section I.6.a.ii. herein. Natural Zone area shall be kept free of debris/trash.
    - iv. Native and riparian plant material shall be re-established if impacted by clearing and grubbing.
    - v. A nature trail may be allowed so long as they are surfaced with natural materials and remain permeable. Town approval of nature trail is subject to requirements under Section I.G.8. herein.
    - vi. Grading is prohibited in this zone unless necessary for restoration or drainage.
  - b. Detention Pond Zone

- i. The zone shall be designed to provide storm water detention/retention for the development.
- ii. If retention is used, aeration shall be required in the pond.
- iii. The pond size may change in order to meet on site detention requirements in accordance with Section I.G.2. herein.
- iv. Areas disturbed by grading shall be re-established with vegetative material.
- v. Detention Pond area shall be kept free of debris/trash.

c. Open Space Zone

The Open Space Zone is a passive recreational zone which allows the following activity:

- i. Clearing and grubbing is permitted within this zone.
- ii. Tree protection per the town's ordinance applies.
- iii. Selective grading for improvements is permitted for the purpose of this section, "selective grading" means that grading is only allowed to reasonably accommodate a proposed improvement. The Town shall determine if the grading request can reasonably accommodate the proposed improvement.
- iv. Open Space Zone shall be re-established with vegetative cover, such as grass (sod or hydromulch) where grading disturbance occurs for improvements in order to control erosion.
- v. There shall be a minimum of 15 shade trees installed in and/or around the detention pond (Trees may also be within the Detention Pond Zone). Said trees shall be conducive to saturated soil conditions.
- vi. Open Space Zone shall be kept free of debris/trash.

7. The following amenities/plaza areas shall be provided:

a. Entrance Plaza and Front Open Space consisting of the following:

- i. Minimum of 9,000 square feet of total area
- ii. Enhanced pavement
- iii. Enhanced landscaping
- iv. Pedestrian scale lighting

b. South Plaza (area between Building 1 and Parking Garage) consisting of the following:

- i. Minimum of 5,000 square feet of total area
- ii. Shade structure with a minimum area of 400 square feet
- iii. Seating area consisting of a minimum of four (4) benches, seat walls, and/or tables and chairs
- iv. Enhanced pavement
- v. Enhanced landscaping
- vi. Pedestrian scale lighting

c. North Plaza (area west of Building 3) consisting of the following:

- i. Minimum of 1,600 square feet of total area
- ii. Bench
- iii. Trash receptacle
- iv. Enhanced landscaping
- v. Pedestrian scale lighting
- vi. Enhanced pavement



**vii. Shade structure**

8. Administration of construction activity in the Central Open Space: Construction activity including, but not limited to grading, clearing, grubbing, building, and reestablishment of disturbed areas within the Central Open Space (collectively "Construction Activity") is subject to review and approval by the Town. As a part of the review, the Town may require detailed plans to show the extent of impact within each zone and proposed restoration plan to mitigate the impacts to the Central Open Space area. The Town shall issue a permit for the Construction Activity once the Town determines, at its reasonable discretion, the activity will not have a negative impact on erosion, natural habitat, drainage, or flooding.
9. A wetland delineation shall be performed to determine if the existing creek is a Waters of the US and the preparation of a Wetlands Delineation and Jurisdictional Determination Report may be required to obtain the necessary approvals if impact to the creek is proposed.
10. The Tree Protection Plan shall comply with the Town's tree ordinance except as listed herein:
 

If any of the remaining eleven specimen trees die within 12 months after final acceptance from the Town for this development, then the tree must be replaced with three, two and one-half to three-inch caliper trees. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations approved by the tree preservation and enforcement officer or authorized designee.

**G. NON-RESIDENTIAL ARCHITECTURAL STANDARDS.** The following architectural standards shall apply to areas designated on Exhibit "F" as Campus Commercial District (CC) areas:

1. There shall be a unified design theme consistent with the attached Architectural Imagery Package, Exhibit "F".
2. Buildings shall use a combination of materials that complement the design theme. Building design shall be a sleek and linear modern look with minimum detailing for simplicity and clarity which is consistent with the theme.
3. Entrances to buildings shall be clearly identified to pedestrians and motorists and shall be accentuated by the use of canopies, porticos, recessed wall planes, overhangs or other similar features that are compatible with the architectural style.
4. Building materials shall include the following:
  - a. Primary masonry materials (as depicted on Concept Elevations, Exhibit "E") shall consist of a minimum of 80% of each exterior façade, excluding doors and windows, and shall consist of the following materials:
    - i. Stucco
    - ii. Tilt Wall
    - iii. **Architectural Precast Panels**

However, brick and stone may be used as a substitute primary masonry material.

- b. Secondary materials shall consist of a maximum of 20% of each exterior façade, excluding doors and windows, and may consist of the following materials:
  - i. Architectural Metal
  - ii. EIFS
- 5. The windows on Building 3 shall not exceed the reflectivity rating of Building 1 and Building 2, estimated to be 32% and to be reviewed and approved prior to issuance of building permit for Building 3.
- 6. Mirrored glass shall be prohibited.
- 7. Primary building colors consisting of neutral and earth tones such as brown, olive, gray, and white, or shades thereof, shall comprise a minimum of 80% of the building façade including miscellaneous tributary, ancillary architectural elements such as canopies, balconies, trim, etc. Accent colors shall relate to the primary colors and may comprise the remainder. The use of striking accent colors that do not relate to the primary colors are prohibited. For the purpose of this section, striking color means bold, bright and/or florescent colors.
- 8. Exposed grade beams around the buildings shall include details and patterns that provide interest to the concrete beam component. Such detail can be accomplished by patterned scoring, casting, texturing or their finishing treatment.
  - a. Parapets or screening are required on flat roofs so that any roof top equipment is not visible from the street right-of-way.
- 9. South Garage Building Elevations: Exterior facades of the garage must comply with the following standards:
  - a. North and south facades must incorporate a repeating pattern that includes color, texture, and/or material change. In addition, vertical elements shall be incorporated to the facade design in order to create a repeating pattern. This can be achieved through the use of projections or offsets. A wall with a minimum height of 42 inches to screen parked vehicles shall be required and must utilize design elements from the main building.
  - b. Elevator and stair shafts shall be located internal to the garage.
- 10. North Garage Building Elevations: Exterior facades of the garage must comply with the following standards:
  - a. North and east facades must incorporate a repeating pattern that includes color, texture, and/or material change. In addition, vertical elements shall be incorporated to the façade design in order to create a repeating pattern. This can be achieved through the use of projections or offsets. Walls shall be a minimum 42" tall in order to screen parked vehicles. The design must utilize the elements of the main building.



- b. Elevator and stair shafts shall be located internal to the garage.

## II. Townhome District - Single Family Attached (SF-A)

Development of the Townhome District area designated on Exhibit "C", comprising of approximately 0.658 acres, shall be in compliance with all regulations applicable to the Single Family Attached District (SF-A) 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 the Single Family Attached District (SF-A) in the Town's Zoning Ordinance may be permitted in the areas designated on Exhibit "C" as Townhome District.
- B. SPECIFIC USES. The uses listed as Specific Uses in the Single Family Attached District (SF-A) may be permitted in the areas designated on Exhibit "C" as Townhome District.
- C. TEMPORARY USES. The uses listed as Temporary Uses in the Single Family Attached District (SF-A) in the Town's Zoning Ordinance may be permitted in the areas designated on Exhibit "C" as Townhome District areas only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
- D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Single Family Attached (SF-A) in the Town's Zoning Ordinance shall be required for areas designated on Exhibit "C" as Townhome District except as otherwise listed herein:
1. Minimum lot area per dwelling. The minimum lot area per dwelling unit shall be 1,800 square feet.
  2. Minimum lot width. The minimum lot width shall be 27 feet.
  3. Minimum front yard. There shall be no minimum front yard requirement.
  4. Minimum side yard. There shall be no minimum side yard requirement.
  5. Minimum rear yard. The minimum rear yard shall be five feet.
  6. Maximum lot coverage. The maximum lot coverage shall be 90 percent.
  7. Maximum floor area ratio. There shall be no maximum floor area ratio requirement.
  8. Maximum height. The maximum height of buildings and structures shall be three stories or 35 feet.
- E. TOWNHOME ELEVATIONS. The following architectural standards shall apply to areas designated on Exhibit "C" as Townhome District:

1. The architecture of the townhomes shall be consistent with the attached Conceptual Elevations of the Townhomes, Exhibit "F".
2. Primary building materials shall consist of a minimum of 80% of each exterior façade and shall consist of the following materials:
  - a. Stone
  - b. Stucco
3. Roofs materials shall consist of concrete (or similar) tile.
4. Each unit shall have a covered balcony with metal railing.

### III. Miscellaneous Standards

The following standards shall apply to the entire Planned Development.

- A. PARKING. This Planned Development shall be subject to the following parking standards:

Based on the submitted Parking Study, the office uses will have a minimum parking requirement of 3 spaces per 1,000 square feet and a maximum of 5 spaces per 1,000 square feet.

The 19 parking spaces located to the east of the Building #3 shall be counted towards meeting the parking requirement of Lakeside Crossing (PD-153) development.

- B. ADMINISTRATION. There shall be established Lakeside Center Property Owners' Association (POA). Said association shall file Covenants, Conditions, and Restrictions (CC&Rs) in the Denton County Real Property Records at the same time the Record Plat is being filed and said POA shall be responsible for the maintenance of the following:

1. Open space areas;
2. Site landscaping and amenity areas;
3. Parking garages;
4. Other items as listed in the CC&Rs.

The owner of Building #3 of Lakeside Center shall be responsible for the perpetual maintenance of landscaping and hardscaping improvements within Lot 8x of Lakeside Crossing. A copy of maintenance agreement or similar documentation shall be provided at the time of site plan application for Building #3 and upon staff approval, filed at the Denton County Real Property Records at the same time the Record Plat is being filed.

- C. ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to an approved Environmental Protection Plan.

- D. SIGNAGE. As part of this PD, the following signage regulations shall serve as a Comprehensive Sign Package for PD-169. Proposed wall, ground, and leasing signage shall be permitted as shown on Exhibit "G" – Comprehensive Sign Package and shall comply with the following requirements:

1. Wall signs:



- a. Wall signs shall be permitted in the locations shown on Exhibit G, "Signage Areas".
- b. For building number one, the standards for wall signs shall be as follows:
  - i. Maximum Sign Height: seventy-two (72) inches
  - ii. Maximum Sign Width: fifty (50) feet
  - iii. The maximum number of permitted tenant signs per building elevation are as follows: four signs on the east elevation, two signs on the west elevation, one sign on the north elevation, and one sign on the south elevation.
  - iv. On the east elevation, a maximum of two signs are permitted on either side of the main front entrance and only one sign is permitted on the top sign band and one on the bottom sign band on each side of the entry of the building.
  - v. On the west elevation, a maximum of one sign is permitted on either side of the rear entrance and each sign may be on the top sign band of the building.
  - vi. On the north and south building elevation, the one permitted sign on each elevation may be on the top sign band of the building.
- c. For building number two, the standards for wall signs shall be as follows:
  - i. Maximum Sign Height: forty (40) inches
  - ii. Maximum Sign Width: fifty (50) feet
  - iii. The maximum number of permitted tenant signs per building elevation are as follows: four signs on the east elevation, one sign on the north elevation, and one sign on the south elevation.
  - iv. On the east elevation, a maximum of two signs are permitted on the top sign band and a maximum of two signs are permitted on the bottom sign band of the building.
  - v. On the north and south building elevation, the one permitted sign on each elevation may be on the top sign band of the building.
- d. For building number three, the standards for wall signs shall be as follows:
  - i. Maximum Sign Height: seventy-two (72) inches
  - ii. Maximum Sign Width: fifty (50) feet
  - iii. The maximum number of permitted tenant signs per building elevation are as follows: six signs on the east elevation of the office building and two signs on the east elevation of the parking garage, four signs on the south elevation and four signs on the north elevation.
  - iv. On the east elevation, signs shall be located within the sign band areas.
  - v. On the north and south building elevation, one sign is permitted within each horizontal sign band.

## 2. Ground signs:

- a. A maximum of two (2) ground signs shall be permitted for the office component and they may be located within the landscape buffer along FM 2499.
- b. One (1) ground sign for Building 3 may be located on Lot 1, Block A of Lakeside Center.
- c. Signs shall be setback from the existing right-of-way line a minimum distance of five (5) feet.
- d. Signs may be located no closer than fifty (50) feet from each other.

- e. The dimensional requirements of ground signs shall be as follows:
  - i. Maximum height: ten (10) feet
  - ii. Maximum width: fifteen (15) feet
  - iii. Maximum area: one hundred and fifty (150) square feet
- f. A masonry border around the perimeter of the sign shall be required consistent with the Ground Sign standards outlined in the code of ordinances for the Town of Flower Mound.

3. Leasing Sign:

- a. A temporary leasing sign shall be permitted in accordance with the Town's regulations except as otherwise listed herein:
  - i. Said sign may have a total sign area of one hundred and ninety-two (192) square feet.
  - ii. The maximum height shall be twenty (20) feet.
  - iii. The sign shall be setback from the existing right-of-way line a minimum distance of five (5) feet.
  - iv. The said leasing sign expires five years from the Town approval date of the final inspection of Building 2 and 3.

F. PHASING.

**Phase I:** The first phase of development shall include the detention reservoirs, fire lanes, median cuts/turn lanes to support the first phase, curb cuts, utilities within Phase 1, perimeter landscaping (Exhibit C), creek area. A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.

**Phase II:** The developer of Building #3 shall be responsible for installing required improvements including but not limited to landscape, hardscape, lighting, parking, fire lanes, and irrigation associated with Building #3. In addition to this, pedestrian trail along Lot 8x, off-site lighting (bollard lighting), off-site landscaping, plaza area, and steps to the natural area of Lot 8X, Block A of Lakeside Crossing must be constructed with the construction of Building #3 of Lakeside Center as indicated on Concept "D" Concept Landscape Plan. A Certificate of Occupancy (CO) shall not be issued to Building #3, Lakeside Center until the improvements listed above are completed.

- G. TRAFFIC. A Traffic Impact Analysis (TIA) shall be a requirement by the Town for the Site Plan. It shall be completed prior to consideration of the Site Plan by the Planning and Zoning Commission. Any requirements of the TIA shall be incorporated into the associated site plan.

- At the time of site plan application for Building #3, the developer shall enter into a Development Agreement with the Town to finalize the developer's share to install a traffic light along FM 2499.

- H. EXCEPTIONS. The following exceptions to the Town's Ordinances shall apply to this Planned Development.

- 1. Meritorious Architecture – Urban Design Plan, Section 1.2.  
The proposed architecture as reflected in Exhibit "F" is unique and shall be deemed as 'meritorious'.



a. **Building 1 and 2 Façade Articulation – Urban Design Plan, Sections 3.2 and 4.1**

East Elevation

Building 1: minimum 1 vertical articulation with a 2' min offset; 1 horizontal articulation with 10" (inch) offset

Building 2: no vertical articulation required; minimum 1 horizontal articulation with 10" offset

West Elevation

Building 1: minimum 1 vertical articulation with a 2' offset; no horizontal articulation required

Building 2: N/A (covered by garage)

North Elevation

Building 1: minimum 1 vertical articulation with a 2' offset; 1 horizontal articulation with 10" offset

Building 2: minimum 1 vertical articulation with a 2' offset; 1 horizontal articulation with 10" offset

South Elevation

Building 1: minimum 1 vertical articulation with a 2' offset; 1 horizontal articulation with 10" offset

Building 2: no vertical articulation required; 1 horizontal articulation with 10" offset

b. **Building 3 Façade Articulation – Urban Design Plan, Sections 3.2 and 4.1**

East Façade: two (2) vertical articulations with minimum 2 feet offsets; two (2) vertical articulation with minimum 9'9" offsets; one (1) horizontal articulation with minimum 10 feet offset.

South Façade: two (2) vertical articulation with minimum 10 feet offsets; horizontal articulation is not required.

West Façade: two (2) vertical articulation with minimum 9'9 feet offsets; horizontal articulation is not required.

North Façade: two (2) vertical articulation with minimum 10 feet offsets; horizontal articulation is not required.

Two-story garage shall have no vertical articulation requirements.

c. **Façade Materials – Urban Design Plan, Section 5.1**

Building No. 2: All facades may have up to 70% doors and windows.

d. **Façade Materials – Urban Design Plan, Section 5.2**

Building No.1: East elevation may have up to 71% doors and windows. Percentage of doors and windows on all other facades shall not exceed 60% of the total area per façade.

e. **Façade Materials – Urban Design Plan, Section 5.2**

Building No. 3:

East elevation may have up to 65% doors and windows.

South elevation may have up to 68% doors and windows.

North elevation may have up to 82% doors and windows.

- f. Façade Colors – Urban Design Plan, Section 6.1  
Shades of Gray may be used as primary or secondary colors on all facades.
2. Upland Habitat - SMARTGrowth.  
Since this development has been classified as an Economic Development project per the approved 380 Agreement, the Upland Habitat requirements of the Town's SMARTGrowth program, specifically Environmental Quality, shall not apply to the non-residential areas.
3. Compatibility Buffer – Section 82-302 and Compatibility Setback – Section 82-303.  
A sixty (60) foot compatibility setback and twenty-five (25) foot landscape buffer with a screening wall, shall not be required along the south property line.
4. Reduced Landscape Buffer along FM 2499 – A minimum twenty-five (25) foot landscape buffer is required along FM 2499.
5. Parking Deviation: Parking shall be in accordance with Section III.A. herein.
6. Detention Pond (dry): An exception to the Town's Engineering Design Criteria to allow detention pond to serve this office development.





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

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**DATE:** September 25, 2023  
**FROM:** Poornima Kashyap, Principal Planner  
**ITEM:** **Public Hearing to consider an ordinance for rezoning (ZPD22-0003 – Lakeside Crossing) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to modify PD-153 boundary to exclude acreage, to modify development standards, and to request certain exceptions, modifications and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

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### 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 project has a companion Zoning Planned Development amendment application (ZPD22-0001- Lakeside Center) for consideration on the same agenda.

This application will require final action by the Town Council.

#### II. APPLICATION ANALYSIS

On [July 17, 2017](#), the Town Council approved the ordinance establishing Planned Development District-153 (PD-153) for Lakeside Crossing with Campus Commercial (CC) uses for both residential and non-residential uses. The area of the entire PD is approximately 12 acres containing 9.23 acres of non-residential development, 1.09 acres of residential development and approximately 1.69 acres of open space area. PD-153 was amended on [February 19, 2018](#), to incorporate townhome elevations. The PD was further amended on [May 17, 2021](#), to modify the development standards related to open space and phasing requirements.

The purpose of this amendment is predominantly to realign the boundary of PD-153 for Lakeside Crossing to remove a portion of Lot 5 and the entirety of Lots 6 and 7, consisting of approximately 2.318 acres, from its boundary. This acreage is being proposed for inclusion within the boundary of PD-169 for Lakeside Center (see companion zoning amendment ZPD22-0001 application for details).

In addition to the boundary realignment, the amendment includes updates to the landscape plan, revisions to phasing and maintenance language for the open space lot, parking text amendment, and amendments to Building #3 elevations.

The staff report discusses the following elements of the proposed development:

- Open Space and Maintenance
- Landscape/hardscape improvements and phasing
- Parking
- Lot 3 building elevations

**Open Space and Maintenance:** The language for the maintenance of the open space area has been tightened with the proposed amendments to the PD. The proposed changes have been listed below:

- No work under the drip line of specimen trees shall be permitted.
- Only non-protected trees that are two-inches or less may be removed within the natural area as a part of ongoing maintenance.
- Requires tree survey submittal to identify protected trees in addition to specimen trees within the open space lot.
- Requires replacement of any dead protected trees in addition to dead specimen trees within the open space lot.
- Requires installation of temporary irrigation for replacement trees.
- Requires a maintenance agreement detailing Lakeside Center, Building #3 developer's maintenance responsibility to be provided at the time of site plan application for Lakeside center, Building #3.
- Semi-annual maintenance of open space lot replaced with weekly maintenance from April to October and monthly maintenance from November to March.

**Landscape/hardscape improvements and phasing:** The developer of Lakeside Center, Building #3 is proposing to complete certain off-site improvements such as installation of lighted bollards on the Lakeside Crossing open space area, steps to the open space area, and landscaping improvements consisting of additional ornamental trees, native ground cover, and temporary irrigation within the open space lot.

Other improvements to be completed by the Lakeside Center developer include installation of lighted bollards within the open space lot.

The remaining trail and associated lighted bollards along the open space lot that are planned to be located within Lot 1, Lot 2, and Lot 3 of Lakeside Crossing will be installed with the construction of buildings on these lots as previously approved. The Town is reviewing a Zoning Planned Development (ZPD23-0007) application for Cachet Salon on Lot 2, an Amended Site Plan (ASP23-0017) for an office building to be located on Lot 3, and the original developer of Lakeside Crossing has indicated that they plan to submit a Zoning Planned Development to allow an extended stay hotel on Lot 1. With all the moving pieces, it was determined that reasonable timing of installation of sidewalks along the open space would be as these individual lots developed.

**Parking:** The Town has received a finish out permit for an amusement and recreation use that also contains an area dedicated to restaurant use. Based on the actual parking need for this use, the applicant is requesting to utilize a split parking ratio which would allow staff to use amusement and recreation parking ratio for the lease space dedicated to this use and restaurant parking ratio for the lease space dedicated to restaurant use.

The required parking for the Lakeside Crossing development has increased due to the parking needs



for businesses located within the existing retail multi-tenant buildings, the proposed boundary changes to the PD, and proposed changes to the use or size of the buildings on Lot 1, Lot 2, and Lot 3. Considering all these factors, the development is 73 spaces deficient. In order to come into compliance, Lakeside Center is allocating 19 surface parking spaces and 54 garage parking spaces to the Lakeside Crossing development. A copy of an off-site irrevocable shared parking agreement has been provided with this application.

**Lot 3 building elevations:** The developer of Lakeside Center owns Lot 3 of Lakeside Crossing. With this PD amendment, the developer is requesting to replace approved conceptual elevations for Lot 3 with the proposed elevations that are included in the packet. The proposed elevations utilize the approved building materials and color palette for PD-153, but are different from the previously approved conceptual elevations.

## **BOARD REVIEW/CITIZEN FEEDBACK:**

### **I. BOARD REVIEW**

On [January 3, 2023](#), the Environmental Conservation Commission (ECC) recommended denial of a permit to remove one specimen trees on the site. The items will be forwarded to the Town Council for consideration at the same time as the subject project.

### **II. 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. ZPD22-0003 had a total of 73 Property Owner Notifications mailed. At the time this report was written, staff had received 9 items of correspondence in support and 7 items of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission and calculated by each property/household.

## **ALTERNATIVES:**

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

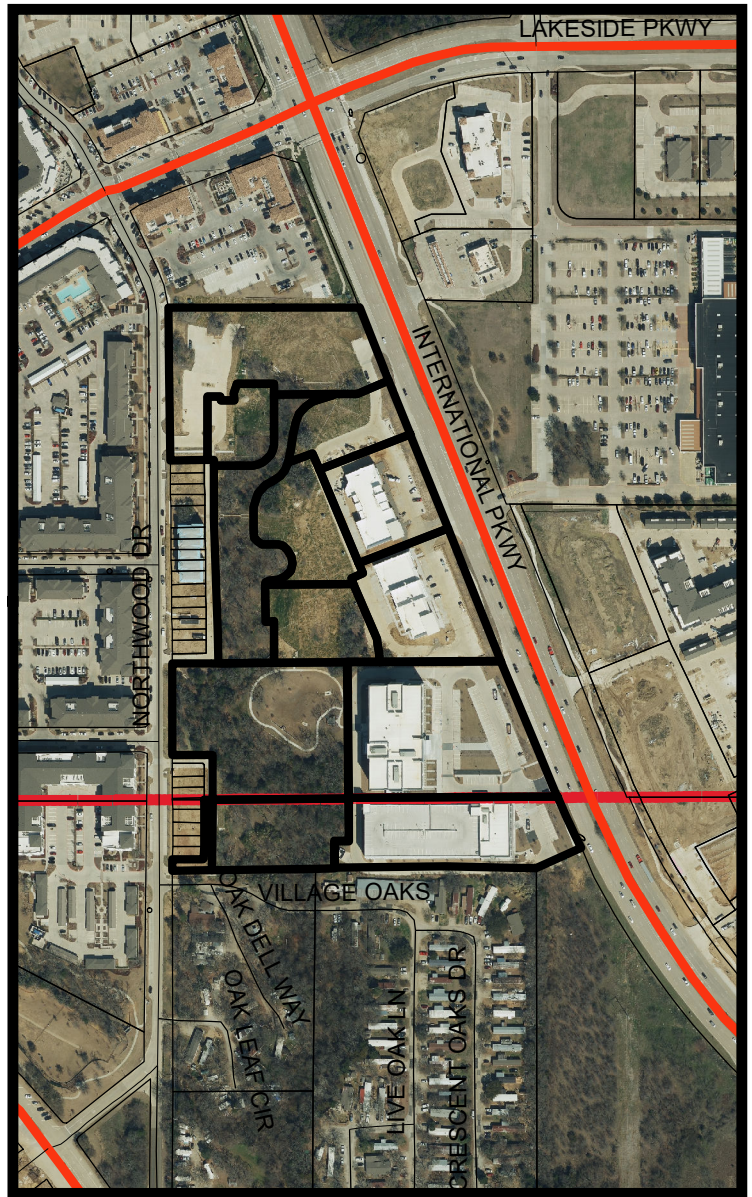
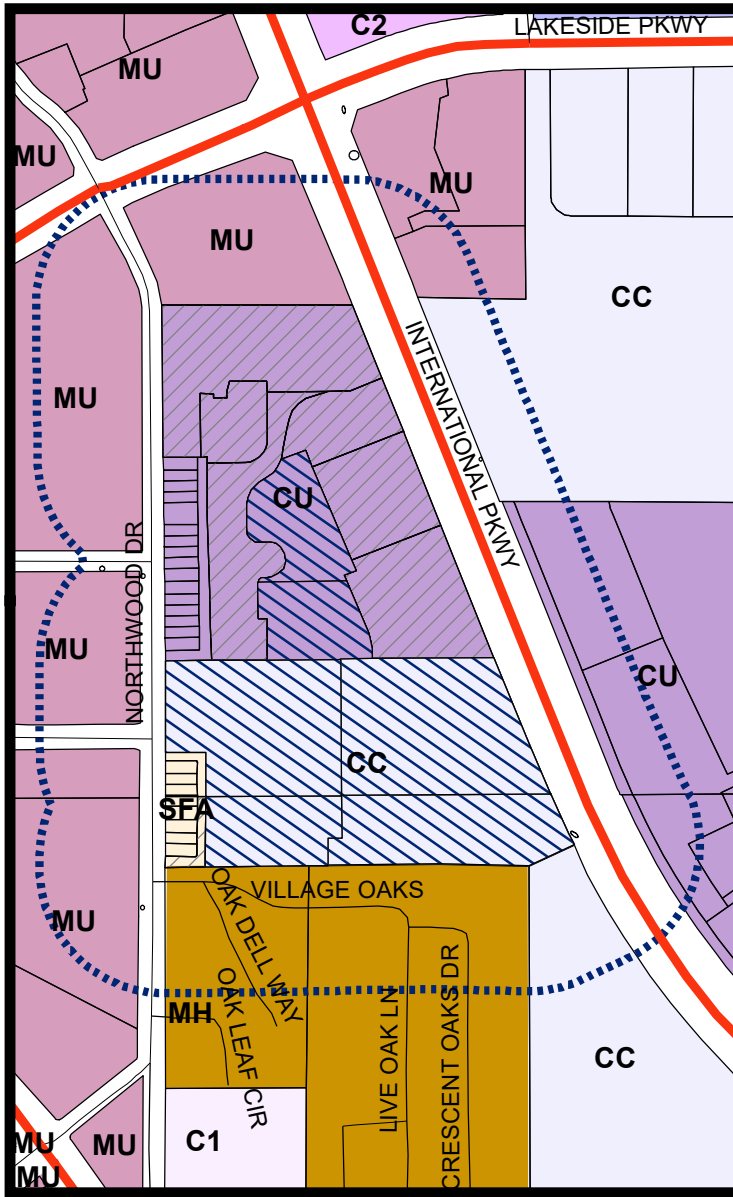
## **ATTACHMENTS:**

1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Analysis
4. Off-Site Shared Parking Irrevocable Consent Agreement
5. Zoning Planned Development Package
6. Draft Development Standards

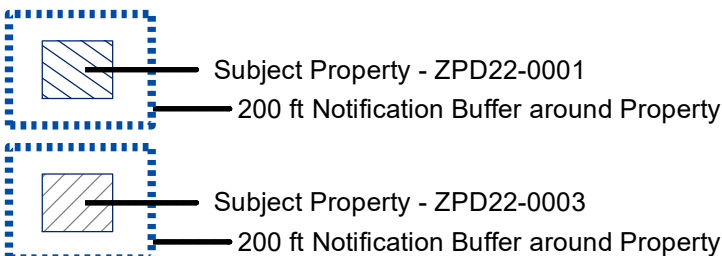
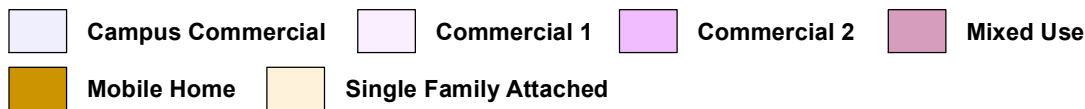
**DRAFT MOTION:** Move to approve as presented in the agenda caption.

# Vicinity Map

Reference Project: ZPD22-0001 & ZPD22-0003

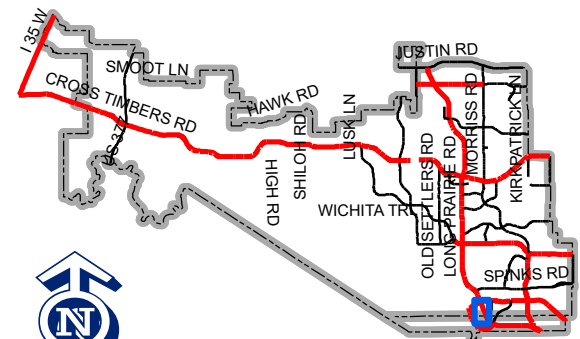


## LEGEND

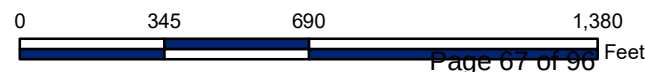


Visit [www.fmdevmap.com](http://www.fmdevmap.com) to learn more about this project.

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



Map Location







September 20, 2023

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

**RE: Letter of Intent for PD Amendment to Ordinance No. 25-17 & No. 22-21 for the Lakeside Crossing Planned Development District No. 153 (PD-153), and to Ordinance No. 03-19 for the Lakeside Center Planned Development District No. 169 (PD-169).**

Flower Mound Planning Department,

FM 2499 Land Venture LLC, owner of the subject property, is requesting an amendment to the Planned Development District No. 153 (PD-153) that will be removing Lot 6 & Lot 7 from this PD District. The intent of this amendment, by removing these Lots, is to allow for the development of a 4-story Class-A Corporate Office Building and parking structure on these lots within the adjacent Lakeside Center Planned Development. This will establish a Corporate Office Campus that will promote the Lakeside Business District and be consistent with the Town's Unified Development Theme and Master Plan.

As currently planned, the three-story office buildings on Lot 6 & 7 in Lakeside Crossing are not marketable. The lots sit behind existing retail buildings which creates unleaseable office space, as these tenants would only have views of the back-of-house retail. Moreover, the existing retail buildings would block visibility of the three-story buildings from FM 2499 traffic which severely limits the signage opportunities and prominence that office tenants require.

To remedy these issues, the Lakeside Center Planned Development (PD-169) is being amended to include these lots and allow for a 4-story Class-A Corporate Office Building, consisting of approximately 120,000 square feet of rentable area, and a 3-level parking structure. The Office Building will be constructed on top of a portion of the parking structure, which is essential to provide the necessary parking and to offer leasable space that sits above the existing retail buildings in front of the project.

The architecture of the proposed development will be consistent with the adjacent Lakeside International Office Center and is thoughtfully designed to continue the success of bringing corporate tenants and company headquarters to the Town of Flower Mound. The Architectural Standards for this Building will allow for: (i) Building Façades to be a majority glass with up to 65% doors and windows on the East Façade, 68% on the South Façade, 53% on the West Façade, and 82% on the North Façade; (ii) Primary Materials to be Architectural Precast Panels, Stucco, or Tilt Wall; (iii) Secondary Materials to be Architectural Metal or EIFS; and (iv) shades of Gray and White to be used as Primary or Secondary Colors on all facades. The building elevations will have articulation with a minimum of two 9'9" vertical offsets on each façade, and one 10ft horizontal offset on the East façade. To help prevent solar glare off the Office Building, the windows will not exceed the reflectivity rating of the existing windows in Lakeside International Office Center.

The parking structure in the proposed development is designed to be consistent with similar Class-A corporate office projects throughout the metroplex and is intended to make the garage disappear at the pedestrian scale with focus drawn to the office building. Screening of the parking garage includes a variety



of architectural precast panels, perforated metal panels, and colors that complement the building design theme.

The Signage regulations will be amended to allow for a maximum of six (6) tenant signs on the East Façade of the proposed building, four (4) on the North and South Facades, and two (2) signs on the parking structure. Allowing for signage in these locations will be crucial for attracting corporate tenants that desire brand visibility when deciding where to locate their offices.

With this development, we also recognize the importance of preserving and improving the open space that was established in the Lakeside Crossing PD. The Concept Plans for this project are designed to keep the open space zones, natural creek area running through the site, and as many trees as possible, which will act as key site amenities. The developer of the proposed office building will also be required to complete a majority of the improvements in and around the Lakeside Crossing Open Space lot (Lot 8x). These improvements include pedestrian lighting, steps to the creek area, trails, enhanced landscaping, and a plaza and shade structure. The developer also agrees to plant additional ornamental trees and provide a more open ground cover within the open space lot.

Furthermore, these zoning amendments will transfer responsibility of maintaining the central Open Space in Lakeside Crossing. The developer of the new Office Building will be responsible for the ongoing maintenance responsibilities of Lot 8x. Maintenance will now be required monthly, rather than biannually as required in the current approved PD. We intend for this to be a much-needed change that will enhance the natural creek area from its current condition, and improve the use and enjoyment of this natural amenity for all tenants and residents within Lakeside DFW.

We are confident that this project will be a successful continuation of Lakeside International Office Center in promoting the Town's economic development, providing more daytime population for the nearby retail and restaurant businesses, and establishing the gateway to Flower Mound as a premier location for Class-A corporate office space.

Thank you for your consideration and please do not hesitate to contact us with any questions or concerns.

Sincerely,

FM 2499 LAND VENTURE, LLC

By: Realty Capital Management, LLC, its manager

By: \_\_\_\_\_

James W. Archie II, managing director





## **Lakeside Crossing Comprehensive Parking Study**

### **Summary**

Based on the mixed-use parking calculations, the current plans for Buildings 1-5 of Lakeside Crossing require a maximum of 399 parking spaces during peak parking hours. Including the 19 parking spaces provided by Lakeside International Office Center Phase II (LIOC II), there are a total of 345 parking spaces provided in the Lakeside Crossing development.

This considered, Lakeside Crossing will be operating at a maximum parking deficiency during weekday evenings. The maximum parking deficiency that the development will encounter is estimated to be 54 spaces. Realty Capital proposes that the future parking garage in LIOC II can share the additional 54 spaces needed to fully accommodate peak hour parking for Lakeside Crossing. These 54 spaces will be sufficient to accommodate all other parking deficiencies experienced at different times of the day for the development. Any future changes in the approved plans for Buildings 1-5 in Lakeside Crossing shall not increase the number of spaces that will be provided by LIOC II.

## Current Lakeside Crossing Required and Provided Parking

| Current Parking Breakdown                         |         |            |               |            |
|---------------------------------------------------|---------|------------|---------------|------------|
| Building                                          |         |            |               | Parking    |
| Building #                                        | SQFT    | Use        | Parking Ratio | Required   |
| <b>Building 1</b>                                 | 66,301  | Hotel      | 1:1           | 142        |
|                                                   | -       | Restaurant | 1:75          | -          |
|                                                   | -       | Patio      | 1:75          | -          |
| <b>Building 2</b>                                 | 12,000  | Office     | 1:300         | 40         |
| <b>Building 3</b>                                 | 13,422  | CPS        | 1:250         | 43         |
| <b>Building 4</b>                                 | 5,549   | Restaurant | 1:75          | 74         |
|                                                   | 743     | Patio      | 1:75          | 10         |
|                                                   | 5,672   | Health     | 1:250         | 23         |
|                                                   | 4,516   | MOB        | 1:250         | 18         |
| <b>Building 5</b>                                 | 4,197   | Restaurant | 1:75          | 56         |
|                                                   | 1,354   | Retail     | 1:300         | 5          |
|                                                   | 3,142   | MOB        | 1:250         | 13         |
|                                                   | 6,992   | Amusement  | Other         | 42         |
| On-Street Parking                                 |         |            |               | -          |
| Accessible Spaces                                 |         |            |               | 12         |
| <b>Total Required Lakeside Crossing</b>           |         |            |               | <b>466</b> |
| <b>Total Provided Lakeside Crossing</b>           |         |            |               | <b>345</b> |
| Building #                                        | SQFT    | Use        | Parking Ratio | Required   |
| <b>LIOC II</b>                                    | 122,935 | Office     | 1:300         | 410        |
| Surface Parking                                   |         |            |               | -          |
| Accessible Spaces                                 |         |            |               | 12         |
| <b>Total Required LIOC II</b>                     |         |            |               | <b>410</b> |
| <b>Total Provided LIOC II</b>                     |         |            |               | <b>466</b> |
| <b>Total Required Lakeside Crossing + LIOC II</b> |         |            |               | <b>876</b> |
| <b>Total Provided Lakeside Crossing + LIOC II</b> |         |            |               | <b>811</b> |

## Mixed Use Parking Percentage Schedule

| Schedule of Mixed Use Parking - Percentages |         |        |         |        |        |
|---------------------------------------------|---------|--------|---------|--------|--------|
|                                             | Weekday |        | Weekend |        | Night  |
|                                             | 6A-6P   | 6P-12A | 6A-6P   | 6P-12A | 12A-6A |
| Hotel                                       | 70%     | 100%   | 70%     | 100%   | 70%    |
| Restaurant                                  | 50%     | 100%   | 100%    | 100%   | 10%    |
| Retail                                      | 50%     | 90%    | 100%    | 70%    | 5%     |
| MOB                                         | 100%    | 10%    | 10%     | 5%     | 5%     |
| CPS                                         | 100%    | 100%   | 100%    | 100%   | 100%   |
| Amusement                                   | 100%    | 100%   | 100%    | 100%   | 100%   |
| Office                                      | 100%    | 10%    | 10%     | 5%     | 5%     |

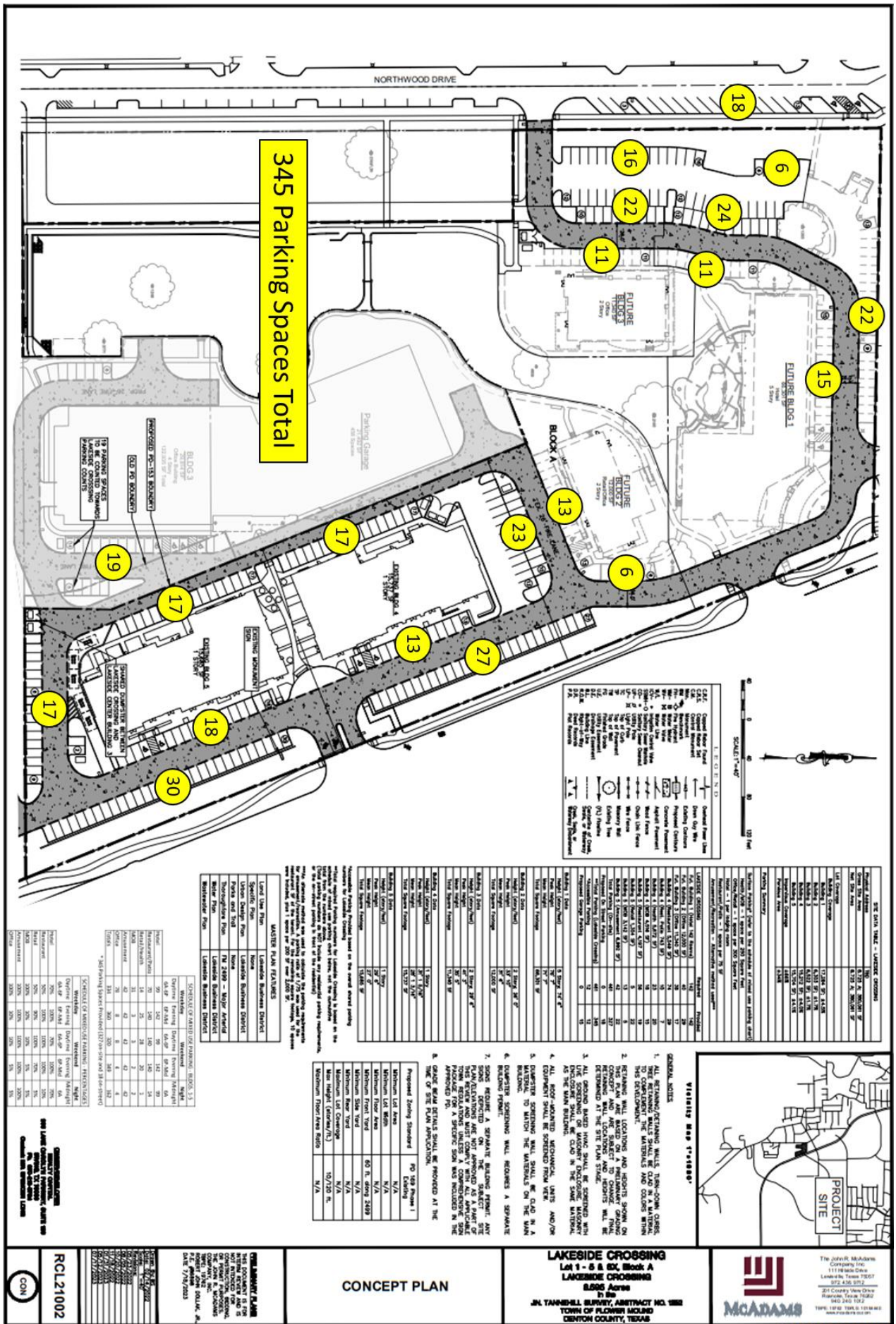


## Current Lakeside Crossing Parking Schedule

| Current Mixed Use Parking Schedule                        |              |            |              |            |            |
|-----------------------------------------------------------|--------------|------------|--------------|------------|------------|
| Lakeside Crossing BLDGS 1-5 Schedule of Mixed Use Parking |              |            |              |            |            |
|                                                           | Req. Weekday |            | Req. Weekend |            | Req. Night |
|                                                           | Daytime      | Evening    | Daytime      | Evening    | 12A-6A     |
| Hotel                                                     | 99           | 142        | 99           | 142        | 99         |
| Restaurant/ Patio                                         | 70           | 140        | 140          | 140        | 14         |
| Retail/ Health                                            | 14           | 25         | 28           | 20         | 1          |
| MOB                                                       | 31           | 3          | 3            | 2          | 2          |
| CPS                                                       | 43           | 43         | 43           | 43         | 43         |
| Amusement                                                 | 42           | 42         | 42           | 42         | 42         |
| Office                                                    | 40           | 4          | 4            | 2          | 2          |
| <b>Total Required</b>                                     | <b>339</b>   | <b>399</b> | <b>360</b>   | <b>390</b> | <b>203</b> |
| <b>Total Provided</b>                                     | <b>345</b>   | <b>345</b> | <b>345</b>   | <b>345</b> | <b>345</b> |
| <b>Deficiency</b>                                         | <b>0</b>     | <b>54</b>  | <b>15</b>    | <b>45</b>  | <b>0</b>   |

## Shared Parking Summary

| Shared Parking Schedule               |            |           |            |           |            |
|---------------------------------------|------------|-----------|------------|-----------|------------|
|                                       | Weekday    |           | Weekend    |           | Night      |
|                                       | Daytime    | Evening   | Daytime    | Evening   | 12A-6A     |
| <b>Total Required</b>                 | 339        | 399       | 360        | 390       | 203        |
| <b>Total Provided</b>                 | 345        | 345       | 345        | 345       | 345        |
| <b>Spaces Needed from LIOC II</b>     | <b>0</b>   | <b>54</b> | <b>15</b>  | <b>45</b> | <b>0</b>   |
| <b>Available Spaces in LIOC II</b>    | <b>179</b> | <b>56</b> | <b>179</b> | <b>56</b> | <b>179</b> |
| <b>Max Spaces Provided by LIOC II</b> | <b>0</b>   | <b>54</b> | <b>15</b>  | <b>45</b> | <b>0</b>   |



345 Parking Spaces Total

**LEGEND**

Building Footprint  
 Parking Space  
 Driveway  
 Walkway  
 Landscaping  
 Stormwater Management  
 Other



| SITE DATA TABLE - LAKESIDE CROSSING |                                             |
|-------------------------------------|---------------------------------------------|
| Item                                | Description                                 |
| Project Name                        | Lakeside Crossing                           |
| Project Address                     | 8806 Acres, Block A, Flower Mound, TX 75022 |
| Project Owner                       | McAdams Development, LLC                    |
| Project Manager                     | John McAdams                                |
| Project Engineer                    | John McAdams                                |
| Project Architect                   | John McAdams                                |
| Project Surveyor                    | John McAdams                                |
| Project Planner                     | John McAdams                                |
| Project Designer                    | John McAdams                                |
| Project Contractor                  | John McAdams                                |
| Project Subcontractor               | John McAdams                                |
| Project Vendor                      | John McAdams                                |
| Project Supplier                    | John McAdams                                |
| Project Manufacturer                | John McAdams                                |
| Project Distributor                 | John McAdams                                |
| Project Retailer                    | John McAdams                                |
| Project Wholesaler                  | John McAdams                                |
| Project Importer                    | John McAdams                                |
| Project Exporter                    | John McAdams                                |
| Project Agent                       | John McAdams                                |
| Project Broker                      | John McAdams                                |
| Project Dealer                      | John McAdams                                |
| Project Merchant                    | John McAdams                                |
| Project Commission Agent            | John McAdams                                |
| Project Representative              | John McAdams                                |
| Project Liaison                     | John McAdams                                |
| Project Contact                     | John McAdams                                |
| Project Point of Contact            | John McAdams                                |
| Project Stakeholder                 | John McAdams                                |
| Project Interest Group              | John McAdams                                |
| Project Community                   | John McAdams                                |
| Project Society                     | John McAdams                                |
| Project Association                 | John McAdams                                |
| Project Organization                | John McAdams                                |
| Project Institution                 | John McAdams                                |
| Project Establishment               | John McAdams                                |
| Project Foundation                  | John McAdams                                |
| Project Building                    | John McAdams                                |
| Project Structure                   | John McAdams                                |
| Project Framework                   | John McAdams                                |
| Project Skeleton                    | John McAdams                                |
| Project Shell                       | John McAdams                                |
| Project Exterior                    | John McAdams                                |
| Project Facade                      | John McAdams                                |
| Project Cladding                    | John McAdams                                |
| Project Finish                      | John McAdams                                |
| Project Trim                        | John McAdams                                |
| Project Detail                      | John McAdams                                |
| Project Element                     | John McAdams                                |
| Project Feature                     | John McAdams                                |
| Project Attribute                   | John McAdams                                |
| Property                            | John McAdams                                |
| Real Estate                         | John McAdams                                |
| Land                                | John McAdams                                |
| Ground                              | John McAdams                                |
| Soil                                | John McAdams                                |
| Water                               | John McAdams                                |
| Air                                 | John McAdams                                |
| Fire                                | John McAdams                                |
| Electricity                         | John McAdams                                |
| Gas                                 | John McAdams                                |
| Telecommunications                  | John McAdams                                |
| Transportation                      | John McAdams                                |
| Infrastructure                      | John McAdams                                |
| Utilities                           | John McAdams                                |
| Services                            | John McAdams                                |
| Facilities                          | John McAdams                                |
| Equipment                           | John McAdams                                |
| Materials                           | John McAdams                                |
| Supplies                            | John McAdams                                |
| Products                            | John McAdams                                |
| Components                          | John McAdams                                |
| Parts                               | John McAdams                                |
| Accessories                         | John McAdams                                |
| Attachments                         | John McAdams                                |
| Options                             | John McAdams                                |
| Extras                              | John McAdams                                |
| Perks                               | John McAdams                                |
| Gifts                               | John McAdams                                |
| Bonuses                             | John McAdams                                |
| Compliments                         | John McAdams                                |
| Concessions                         | John McAdams                                |
| Discounts                           | John McAdams                                |
| Reductions                          | John McAdams                                |
| Allowances                          | John McAdams                                |
| Variances                           | John McAdams                                |
| Exemptions                          | John McAdams                                |
| Waivers                             | John McAdams                                |
| Dispensations                       | John McAdams                                |
| Indulgences                         | John McAdams                                |
| Privileges                          | John McAdams                                |
| Immunities                          | John McAdams                                |
| Exemptions                          | John McAdams                                |
| Waivers                             | John McAdams                                |
| Dispensations                       | John McAdams                                |
| Indulgences                         | John McAdams                                |
| Privileges                          | John McAdams                                |
| Immunities                          | John McAdams                                |

| GENERAL NOTES |                                                                                                                                                                          |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.            | ALL RETAINING WALLS SHALL BE CONCRETE, 12" MIN. THICK, AND SHALL BE SLOPED TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.                               |
| 2.            | RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON CONCEPT PLAN ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS SHALL BE DETERMINED AT THE SITE PLAN STAGE. |
| 3.            | ALL OPENING BASED WALLS SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE MASONRY AS THE MAIN BUILDING.                                                         |
| 4.            | ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.                                                                                          |
| 5.            | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 6.            | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 7.            | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 8.            | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 9.            | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 10.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 11.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 12.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 13.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 14.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 15.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 16.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 17.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 18.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 19.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 20.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 21.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 22.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 23.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 24.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 25.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 26.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 27.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 28.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 29.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 30.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 31.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 32.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 33.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 34.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 35.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 36.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 37.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 38.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 39.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 40.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 41.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 42.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 43.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 44.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 45.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 46.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 47.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 48.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 49.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 50.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 51.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 52.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 53.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 54.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 55.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 56.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 57.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 58.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 59.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 60.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 61.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 62.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 63.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 64.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 65.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 66.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 67.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 68.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 69.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 70.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 71.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 72.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 73.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 74.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 75.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 76.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 77.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 78.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 79.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 80.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 81.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 82.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 83.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 84.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 85.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 86.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 87.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 88.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 89.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 90.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 91.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 92.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 93.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 94.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 95.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 96.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 97.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 98.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 99.           | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |
| 100.          | SCREENING SHALL BE SCREENED FROM VIEW.                                                                                                                                   |

**CONCEPT PLAN**

**LAKESIDE CROSSING**  
 Lot 1-5 & 6X, Block A  
 8806 Acres  
 In the  
 TOWN OF FLOWER MOUND  
 DENTON COUNTY, TEXAS

THE McADAMS COMPANY, INC.  
 11111 McAdams Drive  
 Lewisville, Texas 75023  
 972.456.0172  
 201 Country View Drive  
 Flower Mound, Texas 75022  
 972.456.0172  
 FAX: 972.456.0172  
 WWW.MCADAMS.COM

**RCL21002**

**CON**

**DATE: 7/16/2023**

**BY: JLM**

**CHECKED: JLM**

**APPROVED: JLM**



STATE OF TEXAS           §  
                                         §  
COUNTY OF DENTON       §

**OFF-SITE SHARED PARKING IRREVOCABLE CONSENT AGREEMENT**

This Off-site Shared Parking Irrevocable Consent Agreement (“Agreement”) dated \_\_\_\_\_ 2023 (“Effective Date”), is entered into between FM 2499 Land Venture, LLC, owner of the property legally described as Lots 2-3 & 6-7 of Block A of the Lakeside Crossing Addition with a Parcel ID of \_\_\_\_\_, commonly referred to as Lakeside International Office Center Phase II, Flower Mound, Texas, (“Burdened Property”) and Lakeside Crossing Land Partners, LP, owner of the property legally described as Lots 1, 4-5, & 8X of Block A of the Lakeside Crossing Addition with a Parcel ID of \_\_\_\_\_, commonly referred to as Lakeside Crossing, Flower Mound, Texas (“Benefitted Property”).

**WHEREAS**, pursuant to Section 82-75(2) of the Code of Ordinances, the Town of Flower Mound (“Code”) specifies that an Agreement be filed with the Town of Flower Mound (“Town”) for off- site parking.

**NOW, THEREFORE**, in consideration of satisfying the recitals and mutual obligations of the parties herein expressed, we hereby bind ourselves as follows:

1. FM 2499 Land Venture, LLC, as the owner of the Burdened Property, agrees to provide fifty-four (54) spaces for vehicular parking on the Burdened Property for use by business(es) on the Benefitted Property. Such spaces shall be located in a three-story parking garage (the “Garage”) to be constructed on the Burdened Property by FM 2499 Land Venture, LLC, and shall be provided in the locations determined at the time of Site Plan Application. The provided spaces may be used jointly by multiple businesses on both properties. The owner of the Burdened Property confirms through participation in this Agreement that the provided parking spaces are not required or otherwise allocated to meet minimum parking requirements for any other property outside of this Agreement. The Benefitted Property business(es) shall only have the right to use the maximum number of spaces as are provided herein, and only in the locations determined at the time of Site Plan Application. Any violation of this Agreement by the Benefitted Property business(s) shall not negatively impact the minimum parking requirements of the Burdened Property. The methods of enforcing the maximum number and location of the provided parking shall be at the sole discretion of the Burdened Property owner.
2. The provisions and conditions of this Agreement shall be effective as of the Effective Date hereof, shall continue for an indefinite term, and shall be enforceable against successors in interest and future owners and assigns of the subject properties.
3. Beginning on the Effective Date of this Agreement, the owner of the Burdened Property agrees not to impose, by agreement or otherwise, any covenant or restriction on the Burdened Property that would interfere with the parking use contemplated herein, without prior written consent of the Town, which consent shall not be unreasonably withheld.

4. This Agreement may only be terminated with the written approval of the Town. Approval shall be conditioned upon the Benefitted Property developing sufficient on-site parking to comply with the Code or replacing this Agreement with another parking agreement acceptable to the Town.

5. The parties hereto acknowledge that a violation of any term or condition of this Agreement constitutes a violation of Chapter 82 of the Code, and that the Certificate of Occupancy for any improvements located on the Benefitted Property may be voided by the Town.

6. This Agreement shall be kept on file with the Town and shall also be recorded in the real property records of Denton County, Texas.

*Owner of Burdened Property:*

FM 2499 LAND VENTURE, LLC,  
A Texas limited liability company

By: Realty Capital Management, LLC,  
A Texas limited liability company,  
Its Manager

By: \_\_\_\_\_  
James W. Archie II, Manager

\_\_\_\_\_, 2023  
Date

\_\_\_\_\_  
**STATE OF TEXAS**           §  
                                         §  
**COUNTY OF** \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2023, by James W. Archie II, Manager of Realty Capital Management, LLC, Manager of FM 2499 Land Venture, LLC, on behalf of such entities.

My Commission Expires:

\_\_\_\_\_

Notary Public in and for the State of Texas

\_\_\_\_\_  
Type or Print Name



*Owner of Benefitted Property:*

LAKESIDE CROSSING LAND PARTNERS, LP,  
A Texas limited partnership

\_\_\_\_\_, 2023  
Date

By: Newstream Hotels and Resorts, LLC,  
A Texas limited liability company,  
Its General Partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS           §  
                                     §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2023, by  
\_\_\_\_\_, \_\_\_\_\_ of Newstream Hotels and Resorts, LLC, general  
partner of Lakeside Crossing Land Partners, LP, on behalf of such entities.

My Commission Expires:

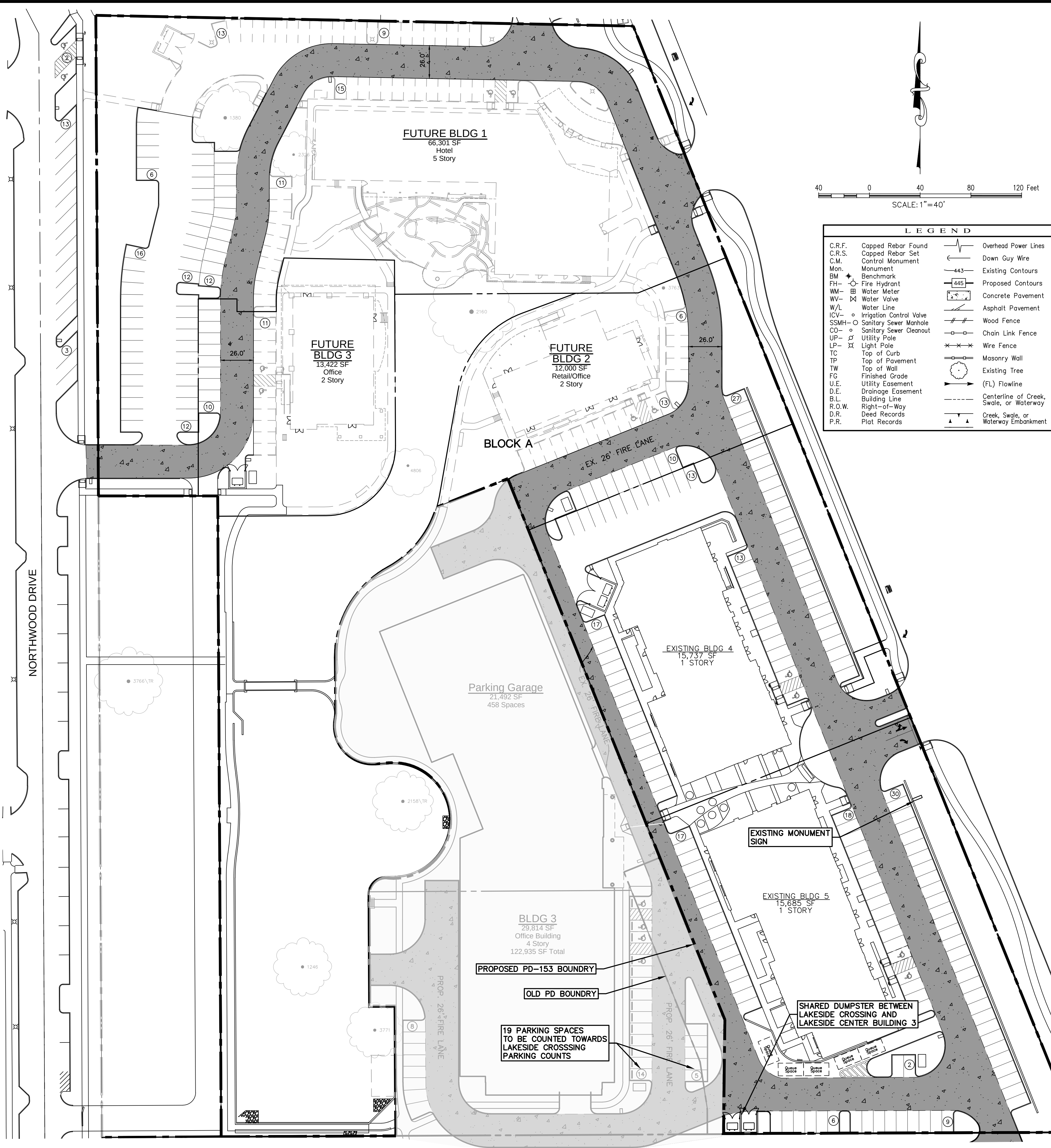
\_\_\_\_\_

Notary Public in and for the State of Texas

\_\_\_\_\_  
Type or Print Name







| SITE DATA TABLE - LAKESIDE CROSSING |                     |
|-------------------------------------|---------------------|
| Physical Address                    | TBD                 |
| Gross Site Area                     | 8,725 A; 380,061 SF |
| Net Site Area                       | 8,725 A; 380,061 SF |

| Lot Coverage        |                        |
|---------------------|------------------------|
| Building Coverage   |                        |
| Building 1          | 17,284 SF; $\pm 4.5\%$ |
| Building 2          | 6,303 SF; $\pm 1.7\%$  |
| Building 3          | 6,522 SF; $\pm 1.7\%$  |
| Building 4          | 15,212 SF; $\pm 4.0\%$ |
| Building 5          | 15,704 SF; $\pm 4.1\%$ |
| Impervious Coverage | $\pm 66\%$             |
| Pervious Area       | $\pm 34\%$             |

| Parking Summary                                                     |  |
|---------------------------------------------------------------------|--|
| Surface Parking* (refer to the schedule of mixed use parking chart) |  |
| Health/MOB - 1 space per 250 Square Feet                            |  |
| Office/Retail - 1 space per 300 Square Feet                         |  |
| Hotel - 1 per lodging room                                          |  |
| Restaurant/Patio - 1 space per 75 SF                                |  |
| Amusement/Recreation - Alternative method used***                   |  |

| LAKESIDE CROSSING                        | Required | Provided |
|------------------------------------------|----------|----------|
| Fut. Building 1 (Hotel 142 Rooms)        | 142      | 142      |
| Fut. Building 2 (Office 12,000 SF)       | 40       | 29       |
| Fut. Building 3 (Office 13,422 SF)       | 43       | 17       |
| Building 4 (Restaurant 5,549 SF)         | 74       | 29       |
| Building 4 (Rest. Patio 743 SF)          | 10       | 7        |
| Building 4 (Health 5,672 SF)             | 23       | 20       |
| Building 4 (MOB 4,516 SF)                | 18       | 15       |
| Building 5 (Restaurant 4,197 SF)         | 56       | 19       |
| Building 5 (Retail 1,354 SF)             | 5        | 22       |
| Building 5 (MOB 3,142 SF)                | 13       | 5        |
| Building 5 (Amusement 6,992 SF)          | 42       | 22       |
| Total Parking (On-site)                  | 466      | 327      |
| Proposed On Street Parking (FL) Flowline | 0        | 18       |
| **Total Parking (Lakeside Crossing)      | 466      | 345      |
| *Accessible Parking                      | 12       | 12       |
| Proposed Garage Parking                  | 0        | 54       |

| Building 1 Data      |                 |
|----------------------|-----------------|
| Height (story/feet)  | 5 Story; 74' 6" |
| Peak Height          | 76' 7"          |
| Mean Height          | 71' 7"          |
| Total Square Footage | 66,301 SF       |

| Building 2 Data      |                 |
|----------------------|-----------------|
| Height (story/feet)  | 2 Story; 26' 0" |
| Peak Height          | 33' 10"         |
| Mean Height          | 31' 6"          |
| Total Square Footage | 12,000 SF       |

| Building 3 Data      |                 |
|----------------------|-----------------|
| Height (story/feet)  | 2 Story; 29' 6" |
| Peak Height          | 41' 3"          |
| Mean Height          | 35' 5"          |
| Total Square Footage | 13,422 SF       |

| Building 4 Data      |             |
|----------------------|-------------|
| Height (story/feet)  | 1 Story     |
| Peak Height          | 31' 1 5/16" |
| Mean Height          | 28' 1 3/16" |
| Total Square Footage | 15,737 SF   |

| Building 5 Data      |           |
|----------------------|-----------|
| Height (story/feet)  | 1 Story   |
| Peak Height          | 29' 6"    |
| Mean Height          | 27' 0"    |
| Total Square Footage | 15,685 SF |

\*Accessible Parking Provided based on the overall shared parking numbers for Lakeside Crossing

\*\*Total required Parking numbers for Lakeside Crossing is based on the schedule of mixed use parking chart below, not the cumulative total from the numbers above.  
(Total parking numbers do NOT include any residential parking requirements, or the on-street parking in front of the residential)

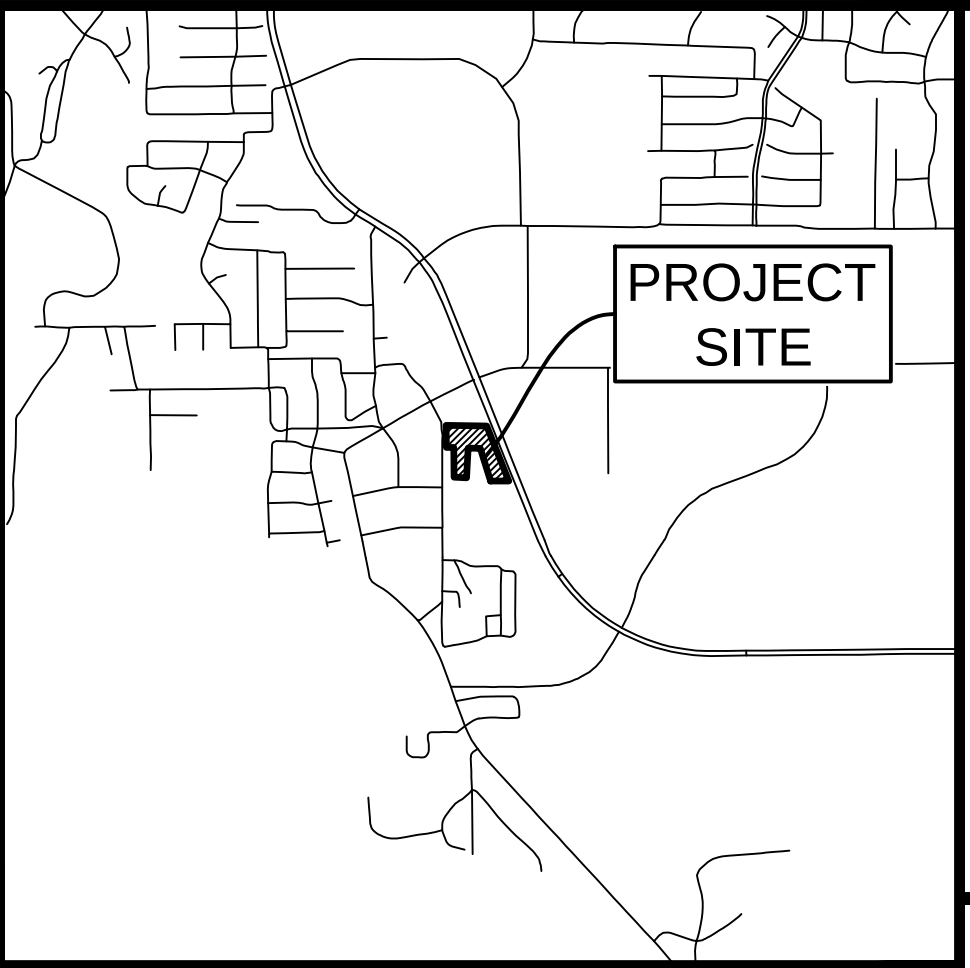
\*\*\*An alternate method was used to calculate the parking requirements for amusement/recreation. A parking ratio of 1/75 was used for the restaurant SF of the tenant. For the remaining square footage, 10 spaces were included, plus 1 space per 200 SF over 2,000 SF.

\*\*\*\*An alternate method was used to calculate the parking requirements for Custom Personal Services (CPS). A 20% reduction was applied to this use after following a 1/250 parking ratio.

| SCHEDULE OF MIXED USE PARKING - BLDGS. 1-5 |                  |                   |                  |                   |       |
|--------------------------------------------|------------------|-------------------|------------------|-------------------|-------|
|                                            | Weekday          |                   | Weekend          |                   | Night |
|                                            | Daytime<br>6A-6P | Evening<br>6P-Mid | Daytime<br>6A-6P | Evening<br>6P-Mid |       |
| Hotel                                      | 99               | 142               | 99               | 142               | 99    |
| Restaurant/Patio                           | 70               | 140               | 140              | 140               | 14    |
| Retail/Health                              | 14               | 25                | 28               | 20                | 1     |
| MOB                                        | 31               | 3                 | 3                | 2                 | 2     |
| CPS                                        | 43               | 43                | 43               | 43                | 43    |
| Amusement                                  | 42               | 42                | 42               | 42                | 42    |
| Office                                     | 40               | 4                 | 4                | 2                 | 2     |
| Totals                                     | 339              | 399               | 360              | 390               | 203   |

\* 345 Parking Spaces Provided (327 on-site and 18 on-street)

| SCHEDULE OF MIXED USE PARKING - PERCENTAGES |                  |                   |                  |                   |       |
|---------------------------------------------|------------------|-------------------|------------------|-------------------|-------|
|                                             | Weekday          |                   | Weekend          |                   | Night |
|                                             | Daytime<br>6A-6P | Evening<br>6P-Mid | Daytime<br>6A-6P | Evening<br>6P-Mid |       |
| Hotel                                       | 70%              | 100%              | 70%              | 100%              | 70%   |
| Restaurant                                  | 50%              | 100%              | 100%             | 100%              | 10%   |
| Retail                                      | 50%              | 90%               | 100%             | 70%               | 5%    |
| MOB                                         | 100%             | 10%               | 10%              | 5%                | 5%    |
| CPS                                         | 100%             | 100%              | 100%             | 100%              | 100%  |
| Amusement                                   | 100%             | 100%              | 100%             | 100%              | 100%  |
| Office                                      | 100%             | 10%               | 10%              | 5%                | 5%    |



Vicinity Map 1"=1000'

#### GENERAL NOTES

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN ARE BASED ON A PRELIMINARY GRADING CONCEPT AND ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS WILL BE DETERMINED AT THE SITE PLAN STAGE.
- 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 UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
- GRADE BEAM DETAILS SHALL BE PROVIDED AT THE TIME OF SITE PLAN APPLICATION.

| Proposed Zoning Standard | PD 169 Phase I Existing |
|--------------------------|-------------------------|
| Minimum Lot Area         | N/A                     |
| Minimum Lot Width        | N/A                     |
| Minimum Floor Area       | N/A                     |
| Minimum Front Yard       | 60 ft. along 2499       |
| Minimum Side Yard        | N/A                     |
| Minimum Rear Yard        | N/A                     |
| Maximum Lot Coverage     | N/A                     |
| Max Height (stories/ft.) | 10/120 ft.              |
| Maximum Floor:Area Ratio | N/A                     |

| MASTER PLAN FEATURES |                            |
|----------------------|----------------------------|
| Land Use Plan        | Lakeside Business District |
| Specific Plan        | None                       |
| Urban Design Plan    | Lakeside Business District |
| Parks and Trail      | None                       |
| Thoroughfare Plan    | FM 2499 - Major Arterial   |
| Water Plan           | Lakeside Business District |
| Wastewater Plan      | Lakeside Business District |

OWNER/DEVELOPER  
REALTY CAPITAL  
909 LAKE CAROLYN PARKWAY, SUITE 160  
IRVING, TX 75039  
Ph. 970-213-8784  
Contact: MR. SPENCER LONG

The John R. McAdams Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
972.435.9712  
201 Country View Drive  
Rockwall, Texas 75087  
940.240.1012  
TBPE: 19762 TBPLS: 1018440  
www.mcadamsco.com

**MCADAMS**

**LAKESIDE CROSSING**  
Lot 1 - 5 & 8X, Block A  
LAKESIDE CROSSING  
8,595 Acres  
in the  
JUN. TANNERHILL SURVEY, ABSTRACT NO. 1252  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

**CONCEPT PLAN**

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 ROBERT JOHN DOLLAH, JR., P.E. #36898 DATE 9/12/2023

Drawn By: BS  
Date: 02/14/2022  
Scale: 1"=40'  
Revisions:  
05/23/2022  
08/05/2022  
10/20/2022  
11/18/2022  
01/31/2023  
05/12/2023  
07/17/2023  
08/25/2023  
09/15/2023

**RCL21002**

CON









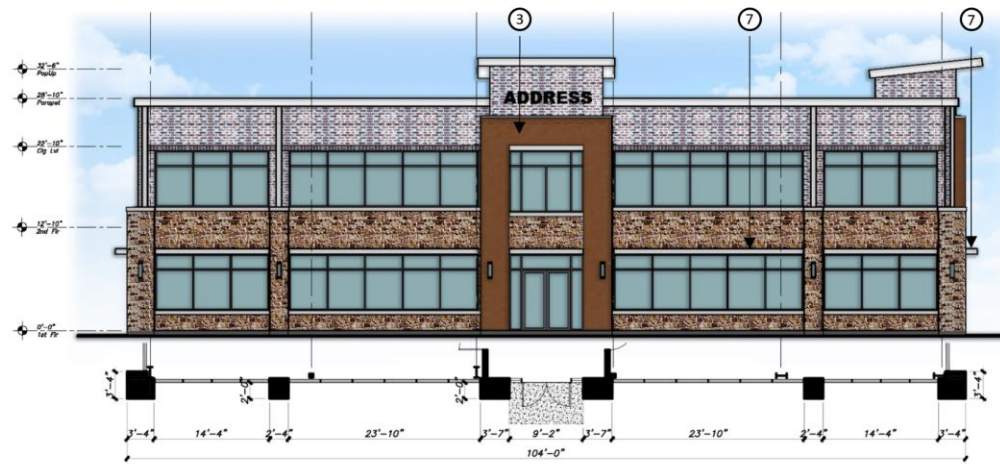












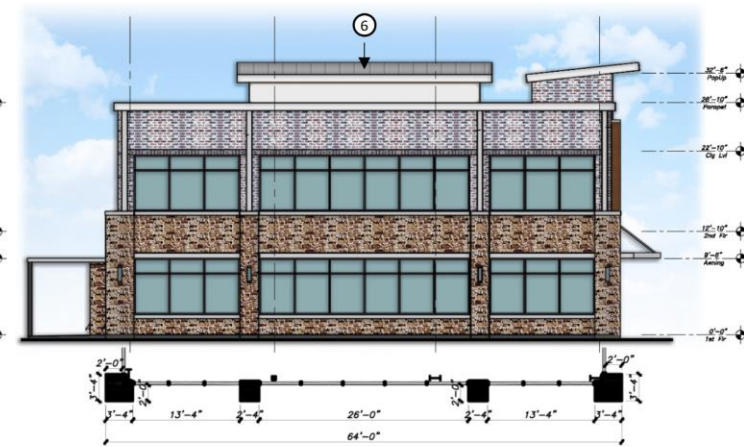
Building 2 - South Facade



Building 2 - East Facade



Building 2 - North Facade



Building 2 - West Facade

| EXTERIOR FINISHES SCHEDULE |                          |                                                                          |
|----------------------------|--------------------------|--------------------------------------------------------------------------|
| NAME/TYPE                  | DESCRIPTION              | VENDOR / MANUFACTURER                                                    |
| 1                          | CULTURED STONE           | CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES, COLOR "CHAMPAGNE" |
| 2                          | THIN SET BRICK           | OLD TEXAS BRICK - SILVER PORT                                            |
| 3                          | ALUMINUM PANEL           | DESIGN LINE (DURAGLOSS DL), ITALIAN WALNUT WOOD PREMIUM FINISH           |
| 4                          | PRE-FINISHED METAL       | COLORWELD 500 SERIES ONE, COLOR FRISCO WHITE                             |
| 5                          | STOREFRONT               | KAWNEER TRIFAB VERSAGLAZE 451T, COLOR #28 MED. BRONZE, W/ CLEAR GLAZING  |
| 6                          | STANDING SEAM METAL ROOF | COLOR GREY                                                               |
| 7                          | AWNINGS                  | ARCHITECTURAL FABRICATION, "ATLAS" MODEL, COLOR WHITE                    |

\* 20 PERCENT OF NORTH AND EAST FACADES HAVE TRANSPARENT WINDOWS.

\* ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED / TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

| MATERIAL CALCULATIONS               |       |     |      |     |      |     |       |  |
|-------------------------------------|-------|-----|------|-----|------|-----|-------|--|
|                                     | North | %   | West | %   | East | %   | South |  |
| Total Facade                        | 3074  |     | 1866 |     | 2308 |     | 3008  |  |
| Doors and Windows S.F.              | 1033  |     | 736  |     | 725  |     | 1212  |  |
| Facade S.F. Minus Doors and Windows | 2041  |     | 1130 |     | 1583 |     | 1856  |  |
| Primary Masonry Totals - Min 80%    |       |     |      |     |      |     |       |  |
| Aluminum S.F.                       | 1861  | 91% | 3000 | 80% | 1423 | 90% | 1673  |  |
| Brick S.F.                          | 17    | 1%  | 17   | 2%  | 245  | 15% | 239   |  |
| Stone S.F.                          | 715   | 35% | 369  | 33% | 375  | 24% | 704   |  |
|                                     | 1129  | 56% | 620  | 55% | 803  | 51% | 730   |  |
| Secondary Totals - Max 20%          |       |     |      |     |      |     |       |  |
| Prefinished Metal S.F.              | 180   | 9%  | 124  | 11% | 160  | 10% | 183   |  |
|                                     | 180   | 9%  | 124  | 11% | 160  | 10% | 183   |  |





# **MATERIAL SAMPLE BOARD**



**Standing Seam  
Metal Roofing:**  
Grey



**Aluminum Panel:**  
Italian Walnut Wood Finish



**Glazing:**  
Basis of Design  
Glass Color: Clear



**Prefinished Metal:**  
Frisco White



**Brick:**  
Old Texas Brick  
Silver Port



**Stone:**  
Coronado Stone Products  
Champagne

**Exhibit “B”  
Development Standards**

**Planned Development District - 153 (PD-153)  
Lakeside Crossing**

The development on the property comprising approximately 9.672 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

**I. Campus Commercial District (CC)**

Development of the Campus Commercial District area designated on Exhibit “C”, comprising of approximately 8.582 acres, shall be in compliance with all regulations applicable to the Campus Commercial District (CC) 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 Campus Commercial District (CC) in the Town’s Zoning Ordinance except as otherwise listed herein may be permitted in the areas designated on Exhibit “C” as Campus Commercial District (CC) areas:

1. Railroad track;
2. Recreation Center, public;
3. Telephone equipment station.

In addition to the uses listed as Permitted Uses in Campus Commercial District (CC) in the Town’s Zoning Ordinance, the following Retail uses may also be permitted:

1. Antique Shop;
2. Assembly hall;
3. Church or rectory;
4. Convenience store with beer/wine sales;
5. Pet store;
6. Restaurant, fast food (without drive through);
7. Wine retail and establishment.

B. SPECIFIC USES. The uses listed as Specific Uses in Campus Commercial District (CC) in the Town’s Zoning Ordinance, except as otherwise listed herein, may be permitted in the areas designated on Exhibit “C” as Campus Commercial District (CC) areas with a Specific Use Permit (SUP) approved by the Town Council:

1. Car wash, automatic;
2. Car wash, full-service;
3. Convenience store with gasoline sales;
4. Electrical energy generating plant;
5. Recycling dropoff center;



- C. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in areas designated on Exhibit "C" as Campus Commercial District (CC) only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
- D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Campus Commercial District (CC) in the Town's Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:
1. Minimum front yard. There shall be a minimum front yard of 60 feet along major thoroughfares in the Campus Commercial District (CC) areas and parking may be permitted in the front yard. There shall be no minimum front yard requirement along all other roadways.
  2. Minimum rear yard. There shall be no minimum rear yard requirement in the Campus Commercial District (CC) areas.
  3. Maximum lot coverage. There shall be no maximum lot coverage requirement in the Campus Commercial District (CC) areas.
  4. Maximum floor area ratio. There shall be no maximum floor area ratio requirement in the Campus Commercial District (CC) areas.
- E. LANDSCAPE, HARDSCAPE AND SCREENING. The following landscaping, hardscaping, and screening requirements shall apply to areas designated on Exhibit "C" as Campus Commercial District (CC) areas:
1. There shall be a minimum landscape buffer of 25 feet along FM 2499; however, the landscape buffer may be reduced to 15 feet in the areas shown on Exhibit "D" in order to save specimen trees.
  2. There shall be enhanced landscaping within the street buffer along parking areas.
  3. There shall be a minimum landscape buffer of 10 feet along Northwood Drive
  4. A compatibility landscape buffer along the south property line of the PD boundary shall not be required.
  5. Enhanced pavement, such as patterned or stamped concrete, shall be used at pedestrian crossing in the drive aisles and at the main entrance from FM 2499.
- F. PLAZA AND PEDESTRIAN CONNECTION. The following requirements shall apply to areas designated on Exhibit "C" as Campus Commercial District (CC) areas:
1. There shall be a central plaza between the two buildings that are located at the main entrance from FM 2499 and the central plaza shall include the following elements:
    - a. A drop off area for restaurant patrons or valet;
    - b. Outdoor seating areas;
    - c. Outdoor dining areas/patios;
    - d. Enhanced landscaping;
    - e. Enhanced pavement;
    - f. Pedestrian connection to open space area; and
    - g. String or festoon lighting.
  2. All buildings shall provide or extend pedestrian walkways to connect to the pedestrian circulation system.

G. OPEN SPACE REQUIREMENTS. The following open space requirements shall apply to areas designated on Exhibit "C" as Campus Commercial District (CC) areas:

1. There shall be a minimum of 16% of land area used for open space purposes throughout the entire Planned Development property.
2. There shall be a central open space area that runs north to south along the existing stream as shown on Exhibit "E", the Conceptual Open Space Plan.
3. Detention areas may be either grass sloped edges or hard edges and shall be permitted in the central open space area.
4. At least one pedestrian bridge is required to ensure pedestrian connection between the non-residential and residential areas of this Planned Development.
5. Trails within open space areas shall have a minimum width of five feet and may be stone walkways, concrete, patterned concrete, or decompose granite with binder.
6. The central open space area shall be maintained by the Property Owner's Association.
7. Retaining walls four feet or taller shall be landscaped to relieve the visual effect of the long expanse of the clad wall.
8. **No work shall be permitted under the drip line of specimen trees.**
9. The central open space area shall consist of three zones. These zones are listed below with descriptions and use of each zone. Each shall endeavor to preserve as much of the existing topography and trees of the central open space area as possible. **The open space area designated as Lot 8x, Block A, as amended shall require routine maintenance to ensure proper functioning of the detention facility as outlined in Paragraph IIIG.5.**
  - a. Natural Zone
    - i. The existing stream, specimen trees, natural topography, and rock outcroppings shall be preserved.
    - ii. May be selectively cleared and grubbed provided that no heavy machinery is used. May remove **non-protected** trees that are two inches or less in caliper, vines, shrubs, saplings, and undergrowth.
    - iii. Maintenance of this zone may include **yearly or biannual clearing-regular clearing of undergrowth vines to establish and maintain the ground cover and other landscape improvements as shown on Exhibit D - Concept Landscape Plan**
    - iv. Native and riparian plant material shall be re-established if impacted by clearing and grubbing. Debris/trash in the open space area shall be picked up by the maintenance personnel.
  - b. Southern Zone
    - i. The existing stream, specimen trees, and rock outcroppings shall be preserved.
    - ii. The zone shall be designed to provide storm water detention for the development.
    - iii. May be selectively cleared and grubbed provided that no heavy machinery is used. May remove existing trees that are two inches or less in caliper, vines, shrubs, saplings, and undergrowth.
    - iv. Grading or earthwork shall be used to provide more detention volume if needed and shall be limited for this purpose only.
    - v. Areas disturbed by grading shall be re-established with native and/or riparian plant material **and/or common turf grass within the shaded area as shown on Concept Landscape Plan.**



- vi. Maintenance of this zone may include ~~yearly or biannual clearing, regular clearing to establish and maintain the ground cover and other landscape improvements as shown on Exhibit D - Concept Landscape.~~ Debris/trash in the open space area shall be picked up by the maintenance personnel.
- vii. Portions of the trail may be located within this zone.

c. Transition Zone

- i. The zone merges the natural and built environment by means of retaining walls and grading.
- ii. Purpose of zone is to provide slope/elevation changes to connect the natural and southern zone to the buildings and parking areas.
- iii. May be selectively cleared and grubbed provided that no heavy machinery is used. May remove existing trees that are two inches or less in caliper, vines, shrubs, saplings, and undergrowth.
- iv. Native plant material, sod, and landscaping may also be used in areas disturbed by grading, adjacent to buildings, along trails/sidewalks, and adjacent to parking areas.

10. A wetland delineation shall be performed to determine if the existing stream is a Waters of the US and the preparation of a Wetlands Delineation and Jurisdictional Determination Report may be required to obtain the necessary approvals if impact to the stream is proposed.

11. The property owner shall submit a Tree Protection Plan to the Town for any specimen trees where grading activities will encroach under the drip line of the trees prior to any construction related activities commencing onsite. If any specimen trees are removed from this property without a tree removal permit or are injured because of failure to follow required tree protection measures outlined under the Tree Protection Plan, and the tree dies or may reasonably be expected to die, the town shall have the authority to impose one or more of the following administrative and civil penalties on the developer and/or owner of the property:

- a. A monetary penalty of \$500.00 per-caliper-inch of width of the specimen tree(s) removed or damaged, payable to the town. Funds paid to the town as tree removal penalties shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town, and/or to support the administration and enforcement of the town's tree preservation regulations.
- b. For each specimen tree that is removed or damaged, replacement with new trees having a total tree caliper width equivalent to ten times that of the removed or damaged tree(s). Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Such replacement trees shall be container-grown and have a minimum caliper width of two and one-half inches to three inches. Replacement trees shall have a minimum height of at least six feet and shall be planted in locations as approved by the tree preservation and enforcement officer or authorized designee.

12. If any of the ~~fourteen-eight~~ specimen trees die after final acceptance from the Town for this development, then the tree must be replaced with one, two and one-half to three-inch caliper tree. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Replacement trees shall have a minimum height of at least six feet and shall be planted in locations approved by the tree preservation and enforcement officer or authorized designee."
13. If any of the specimen trees require a request for authorized removal and permit prior to site plan, development plan, and/or record plat approval, the developer, property owner or applicant shall submit the applicable specimen tree removal request to the Environmental Conservation Commission for recommendation and subsequent Town Council consideration. Any authorized removal of a specimen tree shall result in the minimum of one mitigation tree to be planted in the location where the specimen tree was removed in addition to the required specimen tree mitigation associated with the approved removal as established in Chapter 94 "Trees". The landscape plan shall also reflect any specimen tree removals and additional mitigation trees planted.
14. A Tree Survey identifying specimen and protected trees within Lot 8x shall be submitted with the site plan/amended site plan application for Building # 2 and/or Lakeside Center Building #3, whichever is the first application.
15. If any protected tree located within Lot 8x dies after final acceptance from the Town for this development, then the tree must be replaced with one, three-inch caliper tree. The replacement trees shall be planted in the x-lot by the owner of Lakeside Center, Building #3. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Replacement trees shall have a minimum height of at least six feet and shall be planted in locations approved by the tree preservation and enforcement officer or authorized designee. Installation of temporary irrigation shall be required for the replacement trees.

H. NON-RESIDENTIAL ARCHITECTURAL STANDARDS. The following architectural standards shall apply to areas designated on Exhibit "C" as Campus Commercial District (CC) areas:

1. There shall be a unified design theme consistent with the attached Architectural Imagery Package, Exhibit "F".
2. Buildings shall use a combination of textures and materials that complement the design theme. Building design shall be a sleek and linear modern look with minimum detailing for simplicity and clarity which is consistent with the theme.
  - a. Entrances to buildings shall be clearly identified to pedestrians and motorists and shall be accentuated by the use of canopies, porticos, recessed wall planes, overhangs or other similar features that are compatible with the architectural style.
3. Building materials shall include the following:
  - a. Primary materials shall consist of a minimum of 80% of each exterior façade and shall consist of the following materials:
    - i. Stone
    - ii. Brick
    - iii. Stucco/EIFS
    - iv. Tilt Wall
    - v. Composite Wood Panels
    - vi. Aluminum Panels



- vii. Fiber Cement Wall Panels
  - b. Secondary materials shall consist of a maximum of 20% of each exterior façade and may consist of the following materials:
    - i. Prefinished Metal
    - ii. Fiber-reinforced cement siding
- 4. The use of building materials like composite wood panels, fiber cement wall panels, metal, and fiber-reinforced cement siding is subject to additional staff review at Site Plan application stage. The additional review will be in terms of location of the materials used on any facade, size of the area covered by the materials, design or pattern in which the materials are laid out on any façade.
- 5. Primary building colors consisting of neutral and earth tones such as brown, olive, gray, black, and white, or shades thereof, shall comprise a minimum of 80% of the building façade including miscellaneous tributary, ancillary architectural elements such as canopies, balconies, trim, etc. Accent colors shall relate to the primary colors and may comprise the remainder.
- 6. There are four types of building facades identified on Exhibit “C”, the Concept Plan, for Buildings 2 through 5 7 and they are subject, but not limited, to the following requirements:
  - a. Type A – Front Façade: shall have the highest quality design with majority of the façade as glass and primary materials. Building entrances shall be located at the front façade.
  - b. Type B – Side Façade: shall mostly be comprised of primary materials, with some secondary materials, and minimal glass. Service or secondary entrances may be located at the side façade.
  - c. Type C – Rear Façade: may include secondary materials and minimal to no glass. Service entrances may be located at the rear façade.
  - d. Type D – Stream Façade: shall be designed to take advantage of the stream side view with patios or decks and the use of glass and primary materials on the building façade. Secondary entrances may be located at the stream façade. Type D face shall include the following elements:
    - I. Minimum 200 sf of patio/covered area for employees and shoppers to enjoy the open space.
    - II. Minimum 20 percent of Type D façade shall have transparent windows providing view of the stream/open space area.
    - III. Enhanced landscape, hardscape, seating, potted plants (plants in large decorative containers) or similar in and around the patio/covered area to encourage the use of open space.
- 7. Exposed grade beams around the buildings shall include details and patterns that provide interest to the concrete beam component. Such detail can be accomplished by patterned scoring, casting, texturing or other finishing treatment.
- 8. Roofs of buildings shall reinforce the design theme and shall include the following:
  - a. Roof types should be low-sloped or shed-type with a minimum slope of 0.25 inch per foot or roofs may be of undulating curves.
  - b. Parapets or screening are required on flat roofs so that any roof top equipment is not visible from the street right-of-way.
  - c. Roofing materials that are visible from ground level may include metal, aluminum, synthetic slate or tile, or glass fiber shingles. Glaring roofing materials are not allowed.

**II. Townhome District - Single Family Attached (SF-A)**

Development of the Townhome District area designated on Exhibit "C", comprising of approximately 1.09 acres, shall be in compliance with all regulations applicable to the Single Family Attached District (SF-A) 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 the Single Family Attached District (SF-A) in the Town's Zoning Ordinance may be permitted in the areas designated on Exhibit "C" as Townhome District.
- B. SPECIFIC USES. The uses listed as Specific Uses in the Single Family Attached District (SF-A) may be permitted in the areas designated on Exhibit "C" as Townhome District.
- C. TEMPORARY USES. The uses listed as Temporary Uses in the Single Family Attached District (SF-A) in the Town's Zoning Ordinance may be permitted in the areas designated on Exhibit "C" as Townhome District areas only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
- D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Single Family Attached (SF-A) in the Town's Zoning Ordinance shall be required for areas designated on Exhibit "C" as Townhome District except as otherwise listed herein:
  - 1. Minimum lot area per dwelling. The minimum lot area per dwelling unit shall be 1,800 square feet.
  - 2. Minimum lot width. The minimum lot width shall be 27 feet.
  - 3. Minimum front yard. There shall be no minimum front yard requirement.
  - 4. Minimum side yard. There shall be no minimum side yard requirement.
  - 5. Minimum rear yard. The minimum rear yard shall be five feet.
  - 6. Maximum lot coverage. The maximum lot coverage shall be 90 percent.
  - 7. Maximum floor area ratio. There shall be no maximum floor area ratio requirement.
  - 8. Maximum height. The maximum height of buildings and structures shall be three stories or 35 feet.
- E. OPEN SPACE REQUIREMENTS. The following open space requirements shall apply to areas designated on Exhibit "C" as Townhome District:
  - 1. There shall be at least one pocket park within the Townhome District.
  - 2. The pocket park shall be a minimum of 2,500 square feet in size and shall be located as indicated on Exhibit "D".
  - 3. Pedestrian connection from the pocket park to the central open space area in the Campus Commercial District (CC) is required.
- F. LANDSCAPE REQUIREMENTS. The following landscape requirements shall apply to the areas designated on Exhibit "D" as Townhome District:
  - 1. There shall be a screening device along the east side of the alley. Said device shall consist of any of the following:
    - a. Vegetation including shrubs, ornamental trees, or shade trees.
    - b. Wrought iron fencing.



G. TOWNHOME ELEVATIONS.

Prior to the submittal of a plat application for the residential portion, approval of an amendment to the Townhome District - Single Family Attached (SF-A) section of this Planned Development District shall be required. The said amendment shall provide written standards and conceptual elevations for the Townhomes.

III. **Miscellaneous Standards**

The following standards shall apply to the entire Planned Development.

A. PARKING. This Planned Development shall be subject the following parking standards:

1. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development. A copy of said agreement will be provided to the Town of Flower Mound with the Record Plat for the development.
2. Mixed use parking standards may be used to satisfy the parking requirements in this Planned Development. In applying mixed use parking standards, the following schedule of Mixed Use Parking sets forth the percentage component for the calculation. Please refer to the following table:

| Use                                   | Weekday                      |                                | Weekend                      |                                | Night                |
|---------------------------------------|------------------------------|--------------------------------|------------------------------|--------------------------------|----------------------|
|                                       | Daytime<br>6 a.m.-<br>6 p.m. | Evening<br>6 p.m.-<br>midnight | Daytime<br>6 a.m.-<br>6 p.m. | Evening<br>6 p.m.-<br>midnight | Midnight –<br>6 a.m. |
| <b>General or Professional Office</b> | 100%                         | 10%                            | 10%                          | 5%                             | 5%                   |
| <b>Medical or Dental Office</b>       | 100%                         | 10%                            | 10%                          | 5%                             | 5%                   |
| <b>Hotel</b>                          | 70%                          | 100%                           | 70%                          | 100%                           | 70%                  |
| <b>Retail</b>                         | 50%                          | 90%                            | 100%                         | 70%                            | 5%                   |
| <b>Restaurant</b>                     | 50%                          | 100%                           | 100%                         | 100%                           | 10%                  |

3. On-street, angled parking may be permitted along Northwood Drive as shown on Exhibit "C", the approved Concept Plan.
4. On-street striping shall be maintained by the Hotel or the Property Owners' Association.
5. For any amusement and recreation (indoors) use that also includes a restaurant component, split parking may be used to calculate the required parking that is based on the square footage of the areas designated for restaurant/dining and the areas designated for amusement/recreation use. The calculation for required parking shall take into consideration the square footage of any accessory spaces such as foyer, restrooms, corridors, etc.

B. ADMINISTRATION. There shall be established Lakeside Crossing Property Owners' Association (POA). Said association shall file Covenants, Conditions, and Restrictions

(CC&Rs) in the Denton County Real Property Records with the first record plat application and said POA shall be responsible for the maintenance of the following:

1. Open space areas ;
2. Trails and pedestrian bridge ;
3. Striping of parking spaces along Northwood Drive;
4. Other items as listed in the CC&Rs.

The owner of Building 3 of Lakeside Center shall be responsible for the ongoing maintenance of the hardscape and landscape improvements located within Lot 8x. A copy of maintenance agreement or similar documentation shall be provided at the time of site plan application for Lakeside Center Building #3 and upon staff approval, filed at the Denton County Real Property Records at the same time the Record Plat for Lakeside Center Building #3 is being filed. The developer of Lakeside Center Building #3 shall be responsible for receiving approval from the POA of Lakeside Crossing to maintain Lot 8x, Block A.

- C. ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to an approved Environmental Protection Plan.
- D. SIGNAGE. The proposed building signs on the hotel shall be permitted as shown on the Architectural Imagery Package, Exhibit "F", specifically, the Conceptual Elevations of the proposed hotel, and shall be subject to the following:
1. This section shall apply to the attached building and roof sign on the hotel only.
  2. The hotel signage shall consist of an attached building sign on the front façade and an attached building sign on the roof.
  3. Sign lettering shall be individually cut letters that are aluminum or powder-coated aluminum.
  4. Letters shall be raised from the wall surface and mounted to the building exterior.
  5. Letters shall be backlit with LED lighting.
  6. All other signs for the hotel and other buildings within Lakeside Crossing shall meet the Town's Sign Ordinance, unless a Comprehensive Sign Package is requested in the future for any sign not described above.
- E. SITE GRADING AND RETAINING WALLS. The proposed location of retaining as shown on the Concept Open Space Plan, Exhibit "E", are preliminary and are subject to change once a detailed grading plan has been completed at the site plan stage. The following requirements shall apply to the use of retaining walls within Lakeside Crossing:
1. Walls over four feet in exposed height shall be softened by the use of any of the following:
    - a. vegetation located on the top of the wall hanging down over the face of the wall by plantings located in front of the wall
    - b. Wall terrace or ledge that is located at mid height of the wall with a horizontal run length that is proportional to the total length of the wall and includes vegetation within the terrace or ledge.
  2. There may be vertical cut/fill in excess of 10 feet in the open space area south of building six.



- F. SHARED DUMPSTER. The proposed dumpster located on Lot 5, Lakeside Crossing will be shared between Lakeside Crossing / Lakeside Center.

G. PHASING:

1. Intermediate Phase: A Certificate of Occupancy (CO) shall not be issued to Building#3, Lakeside Center until all the improvements listed below are complete.
  - a. Installation of improvements within Lot 8x, Block A, as indicated on Exhibit E – Concept Landscape, Hardscape (including steps to the open space area), and Lighting Plan for Lot 8x.
  - b. Installation of temporary irrigation for landscaping within Lot 8x for a minimum period of 12 months after the installation of landscaping within Lot 8x, but no longer than 24 months or upon approval from town staff.
2. Future Phases: Lot 1, Block A, Lot 2, Block A, and Lot 3, Block A, ~~Lot 6, Block A, and Lot 7, Block A,~~ shall be developed as its own phase (in no particular order). The lot owner shall be responsible for installing required improvements including but not limited to landscape, hardscape, sidewalk, lighted bollards, lighting, parking, fire lanes, and irrigation within each lot. More particularly, pedestrian bench and trash receptacles shall be required within Lot 2, Block A; and Lot 3, Block A, ~~and Lot 7, Block A.~~ ~~In addition to this, steps to the natural area located within Lot 7, Block A must be constructed with the development of Lot 7, Block A.~~ A Certificate of Occupancy (CO) shall not be issued to any building within the future phase until all of the improvements listed above for that specific lot are completed.
3. Any area within Lot 8x, Block A, disturbed/impacted due to construction activity shall be re-established with native riparian plant material approved by the Town prior to the issuance of a Certificate of Occupancy (CO) to a building in each phase listed in **F.1 and F.2.** above.
4. The plans submitted to the Town for each phase shall include engineering plans for the detention facility/drainage easement that meet the following criteria:
  - a. The detention facility shall be designed to provide adequate storage to detain the required volume for all storm events up to a 100-year storm, as indicated by a routing analysis.
  - b. The detention facility shall have sufficient gradient to ensure positive drainage to the outlet structures so as to avoid nuisance conditions including, but not limited to standing water, odors, insects, and weeds.
  - c. All detention facilities shall have a minimum of one-foot (1') of freeboard above the water surface elevation of the required runoff storage.
  - d. All detention facilities must be designed to drain within 36 hours of rain fall event. No areas of standing water shall be permitted at any time after beyond 72 hours after a rain fall event.
5. Long term maintenance: Long term maintenance of Lot 8x shall include the following:
  - a. ~~Areas shown to be seeded within Lot 8x shall be maintained weekly during the growing season, that is, from April to October and maintained monthly from November to March. Semi-annual (late spring and early fall)~~ Maintenance of Lot 8x shall include clearing of all debris/trash, undergrowth cut down to a 12-inch height and removed, and dead trees and stumps removed. **Non-protected** tree

species less than ~~three-inches-two-inches~~ may be removed. All remaining trees shall be limbed-up up to eight feet in height measured from the base of the tree.

- ~~b. A ten-foot minimum landscaping area shall be maintained around the inner perimeter of Lot 8x, any retaining walls within Lot 8x, any pedestrian bridges within Lot 8x, and any sidewalks bordering Lot 8x, as identified on Exhibit F – Maintenance Plan for Lot 8x.~~
  - b. The detention pond area, located along the southern portion of Lot 8x defined on 3 sides by retaining walls and the north side by the tree canopy and as identified on ~~Exhibit F – Maintenance Plan~~, **Exhibit D – Landscape Plan** shall be cleared of underbrush and maintained beneath a height of one-foot at all times.
  - c. The outfall of the pond shall be kept clear of silt, debris, and vegetative growth at all times.
  - d. No areas of standing water shall be permitted within Lot 8x beyond 72 hours after a rain-fall event.
  - e. **The Owner of Building #3 of Lakeside Center shall be responsible for the ongoing maintenance of Lot 8x.**
- H. **The building square feet, footprint, landscape, and hardscape for Future Building 2 & 3 may be revised through an Amended Site Plan if the proposed amendments can meet the criteria listed under Section 82-37 of the Town’s ordinance for minor amendments to site plans.**
- I. **HOTEL ELEVATIONS.** Substantial changes to the previously approved elevations for Building 1/Hotel will require approval of an amendment to PD-153 from the Town Council prior to the submittal of a site plan application for Building 1. The said amendment shall provide written standards and conceptual elevations for this building.
- J. **EXCEPTIONS.** Upon approval by the Town Council, the following exceptions to the Town’s Ordinances shall apply to this Planned Development.
1. Meritorious Architecture – Urban Design Plan, Section 1.2.  
The proposed architecture is unique and shall be deemed as ‘meritorious’.
  2. Façade Materials – Urban Design Plan, Section 5.1.  
Type D facades may have up to 60% doors and windows.
  3. Façade Materials – Urban Design Plan, Section 5.3.  
In addition to the materials listed as primary masonry under Section 5.3 of the Urban Design Plan, composite wood panels, aluminum panels, EIFS, and fiber cement wall panels, may be used as primary building materials. Prefinished metal and fiber-reinforced cement siding may be used as secondary building materials
  4. Upland Habitat - SMARTGrowth.  
Since this development has been classified as an Economic Development project per the approved 380 Agreement, the Upland Habitat requirements of the Town’s SMARTGrowth program, specifically Environmental Quality, shall not apply to the non-residential areas.
  5. Compatibility Buffer – Section 82-302 and Compatibility Setback – Section 82-303.  
A 60-foot compatibility setback and 25-foot landscape buffer with a screening wall, shall not be required along the south property line.
  6. Pitched Roofs – Urban Design Plan, Section 12.1.  
A waiver to the pitched roof requirement of buildings less than 15,000 square feet is granted and applicable to Building No. 2 within the development.
  7. Topographic Slope Protection - SMARTGrowth.



Since this development has been classified as an Economic Development project per the approved 380 Agreement, the Topographic Slope requirements of the Town's SMARTGrowth program, specifically Environmental Quality, shall not apply to the non-residential areas.

- a. Restrictions; purpose. No development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."
- b. Exception. An exception to this requirement may be approved by the town council by the affirmative vote of at least three-fourths super majority vote of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography. Requests for an exception shall be accompanied by the following submissions:
  - i. Detailed drawings that illustrate the impact of the proposed development on the natural topography and the manner by which the development is integrated into, reflects and maintains the overall integrity of the natural topography.
  - ii. The identification of those specific best management practices (BMPs) that will be used to maintain and responsibly integrate the development into the natural topography together with an explanation regarding their use within the plans for such development. The BMPs to be used shall include, but are not limited to, those BMPs found within the town's engineering design and construction standards.
  - iii. While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four-foot or greater in height shall be designed by a professional engineer licensed by the State of Texas. Retaining walls exceeding eight feet in height are discouraged.
- c. In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.