

Planning & Zoning Commission



October 9, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

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

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. ELECTION OF OFFICERS

1. Chair
2. Vice-Chair

E. 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.

F. COORDINATION OF CALENDARS

1. October 23, 2023
2. November 13, 2023

G. FUTURE AGENDA ITEM(S)

H. STAFF/DIRECTOR REPORT

1. Planning Manager Position

I. 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 25, 2023 - Consider approval of the minutes from the September 25, 2023, Planning & Zoning Commission Meeting.

J. NON-DISCRETIONARY ITEM(S)

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

1. SP23-0006 – Dutch Bros, Embree 2499 - Consider a Site Plan (SP23-0006 – Dutch Bros, Embree 2499) to develop a fast food restaurant with a drive through window. The property is generally located south of Sagebrush Road and west of Long Prairie Road.
2. SP23-0007 - Slim Chickens, Embree 2499 - Consider a Site Plan (SP23-0007 – Slim Chickens, Embree 2499) to develop a fast food restaurant with a drive through window. The property is generally located south of Sagebrush Road and west of Long Prairie Road.

K. 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. SP23-0004 - Dragon Kim's Tae Kwon Do - Consider a Site Plan (SP23-0004 – Dragon Kim’s Tae Kwon Do) to develop a health or athletic club, with a request for a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located east of Jernigan Road and north of Justin Road along Bryce Lane.
2. CSP23-0002 - Chippenhook Addition Lot 1, Block A and Premier Addition - Public Hearing to consider a request for a Comprehensive Sign Package (CSP23-0002 – Chippenhook Addition Lot 1, Block A and Premier Addition) to allow additional wall signs on three buildings. The property is generally located south of Justin Road and east of Long Prairie Road.
3. ZPD23-0005 - Embree 2499 - Public Hearing to consider an ordinance for rezoning (ZPD23-0005– Embree 2499) to amend Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses to modify phasing and maintenance requirements and to request certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.
4. ZPD23-0009 - Townlake Phase Four (PD-166) Text Amendment - Public Hearing to consider a request for rezoning (ZPD23-0009 – Townlake Phase Four

(PD-166) Text Amendment) to amend Planned Development District No. 166 (PD-166) for a cluster development by adding a Public Park or Playground as a permitted use. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

L. ADJOURN

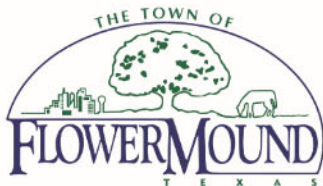
Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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: October 5, 2023, at 4:30 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



September 25, 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 6:39 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
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
LauriAnn Cash, Executive Assistant

B. PUBLIC COMMENT

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

- Please state your name and address when speaking.

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

	Speaker name and address	Subject (as written on the form)
1.	Tim Whisenant, 2300 Olympia Drive	Post Oaks

** Indicates person did not wish to speak*

C. COORDINATION OF CALENDARS

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

D. FUTURE AGENDA ITEM(S)

None

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.

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

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

NAYS: None

RESULT: 6 : 0

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.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Jimmy Archie, Realty Capital

Spencer Long, Realty Capital

At 8:20 p.m. Chair Ruthrauff called a recess before proceeding with Public Hearing comments.

At 8:31 p.m. Chair Ruthrauff called the meeting back to order.

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	Beth Soderberg, 3100 Wager Road	None
2.		James Harris, 416 Northwood Drive (with time donated by Luchana Keith, 382 Northwood Drive)	
3.		MaryJo Lengnick, 1701 Marble Pass Drive (with time donated by Stephanie Lengnick, 5325 Ponder Place)	
4.		Rebecca Karatzis, 408 Northwood Drive (with time donated by Allison Batts, 404 Northwood Drive)	

5.		Kevin Hutchens, 370 Northwood Drive (with time donated by Alex Hanashian, 2920 Cromwell Way)	
6.		Julie Hutchens, 370 Northwood Drive (with time donated by Patty Miller, Turtle Cove)	
7.		George Karatzis, 408 Northwood Drive (with time donated by Elizabeth Bankhead, 420 Northwood Drive)	
8.		Clare Harris, 416 Northwood Drive (with time donated by Jennifer Beesley, 2920 Cromwell Way)	
9.		Jeffrey Blasko, 1720 Milford Drive	
10.		Jon Spencer, 2812 Aberdeen Drive	
11.		Tim Whisenant, 2300 Olympia Drive	
12.		*Armando Garcia, 366 Northwood Drive	
13.		*Gabriela Arellano, 366 Northwood Drive	

** Indicates person did not wish to speak*

ACTION: Commissioner Gilmore moved to recommend denial of Item G.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. 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.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Jimmy Archie, Realty Capital

Spencer Long, Realty Capital

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10.		Jon Spencer, 2812 Aberdeen Drive	
11.		Tim Whisenant, 2300 Olympis Drive	
12.		*Armando Garcia, 366 Northwood Drive	
13.		*Gabriela Arellano, 366 Northwood Drive	

** Indicates person did not wish to speak*

ACTION: Vice-Chair Wells moved to recommend approval of Item G.2 only for the Building 2 Elevations and Split Parking Ratios. Commissioner Werner seconded the motion.

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

NAYS: None

RESULT: 6 : 0

H. ADJOURN

Chair Ruthrauff adjourned the meeting at 9:51 p.m.

TOWN OF FLOWER MOUND, TEXAS

BRAD RUTHRAUFF, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA J.1. NON-DISCRETIONARY ITEM(S)

DATE: October 9, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Consider a Site Plan (SP23-0006 – Dutch Bros, Embree 2499) to develop a fast food restaurant with a drive through window. The property is generally located south of Sagebrush Road and west of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an approximately 975 square-foot fast food restaurant with a drive through window to be located on Lot 3, Block A of Embree FM 2499 Addition. The property is zoned Planned Development District-186 (PD-186) for Retail District-2 (R-2) uses. The existing zoning allows a drive through restaurant use by right. The lot is 1.322 acres and is vacant.

A record plat (RC23-0001) for Embree 2499 Addition consisting of five non-residential lots was approved administratively on October 4, 2023. As a part of the plat infrastructure, certain improvements such as curb cuts, fire lanes, turn lane, and retention ponds necessary for this development are planned to be completed. In addition to this, trees located within the landscape buffer along Long Prairie Road and a six-foot masonry wall along the northern property line must be installed prior to subdivision acceptance.

Access to the site is from Long Prairie Road with mutual access easements connecting this site to properties to the north and south. The parking for the proposed use is calculated at the ratio of one space for every 75 square feet of the facility. Based on this requirement, the proposed use would require 13 parking spaces. The site plan depicts 25 on-site parking spaces. The surplus parking located on this lot may be utilized by other businesses within this subdivision. As required by PD-186, the applicant has provided an executed copy of the irrevocable shared parking agreement that allows the lots within this subdivision to share parking spaces.

The site plan depicts two queuing lanes that can accommodate 18 vehicles plus stacking spaces after the drive thru-window to allow vehicles to pull clear of the transaction area prior to re-entering the normal flow of traffic. The restaurant use requires a minimum of five stacking spaces, however the Town's Parking ordinance requires any establishment with a drive-thru facility to provide a queuing and stacking analysis to determine whether a specific business's expected customer traffic

will require additional stacking spaces. Based on the queuing analysis performed for this business, the currently proposed site plan with 18 stacking spaces is expected to sufficiently accommodate the projected queues. Therefore, queuing is not anticipated to be an issue at this location.

The landscape plan depicts required street buffer, street yard, and parking lot trees that are in conformance with the Town's landscaping requirements. The proposed elevations utilize a combination of brick, stone, and stucco and is consistent with the approved concept elevations for PD-186.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

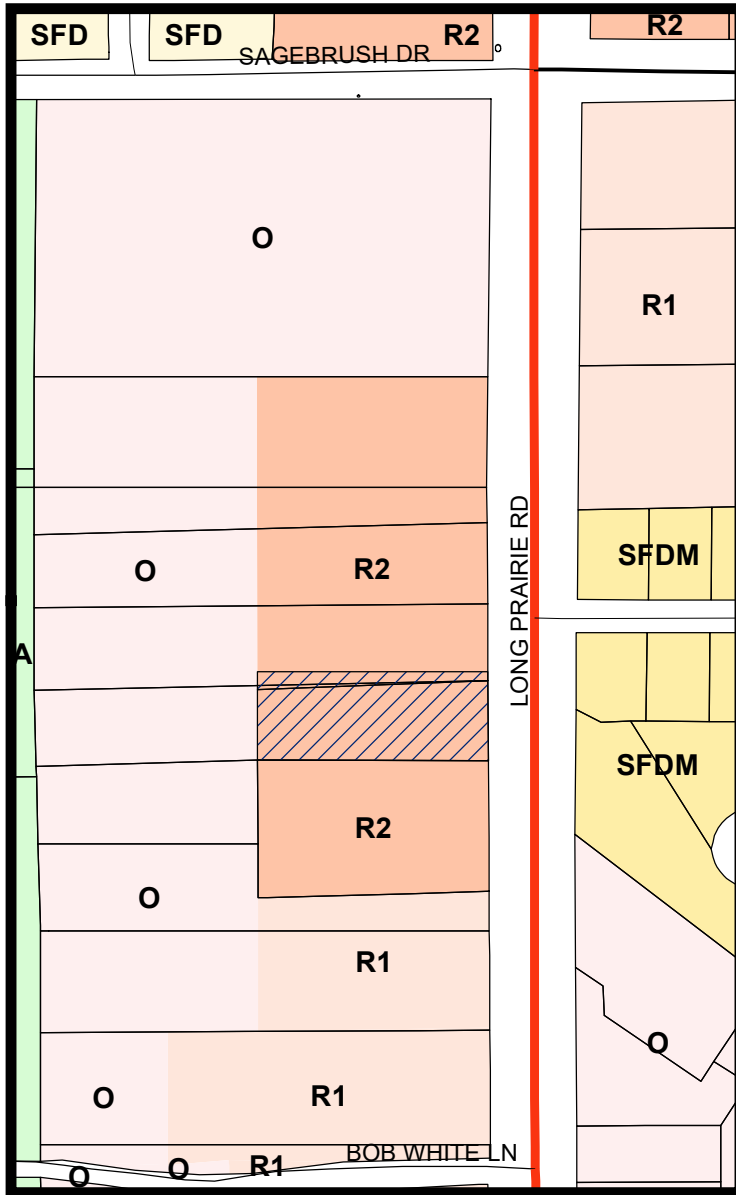
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Irrevocable Shared Parking Agreement
4. Queueing & Stacking Analysis
5. Site Plan Package

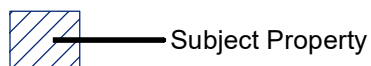
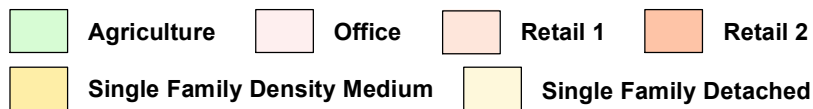
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: SP23-0006

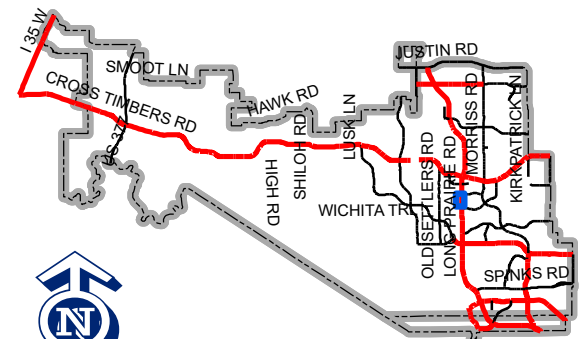


LEGEND



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

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



Map Location



September 1, 2023

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

RE: Dutch Bros – Retail Site, Site Plan Application

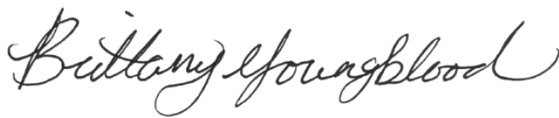
Please accept this letter, on behalf of Embree Development Group, as an explanation of the proposed site plan application. The property is platted Lot 3 Block A, of the proposed Embree FM 2499 Record Plat, and is located at the southwest corner of FM 2499 and Lakeside Sagebrush Drive.

This site plan is for a one-story retail building of ~975 SF. Required parking spaces for this building is 13 with 1 being an accessible space. Provided parking spaces on site is 25 with 1 being an accessible space. The property also has a shared parking agreement with 4 lots.

The building design is consistent with the Embree 2499 Zoning.

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

Sincerely,
MCADAMS



Brittany Youngblood
Designer III

cc. Mr. Joshua Barton, P.E., McAdams
Mr. Scott Minnis, McAdams
Mr. Bryan Brady, Embree Development Group

STATE OF TEXAS §
 §
COUNTY OF DENTON §

OFF-SITE SHARED PARKING IRREVOCABLE CONSENT AGREEMENT FORM

This Off-site Shared Parking Irrevocable Consent Agreement ("Agreement") dated _____ 2023 ("Effective Date"), is entered into by MT-Flower Mound, TX-1-UT, LLC, owner of the properties legally described as Lot 2, 3, 4, 5 of Block A of the Embree FM 2499 Addition Flower Mound, Texas (individually referred to as a "Property", collectively referred to as "Properties").

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. The owner of each Property agrees to provide vehicular parking spaces to be used jointly by any other Property. The shared parking spaces may be used to meet minimum parking requirements for any other Property.
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. The owner of each Property agrees not to impose, by agreement or otherwise, any covenant or restriction on the subject property that would interfere with the parking use contemplated herein, without prior written consent of the Town.
4. This Agreement may only be terminated with the written approval of the Town. Approval shall be conditioned upon the Properties 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 of the offending party may be voided by the Town.

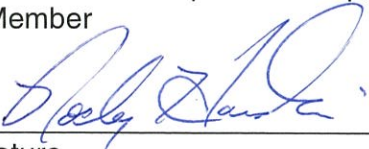
6. The Town shall be a third-party beneficiary to this Agreement and may enforce the terms of this Agreement against the parties hereto.
7. This Agreement shall be kept on file with the Town and shall also be recorded in the real property records of Denton County, Texas.

MT-Flower Mound, TX-1-UT, LLC

Owner of Lots 2, 3, 4, 5, Block A of the Embree FM 2499 Addition, Flower Mound, Texas

By: Embree Development Group, Inc.

Its: Member


Signature

By: Rocky Hardin

Executive Vice President/CFO of Embree Development Group, Inc.

6/23/2023
Date

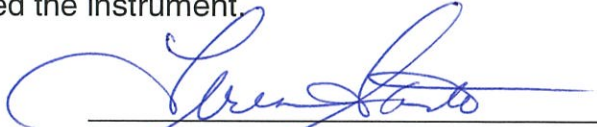
STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON §

On this 23rd day of June, 2023, before me Teresa Santi, Notary Republic, personally appeared Rocky Hardin, EVP/CFO of Embree Development Group, Inc., as Member of MT-Flower Mound, TX-1-UT, LLC; and who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.


Notary Public in and for the State of Texas

My Commission Expires:

10/31/2024

Teresa Santi
Type or Print Name



August 23, 2023

Matthew Hotelling, PE, PTOE
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Dutch Bros Coffee – Flower Mound, Texas– Queueing Study Letter

Dear Mr. Hotelling,

QUEUEING STUDY

This letter presents the results of a queueing study performed for the proposed Dutch Bros coffee shop, to be located south of Sagebrush Drive and west of Long Prairie Road in Flower Mound, Texas. The purpose of this letter is to determine if the drive-thru and available on-site stacking proposed is sufficient to accommodate the anticipated traffic demand associated with the development.

SITE CHARACTERISTICS

The proposed development is expected to be a 975 square foot (sq. ft.) drive-thru coffee shop. The proposed Dutch Bros coffee shop has two (2) drive-thru lanes with enough stacking to accommodate a maximum queue of 18 vehicles before impacts to on-site circulation or spillback is expected to occur.

DATA COLLECTION

Development traffic was estimated based on daily transaction data provided by the client as well as utilization of the typical time of day distribution for a Drive-Thru Coffee Shop published by the Institute of Transportation Engineers (ITE). The average Dutch Bros Coffee shop experiences 580 to 600 transactions throughout the day and are typically open from 5:00 AM to 11:00 PM (18-hours). ITE publishes hourly time of day distributions for uses based on Land Use Codes (LUC) and aggregated collected data. The data for a Coffee Shop with Drive-Thru Window (LUC 937) is based on 24-hours of operation. To provide for a conservative analysis, this hourly distribution was modified to fit the typical 18-hours of operation and 600 daily transactions expected for the proposed Dutch Bros Coffee Shop for a typical day of operations. A copy of this data and the calculations are provided in the attachments and is summarized in Table 1, on the following page.

TABLE 1: TRANSACTION DATA SUMMARY

Time Period	Expected Transactions
5:00 AM – 6:00 AM	46
6:00 AM – 7:00 AM	58
7:00 AM – 8:00 AM	62
8:00 AM – 9:00 AM	62
9:00 AM – 10:00 AM	49
10:00 AM – 11:00 AM	45
11:00 AM – 12:00 PM	43
12:00 PM – 1:00 PM	35
1:00 PM – 2:00 PM	37
2:00 PM – 3:00 PM	33
3:00 PM – 4:00 PM	34
4:00 PM – 5:00 PM	27
5:00 PM – 6:00 PM	19
6:00 PM – 7:00 PM	18
7:00 PM – 8:00 PM	13
8:00 PM – 9:00 PM	10
9:00 PM – 10:00 PM	7
10:00 PM – 11:00 PM	3

Based on the ITE hourly distribution for a drive-thru coffee shop, it can be expected that the peak hour of operation for the proposed Dutch Bros Coffee can be expected to occur during the morning period from 7:00 AM – 9:00 AM with a maximum of 62 transactions per hour expected during this time. The 8-hour period from 8:00 AM – 5:00 PM, which reflects a typical workday, shows that an average of 41 transactions of hour can be expected throughout the middle of the day. These two values were assumed to provide for conservative analysis of the peak period (62 transactions per hour) and average daily (41 transactions per hour) of the proposed drive-thru coffee shop.

QUEUEING ANALYSIS

A queueing analysis was performed based on the transaction data provided and assumptions of steady-state performance of Queueing Theory applied during the peak hour of operation. The M/M/1 and M/M/S system models were utilized to provide an estimate of drive-thru operations with both a single cashier, and multiple cashiers servicing the drive-thru line. It should be noted that the site is expected to have two (2) drive-thru lanes and orders are expected to be placed with outside attendees approaching customers in line and not at a fixed ordering location as with typical drive-thru restaurants. Because of this, it is assumed that multiple cashiers are available to process orders during peak demand periods and that processing of orders is quicker due to payment being handled prior to the order pickup window. An average traffic rate of 41 vehicles per hour and a maximum of 62 vehicles per hour was used in this analysis to model that of a typical hour of operations and of the morning peak hour. The service rate of the drive-thru cashier was assumed to be 1 customer every 60 seconds. A summary of this analysis is provided in Table 2. Refer to the attachments for the detailed queueing analysis calculations.

TABLE 2: QUEUEING ANALYSIS SUMMARY

Variable	Unit	Average (M/M/1)	Max (M/M/S)
Number of Servers	Servers	1	2
Peak Flow	Vehicles / Hour	41	62
Arrival Rate	Vehicles / Minute	0.68	1.03
Service Rate	Vehicles / Minute	1.0	1.0
Utilization Rate	n/a	0.68	0.52
Avg Wait + Service Time	Minutes	3.13	1.37
Avg Wait Time	Minutes	2.13	0.37
Avg # of Vehicles In Station	Vehicles	2.13	1.41
Avg # of Vehicles Waiting In Queue	Vehicles	1.45	0.38
Probability of 0 Vehicles in Queue (Idle)	%	32.0%	31.9%
Probability of >18 Vehicles in Queue (Max)	%	0.0%	0.0%

Based on the analysis results of the M/M/1 system model, the average peak vehicle queue of the average midday period is expected to be 2.13 vehicles with an average peak wait time of 3.13 minutes total with one (1) cashier working. The probability of the drive-thru being empty is approximately 32.0% and the probability of the queue exceeding the available drive-thru stacking is less than 1%. As space has been provided in the site design to handle a maximum queue of 18 vehicles, queueing issues are not expected during the average non-peak period when one (1) cashier is working.

The M/M/S system model was used to analyze the morning peak period where 62 transactions per hour can be expected. This system was used as the M/M/1 model indicated that a single cashier would be insufficient to handle that much drive-thru traffic. Assuming two (2) cashiers during the morning peak period, the average vehicle queue was found to be 1.41 vehicles with an average peak wait time of 1.37 minutes total. The probability of the drive-thru being empty is approximately 31.9% and the probability of the queue exceeding the available drive-thru stacking is less than 1%. As space has been provided in the site design to handle a maximum queue of 18 vehicles, queueing issues are not expected during the average morning peak period when two (2) cashiers are working.

SUMMARY

This letter presents the results of a queueing study performed for the proposed Dutch Bros Drive-Thru Coffee Shop, to be located south of Sagebrush Drive and west of Long Prairie Road in Flower Mound, Texas. The purpose of this letter is to determine if the drive-thru and available on-site stacking proposed is sufficient to accommodate the anticipated traffic demand associated with the development. Based on a review of the expected drive-thru queue lengths of 2.13 vehicles during the non-peak period with one (1) cashier working and 1.41 vehicles during the morning peak period with two (2) cashiers working, the currently proposed site plan is expected to sufficiently accommodate the projected queues as space has been provided in the site design to handle a maximum queue of 18 vehicles.

If you should have any questions or comments relative to this study, please feel free to contact me at 919.287.0741.

Sincerely,

MCADAMS



Nate Bouquin, PE, PTOE



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SITE DATA TABLE		
PHYSICAL ADDRESS	3101 LONG PRAIRIE ROAD	
GROSS SITE AREA	1.322 ACRES AND 57586 S.F.	
NET SITE AREA	1.322 ACRES AND 57586 S.F.	
ZONING	PD-186	
PROPOSED USE	RESTAURANT	
LOT COVERAGE DATA		
BUILDING COVERAGE	1.69%/ 975 S.F.	
IMPERVIOUS AREA	62.86%/ 36198 S.F.	
PERVIOUS AREA	37.14%/ 21388 S.F.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING (ACCOUNTS FOR SHARED PARKING AGREEMENT)		
RESTAURANT (1 SPACE PER 75 SQUARE FEET)	13 SPACES	25 SPACES
TOTAL PARKING	13 SPACES	25 SPACES
ACCESSIBLE PARKING SPACES	1 SPACE	1 SPACE
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	26 Feet and 11 3/4 inches	
MEAN HEIGHT	20 Feet and 10 1/2 inches	
TOTAL SQUARE FOOTAGE	975 S.F.	

MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL/OFFICE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	LONG PRAIRIE ROAD -- MAJOR ARTERIAL
WATER PLAN	EXISTING 12" LINE ALONG FM 2499.
WASTEWATER PLAN	EXISTING 10" LINE AT SUBBASIN 9"
ECONOMIC IMPACT	INCREASE SALES TAX REVENUE FROM THE SALES OF THE RESTAURANT USES.

LEGEND	
ABBREVIATIONS:	
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
MAUE	MUTUAL ACCESS & UTILITY EASEMENT
UE	UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
WLE	WATER LINE EASEMENT
WME	WALL MAINTENANCE EASEMENT
MAE	MUTUAL ACCESS EASEMENT
FPE	FINISHED FLOOR ELEVATION
LSB	LANDSCAPE BUFFER
SB	SETBACK LINE
BL	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
LINES & SYMBOLS:	
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	TREE
	PROP. SIDEWALK
	PROP. TRAIL
	PARKING COUNT
	EASEMENT LINE
	PROPERTY LINE
	CAR STACKING

GENERAL NOTES

- REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE AND SCREENING DETAILS.
- TYPICAL PERPENDICULAR PARKING SPACES IS 9'X18' UNLESS OTHERWISE NOTED.
- BARRIER FREE RAMPS (BFR) SHALL BE CONSTRUCTED TO CITY OF FORT WORTH STANDARDS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTH OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS.
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- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ECT. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACEMENT OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
- RETAINING WALLS GREATER THAN 3' IN HEIGHT EXPOSED ARE TO BE DESIGNED BY A STRUCTURAL ENGINEER.
- ALL SIGNAGE AND STRIPING TO BE IN COMPLIANCE WITH THE ACCESSIBLE PARKING SPACES SECTION 68.104.
- REFER TO ACCESSIBLE BOLLARD DETAIL FOR ALL ACCESSIBLE SIGNAGE LAYOUT.
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
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- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
- ALL CURB LINE RADII ARE INDICATED AT FACE OF CURB. ALL SIDEWALK RADII ARE SHOWN AT THE EDGE OF PAVEMENT.
- ALL RADII AR 3.0' UNLESS OTHERWISE NOTED.
- FIRE LANE STRIPING SHALL BE DONE IN ACCORDANCE WITH THE TOWN STANDARDS AND TEXAS FIRE CODE

OWNER/DEVELOPER
EMBRÉ DEVELOPMENT GROUP, INC.
124 MCMAKIN ROAD
BARTONVILLE, TX 76228
Ph. 682.605.8079
Contact: Bbradys@EmbreGroup.com

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PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JOSHUA M. BARTON, P.E. #129227
DATE 8/31/2023

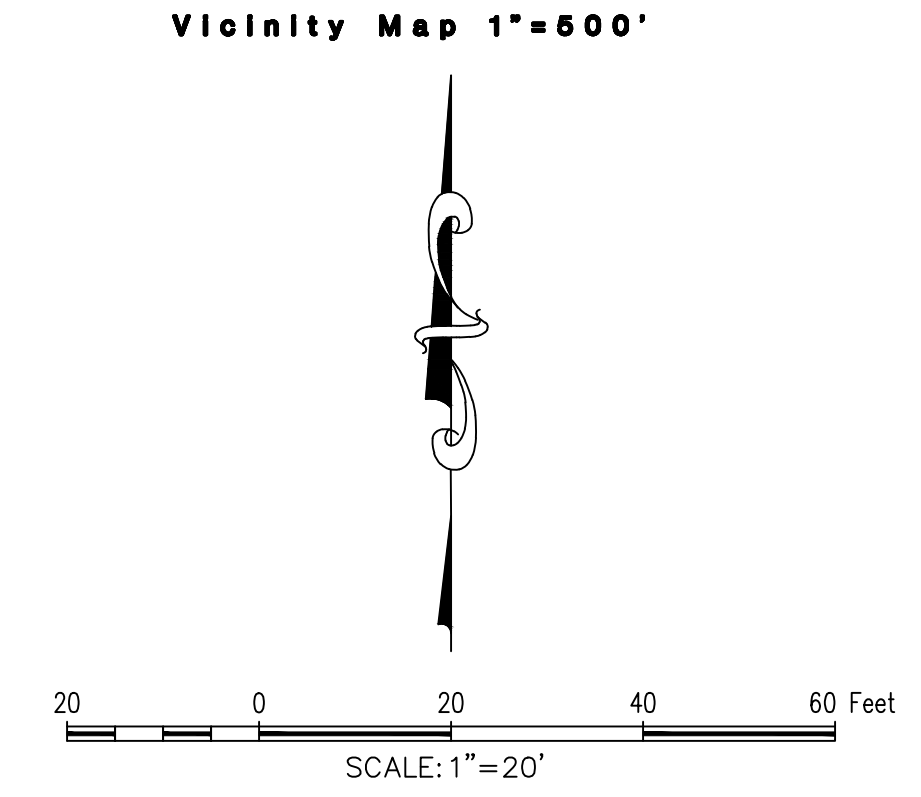
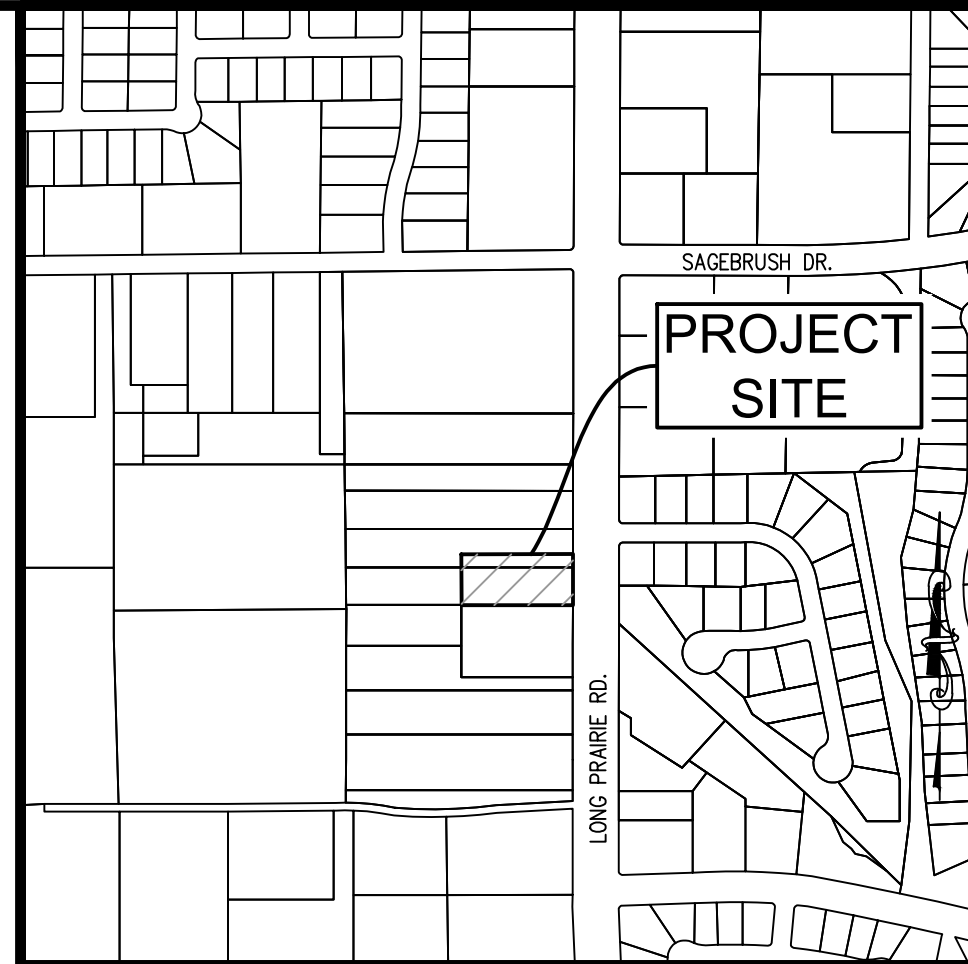
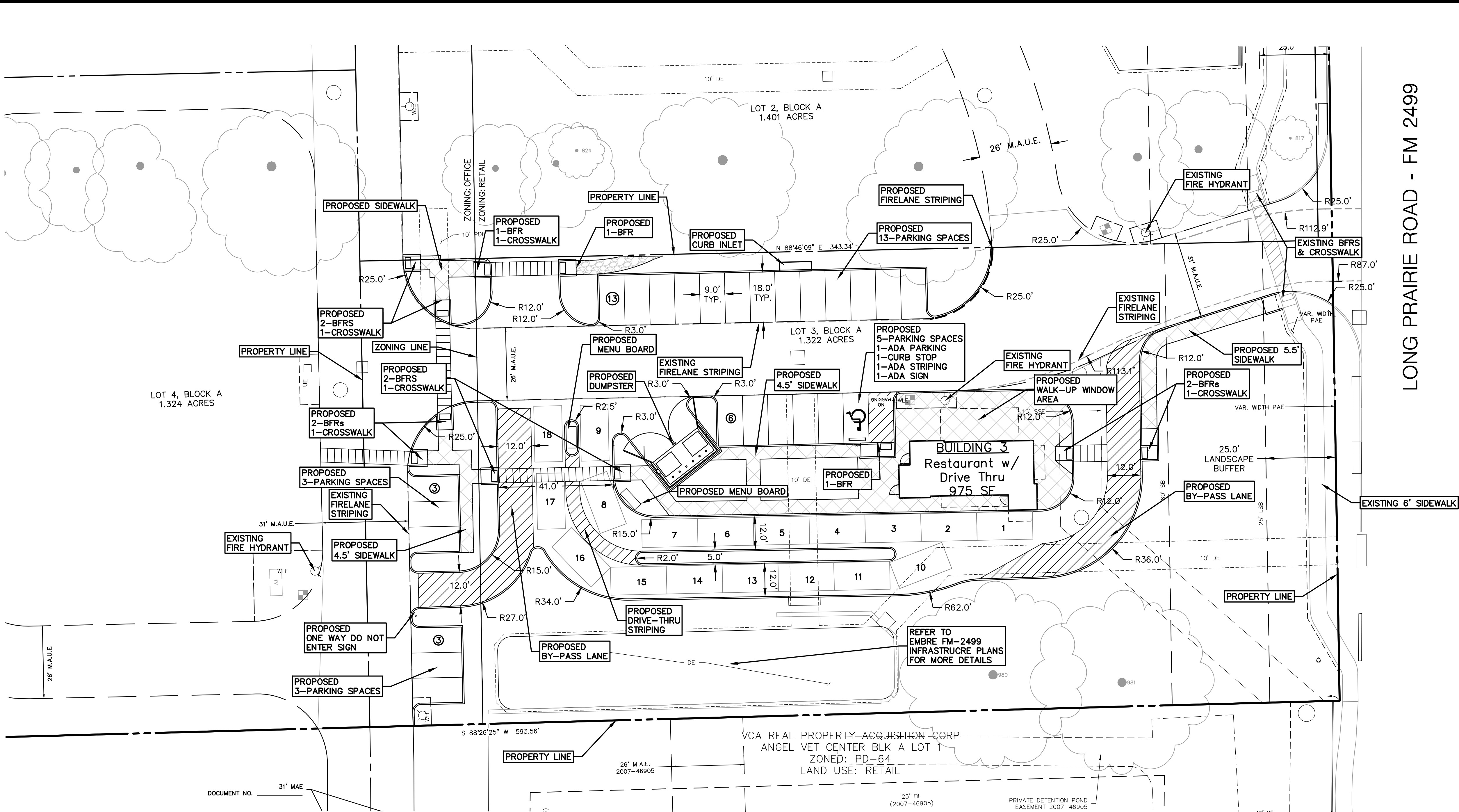
SITE PLAN

DUTCH BROS.
Lot 3, Block A
EMBREE FM 2499
1322 Acres
in the
J. WIZWELL SURVEY, ABSTRACT NO. A-1846
FLOWER MOUND
DENTON COUNTY, TEXAS



The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
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DUTCH BROS.



BM#1 BOX CUT ON CURB OF PARKING LOT ISLAND, APPROXIMATELY 175' EAST AND APPROXIMATELY 22' NORTH OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEV. 615.71N=7,060,275.0'E=2,406,013.6'

BM#2 BOX CUT ON CURB OF PARKING LOT AT A POINT OF CURVATURE, APPROXIMATELY 292' EAST AND APPROXIMATELY 134' SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. ELEV. 616.53'N=7,059,619.2'E=2,406,139.3'

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use			
Source: ITE <i>Trip Generation Manual</i> , 11th Edition			
Land Use Code	937		
Land Use	Coffee/Donut Shop with Drive-Through Window		
Setting	General Urban/Suburban		
Time Period	Weekday		
# Data Sites	1		
	% of 24-Hour Vehicle Trips		
Time	Total	Entering	Exiting
12:00 - 1:00 AM	0.1%	0.1%	0.1%
1:00 - 2:00 AM	0.1%	0.1%	0.1%
2:00 - 3:00 AM	0.0%	0.0%	0.1%
3:00 - 4:00 AM	0.3%	0.4%	0.1%
4:00 - 5:00 AM	1.7%	1.9%	1.5%
5:00 - 6:00 AM	7.5%	8.2%	6.8%
6:00 - 7:00 AM	9.5%	10.0%	8.9%
7:00 - 8:00 AM	10.0%	10.3%	9.8%
8:00 - 9:00 AM	10.0%	10.0%	10.1%
9:00 - 10:00 AM	8.1%	7.7%	8.5%
10:00 - 11:00 AM	7.4%	7.2%	7.6%
11:00 - 12:00 PM	6.9%	6.7%	7.2%
12:00 - 1:00 PM	5.8%	5.4%	6.1%
1:00 - 2:00 PM	6.0%	6.3%	5.7%
2:00 - 3:00 PM	5.4%	5.2%	5.6%
3:00 - 4:00 PM	5.5%	5.7%	5.3%
4:00 - 5:00 PM	4.4%	4.6%	4.2%
5:00 - 6:00 PM	3.0%	2.7%	3.4%
6:00 - 7:00 PM	2.9%	2.7%	3.0%
7:00 - 8:00 PM	2.1%	2.1%	2.2%
8:00 - 9:00 PM	1.6%	1.2%	1.9%
9:00 - 10:00 PM	1.2%	1.2%	1.2%
10:00 - 11:00 PM	0.5%	0.4%	0.6%
11:00 - 12:00 AM	0.0%	0.0%	0.1%

Daily Transactions	600
Open	5:00:00 AM
Close	11:00:00 PM
Hours of Operation	18:00

% of 18-Hour Vehicle Trips	Total # of Trips
7.67%	46
9.68%	58
10.28%	62
10.28%	62
8.24%	49
7.57%	45
7.10%	43
5.89%	35
6.11%	37
5.51%	33
5.63%	34
4.49%	27
3.12%	19
2.93%	18
2.20%	13
1.59%	10
1.21%	7
0.51%	3

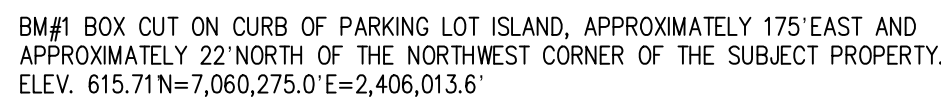
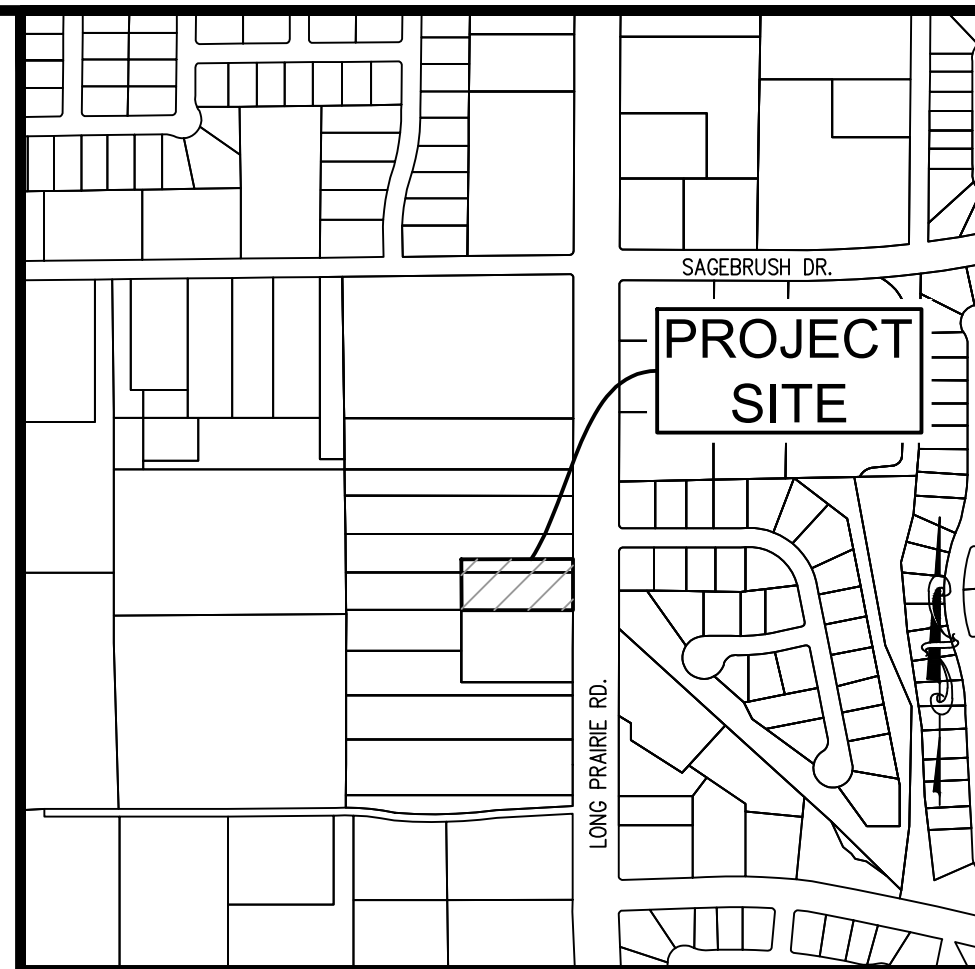
AVERAGE
41
TRANSACTIONS

M/M/1 Queueing Analysis Summary Table - Dutch Bros Coffee				
Symbol	Variable	Value	Unit	Calculation
	Peak Flow (Veh/Hour)	41	Vehicles Per Hour	Given
λ	Arrival Rate	0.68	Vehicles Per Minute	$\lambda = \frac{41}{60}$
μ	Service Rate	1.00	Vehicles Per Minute	Given
ρ	Utilization Rate	0.68		$\rho = \frac{0.68}{1.00}$
W	Average Waiting time for each vehicle in queue plus time being served	3.13	Minutes	$W = \frac{1}{1.00 - 0.68}$
W_q	Average Waiting time for each vehicle in queue	2.13	Minutes	$W_q = \frac{1.45}{0.68}$
L	Average number of Vehicles in the station	2.13	Vehicles	$L = \frac{0.68}{1.00 - 0.68}$
L_q	Average number of Vehicles waiting in the queue	1.45	Vehicles	$L_q = 2.13 - 0.68$
P_0	Probability of 0 vehicles in Queue	32.0%	%	$P_0 = 1 - 0.68$
P_{18}	Probability of 18 Vehicles in Queue	0.0%	%	$P_{14} = .32 * 0.68^{18}$

Equations
$\rho\{0\} = 1 - \rho$
$\rho\{n\} = \rho\{0\}\rho^n$
$W = \frac{1}{\mu - \lambda} = W_q + \frac{1}{\mu} = \frac{L}{\lambda}$
$W_q = \frac{\rho}{\mu - \lambda} = \frac{L_q}{\lambda}$
$L = \frac{\lambda}{\mu - \lambda} = L_q + \rho$
$L_q = \frac{\rho\lambda}{\mu - \lambda}$

M/M/S Queueing Analysis Summary Table - Dutch Bros Coffee				
Symbol	Variable	Value	Unit	Calculation
S	Number of Servers	2	Servers	Given
	Peak Flow (Veh/Hour)	62	Vehicles Per Hour	Given
λ	Arrival Rate	1.03	Vehicles Per Minute	$\lambda = \frac{62}{60}$
μ	Service Rate	1.00	Vehicles Per Minute	Given
ρ	Utilization Rate	0.52		$\rho = \frac{1.03}{1.00 * 2}$
τ	Traffic Intensity Ratio	1.03		$\tau = \frac{1.03}{1.00}$
C	Probability of Queueing on Arrival	35%	%	$C = \frac{0.231 * 1.03^2}{2! * (1 - 0.69)}$
W	Average Waiting time for each vehicle in queue plus time being served	1.37	Minutes	$W = \frac{2.77}{1.03}$
W_q	Average Waiting time for each vehicle in queue	0.37	Minutes	$W_q = \frac{1.74}{1.03}$
L	Average number of Vehicles in the station	1.41	Vehicles	$L = 1.74 + 1.03$
L_q	Average number of Vehicles waiting in the queue	0.38	Vehicles	$L_q = \frac{0.78 * 0.69}{1 - 0.69}$
P_0	Probability of 0 vehicles in Queue	31.9%	%	$P_0 = \left(\left(\sum_{n=0}^{S-1} \frac{1.03^n}{n!} \right) + \frac{1.03^S}{2! * (1 - 0.52)} \right)^{-1}$
P_{18}	Probability of 18 Vehicles in Queue	0.0%	%	$P_{14} = 0.2296 * \frac{1.04^{18}}{2! * 1.5^{18-2}}$

Equations
$P_0 = \left(\left(\sum_{n=0}^{S-1} \frac{\tau^n}{n!} \right) + \frac{\tau^S}{S! * (1 - \rho)} \right)^{-1}$
$P_n = P_0 * \frac{\tau^n}{S! * S^{n-S}}$
$W = \frac{L}{\lambda}$
$W_q = \frac{L_q}{\lambda}$
$C = \frac{P_0 * \tau^S}{S! * (1 - \rho)}$
$L = L_q + \tau$
$L_q = \frac{C * \rho}{1 - \rho}$
$\tau = \frac{\lambda}{\mu}$



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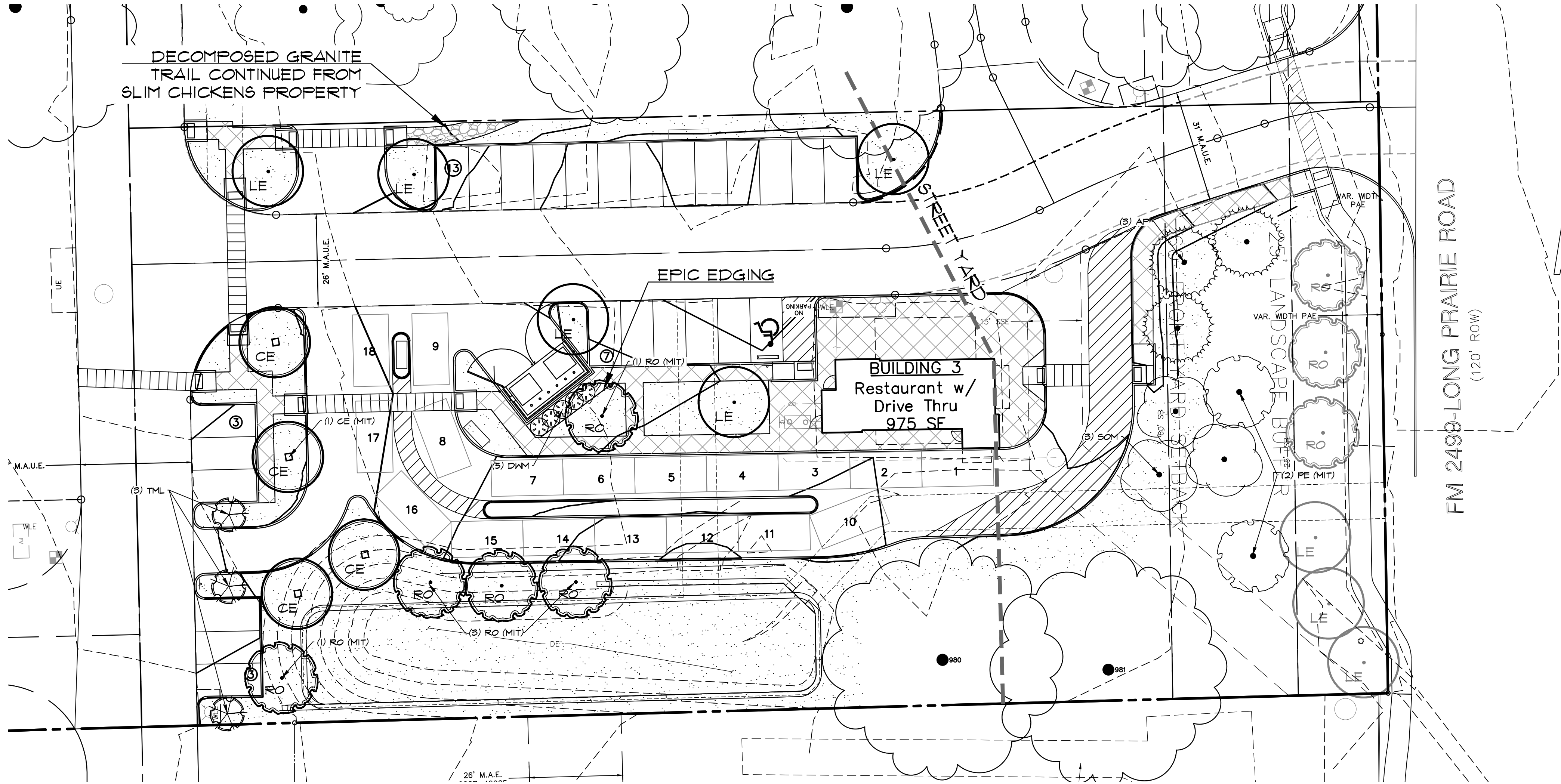
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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JOSHUA M. BARTON,
P.E. #129227
DATE 8/31/2023

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CONTRACTOR TO REFER TO CIVIL PLANS FOR THE LOCATIONS OF PROPOSED AND EXISTING UTILITIES. CONTRACTOR RESPONSIBLE FOR COORDINATION OF LANDSCAPE WITH UTILITIES

PLANT SCHEDULE

TREES CODE COMMON / BOTANICAL NAME

AP	Afghan Pine Pinus eldarica
CE	Cedar Elm Ulmus crassifolia
LE	Lacebark Elm Ulmus parvifolia
PE	Pecan Carya illinoensis
RO	Shumard Red Oak Quercus shumardii
SOM	Southern Magnolia Magnolia grandiflora

ORNAMENTAL TREES CODE COMMON / BOTANICAL NAME

TML	Texas Mountain Laurel Sophora secundiflora
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SHRUBS CODE COMMON / BOTANICAL NAME

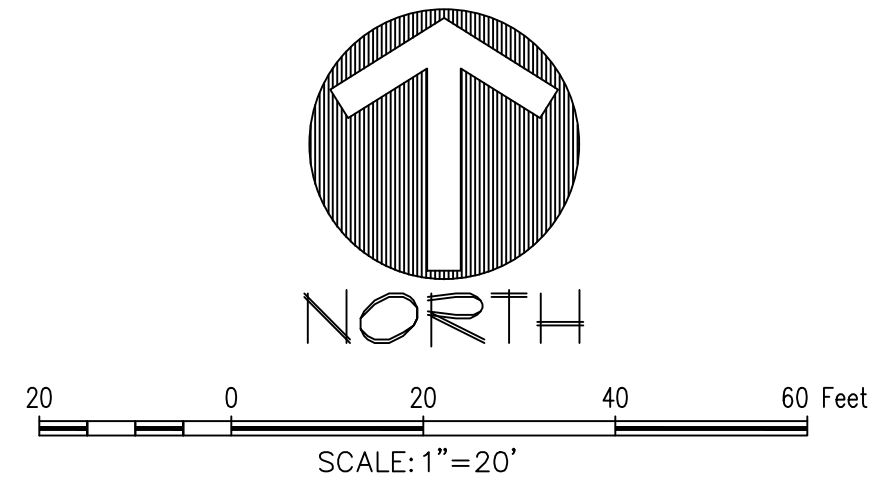
DWM	Dwarf Southern Wax Myrtle Myrica pusilla
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GROUND COVERS CODE COMMON / BOTANICAL NAME

SOD	Bermuda Grass Cynodon dactylon
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PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	REMARKS			DIVERSITY %
3	Afghan Pine	Pinus eldarica	3"	10'-12'	PER PLAN			12%
4	Cedar Elm	Ulmus crassifolia	3"	10'-12'	PER PLAN			16%
5	Lacebark Elm	Ulmus parvifolia	3"	10'-12'	PER PLAN			20%
2	Pecan	Carya illinoensis	3"	10'-12'	PER PLAN			8%
5	Shumard Red Oak	Quercus shumardii	3"	10'-12'	PER PLAN			20%
3	Southern Magnolia	Magnolia grandiflora	45 GAL (3" CAL.)	8'-10'	PER PLAN			12%
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	REMARKS			
3	Texas Mountain Laurel	Sophora secundiflora	20 GAL	7'-8'	PER PLAN			12%
SHRUBS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	SPACING	
5	Dwarf Southern Wax Myrtle	Myrica pusilla	5 gal	36"	4'-0"	FULL	60" o.c.	
GROUND COVERS	COMMON NAME	BOTANICAL NAME						
13,855 sf	Bermuda Grass	Cynodon dactylon						



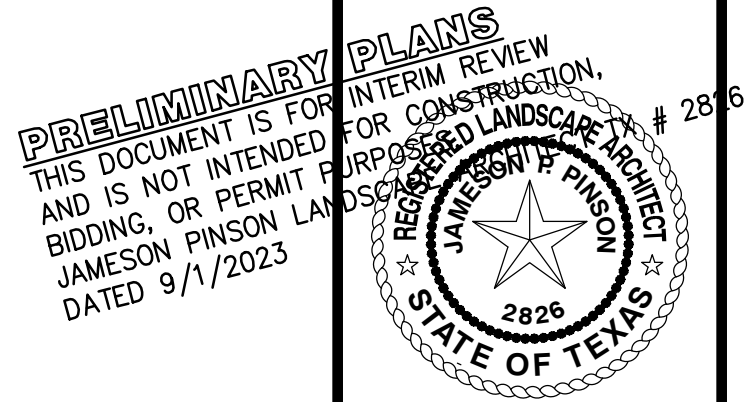
LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND DUTCH BROS FLOWER MOUND

STREET BUFFER WIDTH		REQUIRED	PROVIDED
Long Prairie Rd.		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	PROVIDED	STREET FRONTAGE (LINEAR FEET)	REQUIRED
1 per 30 L.F.	Total	499.94 L.F. of shared buffer	17 trees (3" cal.)
	Lot 1 (Whataburger)		19 trees (3" cal.)
	Lot 2 (Slim Chickens)		7 trees (3" cal.)
	Lot 3 (Dutch Bros)		6 trees (3" cal.)
			6 trees (3" cal.)
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	71,783 s.f. of shared street yard	14,357 s.f. of street yard	39,240 s.f. of street yard
STREET YARD TREES			
STANDARD	PROVIDED	TOTAL STREET YARD (SQUARE FEET)	REQUIRED
Between 10,000 and 110,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	Total	71,783 s.f. of shared street yard	35 Trees (3" cal.)
	Lot 1 (Whataburger)		30 New, 5 Existing
	Lot 2 (Slim Chickens)		9 trees (3" cal.)
	Lot 3 (Dutch Bros)		12 trees (3" cal.)
			14 trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	212 Shared Parking Spaces	1,590 s.f.	32,650 s.f.
1 tree per 10 parking spaces	25 shared Parking Spaces	3 trees (3" cal.)	4 canopy trees + 3 ornamental trees

NOTE:
SHARED BUFFER AND STREET YARD LANDSCAPE REQUIREMENTS SATISFIED THROUGH FINAL DEVELOPMENT. REFERENCE ZPD22-004

DUTCH BROS.
EMBREE FM 2499
Lot 3, Block A
1322 Acres
J. WIZWELL SURVEY, ABSTRACT NO. A-1346
FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN



Drawn By: VC
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TPE: 1992 TPELS: 1018440
www.mcadams.com



DUTCH BROS.



1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
13. All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



MCADAMS

DUTCH BROS.
EMBREE FM 2499
Lot 3, Block A
1.322 Acres
 in the
J. WIZWELL SURVEY, ABSTRACT NO. A-1346
FLOWER MOUND

LANDSCAPE DETAILS

2021310313

L2.01

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.A.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS
DATED 9/1/2023

Drawn By: VC
Date: 05/15/2023
Scale:
Revisions:
06/19/2023
07/28/2023
09/01/2023

2021310313

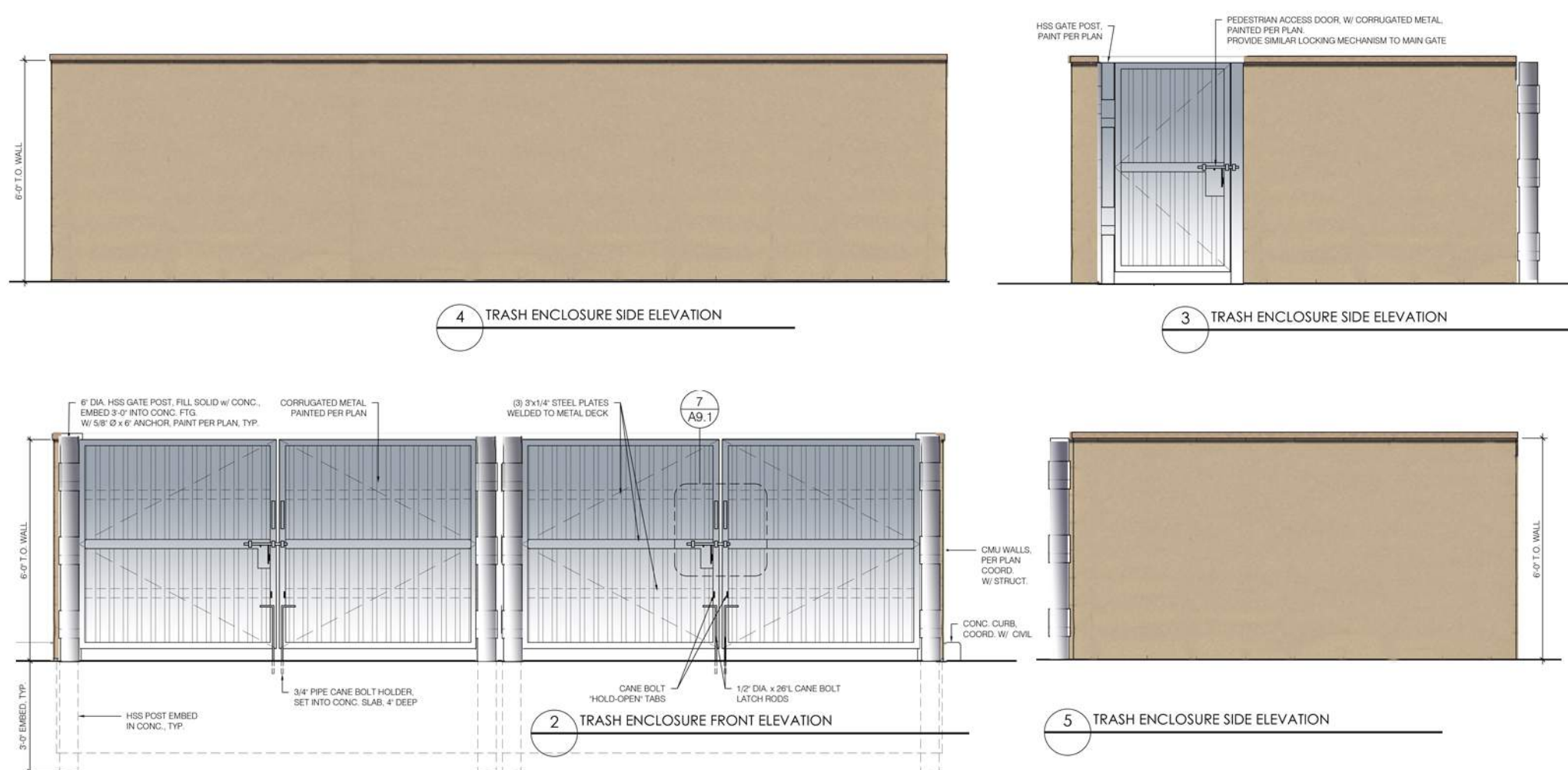
L2.01

File: M:\Projects\EMB\2021310313\04-Production\Engineering\Construction Drawings\Sheets\2021310313-LS
 Mottet: 9/1/2023 11:20 AM, by Pallwyn Anderson; Saved: 9/1/2023 11:17 AM, by Panderton



Know what's below
Call before you dig

OWNER/DEVELOPER
EMBREE DEVELOPMENT GROUP, INC.
124 MCMAKIN ROAD
BARTONVILLE, TX 76226
Ph. 682. 605. 8079
Contact: Bbradve@EmbreeGroup.com



TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
2	STUCCO		KHAKI SW6150	
3	CMU BLOCK	BASALITE	KHAKI SW6150	SMOOTH FACE, 8x16@8, 8x8@8 AS NECESSARY
	CMU CAP	BASALITE	KHAKI SW6150	12x16x2
PT-1	PAINT	SHERWIN-WILLIAMS	GP-0624	DUTCH BROS GRAY, GATES BODY
PT-2	PAINT	SHERWIN-WILLIAM	GP-0642	DUTCH BROS GRAY, GATE FRAMES & POSTS

- GENERAL NOTES:**
- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH MATERIAL AND COLOR OF THE BUILDING
 - SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH APPLICABLE TOWN REGULATIONS

BUILDING MATERIALS



S STONE VENEER
COLOR: AUSTIN WHITE



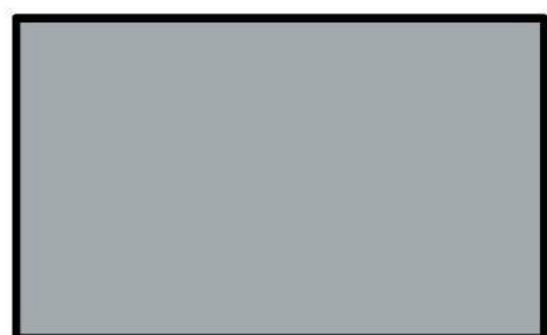
S-1 STUCCO
PAINT: SHERWIN-WILLIAMS
COLOR: UNIVERSAL KHAKI (SW6150)



B-1 BRICK
ACME BRICK, RUNNING BOND (KING)
COLOR: MOCHA BROWN ANTIQUE



B-2 BRICK
ACME BRICK, SOLDIER COURSE
COLOR: ASHWOOD



MP-1 METAL PARAPET CAP
WESTERN STATES METAL: BOX RIB
COLOR: DB GRAY



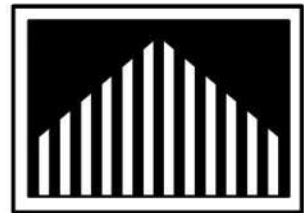
MP-2 METAL PARAPET CAP
WESTERN STATES METAL: BOX RIB
COLOR: DB BLUE



CF CANOPY FASCIA
COLOR: DB DARK GRAY



MA METAL AWNING
COLOR: POWDERCOATED DB DARK GRAY



■ Castles Design Group ■

DUTCH BROS COFFEE
NEW FREESTANDING BUILDING
3101 LONG PRAIRIE ROAD
FLOWER MOUND, TX 75022

ARCHITECT:
CASTLES DESIGN GROUP
3801 KIRBY DR. STE. 600
HOUSTON, TEXAS 77098
TEL: (713) 664-7974
ARCHITECT OF RECORD: STEVEN PRATT, AIA, NCARB

CLIENT:
EMBREE DEVELOPMENT GROUP, INC.
BRYAN BRADY / SENIOR PROJECT MANAGER
4747 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633
TEL: (682) 605-8079
CEL: (214) 724-9011
E-MAIL: BBRADY@EMBREEGROUP.COM

SUBMITTAL DATE:
FEBRUARY 28, 2023

GENERAL NOTES:

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECTS SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

MATERIAL TABULATIONS:

(SQUARE FOOTAGE PER FAÇADE)

	NORTH:	SOUTH:	EAST:	WEST:
TOTAL FAÇADE (SF):	1030	1030	550	550
DOORS & WINDOWS (SF):	70	24	57	72
FAÇADE (SF): (LINE 1 - LINE 2) (EXCLUSIVE OF DOORS & WINDOWS)	960	1006	493	478
PRIMARY MASONRY (TOTAL %):	93.02%	94.53%	94.93%	92.68%
STONE(SF):	153	124	50	38
(% OF LINE 3)	15.94%	12.33%	10.14%	7.95%
BRICK (SF):	50	220	220	105
(% OF LINE 3)	5.21%	21.87%	44.62%	21.97%
STUCCO (SF):	690	607	198	300
(% OF LINE 3)	71.88%	60.34%	40.16%	62.76%
SECONDARY MATERIAL (TOTAL %):	6.98%	5.47%	5.07%	7.32%
METAL PARAPET CAP (SF):	67	55	25	35
(% OF LINE 3):	6.98%	5.47%	5.07%	7.32%

COLOR TABULATIONS:

(SQUARE FOOTAGE PER FAÇADE)

	NORTH:	SOUTH:	EAST:	WEST:
EARTH TONE COLORS (TOTAL %):	87.81%	72.66%	50.30%	70.71%
STONE (EARTH TONE COLOR):	153	124	50	38
(% OF TOTAL FAÇADE)	15.94%	12.33%	10.14%	7.95%
BRICK (EARTH TONE COLOR):	50	220	220	105
(% OF TOTAL FAÇADE)	5.21%	21.87%	44.62%	21.97%
STUCCO (EARTH TONE COLOR):	690	607	198	300
(% OF TOTAL FAÇADE)	71.88%	60.34%	40.16%	62.76%
ACCENT - DBC BLUE (TOTAL %):	6.98%	5.47%	5.07%	7.32%
METAL CAP (BLUE ACCENT COLOR):	67	55	25	35
(% OF TOTAL FAÇADE)	6.98%	5.47%	5.07%	7.32%

BUILDING LIGHTING

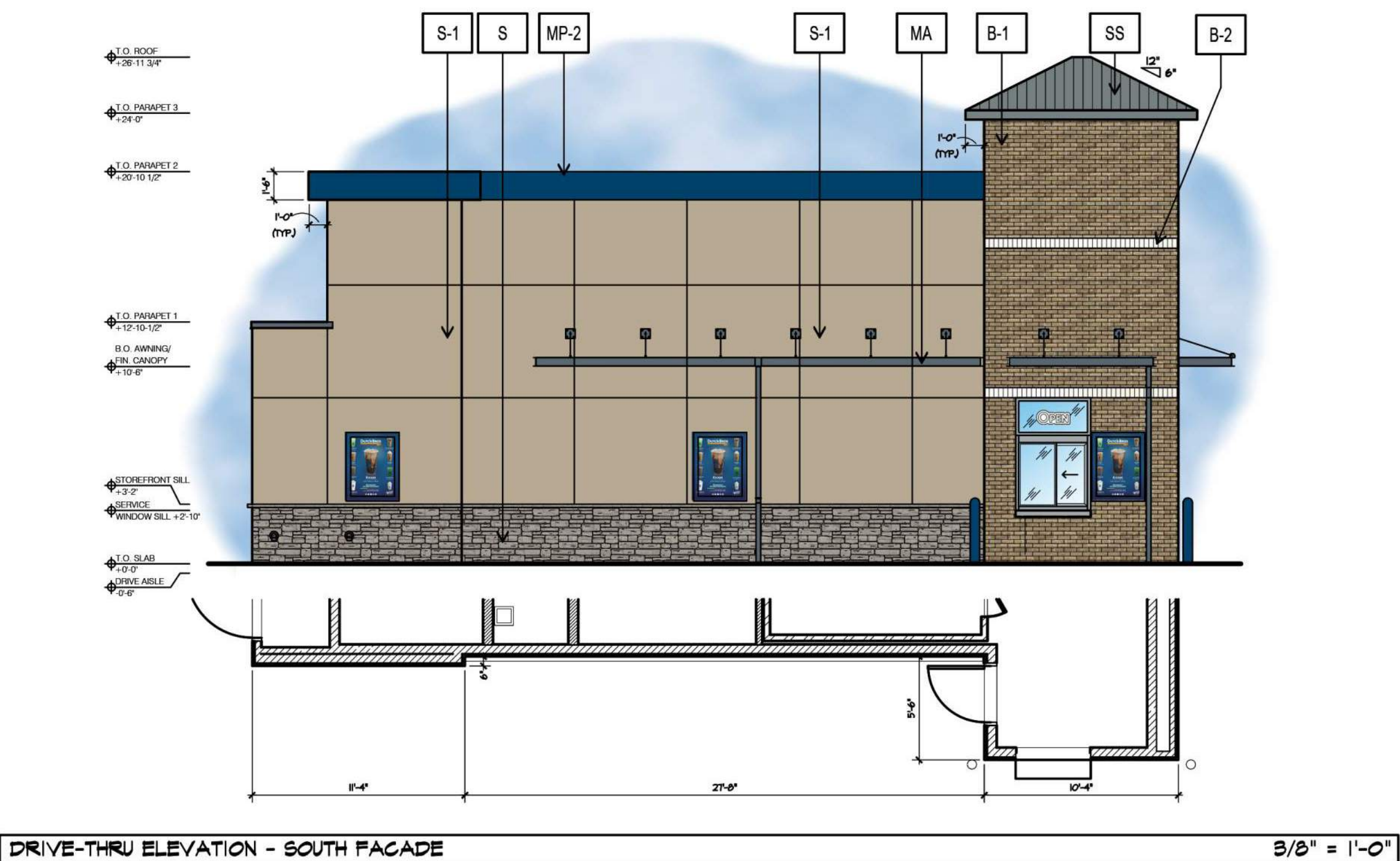
L4 WALL SCONCE
MANUFACTURER: TECH LIGHTING
COLOR: CHARCOAL

L6 WALL PACK
MANUFACTURER: RAB
COLOR: CHARCOAL

SF STOREFRONT SYSTEM
MANUFACTURER: KWAMER
GLAZING: 1" TEMPERED LOW-E
COLOR: CLEAR ANODIZED ALUMINUM

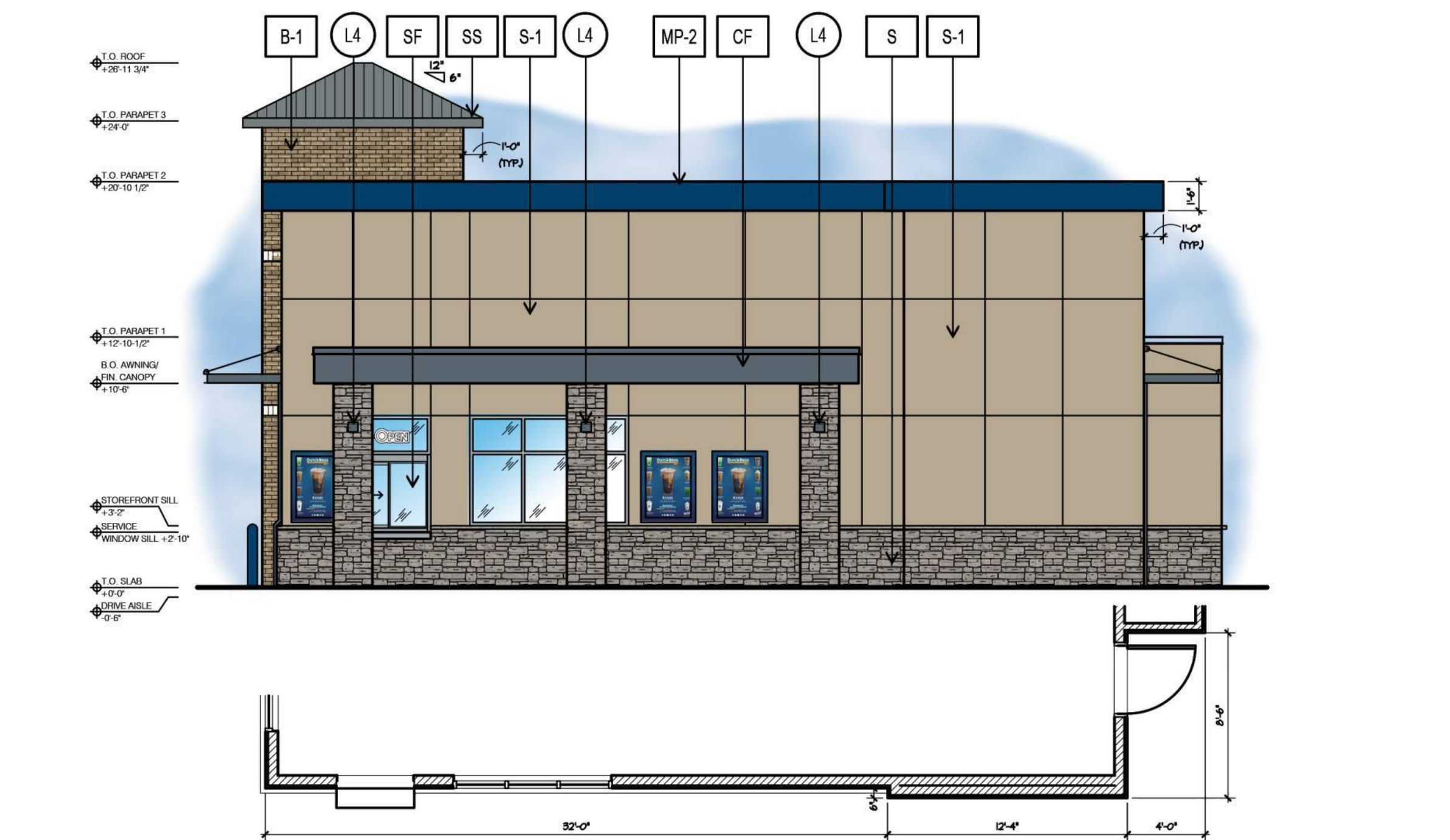


SS METAL ROOF
MANUFACTURER: BERRIDGE (OR SIMILAR)
PROFILE: STANDING SEAM
COLOR: ZINC GRAY



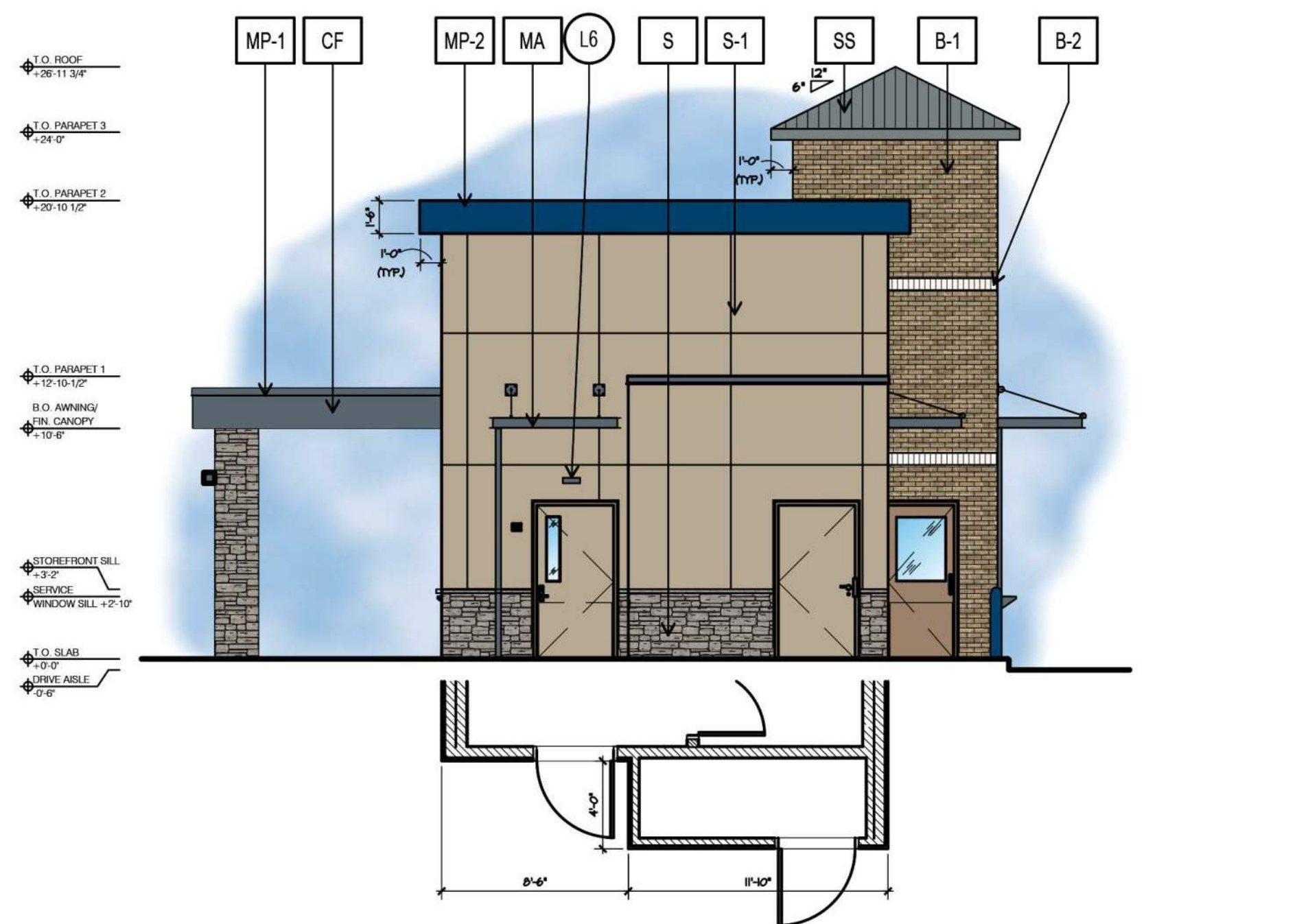
DRIVE-THRU ELEVATION - SOUTH FAÇADE

3/8" = 1'-0"



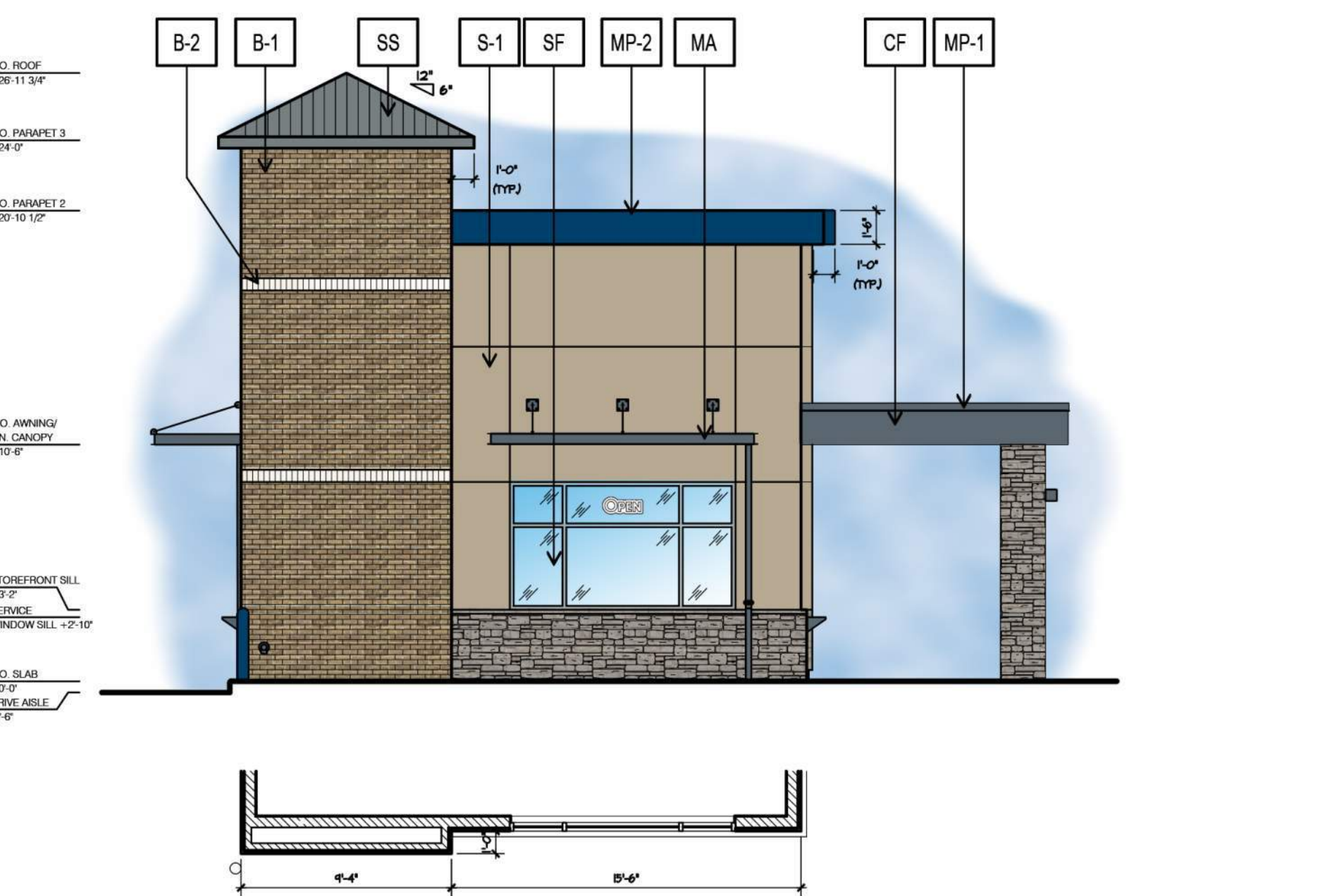
NON DRIVE-THRU ELEVATION - NORTH FAÇADE

3/8" = 1'-0"



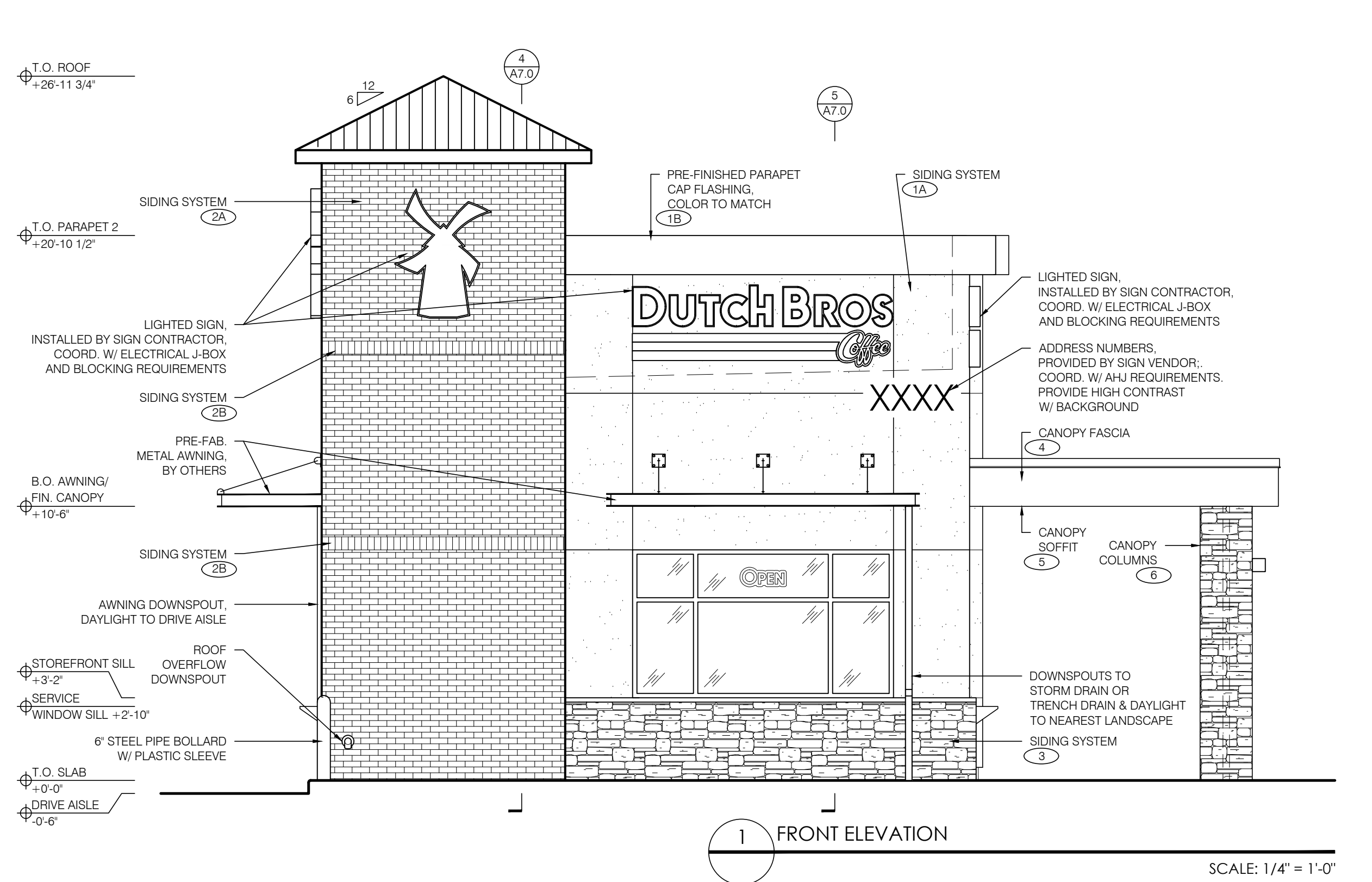
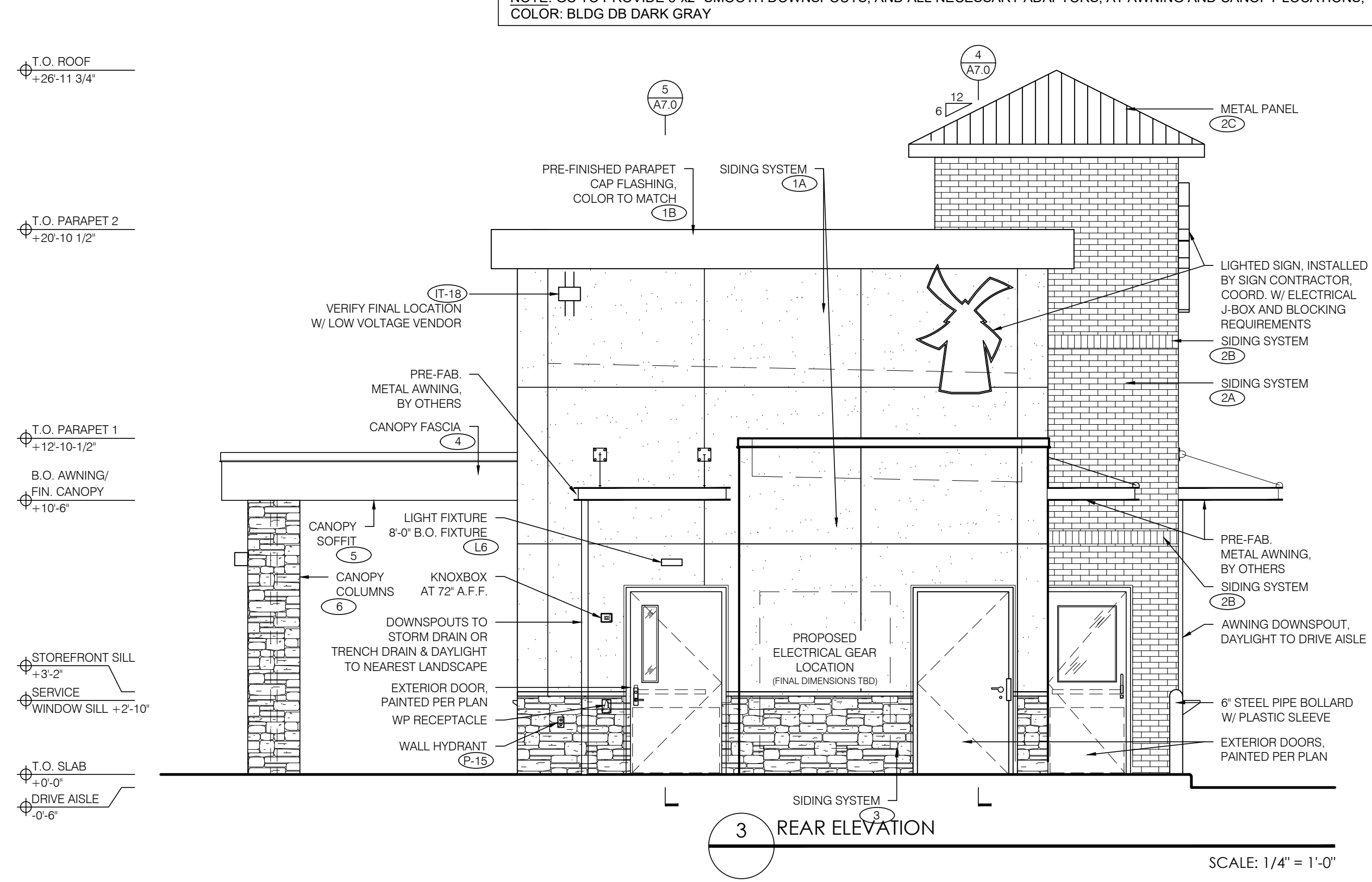
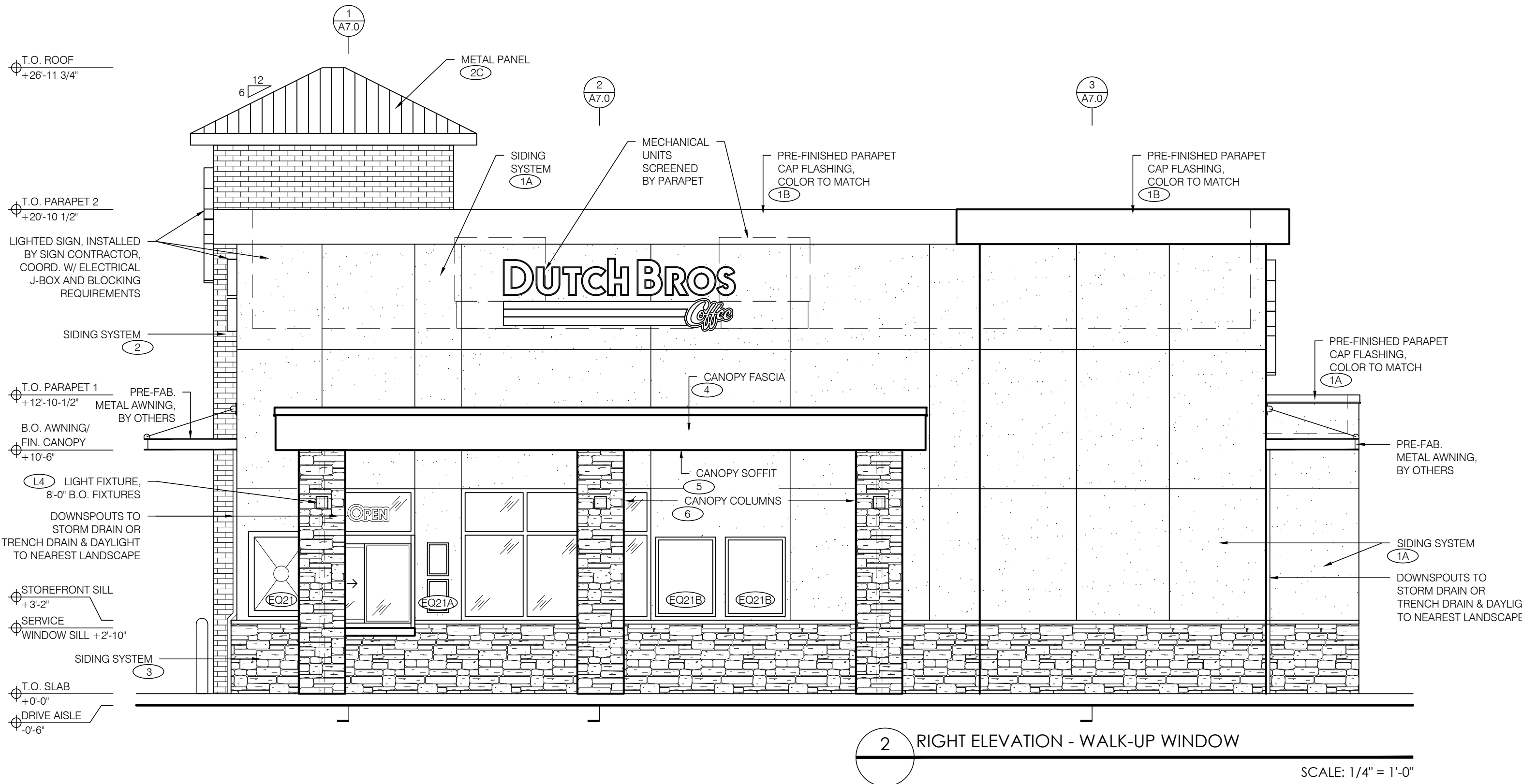
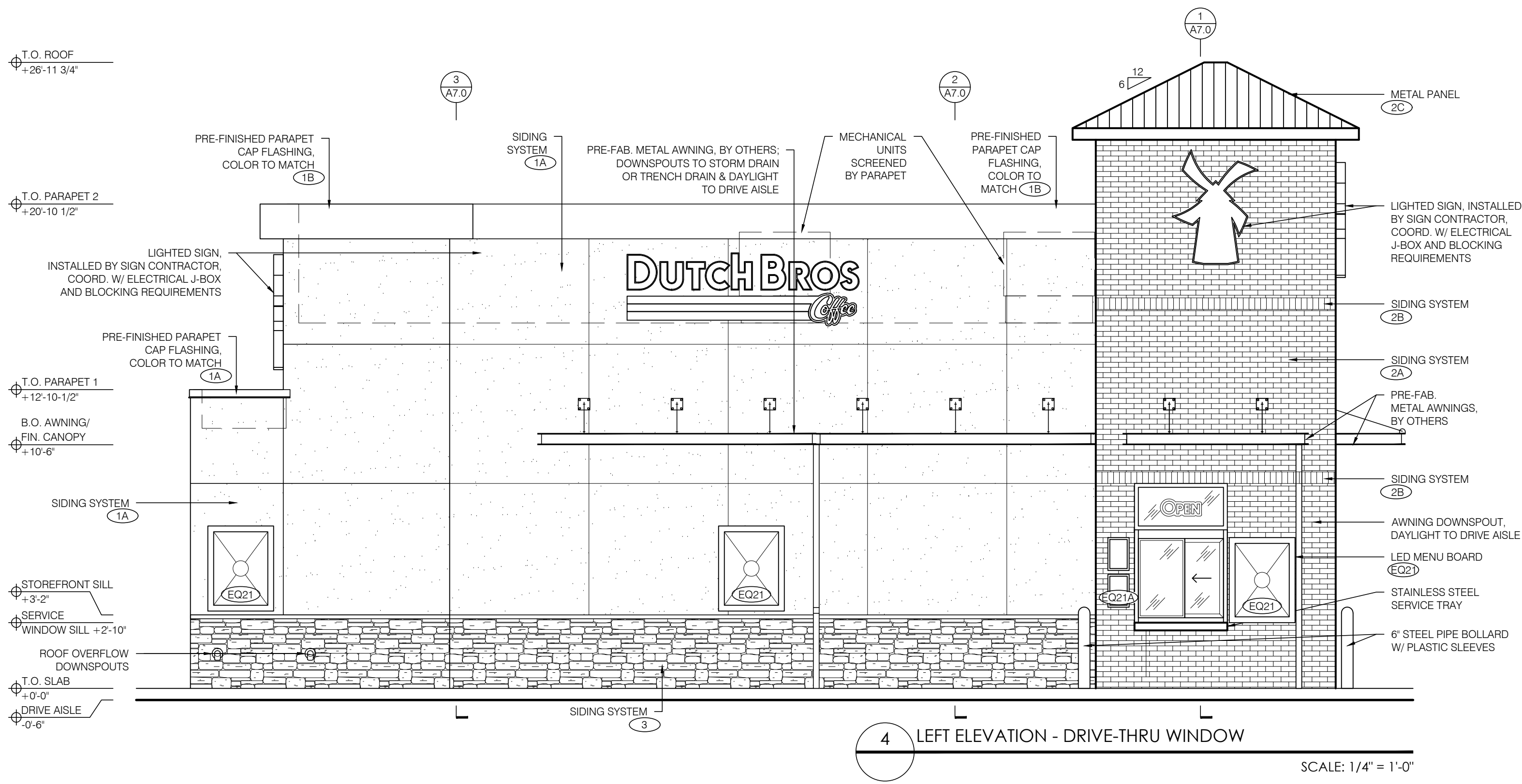
REAR ELEVATION - WEST FAÇADE

3/8" = 1'-0"

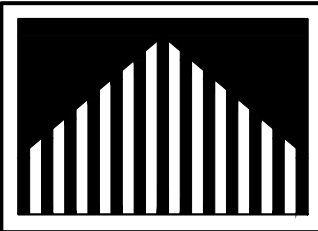


FRONT ELEVATION - EAST FAÇADE

3/8" = 1'-0"



EXTERIOR FINISH SCHEDULE - ALTERNATE W/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	COLOR: UNIVERSAL KHAKI (SW6150)
1B	METAL CAP			COLOR: BLDG DB BLUE
ZONE 2 (TOWER)				
2A	BRICK VENEER	ACME THINBRIK	MOCHA BROWN ANTIQUE	RUNNING BOND (KING)
2B	BRICK VENEER	ACME THINBRIK	ASHWOOD	SOLDIER COURSE
2C	METAL PANEL	BERRIDGE	ZINC GRAY	STANDING SEAM
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	AUSTIN WHITE	COLOR: PER MFR.
	STONE SILL	ELDORADO STONE	SNAPPED EDGE WAINSCOT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	ELDORADO STONE	AUSTIN WHITE	COLOR: PER MFR.
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



Castles Design Group

A Professional Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77006
Tel: 713 684 7974
Fax: 713 684 9756

Steven D. Pratt, AIA,
NCARB

This/These documents are
not for regulatory approval,
permitting, or construction.

MAY 23, 2022

CDG PROJECT NUMBER:
202008-339

Project No: TX3002

Dutch Bros Coffee - New Freestanding Store
3101 Long Prairie Road
Flower Mound, Texas 75022
for: Embree Development Group, Inc.
4747 Williams Drive
Georgetown, TX 78633

ISSUED FOR
REVIEW:
06.07.2022

REV.	DATE	DESCRIPTION

SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

A6.0

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PLANNING & ZONING COMMISSION AGENDA J.2. NON-DISCRETIONARY ITEM(S)

DATE: October 9, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Consider a Site Plan (SP23-0007 – Slim Chickens, Embree 2499) to develop a fast food restaurant with a drive through window. The property is generally located south of Sagebrush Road and west of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop approximately 2,835 square-foot fast food restaurant with a drive through window to be located on Lot 2, Block A of Embree FM 2499 Addition. The property is zoned Planned Development District-186 (PD-186) for Retail District-2 (R-2) uses. The existing zoning allows a drive through restaurant use by right. The lot is 1.401 acres and is developed with a residence.

A record plat (RC23-0001) for Embree 2499 Addition consisting of five non-residential lots was approved administratively on October 4, 2023. As a part of the plat infrastructure, certain improvements such as curb cuts, fire lanes, turn lane, and retention ponds necessary for this development is planned to be completed. In addition to this, trees located within the landscape buffer along Long Prairie Road and a six-foot masonry wall along the northern property line must be installed prior to subdivision acceptance.

Access to the site is from Long Prairie Road with mutual access easements connecting this site to properties to the north and south. The parking for the proposed use is calculated at the ratio of one space for every 75 square feet of the facility. Based on this requirement, the proposed use would require 45 parking spaces. The site plan depicts 33 on-site parking spaces. As required by PD-186, the applicant has provided an executed copy of the irrevocable shared parking agreement that allows the lots within this subdivision to share parking spaces.

The site plan depicts two queuing lanes that can accommodate 13 vehicles plus stacking spaces after the drive thru-window to allow vehicles to pull clear of the transaction area prior to re-entering the normal flow of traffic. The restaurant use requires a minimum of five stacking spaces, however the Town's Parking ordinance requires any establishment with a drive-thru facility to provide a queuing and stacking analysis to determine whether a specific business's expected customer traffic will require additional stacking spaces. Based on the queuing analysis performed for this business,

the currently proposed site plan with 13 stacking spaces is expected to sufficiently accommodate the projected queues. Therefore, queuing is not anticipated to be an issue at this location.

The landscape plan depicts required street buffer, street yard, and parking lot trees that are in conformance with the Town's landscaping requirements. There is also an amenity area comprised of a decomposed crushed granite trail, picnic tables, and pedestrian benches provided on this lot for use by employees and patrons of restaurant and office uses.

The proposed elevation utilizes a combination of brick, stone, and stucco and is consistent with the approved concept elevations for PD-186.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

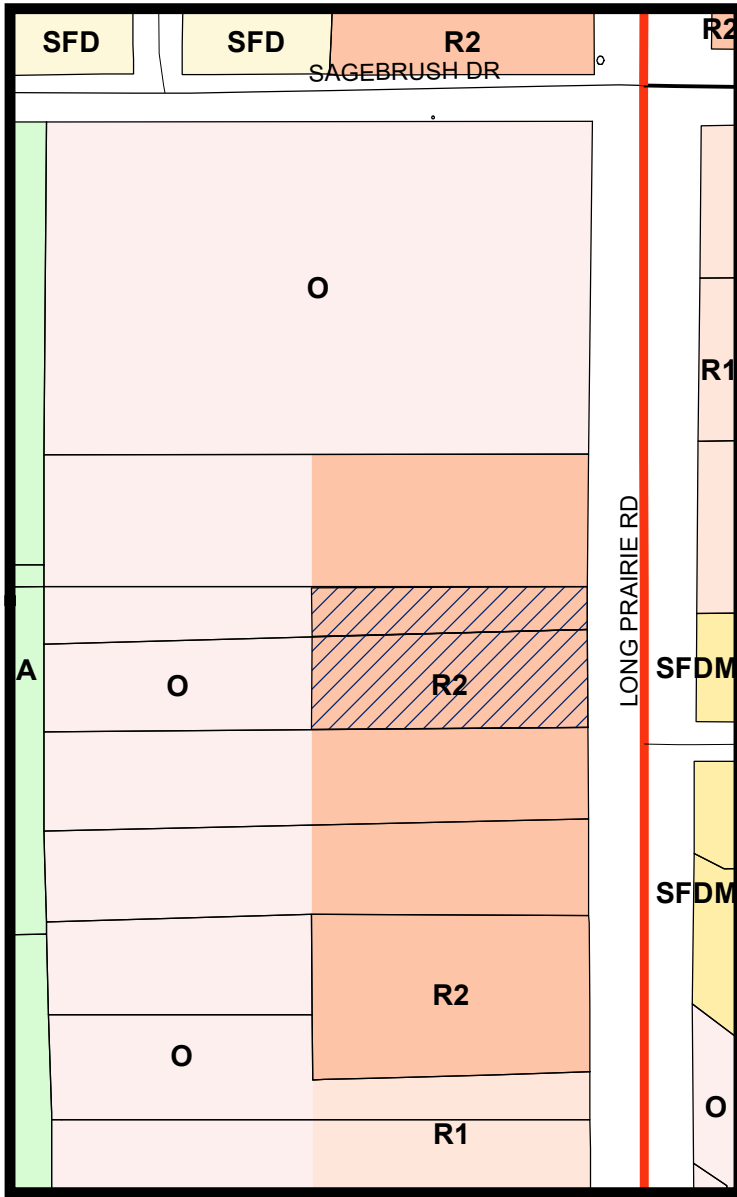
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Irrevocable Shared Parking Agreement
4. Queueing & Stacking Analysis
5. Site Plan Package

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

Vicinity Map

Reference Project: SP23-0007



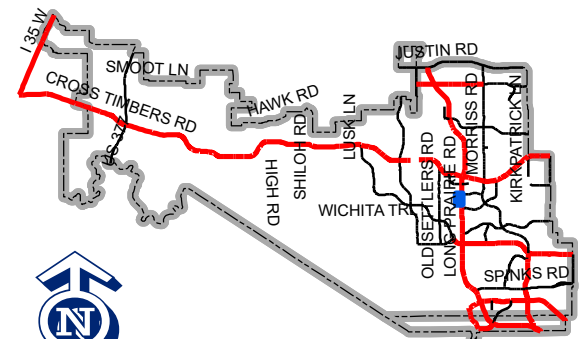
LEGEND

- Agriculture
- Office
- Retail 1
- Retail 2
- Single Family Density Medium
- Single Family Detached

Subject Property

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

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



Map Location



October 2, 2023

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

RE: Slim Chickens – Retail Site, Site Plan Application

Please accept this letter, on behalf of Embree Development Group, as an explanation of the proposed site plan application. The property is platted Lot 2, Block A, of the proposed Embree FM 2499 Record Plat, and is located at the southwest corner of FM 2499 and Lakeside Sagebrush Drive.

This site plan is for a one-story retail building of ~2,835 SF. Required parking spaces for this building is 45 with 2 being accessible. The required parking number also accounts for the 500 SF of outdoor seating. The property is planned to have an off-site irrevocable shared parking agreement that will allow Slim Chickens to utilize parking on adjacent lots to meet the minimum parking requirements, more specifically with the Dutch Bros property as this lot has adequate parking spaces to accommodate overflow parking from Slim Chickens.

The building design is consistent with the Embree 2499 Zoning.

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

Sincerely,

MCADAMS



Brittany Youngblood
Designer III

cc. Mr. Joshua Barton, P.E., McAdams
Mr. Scott Minnis, McAdams
Mr. Bryan Brady, Embree Development Group

STATE OF TEXAS §
 §
COUNTY OF DENTON §

OFF-SITE SHARED PARKING IRREVOCABLE CONSENT AGREEMENT FORM

This Off-site Shared Parking Irrevocable Consent Agreement ("Agreement") dated _____ 2023 ("Effective Date"), is entered into by MT-Flower Mound, TX-1-UT, LLC, owner of the properties legally described as Lot 2, 3, 4, 5 of Block A of the Embree FM 2499 Addition Flower Mound, Texas (individually referred to as a "Property", collectively referred to as "Properties").

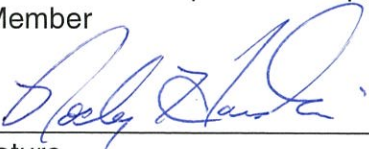
WHEREAS, pursuant to Section 82-75(2) of the Code of Ordinances, the Town of Flower Mound ("Code") specifies that an Agreement be filed with the Town of Flower Mound ("Town") for off-site parking.

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

1. The owner of each Property agrees to provide vehicular parking spaces to be used jointly by any other Property. The shared parking spaces may be used to meet minimum parking requirements for any other Property.
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. The owner of each Property agrees not to impose, by agreement or otherwise, any covenant or restriction on the subject property that would interfere with the parking use contemplated herein, without prior written consent of the Town.
4. This Agreement may only be terminated with the written approval of the Town. Approval shall be conditioned upon the Properties 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 of the offending party may be voided by the Town.

6. The Town shall be a third-party beneficiary to this Agreement and may enforce the terms of this Agreement against the parties hereto.
7. This Agreement shall be kept on file with the Town and shall also be recorded in the real property records of Denton County, Texas.

MT-Flower Mound, TX-1-UT, LLC
Owner of Lots 2, 3, 4, 5, Block A of the Embree FM 2499 Addition, Flower Mound, Texas
By: Embree Development Group, Inc.
Its: Member



Signature

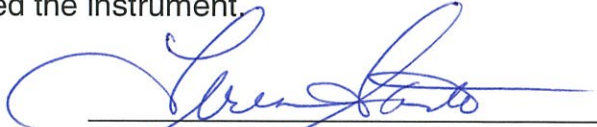
6/23/2023

Date

By: Rocky Hardin
Executive Vice President/CFO of Embree Development Group, Inc.

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

On this 23rd day of June, 2023, before me Teresa Santi, Notary Republic, personally appeared Rocky Hardin, EVP/CFO of Embree Development Group, Inc., as Member of MT-Flower Mound, TX-1-UT, LLC; and who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Notary Public in and for the State of Texas

My Commission Expires:

10/31/2024

Teresa Santi

Type or Print Name



July 28, 2023

Matthew Hotelling, PE, PTOE
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Slim Chickens – Flower Mound, Texas– Queueing Study Letter

Dear Mr. Hotelling,

QUEUEING STUDY

This letter presents the results of a queueing study performed for the proposed Slim Chickens fast-food restaurant, to be located south of Sagebrush Drive and west of Long Prairie Road in Flower Mound, Texas. The purpose of this letter is to determine if the drive-thru and available on-site stacking proposed is sufficient to accommodate the anticipated traffic demand associated with the development.

SITE CHARACTERISTICS

The proposed development is expected to be a 2,835 square foot (sq. ft.) fast-food restaurant with a drive-thru window and a 500 sq. ft. attached outdoor seating area. The proposed Slim Chickens restaurant has two (2) drive-thru lanes with enough stacking to accommodate a maximum queue of 13 vehicles before impacts to on-site circulation or spillback is expected to occur.

DATA COLLECTION

Development traffic was estimated based on transaction data provided by the client at a similar Slim Chickens restaurant location for a typical day of operations. A copy of this transaction data is provided in the attachments and is summarized below in Table 1.

TABLE 1: TRANSACTION DATA SUMMARY	
Time Period	Average Transactions Observed
10:30 AM – 11:00 PM	5
10:00 AM – 11:00 AM	27
11:00 AM – 12:00 PM	50
12:00 PM – 1:00 PM	26
1:00 PM – 2:00 PM	17
2:00 PM – 3:00 PM	15
3:00 PM – 4:00 PM	9
4:00 PM – 5:00 PM	15
5:00 PM – 6:00 PM	17
6:00 PM – 7:00 PM	27
7:00 PM – 8:00 PM	24
8:00 PM – 9:00 PM	16
9:00 PM – 10:00 PM	13

Based on the transaction data provided, it was determined that the peak hour of operation for Slim Chickens typically occurs during the midday period from 11:00 AM – 12:00 PM with 50 transactions recorded during this period. The

three-hour period around this peak hour (from 10:00 AM – 1:00 PM) records an average of 34 transactions per hour which was assumed to provide for conservative analysis of non-peak period operations throughout the day.

QUEUEING ANALYSIS

A queueing analysis was performed based on the transaction data provided and assumptions of steady-state performance of Queueing Theory applied during the peak hour of operation. The M/M/1 and M/M/S system models were utilized to provide an estimate of drive-thru operations with both a single cashier, and multiple cashiers servicing the drive-thru line. It should be noted that the site is expected to have two (2) drive-thru lanes each with their own ordering window to accommodate multiple cashiers processing orders during peak demand periods. An average traffic rate of 34 vehicles per hour and a maximum of 50 vehicles per hour was used in this analysis to model that of a typical hour of operations and of the midday peak hour. The service rate of the drive-thru cashier was assumed to be 1 customer every 1 minute and 15 seconds. A summary of this analysis is provided in Table 2. Refer to the attachments for the detailed queueing analysis calculations.

TABLE 2: QUEUEING ANALYSIS SUMMARY			
Variable	Unit	Average (M/M/1)	Max (M/M/S)
Number of Servers	Servers	1	2
Peak Flow	Vehicles / Hour	34	50
Arrival Rate	Vehicles / Minute	0.57	0.83
Service Rate	Vehicles / Minute	0.80	0.8
Utilization Rate	n/a	0.71	0.52
Avg Wait + Service Time	Minutes	4.35	1.72
Avg Wait Time	Minutes	3.10	0.47
Avg # of Vehicles In Station	Vehicles	2.48	1.43
Avg # of Vehicles Waiting In Queue	Vehicles	1.77	0.39
Probability of 0 Vehicles in Queue (Idle)	%	28.8%	31.6%
Probability of >13 Vehicles in Queue (Max)	%	0.4%	0.0%

Based on the analysis results of the M/M/1 system model, the average peak vehicle queue of the non-peak period was found to be 2.48 vehicles with an average peak wait time of 4.35 minutes total with one (1) cashier working. The probability of the drive-thru being empty is approximately 28.8% and the probability of the queue exceeding the available drive-thru stacking is less than 1%. As space has been provided in the site design to handle a maximum queue of 13 vehicles, queueing issues are not expected during the average non-peak period when one (1) cashier is working.

The M/M/S system model was used to analyze the midday peak period where 50 transactions per hour can be expected. This system was used as the M/M/1 model indicated that a single cashier would be insufficient to handle that much drive-thru traffic. Assuming two (2) cashiers during the midday peak period, the average vehicle queue was found to be 1.43 vehicles with an average peak wait time of 1.72 minutes total. The probability of the drive-thru being empty is approximately 31.6% and the probability of the queue exceeding the available drive-thru stacking is less than 1%. As space has been provided in the site design to handle a maximum queue of 13 vehicles, queueing issues are not expected during the midday peak period when two (2) cashiers are working.

SUMMARY

This letter presents the results of a queueing study performed for the proposed Slim Chickens fast-food restaurant, to be located south of Sagebrush Drive and west of Long Prairie Road in Flower Mound, Texas. The purpose of this letter is to determine if the drive-thru and available on-site stacking proposed is sufficient to accommodate the anticipated traffic demand associated with the development. Based on a review of the expected drive-thru queue lengths of 2.48 vehicles during the non-peak period with one (1) cashier working and 1.43 vehicles during the midday peak period with two (2) cashiers working, the currently proposed site plan is expected to sufficiently accommodate the projected queues as space has been provided in the site design to handle a maximum queue of 13 vehicles.

If you should have any questions or comments relative to this study, please feel free to contact me at 919.287.0741.

Sincerely,

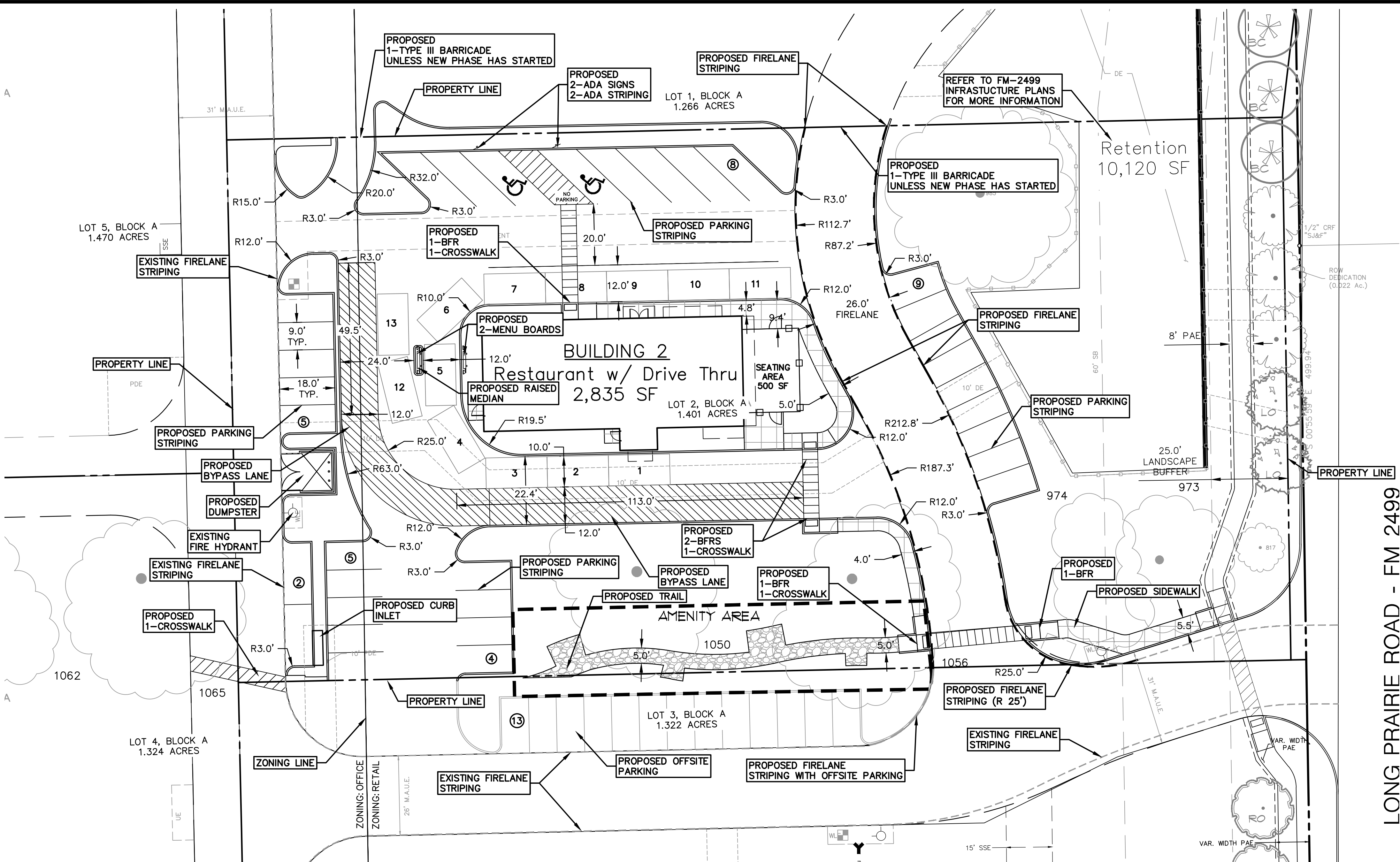
MCADAMS



Nate Bouquin, PE, PTOE



7-28-2023



LONG PRAIRIE ROAD - FM 2499

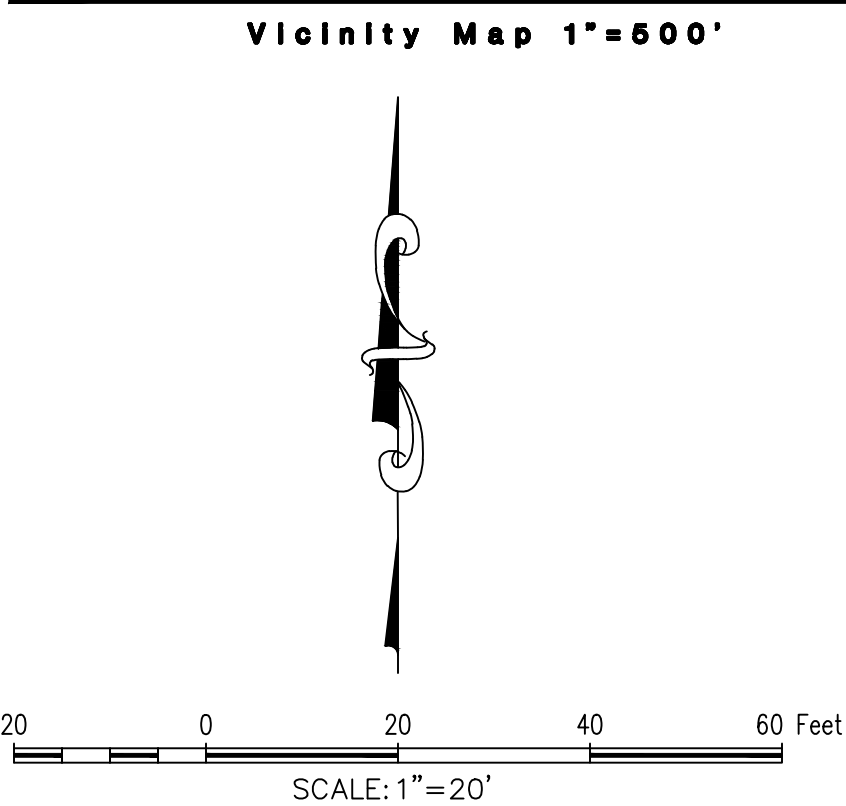
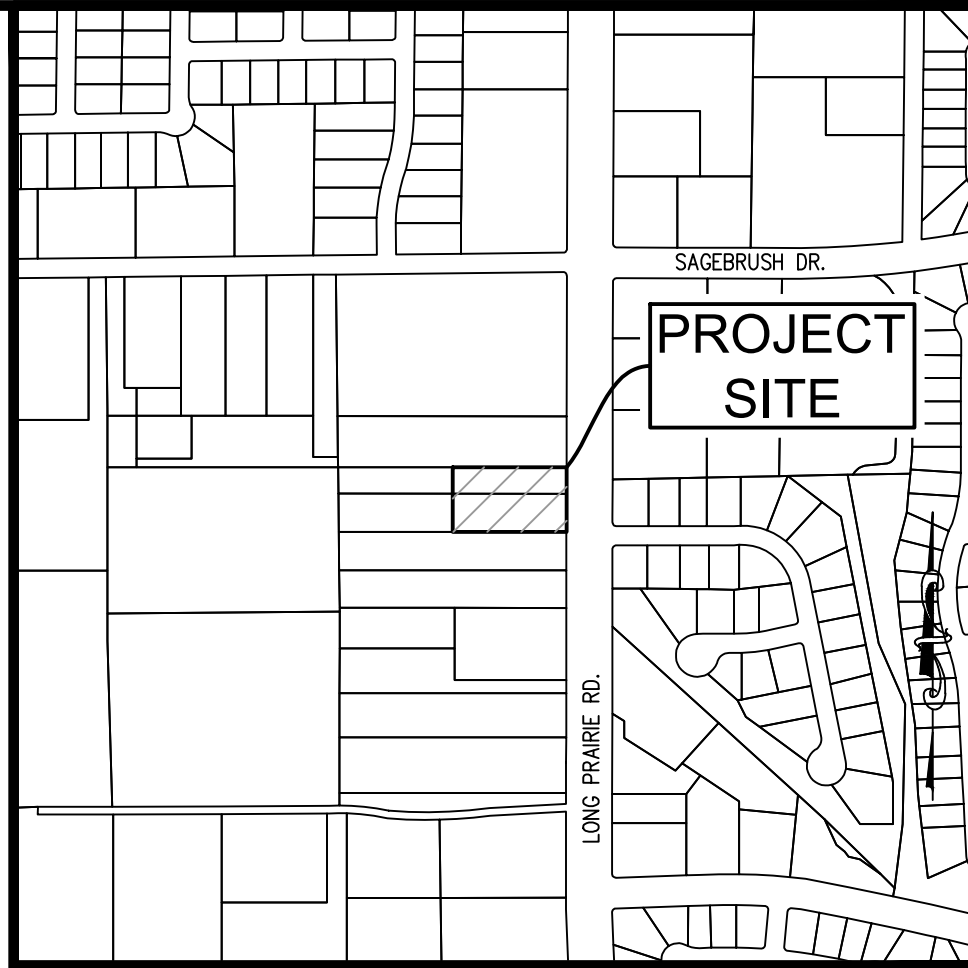
SITE DATA TABLE		
PHYSICAL ADDRESS	3101 LONG PRAIRIE ROAD	
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NET SITE AREA	1.401 ACRES AND 61,027 S.F.	
ZONING	PD-186	
PROPOSED USE	RESTAURANT	
LOT COVERAGE DATA		
BUILDING COVERAGE	5.40%/ 2,835 S.F.	
IMPERVIOUS AREA	54.46%/ 33,236 S.F.	
PERVIOUS AREA	45.54%/ 27,791 S.F.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
RESTAURANT (1 SPACE PER 75 SQUARE FEET)	45 SPACES	33 SPACES
ACCESSIBLE PARKING SPACES	2 SPACES	2 SPACES
OFFSITE (ACCOUNTS FOR SHARED PARKING AGREEMENT)	0 SPACES	13 SPACES
TOTAL PARKING	45 SPACES	46 SPACES
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	26 Feet and 0 inches	
MEAN HEIGHT	19 Feet and 11 1/2 inches	
TOTAL SQUARE FOOTAGE	2,835 S.F.	

MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL/OFFICE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	LONG PRAIRIE ROAD - MAJOR ARTERIAL
WATER PLAN	EXISTING 12" LINE ALONG FM 2499.
WASTEWATER PLAN	EXISTING 10" LINE AT SUBBASIN 9"
ECONOMIC IMPACT	INCREASE SALES TAX REVENUE FROM THE SALES OF THE RESTAURANT USES.

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UE	UTILITY EASEMENT
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FFE	FINISHED FLOOR ELEVATION
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LSB	LANDSCAPE BUFFER
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	WATER VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	TREE
	PROP. SIDEWALK
	PROP. TRAIL
	PARKING COUNT
	EASEMENT LINE
	PROPERTY LINE
	CAR STACKING

GENERAL NOTES

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- ALL RADII AR 3.0' UNLESS OTHERWISE NOTED.
- FIRE LANE STRIPING SHALL BE DONE IN ACCORDANCE WITH THE TOWN STANDARDS AND TEXAS FIRE CODE



BM#1 BOX CUT ON CURB OF PARKING LOT ISLAND, APPROXIMATELY 175°EAST AND APPROXIMATELY 22°NORTH OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEV. 615.71N=7,060,275.0'E=2,406,013.6'

BM#2 BOX CUT ON CURB OF PARKING LOT AT A POINT OF CURVATURE, APPROXIMATELY 292°EAST AND APPROXIMATELY 134°SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. ELEV. 616.53N=7,059,619.2'E=2,406,139.3'

EMBREE FM-2499 SLIM CHICKENS

Lot 2, Block A
EMBREE FM-2499
1.401 Acres
in the

J. WIZWELL SURVEY, ABSTRACT NO. A-1346
J. STEWART SURVEY, ABSTRACT NO. A-1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBP#: 19762 JOSHUA M. BARTON, P.E. #129227 DATE 8/31/2023

Drawn By: JW
Checked By:
Date: 4/10/2023
Scale: 1"=20'
Revisions:
06/19/2023
07/28/2023
09/01/2023

2021310314

C2.00

OWNER/DEVELOPER
EMBREE DEVELOPMENT GROUP, INC.
124 MCMAKIN ROAD
BARTONVILLE, TEXAS 76226
Ph. 682.605.8079
Contact: Bbrady@EmbreeGroup.com

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
TBP#: 19762 TBP#: 1018440
www.mcadamsco.com

MCADAMS

EMBREE FM-2499 SLIM CHICKENS

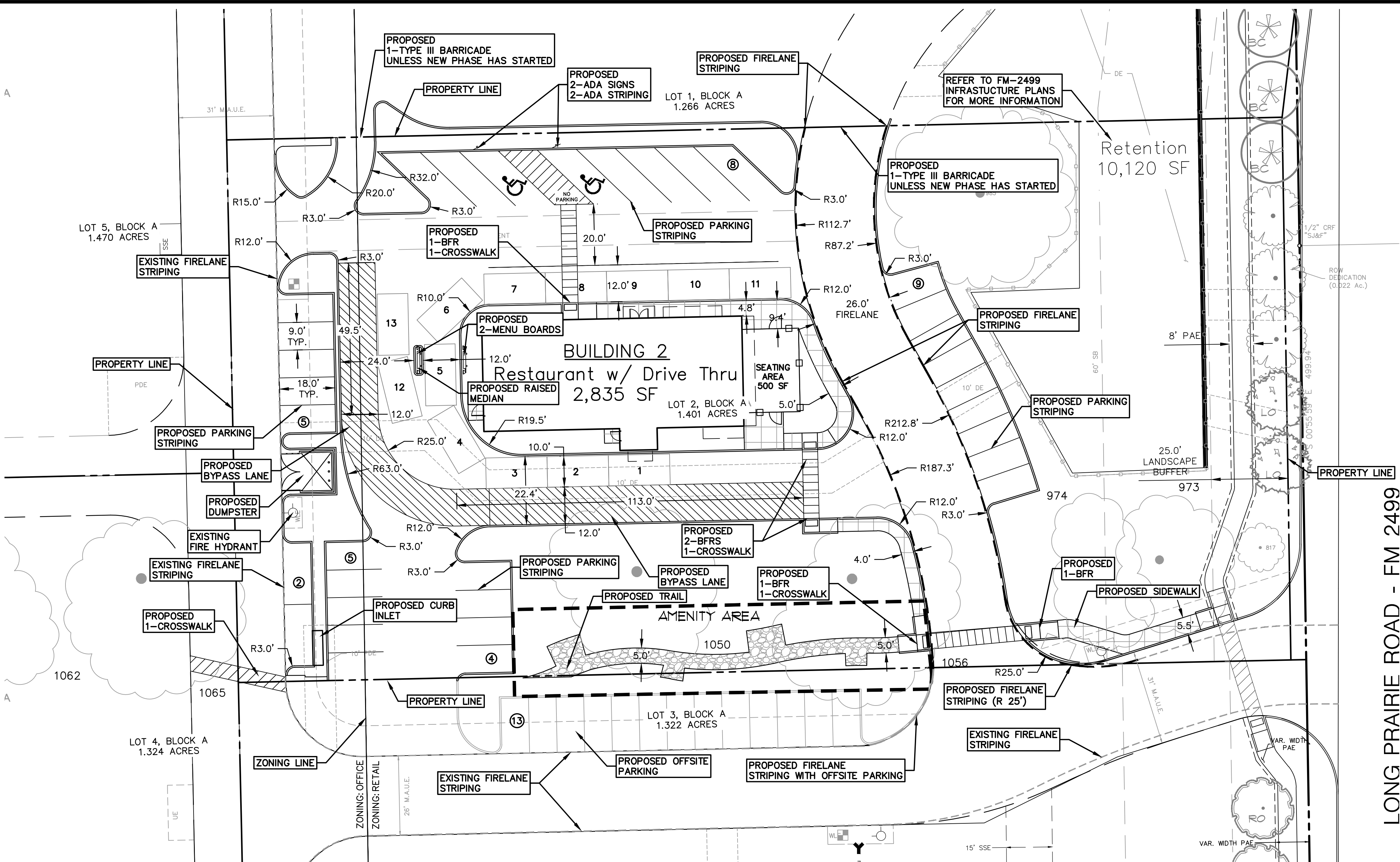
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AVERAGE	\$ 70	\$ 378	\$ 700	\$ 364	\$ 238	\$ 210	\$ 126	\$ 210	\$ 238	\$ 378	\$ 336	\$ 224	\$ 182	\$ -
CAR COUNT	10:30 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
AVERAGE	5	27	50	26	17	15	9	15	17	27	24	16	13	-

M/M/1 Queueing Analysis Summary Table - Slim Chickens				
Symbol	Variable	Value	Unit	Calculation
	Peak Flow (Veh/Hour)	34	Vehicles Per Hour	Given
λ	Arrival Rate	0.57	Vehicles Per Minute	$\lambda = \frac{34}{60}$
μ	Service Rate	0.80	Vehicles Per Minute	Given
ρ	Utilization Rate	0.71		$\rho = \frac{0.57}{0.80}$
W	Average Waiting time for each vehicle in queue plus time being served	4.35	Minutes	$W = \frac{1}{0.80 - 0.57}$
W_q	Average Waiting time for each vehicle in queue	3.10	Minutes	$W_q = \frac{1.77}{0.57}$
L	Average number of Vehicles in the station	2.48	Vehicles	$L = \frac{0.57}{0.80 - 0.57}$
L_q	Average number of Vehicles waiting in the queue	1.77	Vehicles	$L_q = 2.48 - 0.71$
P_0	Probability of 0 vehicles in Queue	28.8%	%	$P_0 = 1 - 0.71$
P_{13}	Probability of 13 Vehicles in Queue	0.4%	%	$P_{13} = .0288 * 0.71^{13}$

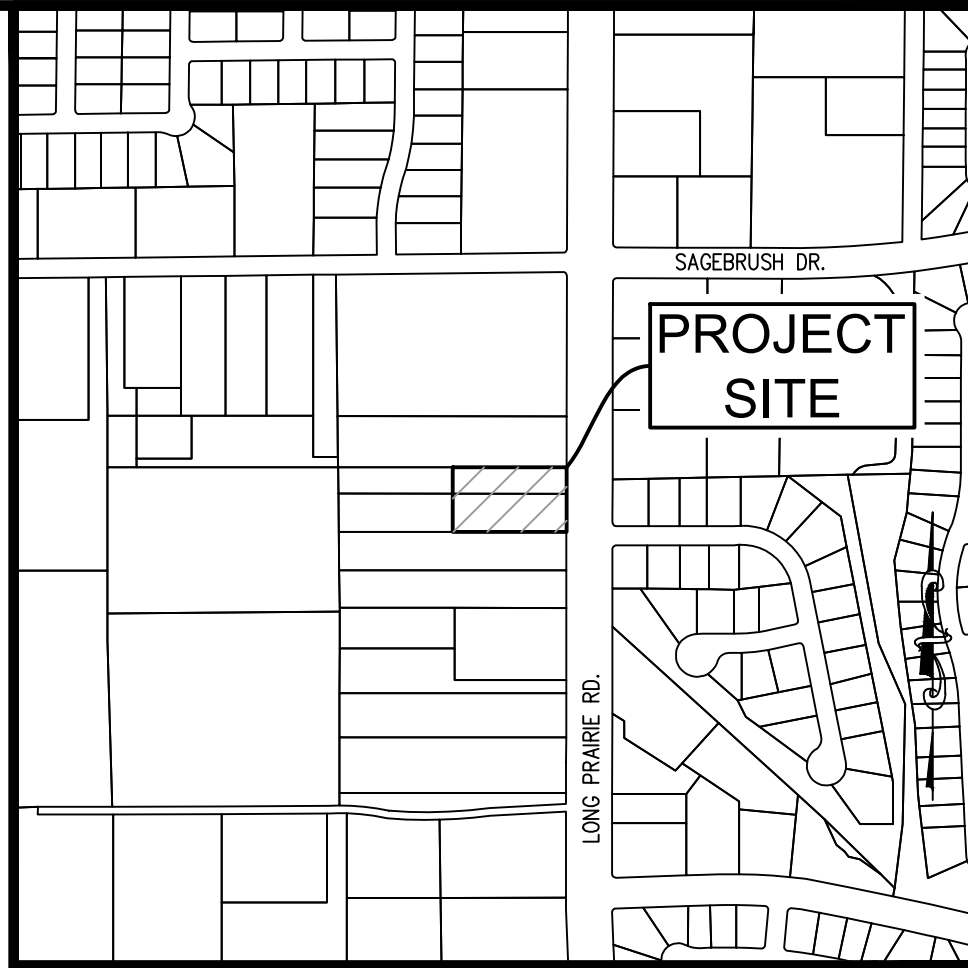
Equations
$\rho\{0\} = 1 - \rho$
$\rho\{n\} = \rho\{0\}\rho^n$
$W = \frac{1}{\mu - \lambda} = W_q + \frac{1}{\mu} = \frac{L}{\lambda}$
$W_q = \frac{\rho}{\mu - \lambda} = \frac{L_q}{\lambda}$
$L = \frac{\lambda}{\mu - \lambda} = L_q + \rho$
$L_q = \frac{\rho\lambda}{\mu - \lambda}$

M/M/S Queueing Analysis Summary Table - Slim Chickens				
Symbol	Variable	Value	Unit	Calculation
S	Number of Servers	2	Servers	Given
	Peak Flow (Veh/Hour)	50	Vehicles Per Hour	Given
λ	Arrival Rate	0.83	Vehicles Per Minute	$\lambda = \frac{50}{60}$
μ	Service Rate	0.80	Vehicles Per Minute	Given
ρ	Utilization Rate	0.52		$\rho = \frac{0.57}{0.80 * 2}$
τ	Traffic Intensity Ratio	1.04		$\tau = \frac{0.83}{0.80}$
C	Probability of Queueing on Arrival	36%	%	$C = \frac{0.2296 * 1.04^2}{2! * (1 - 0.69)}$
W	Average Waiting time for each vehicle in queue plus time being served	1.72	Minutes	$W = \frac{2.8}{0.83}$
W_q	Average Waiting time for each vehicle in queue	0.47	Minutes	$W_q = \frac{1.76}{0.83}$
L	Average number of Vehicles in the station	1.43	Vehicles	$L = 1.76 + 1.04$
L_q	Average number of Vehicles waiting in the queue	0.39	Vehicles	$L_q = \frac{0.79 * 0.69}{1 - 0.69}$
P_0	Probability of 0 vehicles in Queue	31.6%	%	$P_0 = \left[\left(\sum_{n=0}^{S-1} \frac{1.04^n}{n!} \right) + \frac{1.04^S}{2! * (1 - 0.52)} \right]^{-1}$
P_{13}	Probability of 13 Vehicles in Queue	0.0%	%	$P_{13} = 0.2296 * \frac{1.04^{13}}{2! * 1.5^{13-2}}$

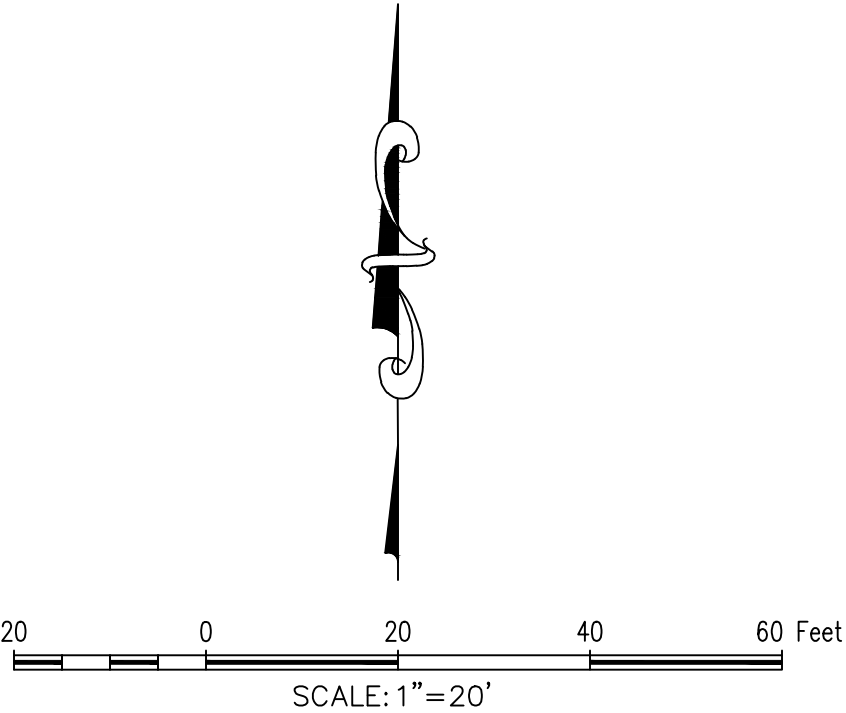
Equations
$P_0 = \left[\left(\sum_{n=0}^{S-1} \frac{\tau^n}{n!} \right) + \frac{\tau^S}{S! * (1 - \rho)} \right]^{-1}$
$P_n = P_0 * \frac{\tau^n}{S! * S^{n-S}}$
$W = \frac{L}{\lambda}$
$W_q = \frac{L_q}{\lambda}$
$C = \frac{P_0 * \tau^S}{S! * (1 - \rho)}$
$L = L_q + \tau$
$L_q = \frac{C * \rho}{1 - \rho}$
$\tau = \frac{\lambda}{\mu}$



LONG PRAIRIE ROAD - FM 2499



Vicinity Map 1"=500'



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URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
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Ph. 682.605.8079
Contact: Bbrady@EmbreeGroup.com

EMBREE FM-2499 SLIM CHICKENS

Lot 2, Block A
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1.401 Acres

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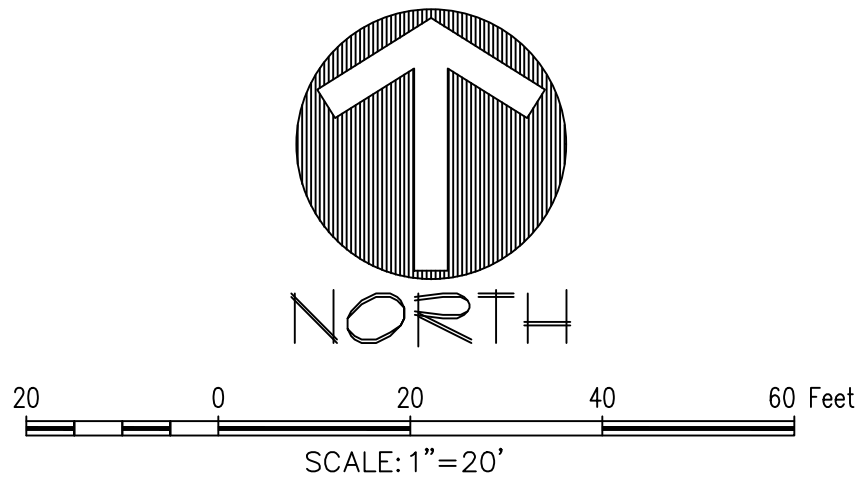
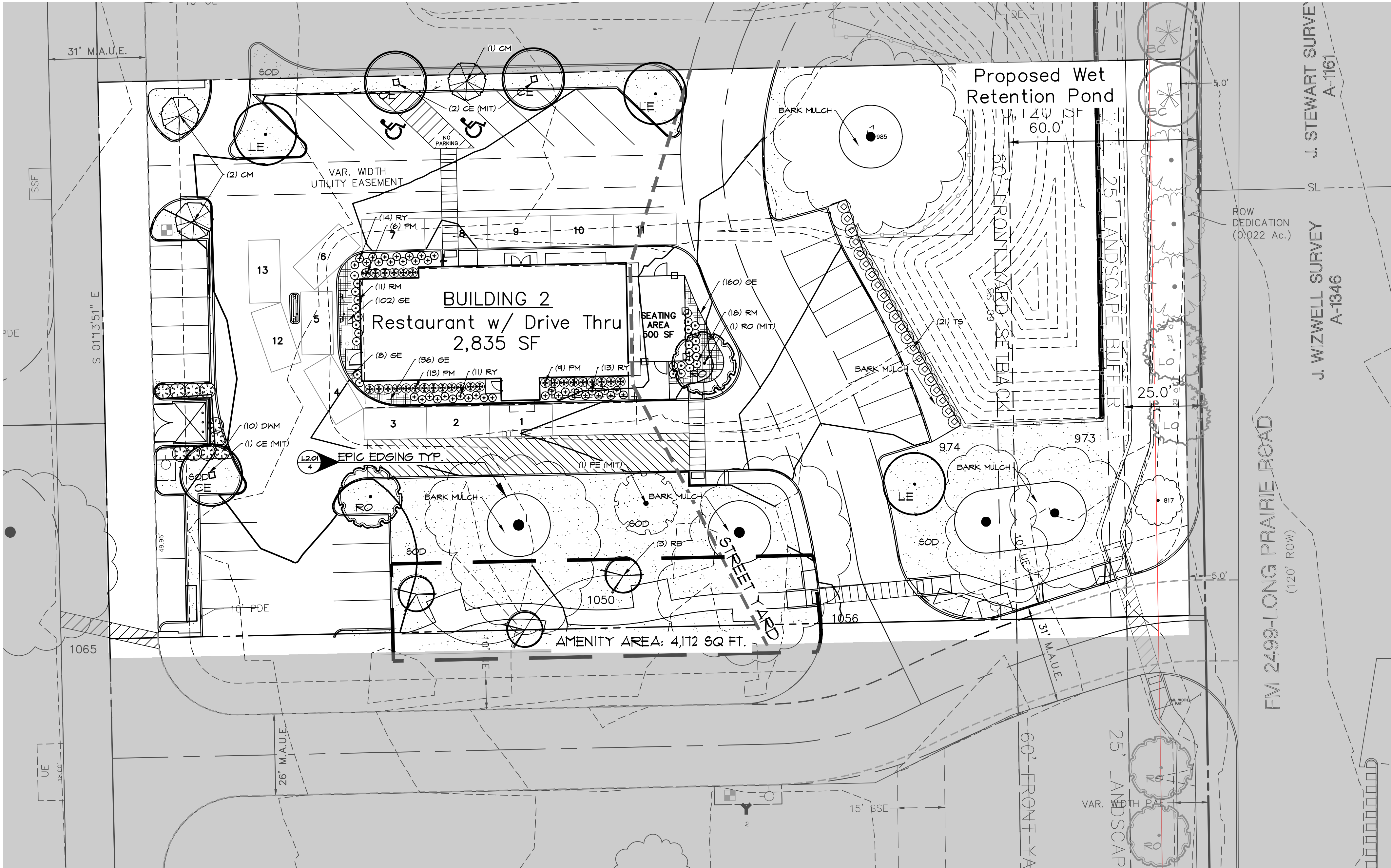
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Checked By:
Date: 4/10/2023
Scale: 1"=20'
Revisions:
06/19/2023
07/28/2023
09/01/2023
10/02/2023

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EMBREE FM-2499 SLIM CHICKENS

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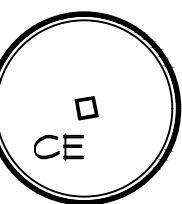
LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
SLIM CHICKENS FLOWER MOUND

STREET BUFFER WIDTH			
STANDARD		REQUIRED	PROVIDED
Long Prairie Rd.		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	PROVIDED	STREET FRONTAGE (LINEAR FEET)	REQUIRED
1 per 30 L.F.	Total	499.94 L.F. of shared buffer	17 trees (3" cal.)
	Lot 1 (Whataburger)		19 trees (3" cal.)
	Lot 2 (Slim Chickens)		7 trees (3" cal.)
	Lot 3 (Dutch Bros)		6 trees (3" cal.)
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	71,783 s.f. of shared street yard	14,357 s.f. of street yard	39,240 s.f. of street yard
STREET YARD TREES			
STANDARD	PROVIDED	TOTAL STREET YARD (SQUARE FEET)	REQUIRED
Between 10,000 and 110,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	Total	71,783 s.f. of shared street yard	35 Trees (3" cal.)
	Lot 1 (Whataburger)		30 New, 5 Existing
	Lot 2 (Slim Chickens)		9 trees (3" cal.)
	Lot 3 (Dutch Bros)		12 trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	212 Shared Parking Spaces	1,590 s.f.	32,650 s.f.
1 tree per 10 parking spaces	25 shared Parking Spaces	3 trees (3" cal.)	4 canopy trees + 3 ornamental trees

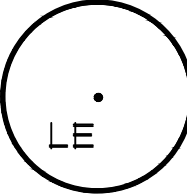
NOTE:
REMAINING STREET YARD TREES TO BE FULFILLED THROUGH FINAL DEVELOPMENT. REFERENCE ZPD22-004

PLANT SCHEDULE

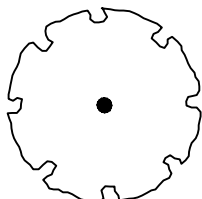
TREES CODE COMMON / BOTANICAL NAME



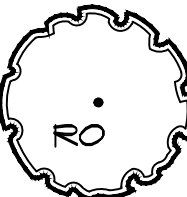
CE Cedar Elm
Ulmus crassifolia



LE Lacebark Elm
Ulmus parvifolia

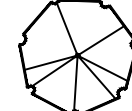


PE Pecan
Carya illinoensis



RO Shumard Red Oak
Quercus shumardii

ORNAMENTAL TREES CODE COMMON / BOTANICAL NAME



CM Crape Myrtle
Lagerstroemia indica



RB Eastern Redbud
Cercis canadensis

SHRUBS



TS Dwarf Texas Sage
Leucophyllum frutescens 'Bertstar Dwarf'



DWM Myrica pusilla
Dwarf Wax Myrtle



PM Pink Muhly
Muhlenbergia capillaris

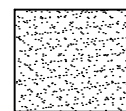


RY Red Yucca
Hesperaloe parviflora

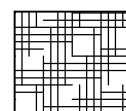


RM Rosemary
Rosmarinus officinalis

GROUND COVERS



SOD Bermuda Grass
Cynodon dactylon



GE Germander
Teucrium chamaedrys

CONTRACTOR TO REFER TO CIVIL PLANS FOR THE LOCATIONS OF PROPOSED AND EXISTING UTILITIES. CONTRACTOR RESPONSIBLE FOR COORDINATION OF LANDSCAPE WITH UTILITIES

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	REMARKS		DIV
1	Pecan	Carya illinoensis	3"	10'-12'	PER PLAN		
2	Shumard Red Oak	Quercus shumardii	3"	10'-12'	PER PLAN		
3	Cedar Elm	Ulmus crassifolia	3"	10'-12'	PER PLAN		
3	Lacebark Elm	Ulmus parvifolia	3"	10'-12'	PER PLAN		
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CAL	HGT	REMARKS		
3	Eastern Redbud	Cercis canadensis	20 GAL	7'-8'	PER PLAN		
3	Crape Myrtle	Lagerstroemia indica	20 GAL	7'-8'	PER PLAN		
SHRUBS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	
10	Myrica pusilla	Dwarf Wax Myrtle	5 gal	36"	5'-0"	FULL	
38	Red Yucca	Hesperaloe parviflora	3 gal	12"	3'-0"	FULL	
21	Dwarf Texas Sage	Leucophyllum frutescens 'Bertstar Dwarf'	5 gal	24"	4'-0"	FULL	
28	Pink Muhly	Muhlenbergia capillaris	5 gal	18"	3'-0"	FULL	
29	Rosemary	Rosmarinus officinalis	3 gal	24"	3'-0"	FULL	
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD		
12,888 sf	Bermuda Grass	Cynodon dactylon	Sod				
306	Germander	Teucrium chamaedrys	1 gal	12"	12"		12" o.c.



OWNER/DEVELOPER
EMBREE DEVELOPMENT GROUP, INC.
124 MCMAKIN ROAD
BARTONVILLE, TEXAS 78226
Ph. 682.605.8079
Contact: Bbrady@EmbreeGroup.com

LANDSCAPE PLAN

EMBREE FM-2499 SLIM CHICKENS

EMBREE FM-2499

Lot 2, Block A

140+ Acres

J. WIZWELL SURVEY, ABSTRACT NO. A-1346

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS



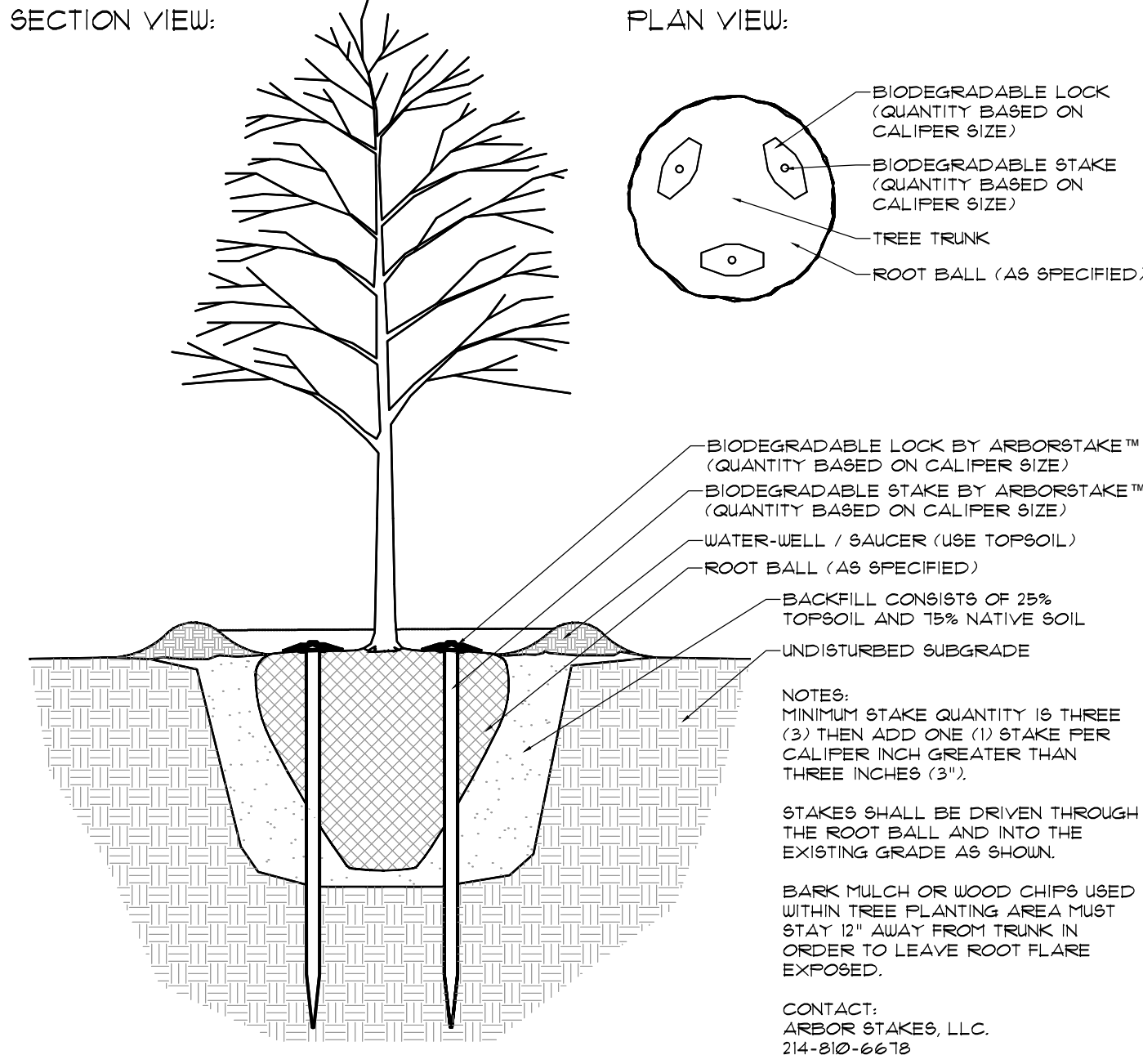
MCADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Reno, Texas 76262
940.240.1012
TPE: 19702 TPELS: 1018440
www.mcadams.com

2021310314

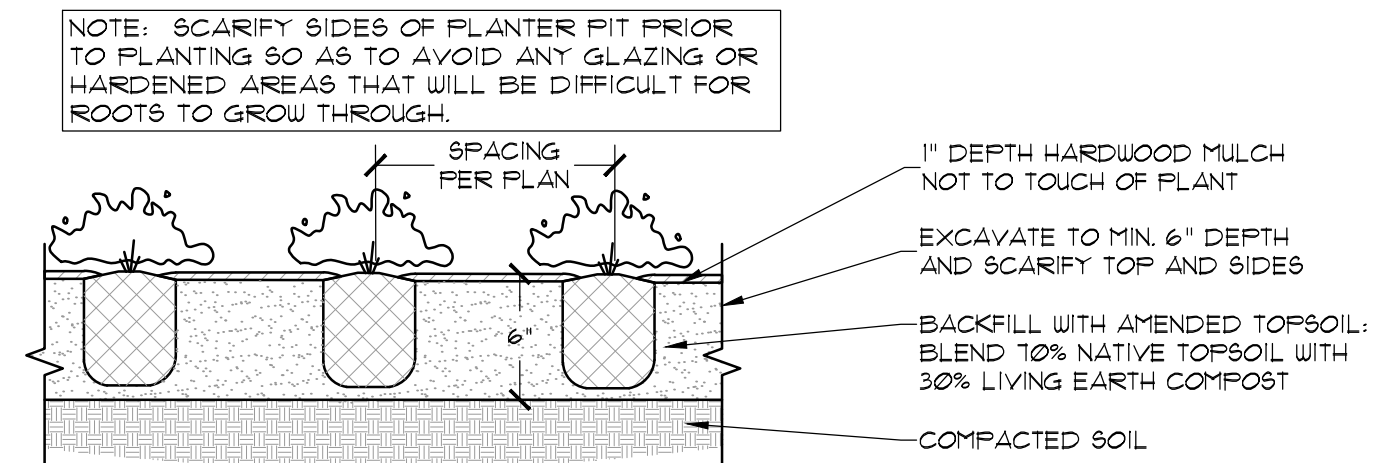
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EMBREE FM-2499 SLIM CHICKENS



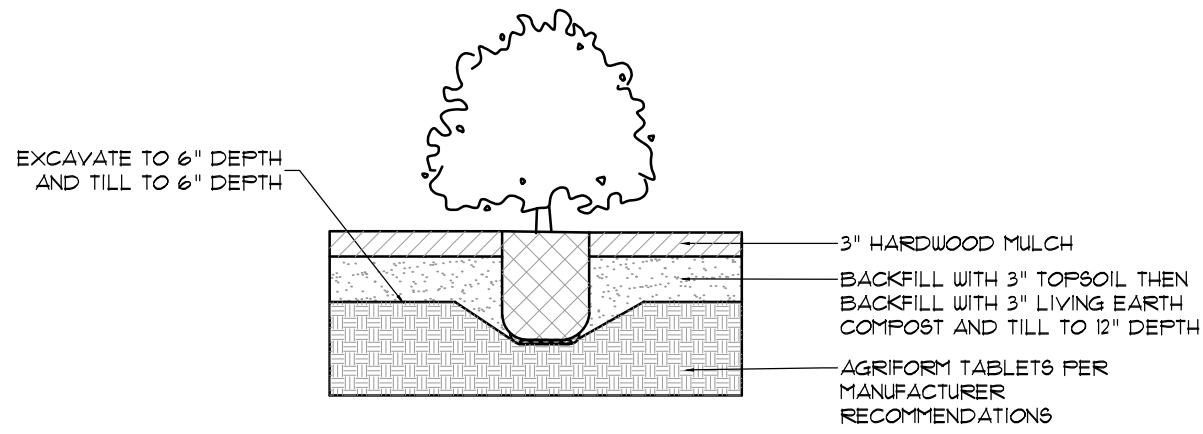
1. BELOWGROUND TREE STAKING DETAIL

1/4"=1'



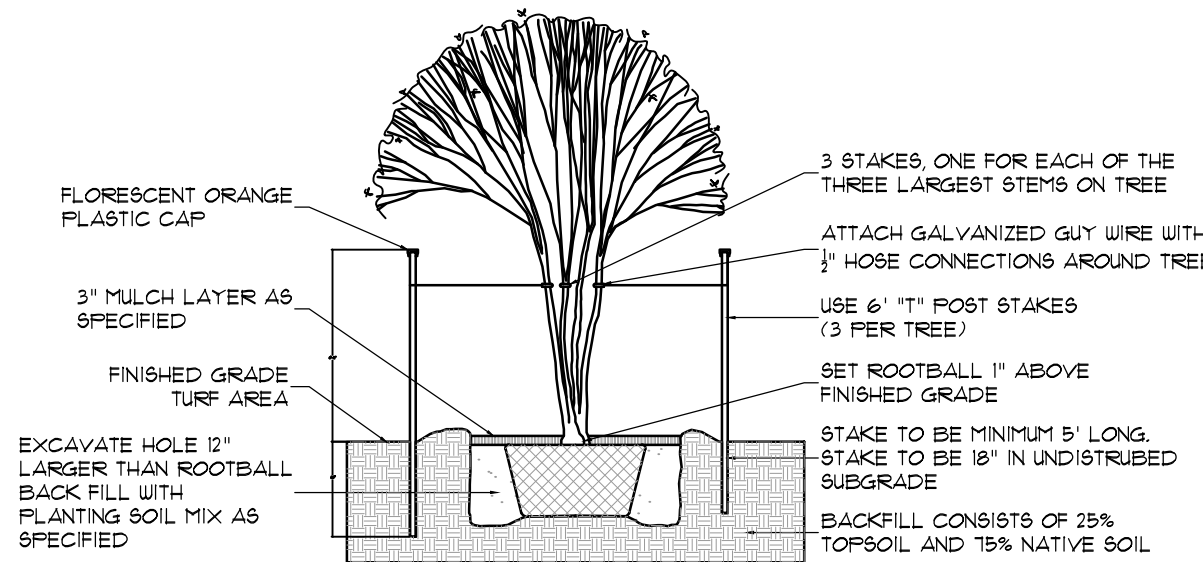
4. GROUNDCOVER PLANTING DETAIL

SCALE: NOT TO SCALE



2. SHRUB PLANTING DETAIL

1/2"=1'



3. MULTI TRUNK TREE STAKING

1/4"=1'

LANDSCAPE NOTES:

Town of Flower Mound

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
- A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
- Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
- Please refer to all landscape and irrigation specifications.
- All landscape beds and turf areas to be separated with edging.
- All landscape beds to be 6" below finished floor.
- All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
- All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
- Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

The John R. McAdams Company, Inc.
111 Hillside Drive
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EMBREE FM-2499 SLIM CHICKENS

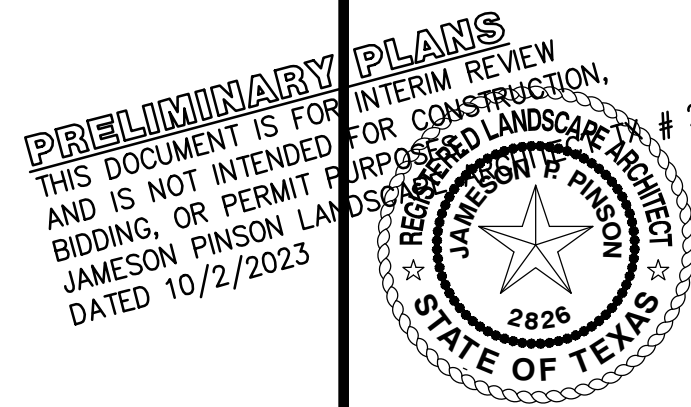
EMBREE FM-2499

Lot 2, Block A

1401 Acres

J. WIZWELL SURVEY ABSTRACT NO. A-1346
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS



Drawn By: VC
Date: 4/10/2023
Scale:
Revisions:
07/28/2023
09/01/2023
10/02/2023

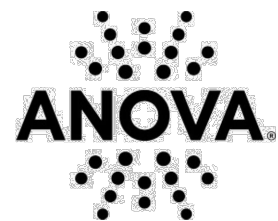
2021310314

L3.01



Know what's Below.
Call before you dig.

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124 MCMAKIN ROAD
BARTONVILLE, TEXAS 76226
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Contact: Bbrady@EmbreeGroup.com



211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel | 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

RCPMC6 — Madison Recycled Plastic Contour Bench

6' contour bench with recycled plastic seat and back planks and steel armrests and legs

Material

The 6' contour bench is composed of .50" thick formed steel armrests and legs with 1.5" x 3.5" (2" x 4" nominal dimensions) recycled plastic planks for the seat and back rest. The armrests are 3.5" wide and have individual right end and left end orientations. The bench is 79.25" long and will support 200 lbs per linear foot.

The bench is designed to be portable for flexibility in placement or surface mounted using predrilled .5" diameter holes in feet to prevent movement. Mounting hardware is not included.

The planks are made of 95% recycled content by weight and are impervious to moisture and corrosion, do not require the application of sealants or preservatives, and will never need painting or staining throughout the product's life.

Finish

Fade-resistant, powder coated steel components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color

See website or sales representative for color choices.

Assembly

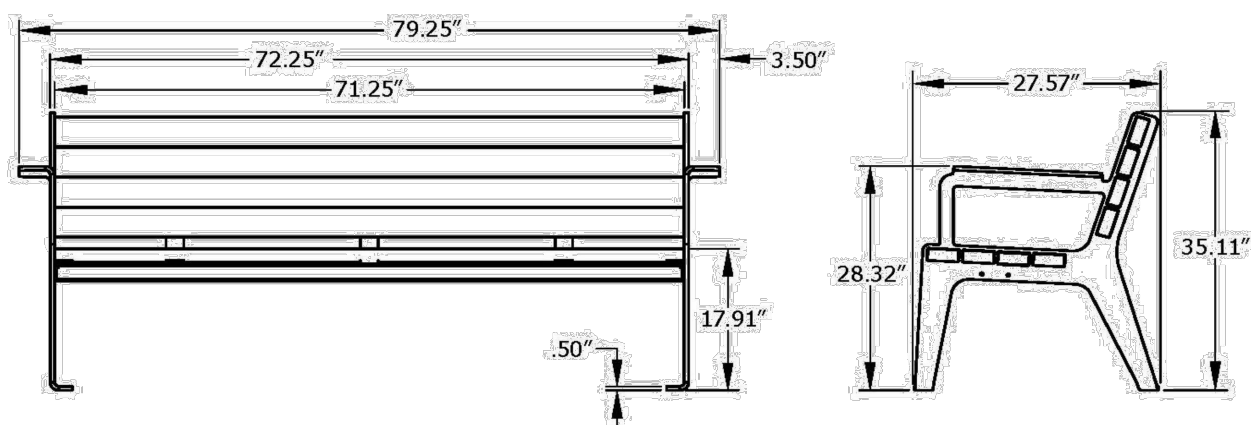
Some assembly is required. Assembly hardware is included.

Maintenance

The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty

20-year limited structural warranty on recycled plastic from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.



SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/ Pallet	Max Units Per Pallet	Pallet Size/Wt. (33" x 48")	Total No. Pkgs.	Shipping Class
244 lbs.	N/A	254 lbs./unit	15 cu. ft.	5	100 lbs.	4	170

1/23/2017 Copyright 2017 ANOVA* Made in U.S.A.

1. BENCH DETAIL

NTS

OR APPROVED EQUAL



Contact Us:
Phone Number: 800.231.1327
Email: specify@anovafurnishings.com

T2003R - 6' Rectangular Recycled Plastic Picnic Table

6' Traditional-Style Picnic Table with recycled plastic table top and seat planks and powder coated steel frame.

Material

The table is 71.50" in length and features two flat bench seats. Table top and seats are composed of 1" x 3.50" recycled plastic planks. The table top is available with an optional 1.625" diameter umbrella hole in the center plank. The table top is designed to support 100 lbs. per square foot and the seats will support 200 lbs. per linear foot.

The frame is made of 2.38" O.D. steel tubing and is designed to be portable allowing for flexibility in placement.

The planks are made of 95% recycled content by weight and are impervious to moisture and corrosion, do not require the application of sealants or preservatives, and will never need painting or staining throughout the product's life.

Finish

Fade-resistant, powder coated steel components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color

See website or sales representative for color choices.

Assembly

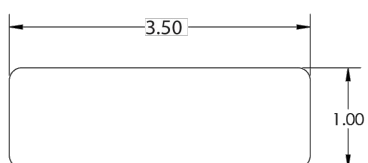
The table requires some assembly. Stainless steel assembly hardware is included.

Maintenance

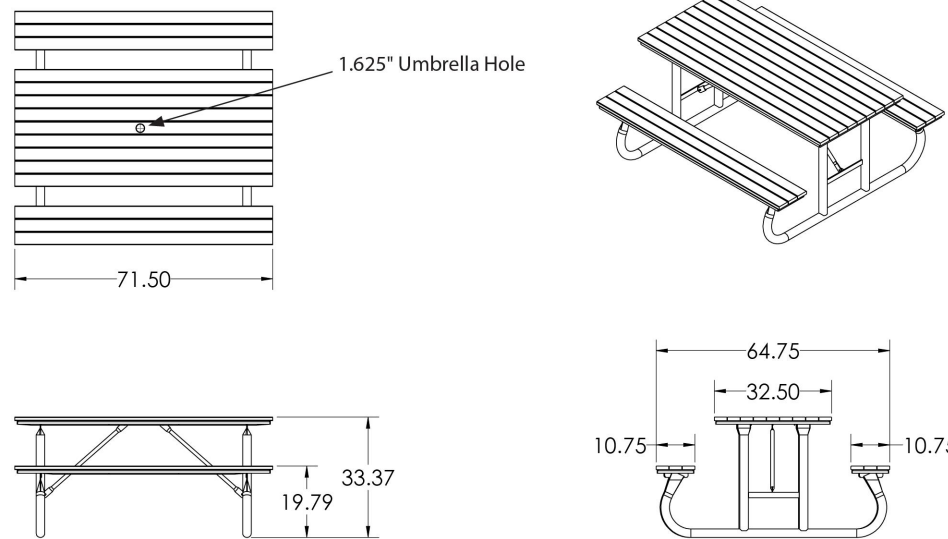
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty

20-year limited structural warranty on metal and recycled planks; 3-year frame finish warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.



Board Profile Detail



12/05/2022

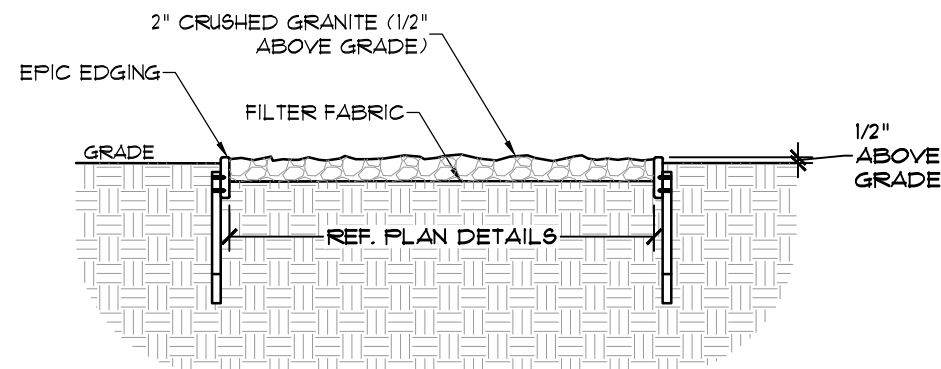
Copyright 2022 ANOVA*

Manufactured in the U.S.

2. PICNIC TABLE DETAIL

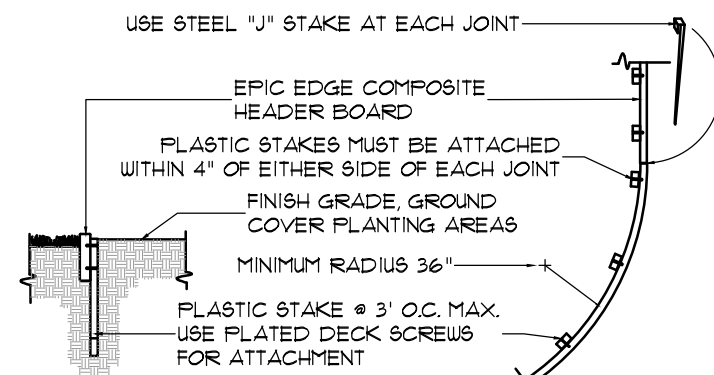
NTS

OR APPROVED EQUAL



3. CRUSHED GRANITE MULCH

3/4"=1'



SECTION

HDR. SIZE	ACTUAL DIMENSIONS	MIN. RADIUS POSSIBLE
1x6	5 1/8" x 3 1/2"	36"

PLAN VIEW

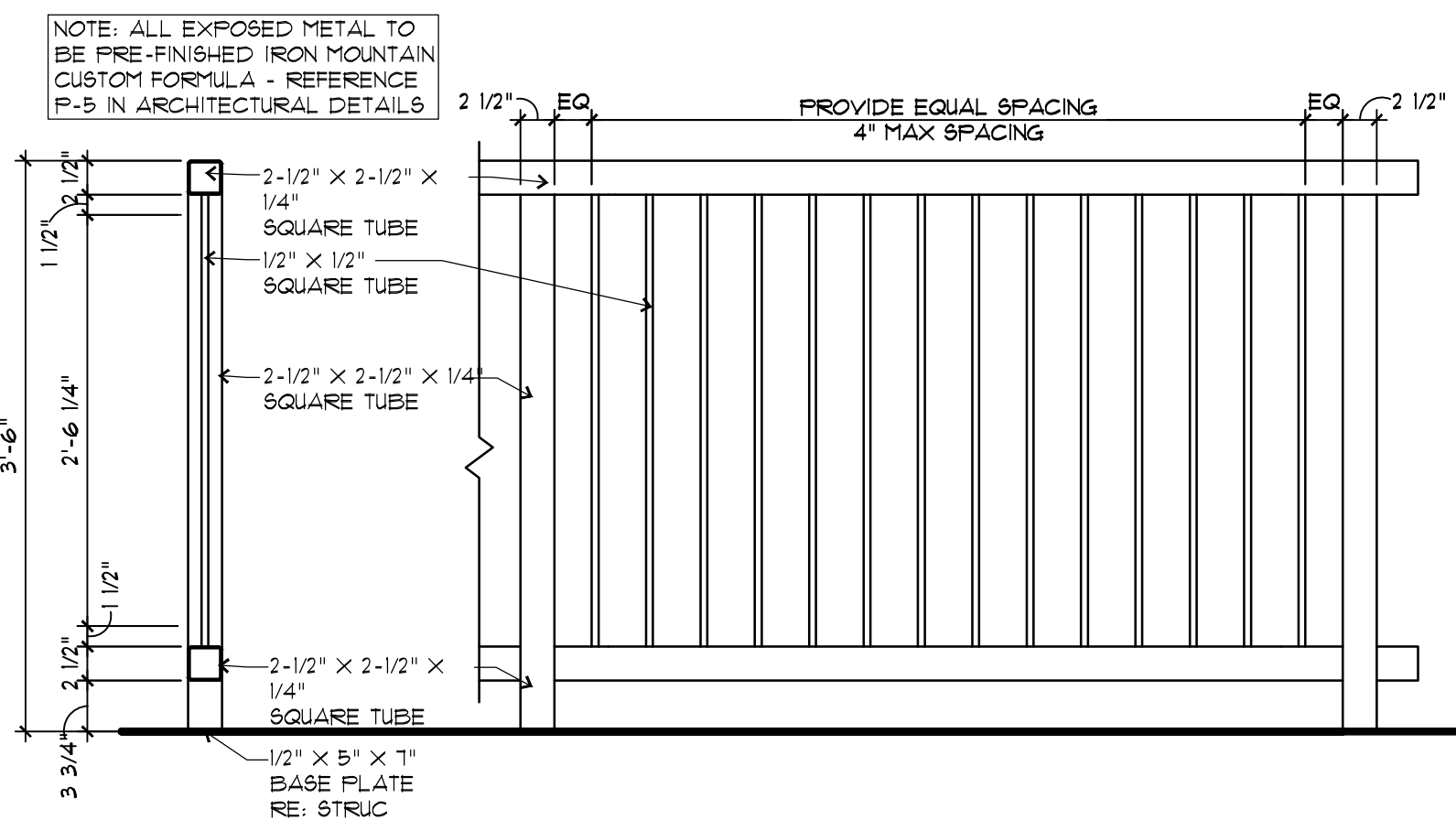
NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART

COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURNER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

4. EPIC EDGE COMPOSITE HEADER BOARD

NTS



5. OUTDOOR SEATING RAILING

NTS

REFERENCE ARCHITECTURAL PLANS A5.3 FOR FINAL DETAIL*

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Reno, Texas 76202
940.240.1012
www.mcadams.com



EMBREE FM-2499 SLIM CHICKENS

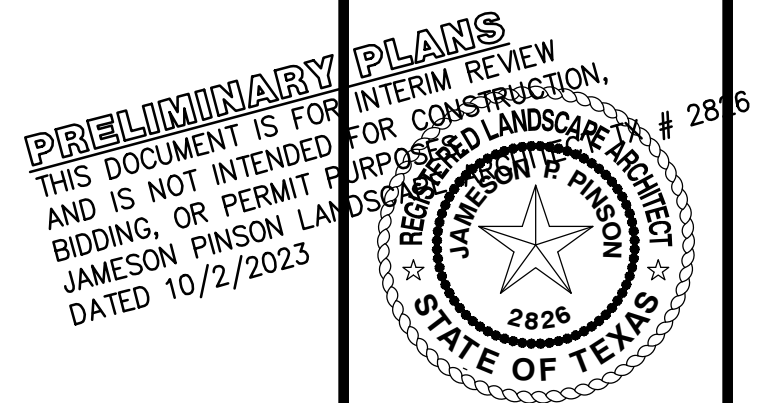
EMBREE FM-2499

Lot 2, Block A

140+ Acres

J. WIZWELL SURVEY ABSTRACT NO. A-1346
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE DETAILS



Drawn By: VC
Date: 4/10/2023
Scale:
Revisions:
07/18/2023
07/28/2023
09/01/2023
10/02/2023

2021310314

L2.01



Know what's Below.
Call before you dig.

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124 MCMAKIN ROAD
BARTONVILLE, TEXAS 78226
Ph. 682.605.8079
Contact: Bbrady@EmbreeGroup.com

BUILDING MATERIALS

ST-1

STONE VENEER
COLOR: AUSTIN WHITE



BR-1

BRICK
ACME BRICK : RUNNING BOND (KING)
COLOR: MOCHA BROWN ANTIQUE



P-1

PAINT
SHERWIN WILLIAMS
COLOR: PURE WHITE SW7005



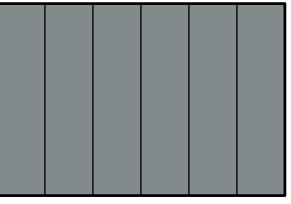
P-4

STUCCO - PAINT
SHERWIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW6150



MT-1

METAL ROOFING AND AWNINGS
MANUFACTURER: BERRIDGE
PROFILE: STANDING SEAM - 26 GAUGE
COLOR ZINC GRAY



MT-2

METAL PARAPET CAP
WESTERN STATES METAL: BOX RIB
COLOR: DB GRAY



CD-1

COMPOSITE DECKING BOARDS
LOCAL SUPPLIER
COLOR: CAPE COD GREY EVERGRAIN



SF

STOREFRONT SYSTEM
MANUFACTURER: KAWNEER
GLAZING: 1" TEMPERED LOW-E
COLOR: CLEAR ANODIZED ALUMINUM

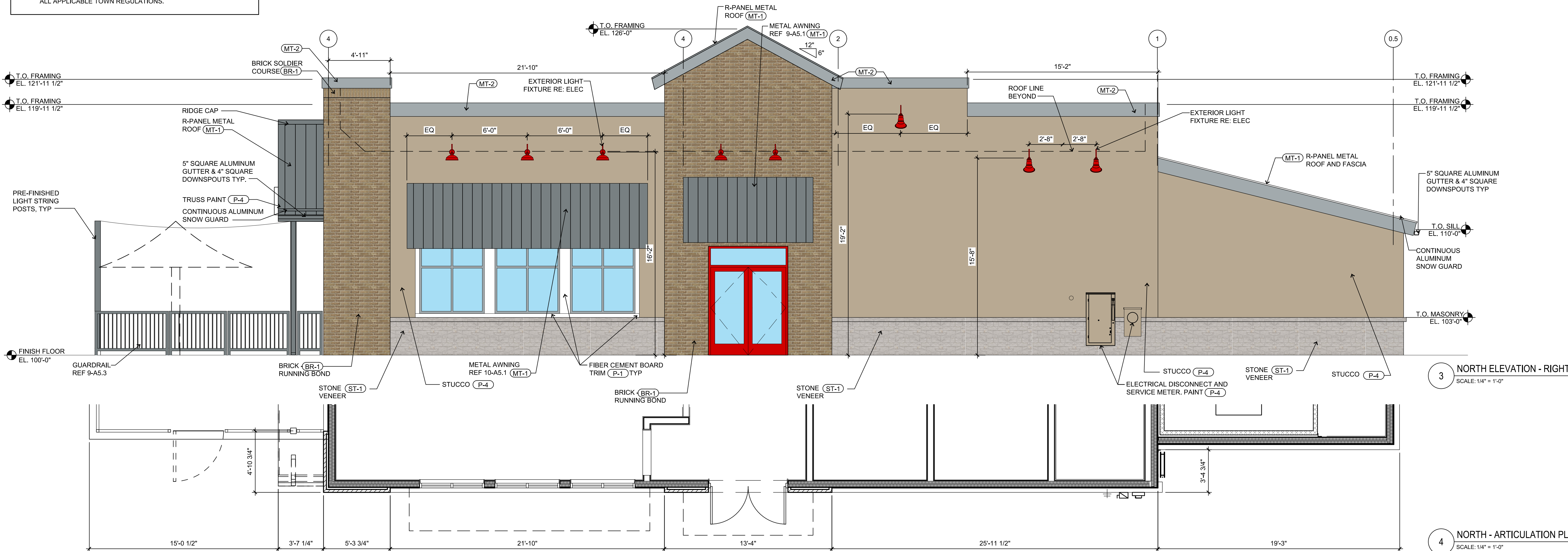
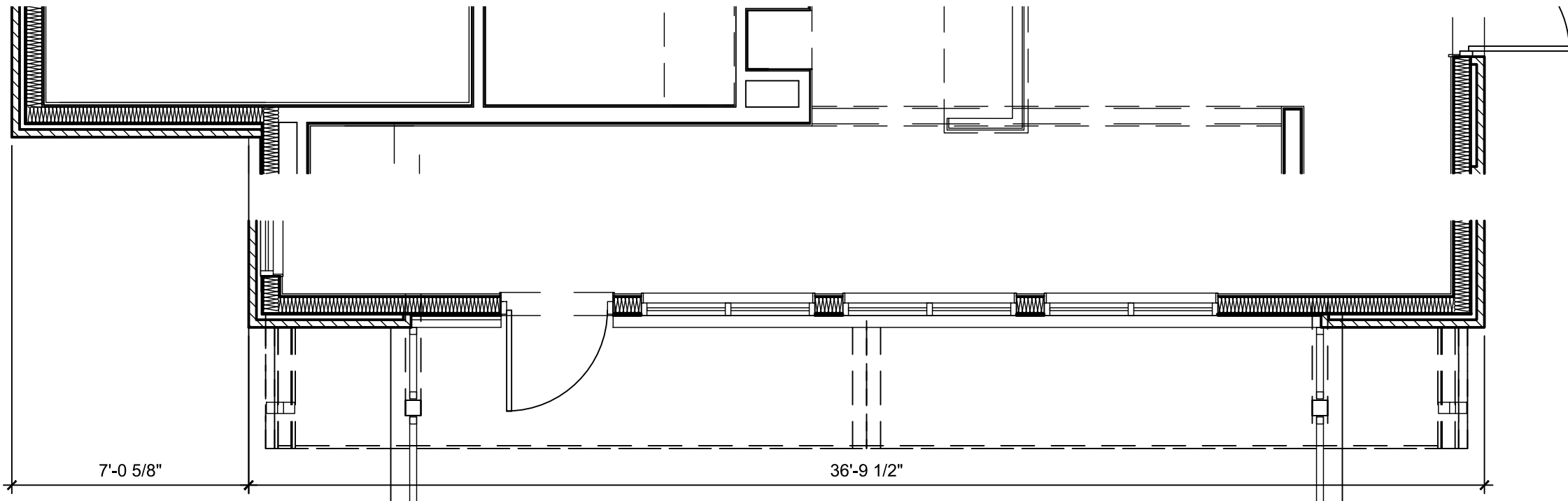
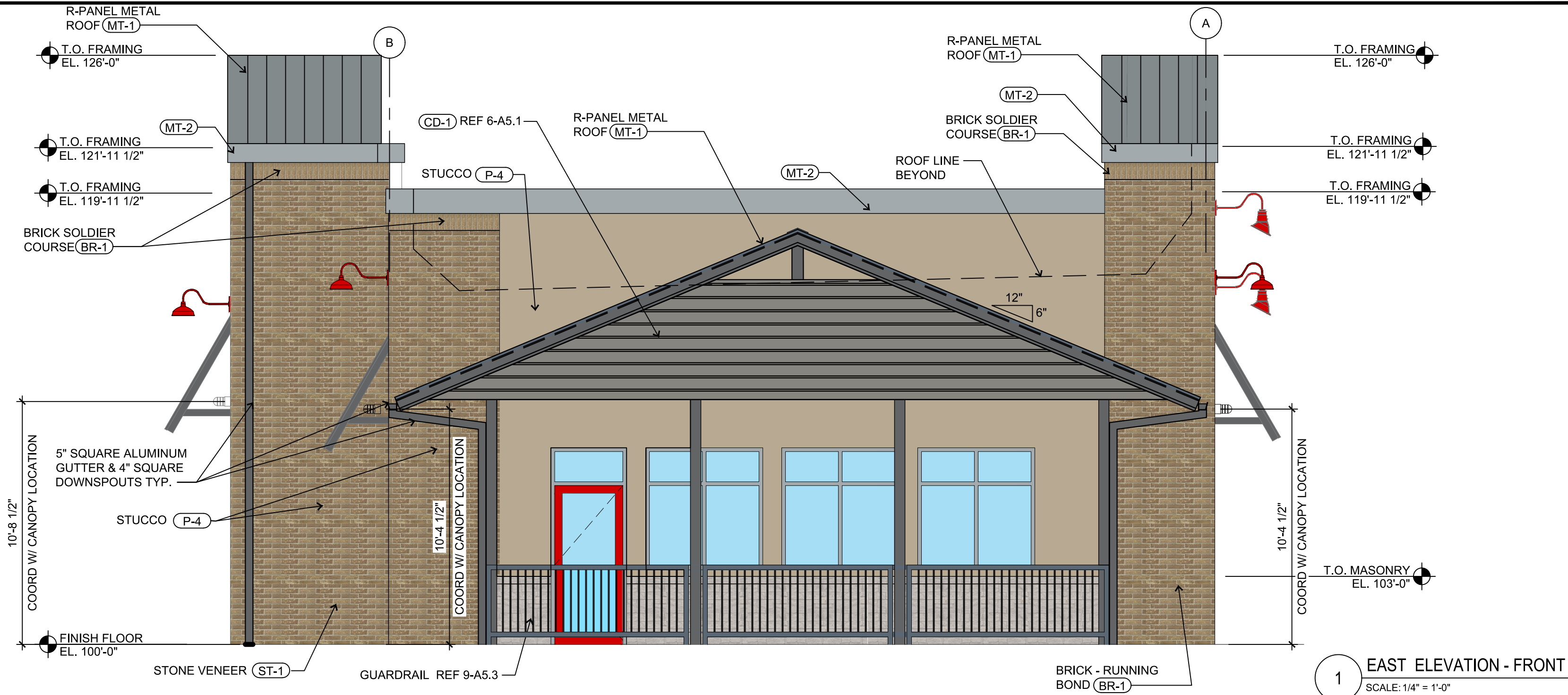


ELEVATION MATERIALS CALCULATION TABLE

	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	1,716 S.F.	1,720 S.F.	903 S.F.	722 S.F.
2. FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1,576S.F.	1,646 S.F.	781 S.F.	668 S.F.
3. DOORS AND WINDOWS S.F.	140 S.F.	74 S.F.	122 S.F.	54 S.F.
4. PRIMARY MASONRY TOTALS (MIN. 80%)	1,434 S.F.AND 91%	1,497 S.F.AND 91%	624 S.F.AND 80%	572 S.F.AND 86%
STONE S.F. (AS APPLICABLE)	202 S.F.AND 13%	179 S.F.AND 11%	72 S.F.AND 9%	85 S.F.AND 13%
BRICK S.F. (AS APPLICABLE)	372 S.F.AND 24%	465 S.F.AND 28%	344 S.F.AND 44%	133 S.F.AND 20%
STUCCO S.F. (AS APPLICABLE)	860 S.F.AND 55%	853 S.F.AND 52%	208 S.F.AND 27%	354 S.F.AND 53%
TILT WALL S.F. (AS APPLICABLE)	N/A	N/A	N/A	N/A
5. SECONDARY MASONRY TOTALS (MAX. 20%)	142 S.F.AND 9%	149 S.F.AND 9%	157 S.F.AND 20%	95 S.F.AND 14%
EIFS S.F. (AS APPLICABLE)	N/A	N/A	N/A	N/A
HARDIPLANK S.F. (AS APPLICABLE)	20 S.F.AND 1%	14 S.F.AND 1%	N/A	N/A
WOOD/METAL (AS APPLICABLE)	122 S.F.AND 8% - METAL (EXCLUDING AWNINGS)	135 S.F.AND 8% - METAL (EXCLUDING AWNINGS)	52 S.F.AND 7% - METAL 105 S.F.AND 13% - WOOD (EXCLUDING ROOF METAL)	95 S.F.AND 14% - METAL (EXCLUDING ROOF METAL)

SHEET NOTES

1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING
2. 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.



HFA

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. Walton Blvd. Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9436
www.hfa-ac.com

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Life Changing Chickens
SLIM CHICKENS®
Healthy Protein • Better Tastes • Better Value • Better Quality • Better Life

3201 LONG PRAIRIE RD
FLOWER MOUND, TX 75022
JOB NUMBER: 28-22-20005
DATE: 03/21/23

ISSUE BLOCK	

CHECKED BY: KCK
DRAWN BY: KTE
P SIZE: B1-NP-L
P CYCLE: Q2 2022
DOCUMENT DATE: 03/21/23

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

LAWRENCE LOTT
ARCHITECT

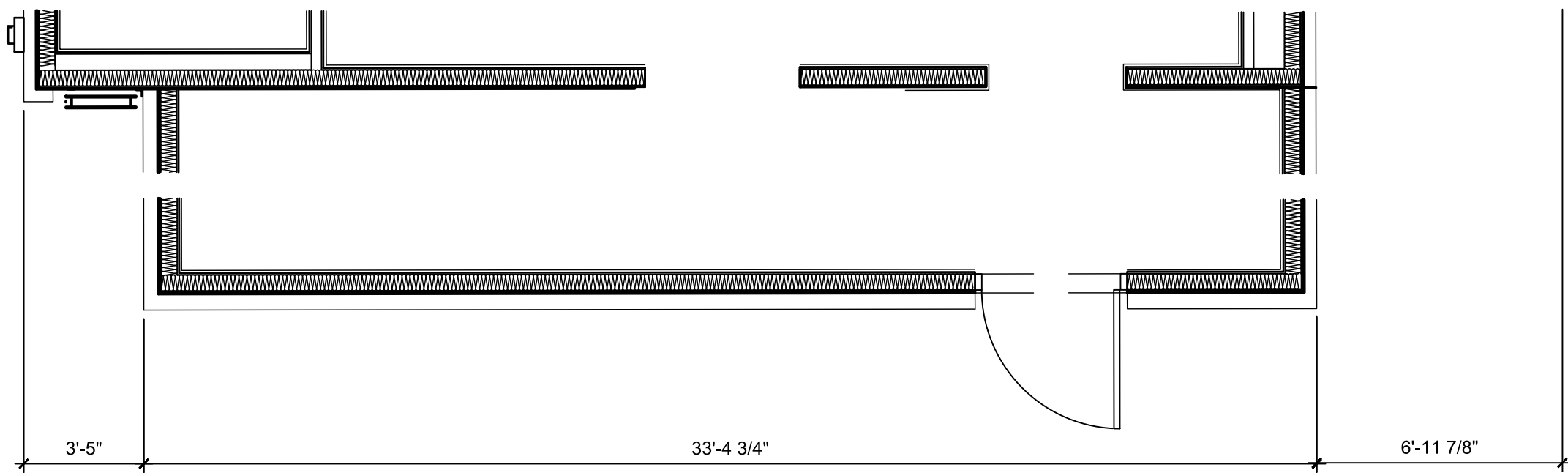
EXTERIOR
ELEVATIONS

SHEET:
A2.1

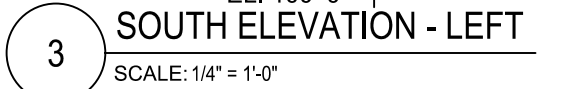
BUILDING MATERIALS							
ST-1	STONE VENEER COLOR: AUSTIN WHITE 	BR-1	BRICK ACME BRICK : RUNNING BOND (KING) COLOR: MOCHA BROWN ANTIQUE 	P-1	PAINT SHERWIN WILLIAMS COLOR: PURE WHITE SW7005 	P-4	STUCCO - PAINT SHERWIN WILLIAMS COLOR: UNIVERSAL KHAKI SW6150
MT-1	METAL ROOFING AND AWNINGS MANUFACTURER: BERRIDGE PROFILE: STANDING SEAM - 26 GAUGE COLOR: ZINC GRAY 	MT-2	METAL PARAPET CAP WESTERN STATES METAL: BOX RIB COLOR: DB GRAY 	CD-1	COMPOSITE DECKING BOARDS LOCAL SUPPLIER COLOR: CAPE COD GREY EVERGRAIN 	SF	STOREFRONT SYSTEM MANUFACTURER: KAWNEER GLAZING: 1" TEMPERED LOW-E COLOR: CLEAR ANODIZED ALUMINUM

SHEET NOTES

1. 2.	ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
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2 WEST ARTICULATION PLAN
SCALE: 1/4" = 1'-0"



Page 46 of 8

BUILDING MATERIALS

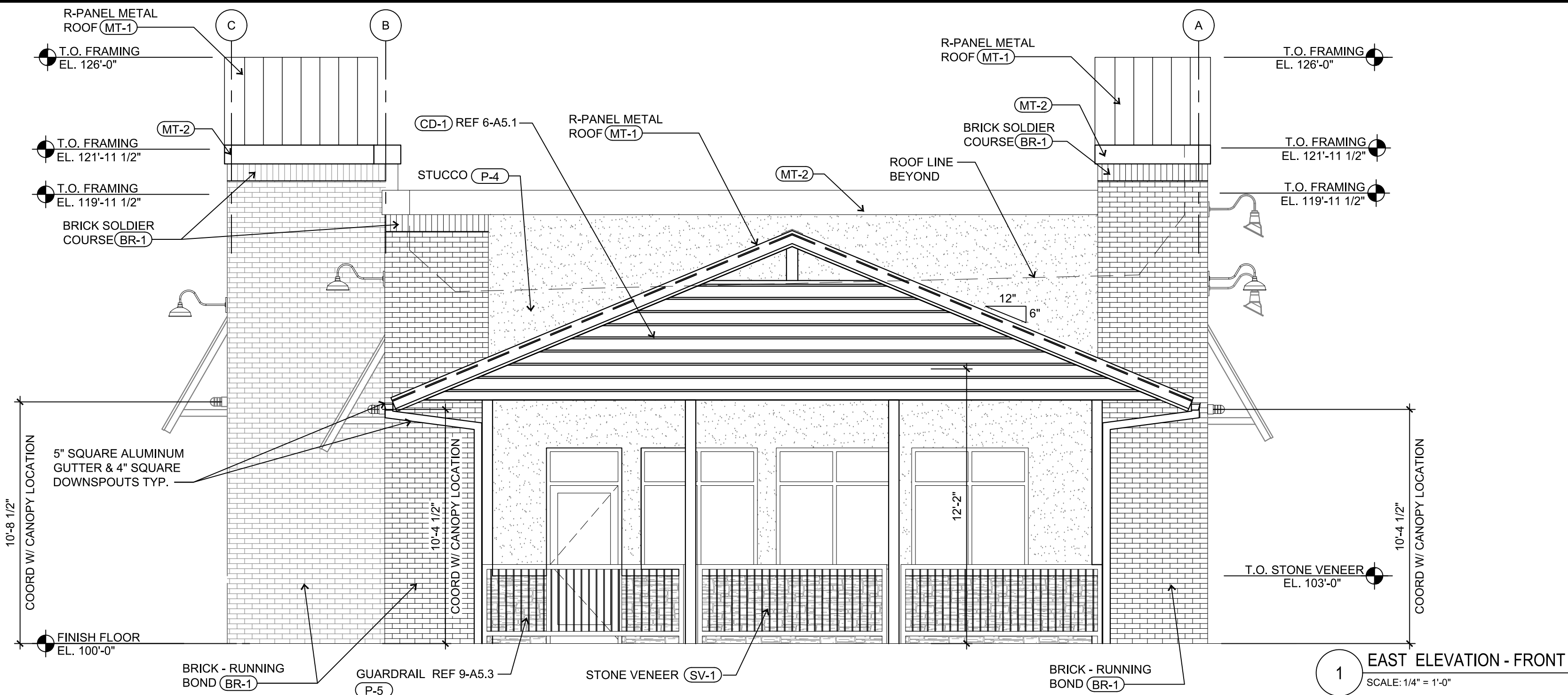
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ELEVATION MATERIALS CALCULATION TABLE

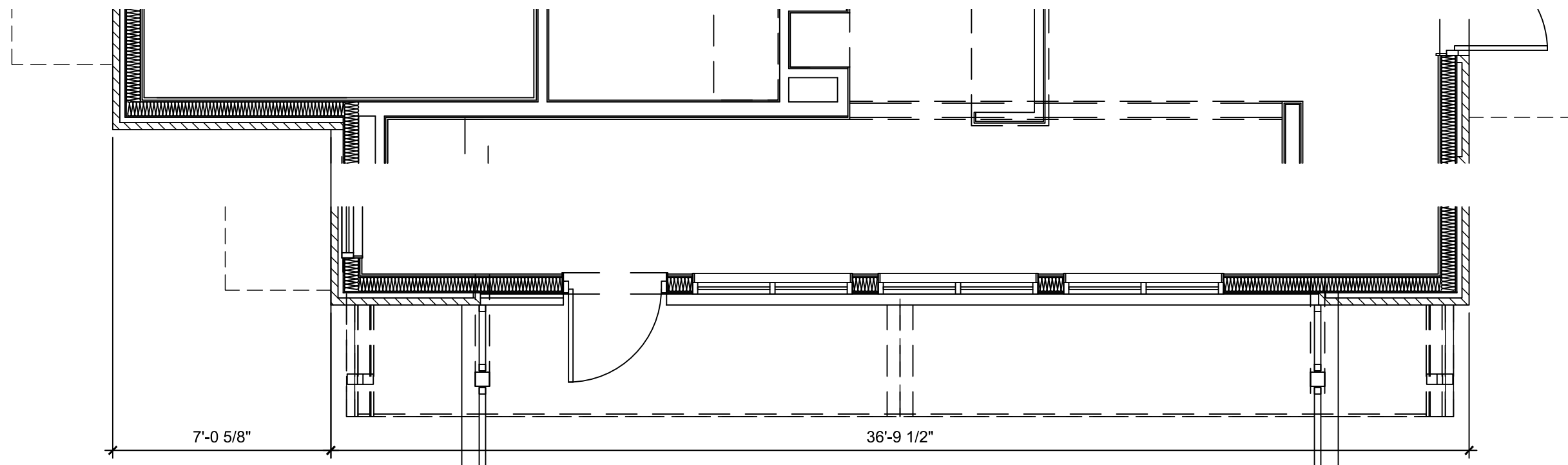
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3.	DOORS AND WINDOWS S.F.	140 S.F.	74 S.F.	122 S.F.	54 S.F.
4.	PRIMARY MASONRY TOTALS (MIN. 80%)	1,434 S.F.AND 91%	1,497 S.F.AND 91%	624 S.F.AND 80%	572 S.F.AND 86%
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	BRICK S.F. (AS APPLICABLE)	372 S.F.AND 24%	465 S.F.AND 28%	344 S.F.AND 44%	133 S.F.AND 20%
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	EIFS S.F. (AS APPLICABLE)	N/A	N/A	N/A	N/A
	HARDIPLANK S.F. (AS APPLICABLE)	20 S.F.AND 1%	14 S.F.AND 1%	N/A	N/A
	WOOD/METAL (AS APPLICABLE)	122 S.F.AND 8% - METAL (EXCLUDING AWNINGS)	135 S.F.AND 8% - METAL (EXCLUDING AWNINGS)	52 S.F.AND 7% - METAL 105 S.F.AND 13% - WOOD (EXCLUDING ROOF METAL)	95 S.F.AND 14% - METAL (EXCLUDING ROOF METAL)

SHEET NOTES

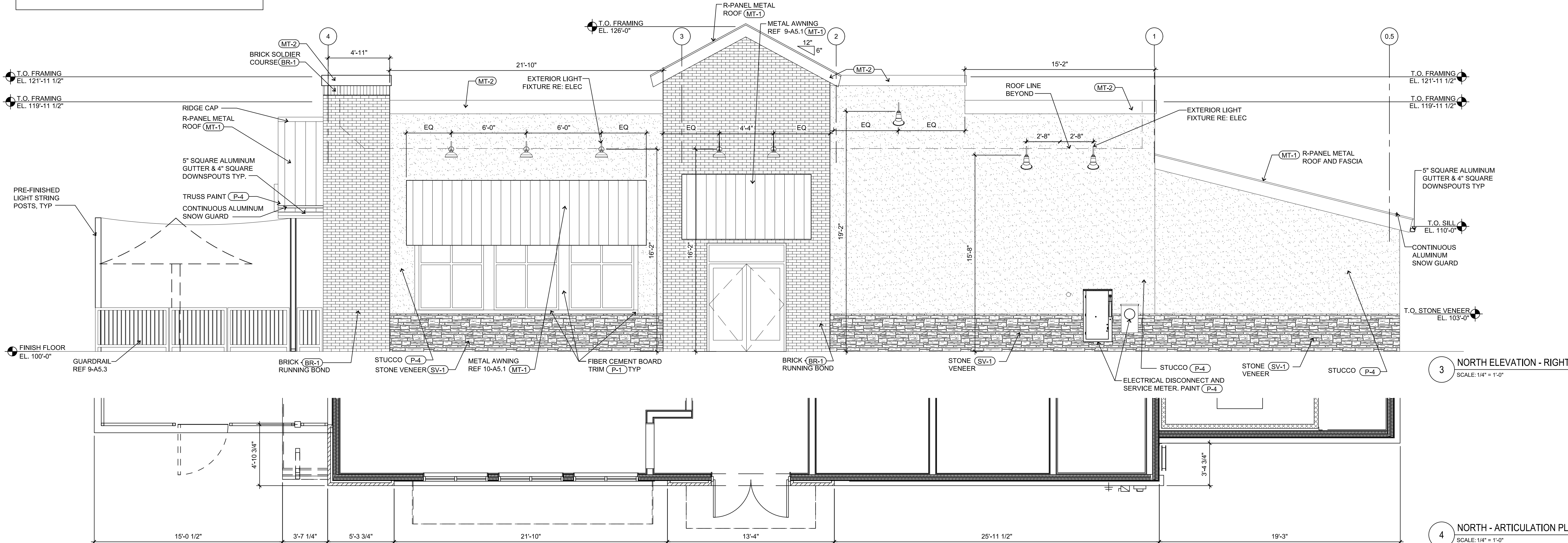
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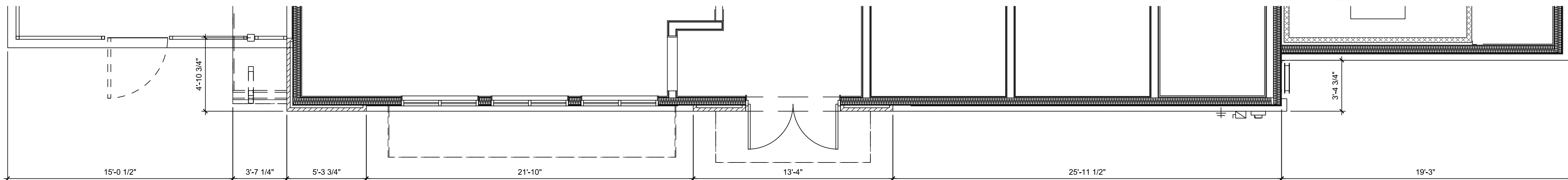
1 EAST ELEVATION - FRONT
SCALE: 1/4" = 1'-0"



2 EAST - ARTICULATION PLAN
SCALE: 1/4" = 1'-0"



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



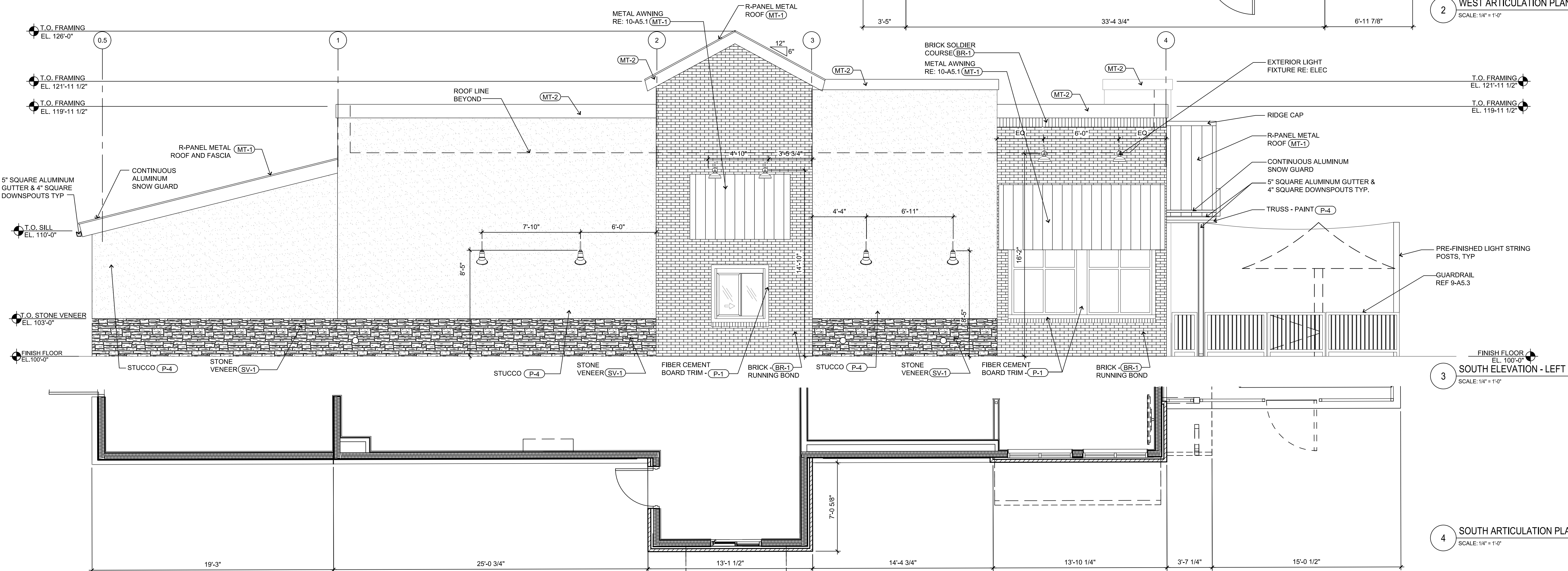
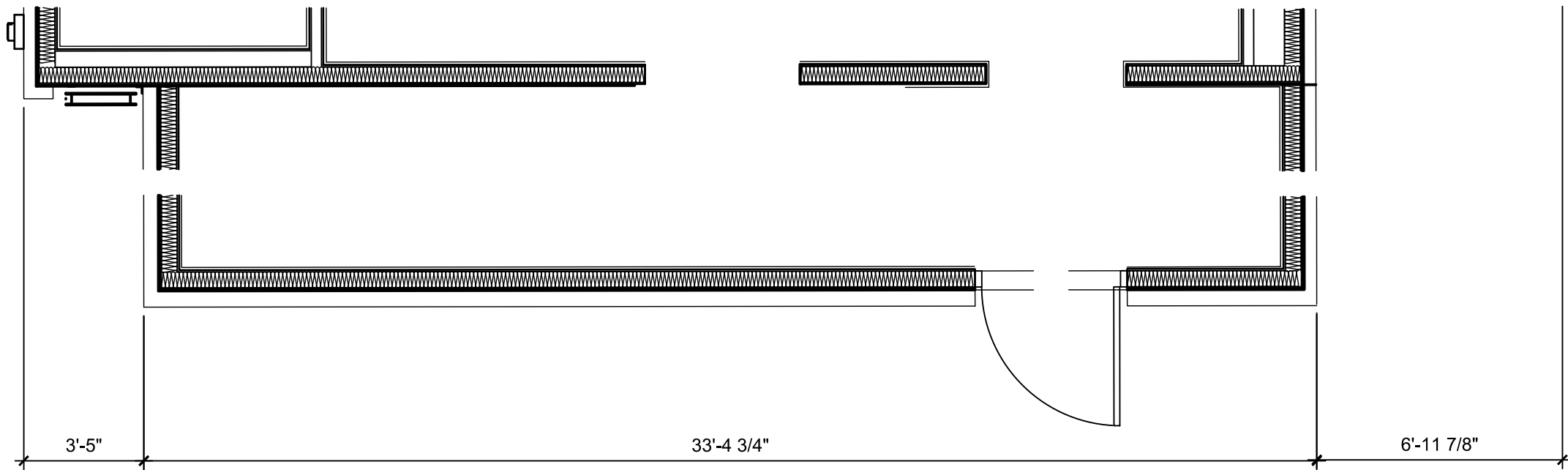
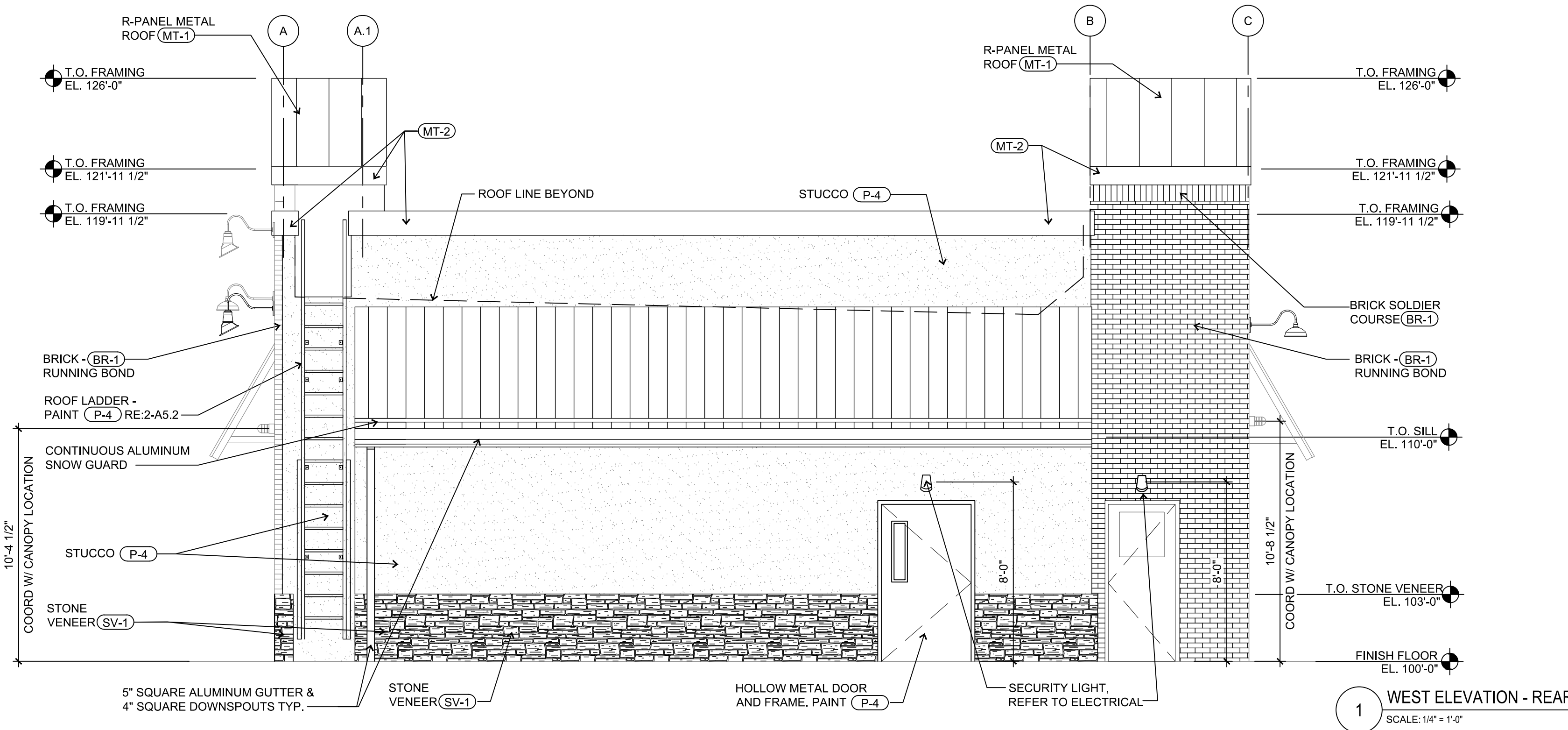
4 NORTH - ARTICULATION PLAN
SCALE: 1/4" = 1'-0"

BUILDING MATERIALS

ST-1	STONE VENEER COLOR: AUSTIN WHITE	BR-1	BRICK ACME BRICK : RUNNING BOND (KING) COLOR: MOCHA BROWN ANTIQUE	P-1	PAINT SHERWIN WILLIAMS COLOR: PURE WHITE SW7005	P-4	STUCCO - PAINT SHERWIN WILLIAMS COLOR: UNIVERSAL KHAKI SW6150
MT-1	METAL ROOFING AND AWNINGS MANUFACTURER: BERRIDGE PROFILE: STANDING SEAM - 26 GAUGE COLOR ZINC GRAY	MT-2	METAL PARAPET CAP WESTERN STATES METAL: BOX RIB COLOR: DB GRAY	CD-1	COMPOSITE DECKING BOARDS LOCAL SUPPLIER COLOR: CAPE COD GREY EVERGRAIN	SF	STOREFRONT SYSTEM MANUFACTURER: KAWNEER GLAZING: 1" TEMPERED LOW-E COLOR: CLEAR ANODIZED ALUMINUM

SHEET NOTES

1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING
2. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



4 SOUTH ARTICULATION PLAN
SCALE: 1/4" = 1'-0"

STIPULATION FOR REUSE
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ISSUE BLOCK			

CHECKED BY:	KCK
DRAWN BY:	MBM
P SIZE:	B1-NP-L
P CYCLE:	Q2 2022
DOCUMENT DATE:	03/21/23

DUMPSTER ENCLOSURE MATERIALS

MT-2	METAL PARAPET CAP WESTERN STATES METAL: BOX RIB COLOR: DB GRAY
P-4	STUCCO - PAINT SHERWIN WILLIAMS COLOR: UNIVERSAL KHAKI SW6150
P-5	PAINT SHERWIN WILLIAMS COLOR: IRON MOUNTAIN CUSTOM FORMULA

FINISH NOTES

1. FORMULA FOR P-5: COMP. (B001) 2134-30 IRON MOUNTAIN CUSTOM SHER-COLOR MATCH				
CCE* COLORANT	OZ	32	64	128
W1 WHITE	-	20	-	1
B1 BLACK	-	27	-	1
L1 BLUE	-	61	1	-
R3 MAGENTA	4	-	-	-
Y3 DEEP GOLD	2	18	1	-
ONE GALLON A82T00154	ULTRADEEP 640399754			

HFA

HARRISON FRENCH
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SLIM CHICKENS®
Chicken Protein • Baked Wings • Soft Shells • More...

3201 LONG PRAIRIE RD - LOT 2 - BLOCK A
FLOWER MOUND, TX 75022

JOB NUMBER: 28-22-20005 | DATE: 06/13/23

ISSUE BLOCK	

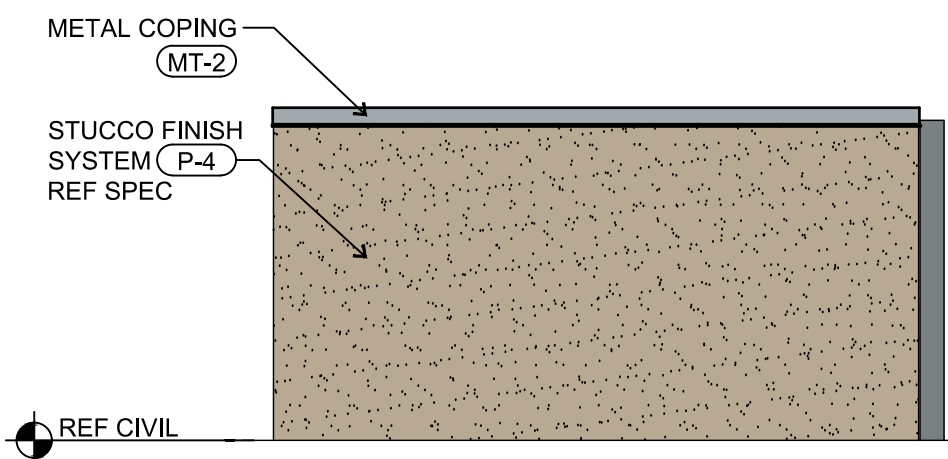
CHECKED BY:	KCK
DRAWN BY:	KTE
P SIZE:	B1-NP-L
P CYCLE:	Q2 2022
DOCUMENT DATE:	06/13/23

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

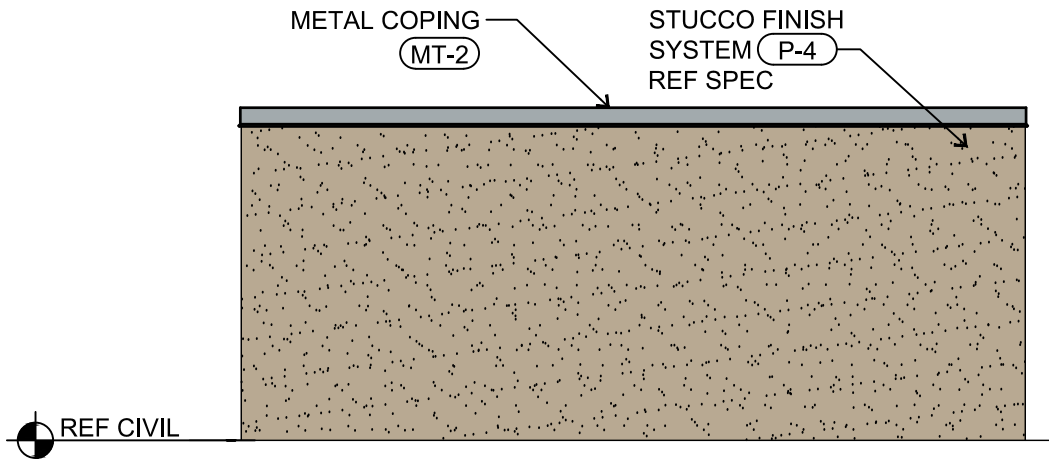
LAWRENCE LOTT
ARCHITECT

DETAILS -
EXTERIOR

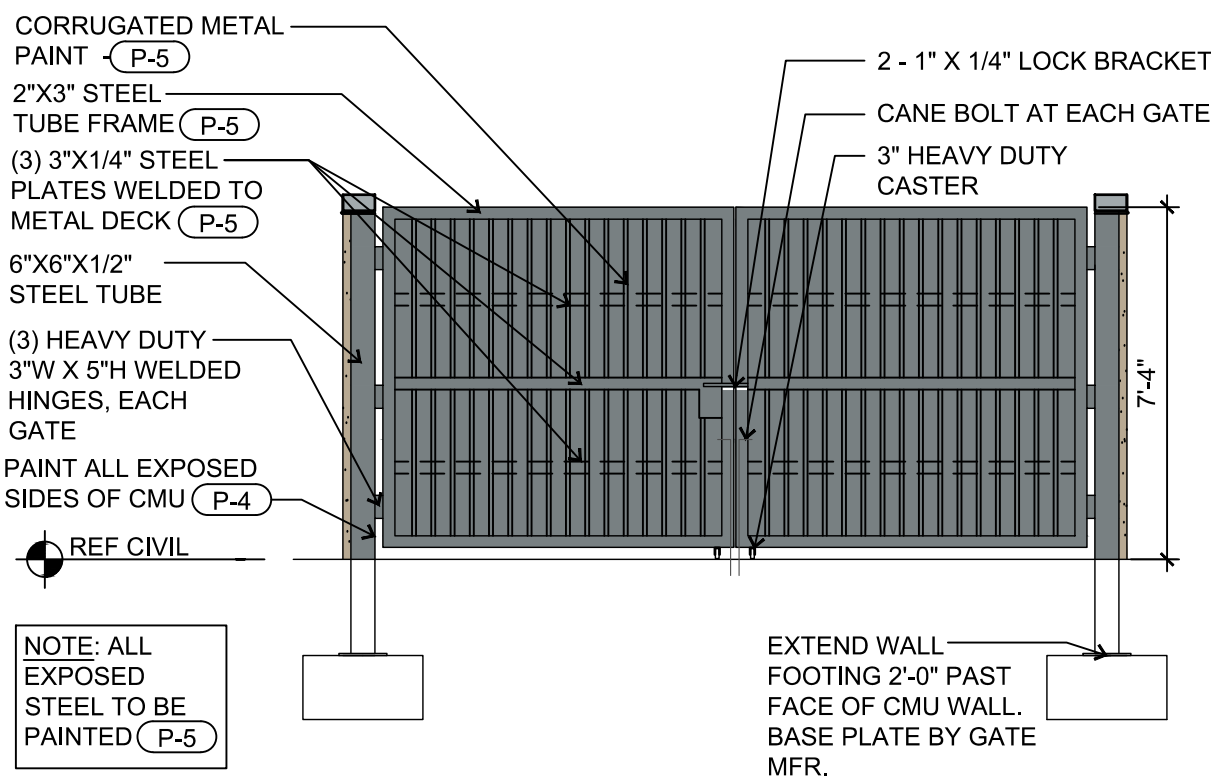
SHEET:
A5.3



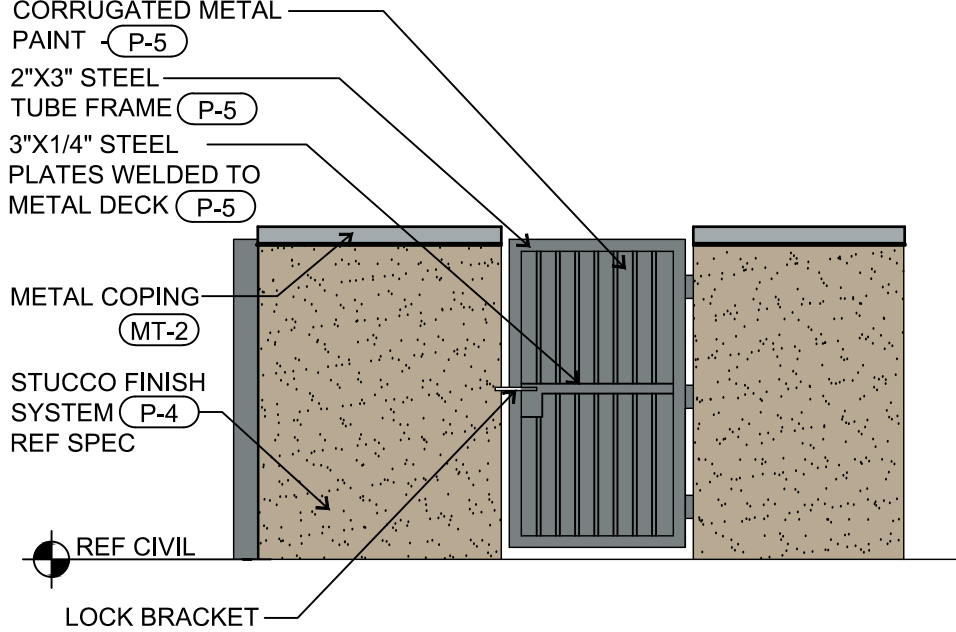
5 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



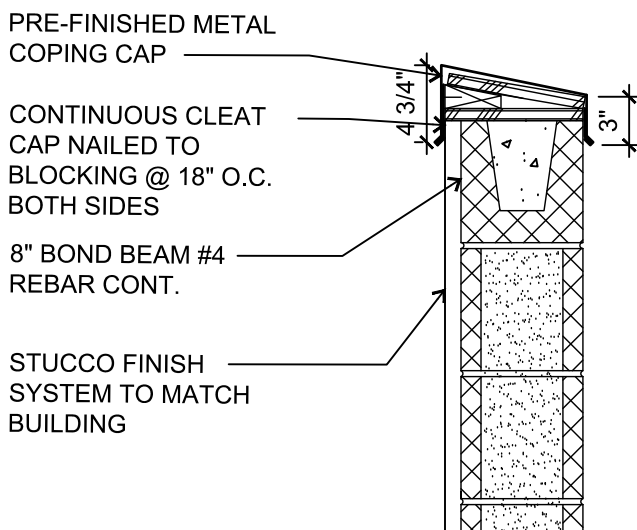
4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



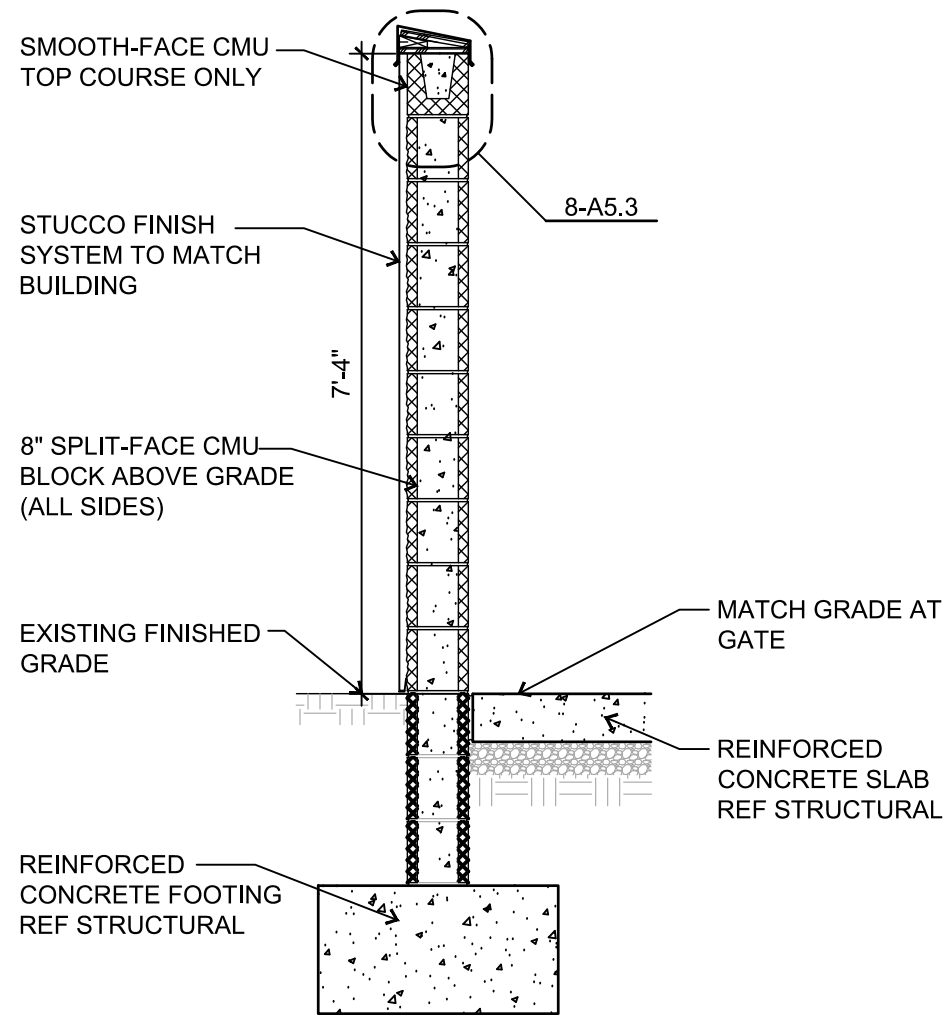
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



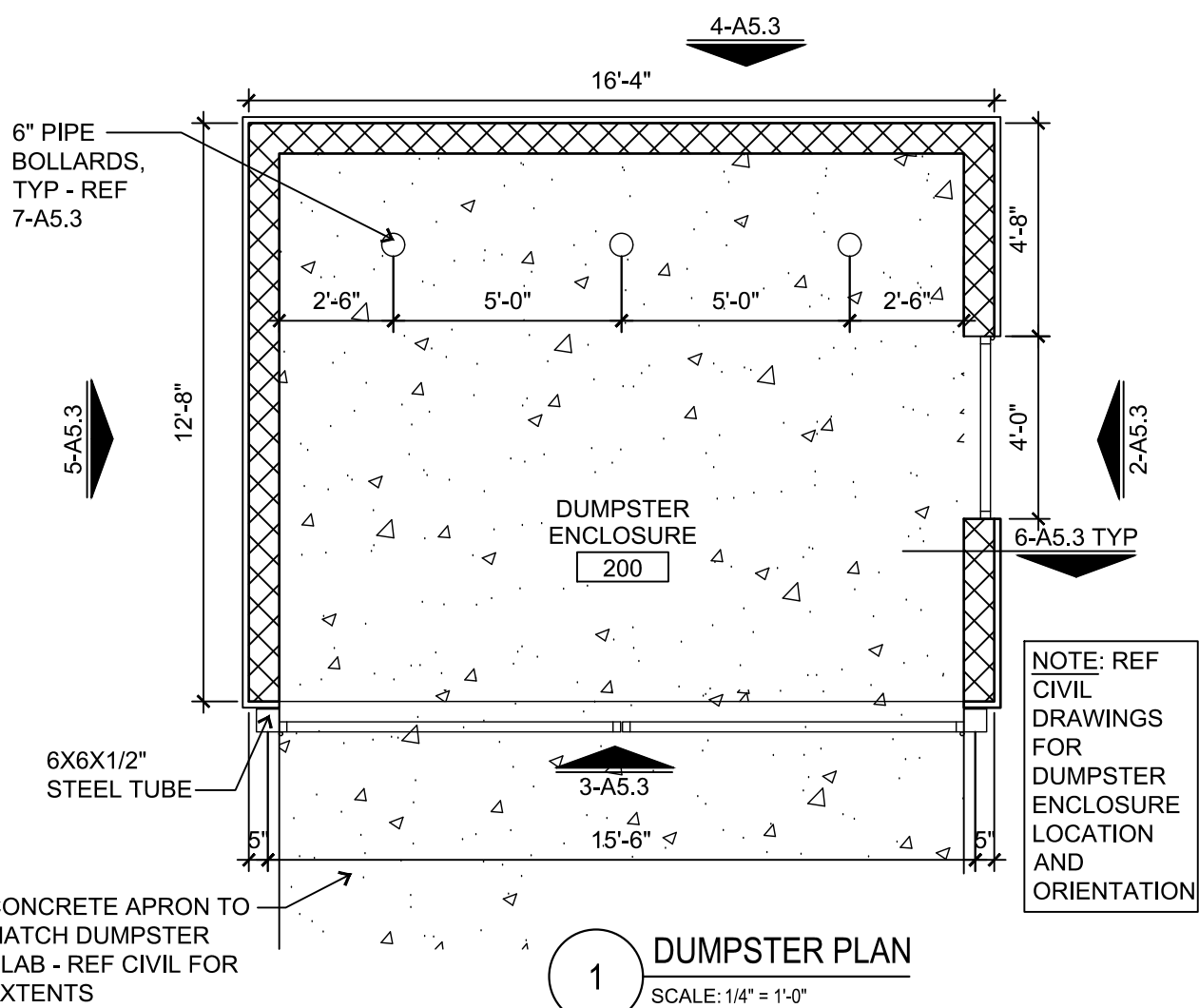
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



8 WALL CAP
SCALE: 1" = 1'-0"



6 WALL SECTION
SCALE: 1/2" = 1'-0"



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



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

DATE: October 9, 2023
FROM: Claire Barnes, Planner
ITEM: **Consider a Site Plan (SP23-0004 – Dragon Kim’s Tae Kwon Do) to develop a health or athletic club, with a request for a waiver to Architectural Standards in the Town’s Urban Design Plan for roof pitch. The property is generally located east of Jernigan Road and north of Justin Road along Bryce Lane.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception request to the Town’s regulations, which necessitates special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an approximately 6,332 square foot health or athletic club use building to be located on Lot 1 of the Jernigan Heights Addition. The property is zoned for Retail District-2 uses. The existing zoning allows a health or athletic club use by right. The lot is 1.136 acres.

The parking for this use is calculated at a ratio of one space for every 250 square feet of the facility. Based on this requirement, the proposed use would require 25 parking spaces. The site plan depicts 27 on-site parking spaces which is within the Town’s allowable parking deviation. Access to the site is from Jernigan Road and Justin Road via a mutual access easement known as Bryce Lane.

The landscape plan depicts required street buffer, street yard, and parking lot trees that are in conformance with the Town’s landscaping requirements. The proposed elevation utilizes a combination of stone, metal, and stucco in colors complying with the Town’s Urban Design Plan.

III. EXCEPTIONS:

A. Architectural Waiver to Town’s Urban Design Plan for Roof Pitch

Roofs and Parapets Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12

slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver to this request for individual projects. Such requests should only be contemplated in the areas that are not adjacent to residences, are part of a large scale development, and provide architectural detail to soften the appearance of large, tall vertical walls.

The proposed building is approximately 6,332 square feet and requires a pitched roof on all sides of the building. The proposed elevations consist of a combination of 9/12, 6/12, and 4/12 roof pitch. The applicant's letter of intent explains the reason for this request is to match the roof pitch on the retail building located to the south across Bryce Lane.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

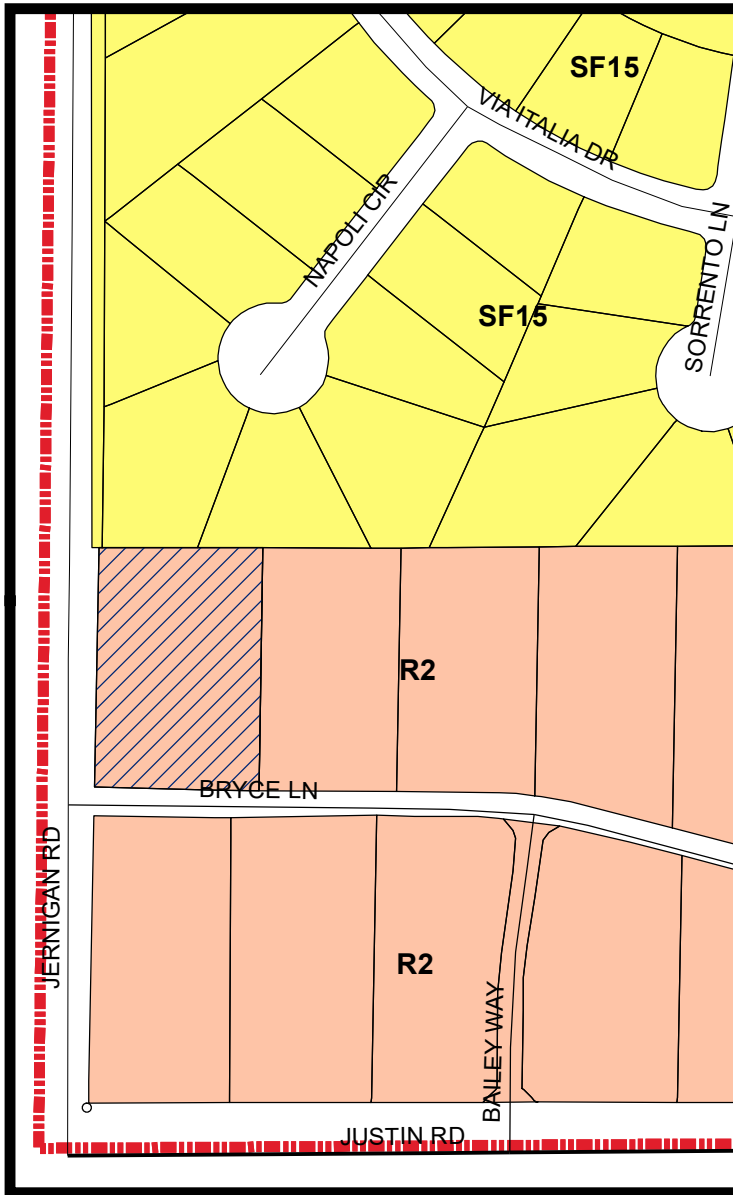
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of intent
3. Site Plan Package

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

Vicinity Map

Reference Project: SP23-0004



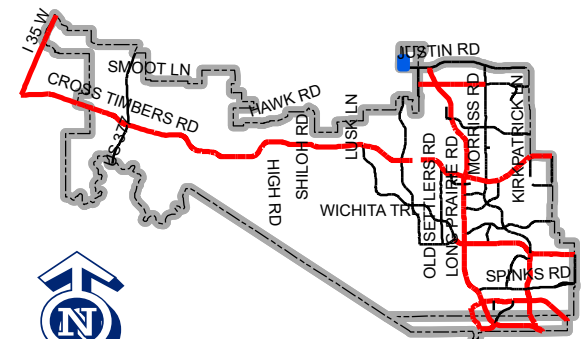
LEGEND

Retail 2 Single Family 15

Subject Property

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

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



Map Location

0 155 310 620 Feet



Project Name: Dragon Kim
Job Number: 22-05
Date/ Time: Tuesday, March 7, 2023
Google Maps: [Dragon Kim – Location](#)

Letter of intent

Content:

- a. *specify existing zoning district(s);*
 - b. *define acreage of subject property;*
 - c. *specify proposed zoning, if applicable, and define specific operations (i.e., Office Building, Warehouse Building, Child Care Center, Church, etc.)*
 - d. *indicate if there is going to be more than one use and whether each use will be operated and maintained by one owner (Examples: Daycare, Church)*
 - e. *indicate square footage of the proposed building(s)*
 - f. *indicate whether the proposed development will be in phases*
 - g. *state special considerations (i.e., requested variances, unique characteristics of subject property)*
-
- a. **specify existing zoning district(s);**
R-2 (Retail District-2)
 - b. **define acreage of subject property;**
Property lot: 1.14 acres = 49,502 sf
 - c. **specify proposed zoning, if applicable, and define specific operations**
Health club or athletic club – It will operate as a Taekwondo Studio
 - d. **indicate if there is going to be more than one use and whether each use will be operated and maintained by one owner (Examples: Daycare, Church)**
The building will be used as a Taekwondo Studio only. Only 1 owner.
 - e. **indicate square footage of the proposed building(s)**
Total Foot print: 6,271.94 sf
 - f. **indicate whether the proposed development will be in phases**
There are no planned phases.
 - g. **state special considerations (i.e., requested variances, unique characteristics of subject property)**
We are using a 4/12 roof slope.
The roof facing Bryce Ln has 4/12 slope. This facade is facing a retail and commercial development on the other side of the street.

Roof slope regulation (Section 12.1 of Urban Design Plan): 6/12 to 9/12 slope.

The vestibule (access tower) has 4/12 slope in each side as well.

We studied the surroundings and found precedent of 4/12 slope in the building located on the other side of Bryce Ln street.



Project aims to match the surrounding buildings:

South façade on Bryce Ln street, facing retail buildings, aims to match the retail building across the street with a commercial look and the same slope.

North façade, Facing residential, aims to match the residential area.

East and West facades have less sf and aim to match their surroundings as well.



SQUARE FOOTAGE BY USE

- HEALTH CLUB OR ATHLETIC CLUB:
6,332.36 SF

OFF-STREET PARKING RATIOS (SEC. 82.74)

- (1) SPACE PER 250 SF OF FLOOR AREA
 $6,332.36/250 = 25.36 \approx 25$ PARKING SPACES

ACCESSIBLE PARKING (SEC. 82.76)

- 2 ACCESSIBLE PARKINGS REQUIRED.

SEC. 82-76.- PARKING SPACES FOR PERSONS WITH DISABILITIES	
TOTAL REQUIRED SPACES	MINIMUM SPACES
10-25	1
26-50	2
51-75	3

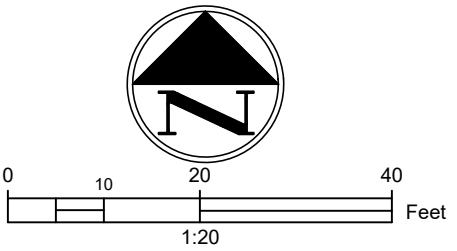
SUMMARY	
SPACE USE	REQUIRED PARKING SPACES
HEALTH CLUB OR ATHLETIC CLUB	25
CALCULATED SUM	25

- 27 PARKING SPACES PROVIDED (INCLUDING 2 ACCESSIBLE PARKING SPACES)

MASTER PLAN FEATURES	
LAND USE PLAN	LAND USE DESIGNATION: TAEKWONDO SCHOOL
URBAN DESIGN PLAN	RETAIL DISTRICT - 2
PARKS AND TRAILS	EXISTING SIDEWALK ALONG JERNIGAN ROAD TO THE WEST OF THE LOT WITH A WIDTH RANGE BETWEEN 3.50' AND 3.80'
OPEN SPACE PLAN	-
THOROUGHFARE PLAN	JERNIGAN ROAD: 60' ROW - ALLEY BRYCE LANE: 27' MAE - LOCAL RESIDENTIAL STATE
WATER PLAN	EX. 8" WATER LINE ALONG BRYCE LN AND EX 1" WATER LINE SERVICE IN THE LOT
WASTEWATER PLAN	EX. 6" SEWER LINE ALONG BRYCE LN AND EX 6" SEWER LINE SERVICE IN THE LOT
ECONOMIC IMPACT	-

LOT COVERAGE (%)	
ELEMENT	AREA (SF)
PROPERTY LOT	49501.62
PR. BLDG	6332.36
TOTAL FOOT PRINT	6332.36
CALCULATION OF LOT COVERAGE (%)	
	LOT COVERAGE (%)
TOTAL FOOT PRINT	12.79

THE LOT COVERAGE FOR THE TOTAL FOOT PRINT AREA OF THE PROJECTED BUILDING IS LESS THAN 50%



LEGEND:

EX. WATER LINE	WL
EX. WATER VALVE	WV
EX. SANITARY SEWER LINE	SS
EX. SANITARY MANHOLE	SM
PR. FIRE HYDRANT	FH
PR. FIRE LANE	FL
PR. PARKING COUNT	PC
PR. LANDSCAPE AREA	LA
PR. ACCESSIBLE PARKING	PA
PR. PEDESTRIAN ACCESS	PEA
EX. OAK TREE	OT
PR. UNDERGROUND DETENTION POND	UDP
PR. CONCRETE SIDEWALK	ST
PR. STORM PIPE	SP
PR. STEEL FENCE	SF
PR. 6" TRENCH DRAIN	TD

SITE DATA SUMMARY TABLE

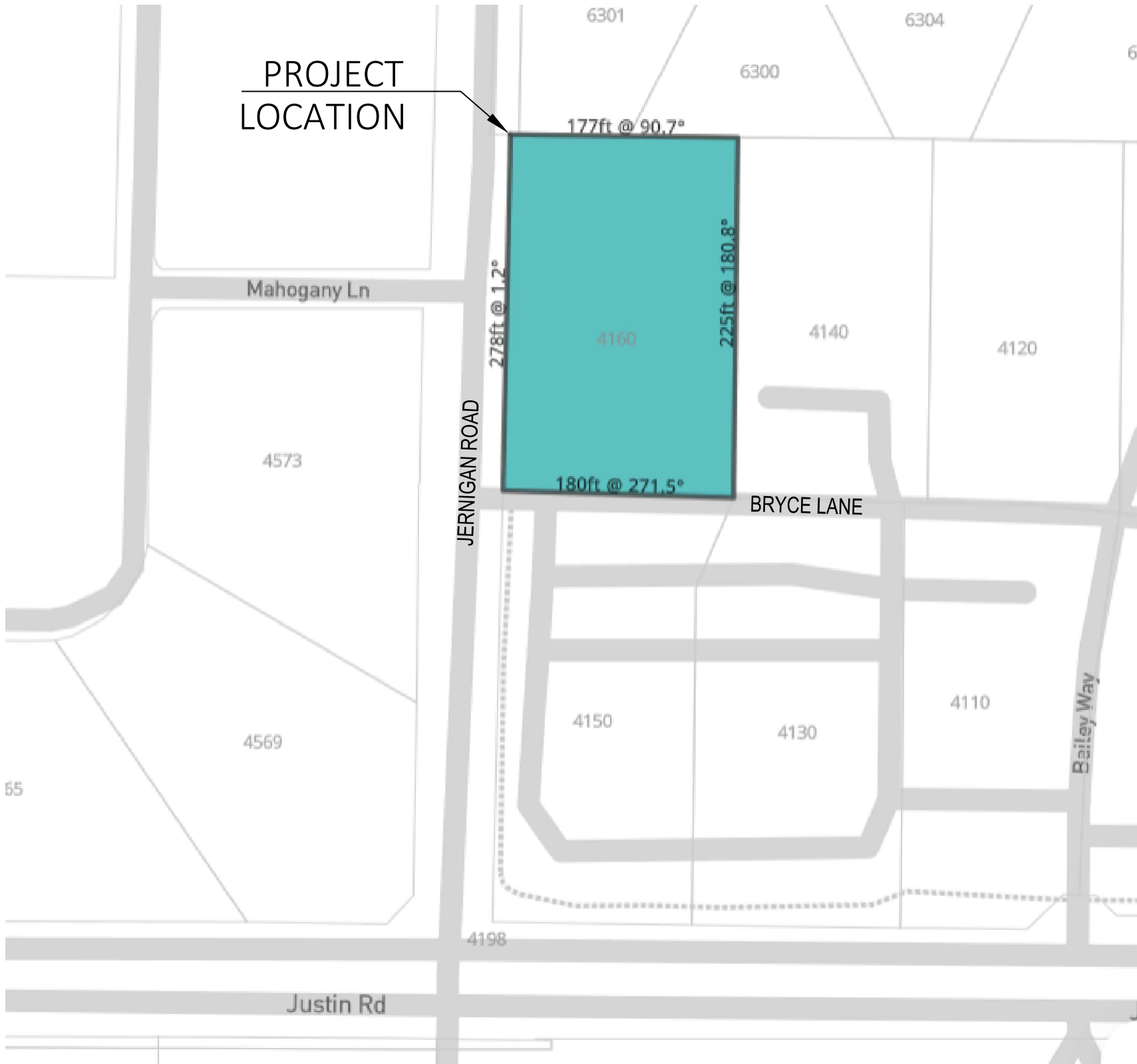
PHYSICAL ADDRESS	4160 BRYCE LANE, FLOWER MOUND, TX	
GROSS SITE AREA	1.136 AC / 49,501.62 S.F	
NET SITE AREA	0.787 AC / 34,262.37 S.F	
ZONING	RETAIL DISTRICT - 2	
PROPOSED USE	TAEKWONDO SCHOOL	
LOT COVERAGE DATA		
BUILDING COVERAGE	12.79 % / 6,332.36 S.F	
IMPERVIOUS AREA	47.50 % / 23,512.58 S.F	
PERVIOUS AREA	39.71 % / 19,656.68 S.F	
FLOOR AREA RATIO		
PARKING SUMMARY	REQUIRED	PROVIDED
TAEKWONDO SCHOOL	25	27
ACCESIBLE PARKING	1	2
TOTAL	25	27
BUILDING DATA		
NUMBER OF STORIES	1	
PEAK HEIGHT	30' 6 165/256"	
MEAN HEIGHT	18' 5"	
TOTAL SQUARE FOOTAGE	6,332.36 S.F	



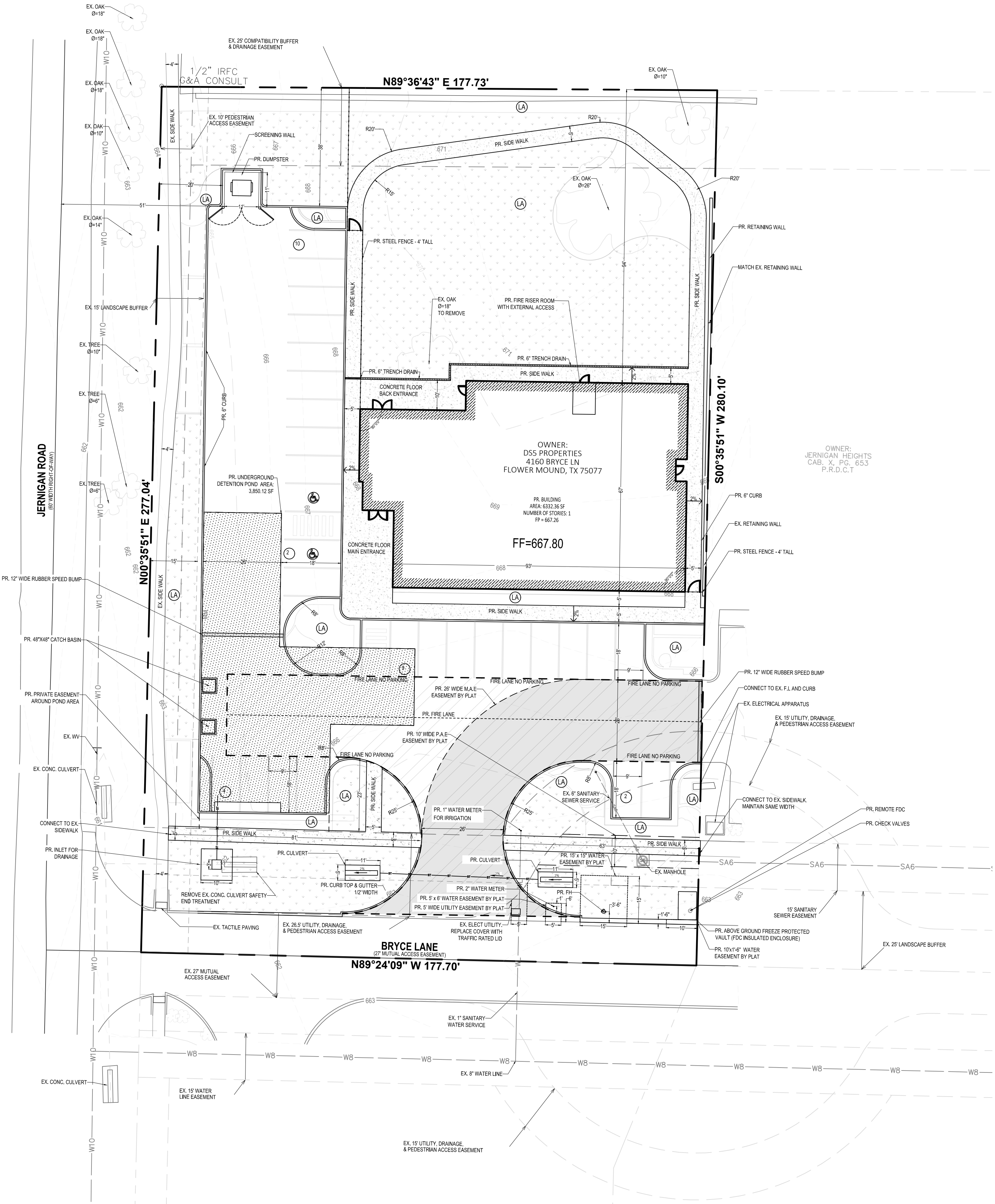
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

GENERAL NOTES

- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION.
- THE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB WHERE THE CURB IS PROJECTED AND EDGE OF PAVEMENT WHERE NO CURB IS PROPOSED.
- REFER TO THE LANDSCAPE PLANS FOR THE DEVELOPMENT OF THE PROPOSED LANDSCAPE AREAS.
- REFER TO THE ARCHITECTURAL PLANS FOR THE SPECIFIC TYPE OF TRENCH GRATE TO USE IN THIS PROJECT.
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- OR 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.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. -PROHIBITED SIGNS.



VECINITY MAP



CONTRACTOR INFORMATION	
CONTRACT NO.	DATE
CONTRACTOR	DATE
CONTRACT NO.	DATE
CONTRACTOR	DATE

REVISION	
NO.	DESCRIPTION
01	REPLY N01 TO CITY REVISION
02	REPLY N02 TO CITY REVISION
03	REPLY N03 TO CITY REVISION
04	REPLY N04 TO CITY REVISION



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CLIENT:
NAME: DSS PROPERTIES
ADDRESS: 4160 BRYCE LN, FM, TX 75077

SITE PLAN

DRAGON KIM'S TAE KWON DO
4160 Bryce Ln
Flower Mound TX, 75077

JOB NO. 22 - 05
DRAWN BY: RAFAEL JEREZ
DESIGNED BY: -
CHECKED BY: -
DATE:

C4

PLANT SCHEDULE

SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
CANOPY AND ORNAMENTAL TREES				
	5 EA	CEDAR ELM	<i>Ulmus crassifolia</i>	100 gal; 8'-10' ht. x 6' sp., 3" cal. min.
	4 EA	LIVE OAK	<i>Quercus virginiana</i>	100 gal; 8'-10' ht. x 6' sp., 3" cal. min.
	13 EA	TEXAS RED OAK	<i>Quercus buckleyi</i>	100 gal; 8'-10' ht. x 6' sp., 3" cal. min.
	1 EA	MEXICAN REDBUD	<i>Cercis canadensis var. mexicana</i>	45 gal min.; 6'-8' ht. x 4' sp., single trunk
SHRUBS				
	34 EA	NELLIE R. STEVENS HOLLY (NR)	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal., 12"-15" ht. x 8"-10" sp., full to ground
	18 EA	DWARF WAX MYRTLE (WM)	<i>Myrica cerifera 'pusilla'</i>	5 gal., 10"-14" ht. x 6"-8" sp., full
	9 EA	TEXAS SAGE 'HOUDINI' (TH)	<i>Leucophyllum revolutum 'Houdini'</i>	5 gal., 10"-14" ht. x 6"-8" sp., full
	16 EA	YUCCA, SOFTLEAF (YS)	<i>Yucca recurvifolia</i>	5 gal., 10"-14" ht. x 6"-8" sp., full
	15 EA	TAM JUNIPER (TJ)	<i>Juniperus sabina 'Tamariscifolia'</i>	5 gal., 10"-14" ht. x 6"-8" sp., full
ORNAMENTAL GRASS AND GROUNDCOVER				
	29 EA	GULF MUHLY 'REGAL MIST' (GR)	<i>Muhlenbergia capillaris 'Regal Mist'</i>	5 gal., 12"-15" ht., 8"-10" sp., full, spacing as shown
	378 EA	HAMELN GRASS (HG)	<i>Pennisetum alopecuroides 'Hameln'</i>	1 gal., heavily rooted, full, 15" o.c. spacing
	1,216 EA	PURPLE WINTERCREEPER (PW)	<i>Euonymus fortunei 'coloratus'</i>	4" pots.; 1"-2" ht. x 2"-4" sp., 8" o.c. spacing
	1,535 SF	MULCH AT EXISTING TREES	N/A	3" depth minimum, full coverage, cypress (u.n.o.)
TURF AND AGGREGATE				
	+/-12,758 SF	NATURAL TURF	N/A	sod, full, match existing/adjacent turf
	+/-725 SF	DECORATIVE GRAVEL		6" depth, 1/2"-1" aggregate, Basalt Gravel (u.n.o.)

*QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES.

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	18,401 sf	3,680 sf	8,112 sf or 44%
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
1 Tree per 2,500 sf plus 10 trees	18,401 sf	13 Trees	13 Trees
Street Buffer Landscaping			
	Required Buffer Width	Provided	
Jernigan Road	15 ft	Ex. 15 ft Landscape Buffer + Ex. 10 ft Pedestrian Access Buffer	
Bryce Lane	25 ft	25 ft.	
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 lf (Jernigan Road)	238	8 Trees	8 Trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 sf per 12 spaces	27	203 sf	2,190 sf
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 parking spaces	27	3 Trees	3 trees plus 1 smaller tree
All parking spaces are located within 50 ft. of a tree			

GENERAL NOTES

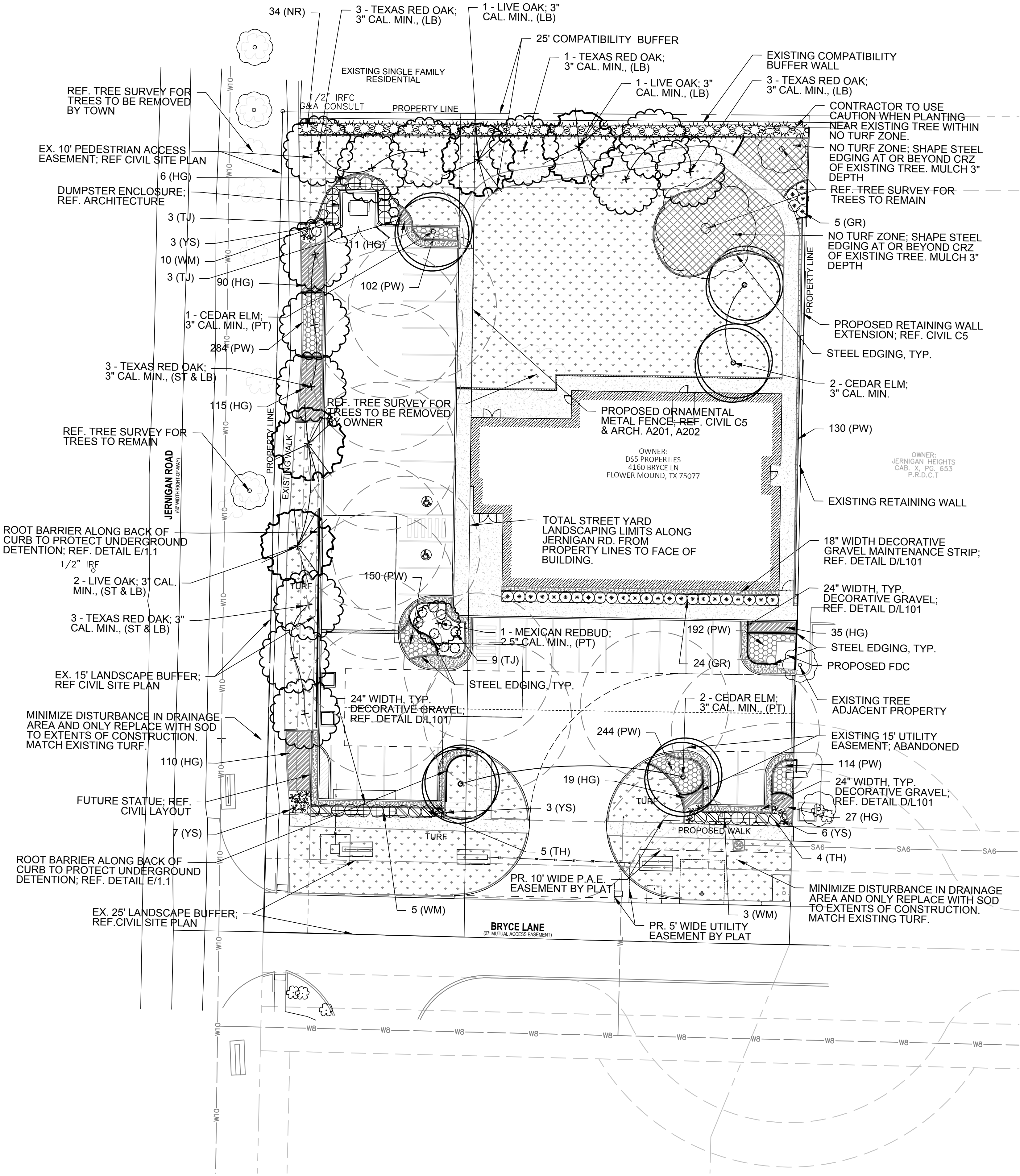
- REFERENCE SHEET L1.1 FOR LANDSCAPE DETAILS
- A PERMANENT, AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED ON SITE FOR ALL PLANT MATERIAL WITHIN THE PROPERTY LINE
- COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY DURING INITIAL DEMOLITION AND INSTALLATION OF LANDSCAPE AND IRRIGATION ON SITE.
- CONTRACTOR SHALL USE CAUTION DURING INSTALLATION OF LANDSCAPE AND IRRIGATION WHERE UTILITIES EXIST.
- QUANTITIES MAY VARY BASED ON FIELD CONDITIONS. CONTRACTOR SHALL VERIFY QUANTITIES
- ALL TREES SHALL BE INSTALLED AT 4' MINIMUM DISTANCE FROM ALL UTILITY LINES OR MINIMUM DISTANCE ALLOWABLE BY THE TOWN OF FLOWER MOUND WHEN APPLICABLE. ALL TREES SHOWN IN PLAN ARE AT 4' MINIMUM WHEN MEASURED.

ADDITIONAL SITE REQUIREMENTS

COMPATIBILITY BUFFER - NORTH SIDE
REQUIRED: A 25' MINIMUM COMPATIBILITY BUFFER AND 1 TREE PER 400 SF SHALL BE PROVIDED ALONG RESIDENTIAL ADJACENCY. WITHIN THIS COMPATIBILITY BUFFER SCREENING SHRUBS AND A 6' MASONRY WALL SHALL BE PROVIDED.
2,368 SF/400 SF = 10 TREES (3" CAL.)
PROVIDED: 9 TREES + 1 TREE CREDIT FOR #127 (REF. TREE SURVEY) EVERGREEN SHRUB ROW INCLUDED 6' MASONRY WALL IS ALREADY IN PLACE

TREE LEGEND

PT = PARKING LOT TREES
LB = BUFFER TREES
ST = STREET TREES



CONTRACTOR INFORMATION		REVISION	
CONTRACT NO.	DATE	DESCRIPTION	DATE
CONTRACTOR	CONTRACTOR	Address Town Comments (2)	Address Town Comments (2)
CONTRACT NO.	DATE	Address Town Comments (3)	Address Town Comments (3)
CONTRACTOR	CONTRACTOR	Address Town Comments (4)	Address Town Comments (4)
CONTRACT NO.	DATE	Revised Background	Revised Background
CONTRACTOR	CONTRACTOR		



CLIENT
NAME: D55 PROPERTIES
ADDRESS: 4160 BRYCE LN, FM, TX 75077

LANDSCAPE PLAN

DRAGON KIM'S TAE KWON DO
4160 Bryce Ln
Flower Mound TX, 75077

JOB NO. 22 - 05
DRAWN BY: CTS
DESIGNED BY: CTS
CHECKED BY: CTS
DATE: 03/03/2023

L1.0



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
GRANDVIEW, TX 76050
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558

Notes - Exterior Elevations

- 1 All exterior materials have been approved by the AHJ per the architectural standards. Refer to the Exterior Finish schedule below. There are no acceptable substitutions.
- 2 All dimensions to face of finish unless noted otherwise.
- 3 Paint all exposed gas lines to match adjacent paint color.
- 4 Paint all exposed surfaces of trim including edges.
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- 7 Any external electrical panels will be painted/textured to match the material and color building

Schedule - Exterior Finish

Label	Material	Manufacturer	Color
AL	Aluminium		Black Matte
GL	Glass Storefront		Clear
LS1	Limestone - Hewn Stone	Culture Stone or Similar	Foundation or similar
LS2	Limestone - Tower - Lueders	Rock Materials or Similar	Lueders Chocolate Sawn or similar
MT1	Metallic Wrapping	Americlad or Similar	Mansard Brown
RF	Roof Shingles		Charcoal Grey/ Matte Black
ST	Stucco	Sherwin Williams	SW 2822 Downing Sand
WD	Wood		Brown

Legend - Elevations

- (PTE-1) Material Tag - Refer to Finish Schedule
- XX Door Tag - Sheet A501

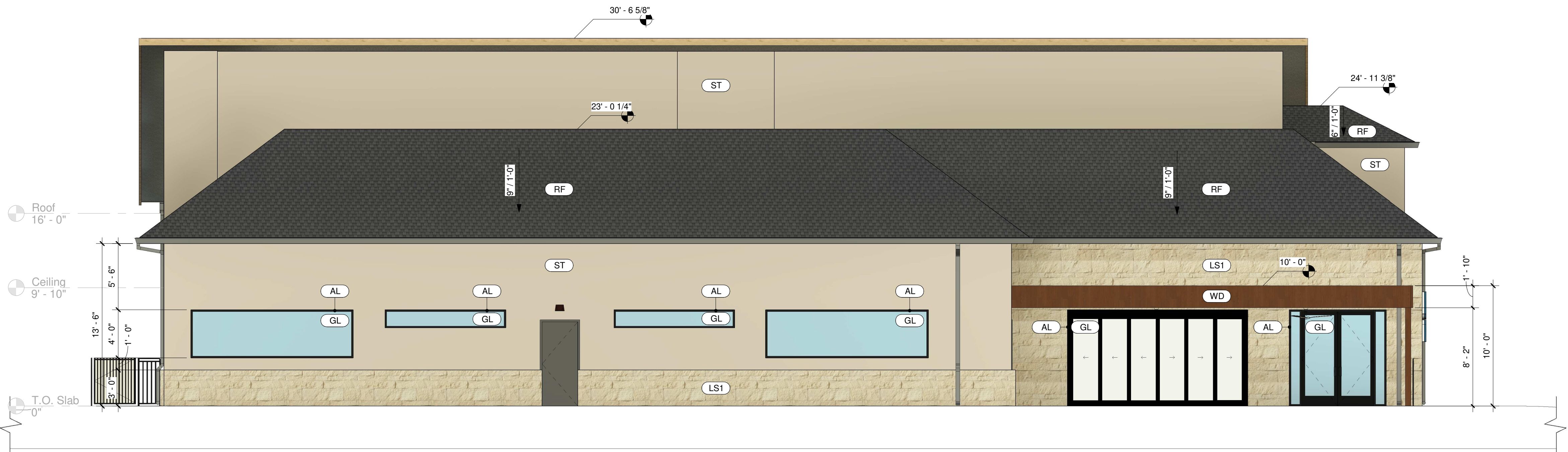
Legend - Partitions

Note: Refer to floor plan for partition tag and sheet A109 for partition details.

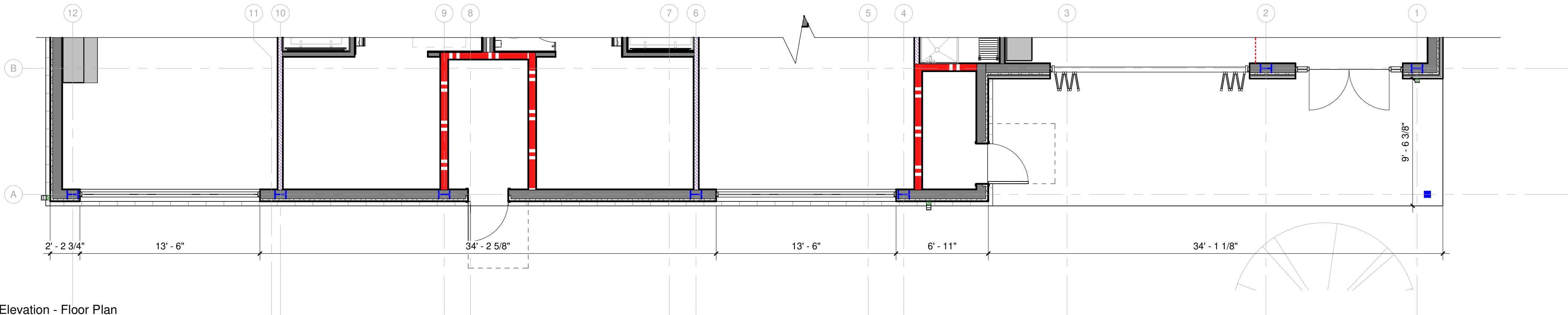
- New Wall
- New Acoustic Wall
- New One Hour Fire Rated Wall
- New Plumbing Chase Wall
- Storefront System

Legend - Finish Images

- ST Stucco - Sherwin Williams - SW 2822 Downing Sand.
- LS-1 Limestone 3' Perimeter - Hewn Stone - Foundation color or similar.
- LS-2 Limestone Vestibule Tower - Rock Materials - Lueders Chocolate Sawn Chopped color or similar.



1 North Elevation
3/16" = 1'-0"



2 North Elevation - Floor Plan
3/16" = 1'-0"

CONTRACTOR INFORMATION

CONTRACTOR NO. DATE
CONTRACTOR DATE
CONTRACTOR NO. DATE
CONTRACTOR DATE
CONTRACTOR NO. DATE
CONTRACTOR DATE

REVISION

DESCRIPTION

NO. DATE CITY COMMENTS
1 04/21/2023
2 06/29/2023
3 08/21/2023
4 02/10/2023

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CLIENT

Building Elevations -
Color

DRAGON KIM'S TAE
KWON DO
4160 Bryce Ln, Flower Mound
TX 75077

JOB NO.

22-05

DRAWN BY:

Agustina Grasso

DESIGNED BY:

Agustina Grasso

CHECKED BY:

David Contreras

DATE:

2023/08/03

A4



600 Parker Square, Suite 280-E
Flower Mound, TX 75028
Number: +1 817 718 4721
Registration No. 32075222169

Notes - Exterior Elevations

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Schedule - Exterior Finish

Label	Material	Manufacturer	Color
AL	Aluminium		Black Matte
GL	Glass Storefront		Clear
LS1	Limestone - Hewn Stone	Culture Stone or Similar	Foundation or similar
LS2	Limestone - Tower - Lueders	Rock Materials or Similar	Lueders Chocolate Sawn or similar
MT1	Metallic Wrapping	Americlad or Similar	Mansard Brown
RF	Roof Shingles		Charcoal Grey/ Matte Black
ST	Stucco	Sherwin Williams	SW 2822 Downing Sand
WD	Wood		Brown

Legend - Elevations

(PTE-1)	Material Tag - Refer to Finish Schedule
• (XX)	Door Tag - Sheet A501

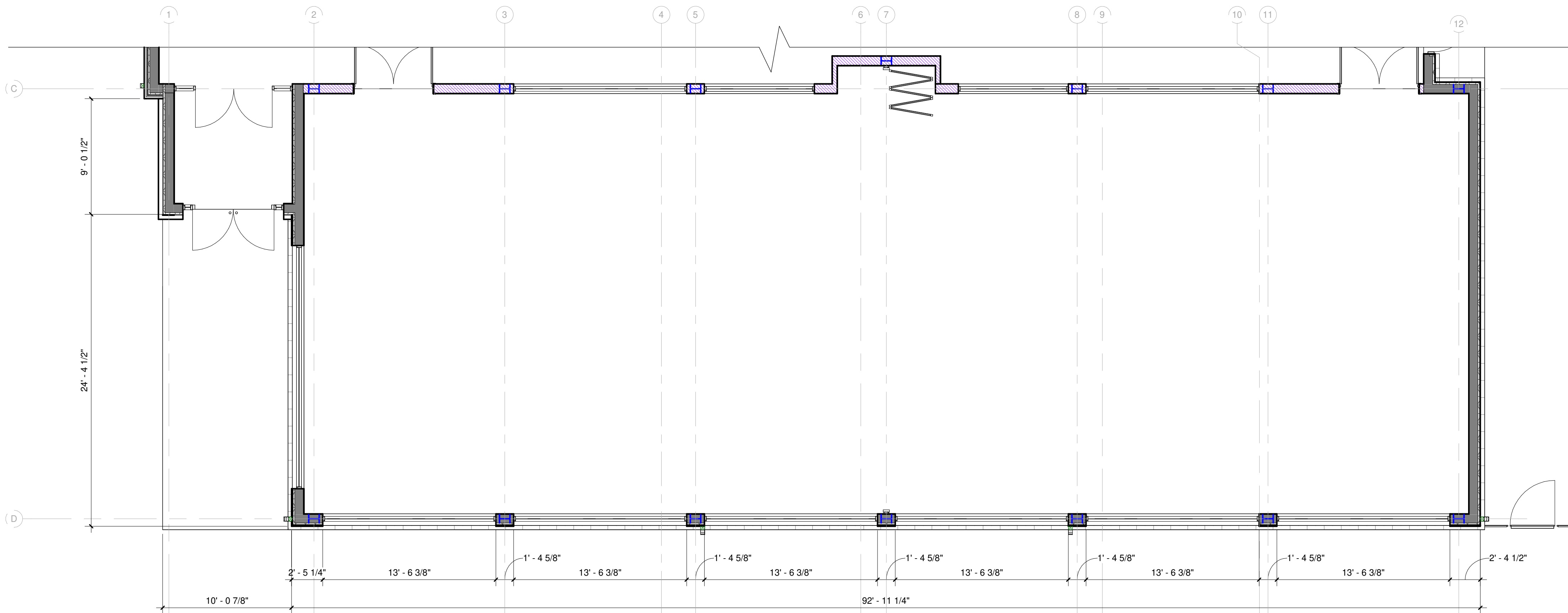
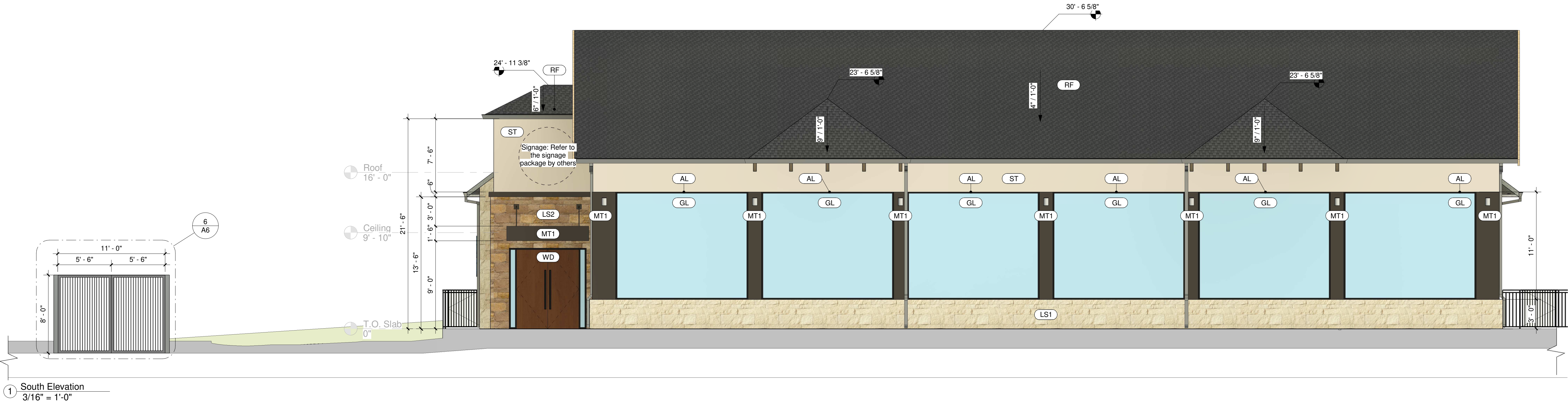
Legend - Partitions

Note: Refer to floor plan for partition tag and sheet A109 for partition details.

	New Wall
	New Acoustic Wall
	New One Hour Fire Rated Wall
	New Plumbing Chase Wall
	Storefront System

Legend - Finish Images

	(ST) Stucco - Sherwin Williams - SW 2822 Downing Sand.
	(LS-1) Limestone 3" Perimeter - Hewn Stone - Foundation color or similar.
	(LS-2) Limestone Vestibule Tower - Rock Materials - Lueders Chocolate Sawn Chopped color or similar.



Building Elevations - Color

DRAGON KIM'S TAE
KWON DO
4160 Bryce Ln, Flower Mound
TX 75077

JOB NO.
22-05
DRAWN BY:
Agustina Grasso
DESIGNED BY:
Agustina Grasso
CHECKED BY:
David Contreras
DATE:
2023/08/03

A5



600 Parker Square, Suite 280-E
Flower Mound, TX 75028
Number: +1 817 718 4721
Registration No. 32075222169

CONTRACTOR INFORMATION

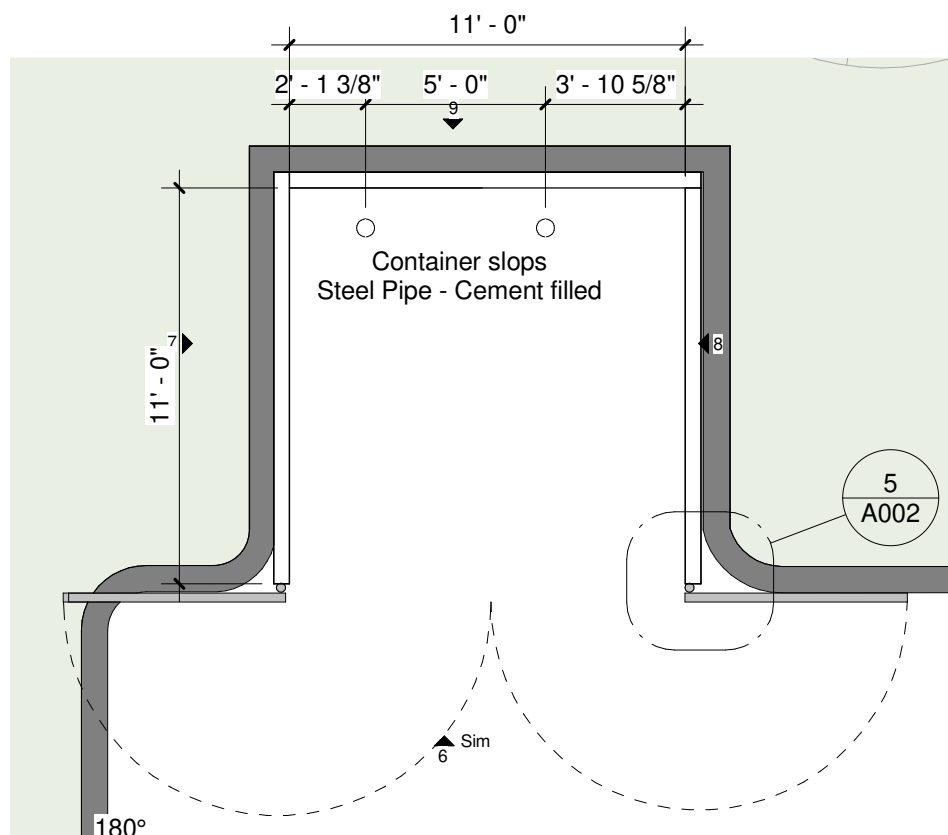
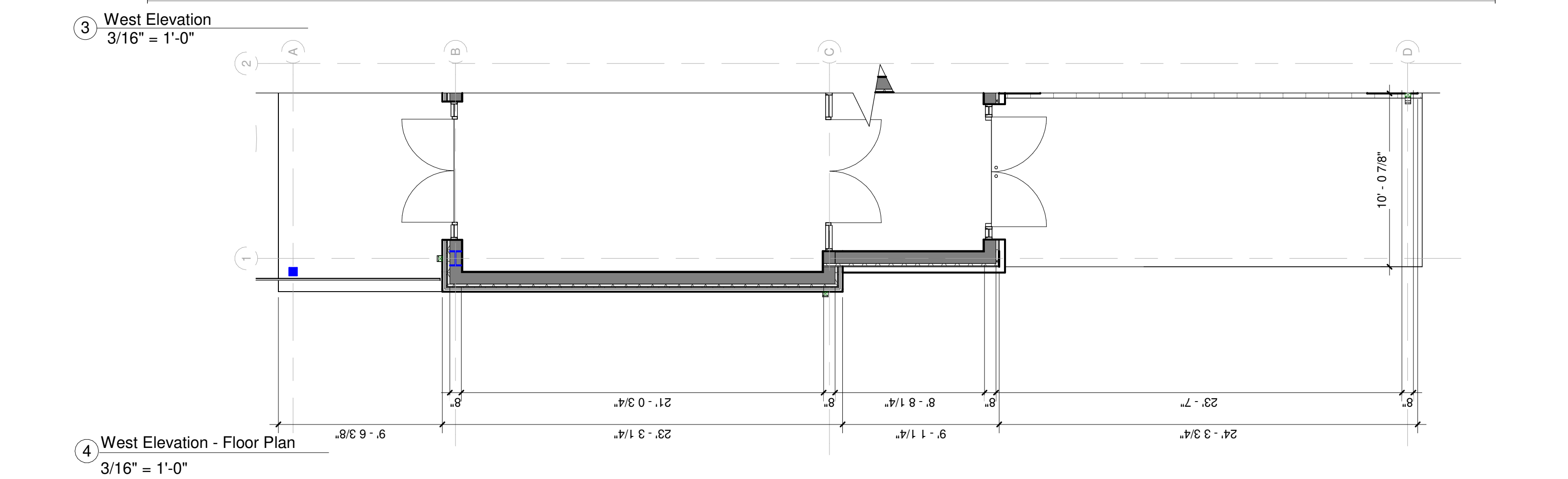
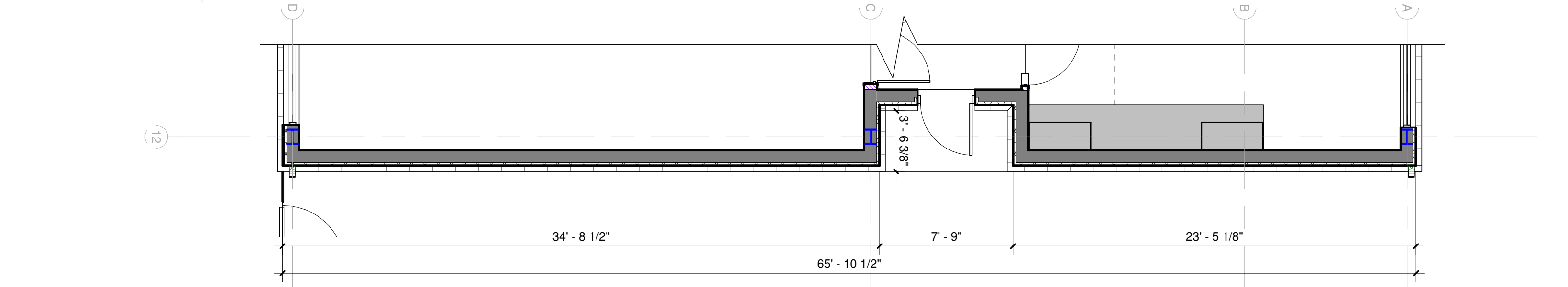
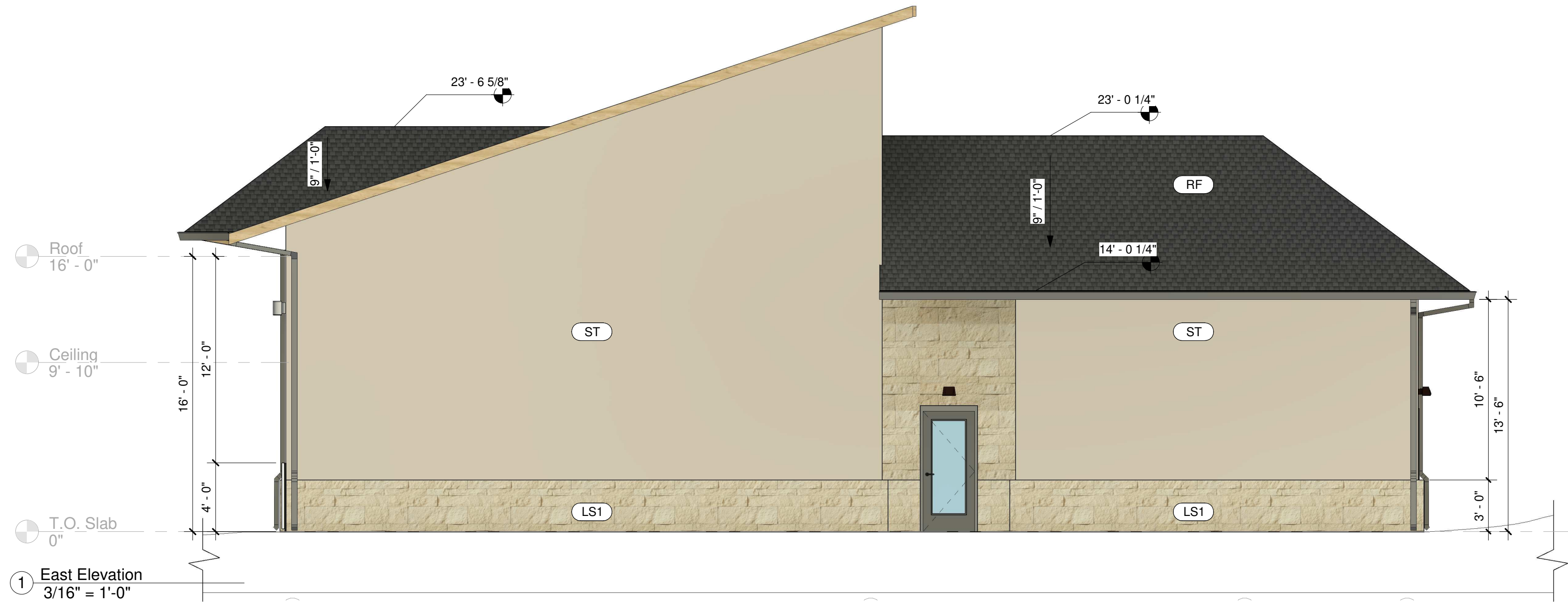
CONTRACTOR NO.	DATE
CONTRACTOR	DATE
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CONTRACTOR	DATE
CONTRACTOR NO.	DATE
CONTRACTOR	DATE

REVISION

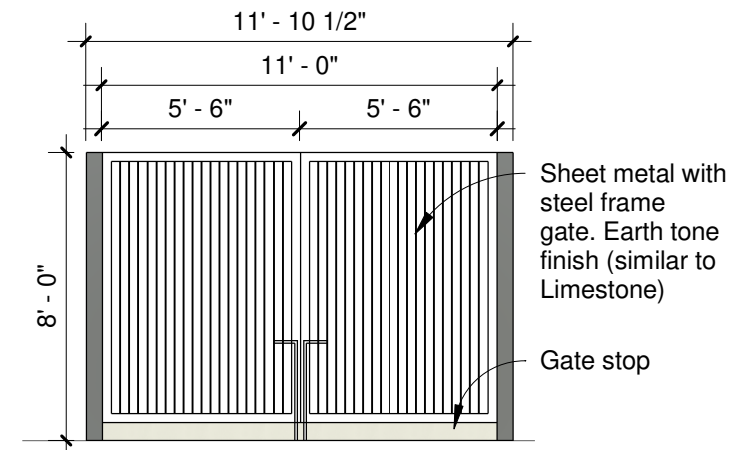
NO.	DATE	DESCRIPTION
1	04/21/2023	CITY COMMENTS
2	06/29/2023	CITY COMMENTS
3	08/21/2023	CITY COMMENTS
4	02/10/2023	CITY COMMENTS

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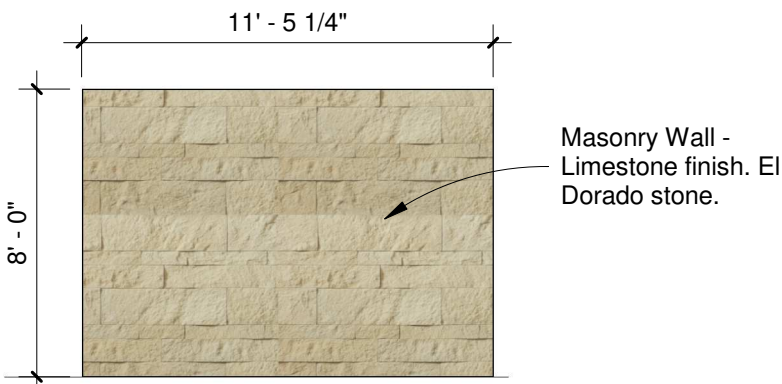
CLIENT



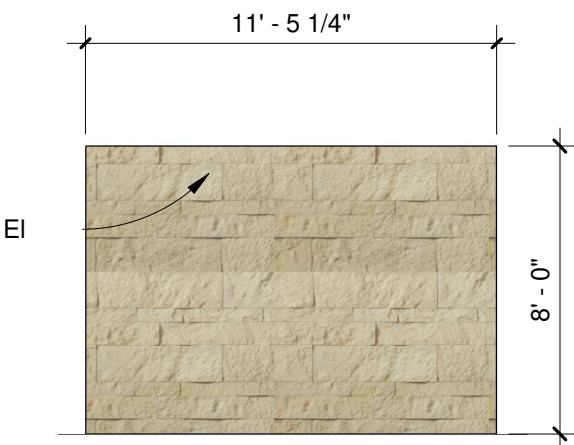
5 Dumpster Floor Plan
3/16" = 1'-0"



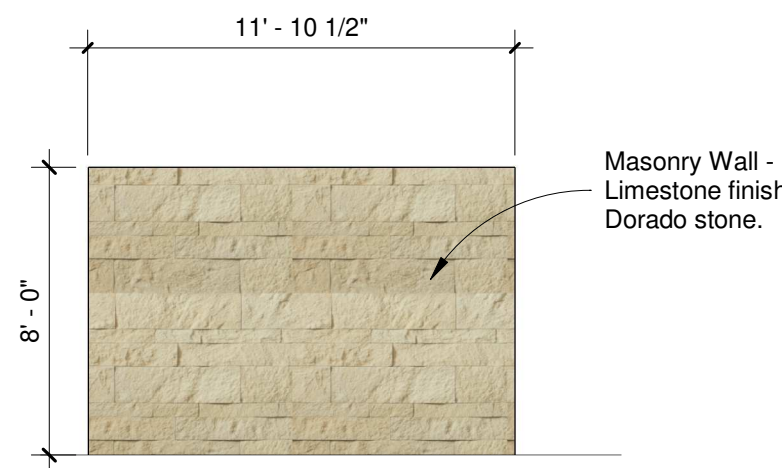
6 Dumpster Elevation - South
3/16" = 1'-0"



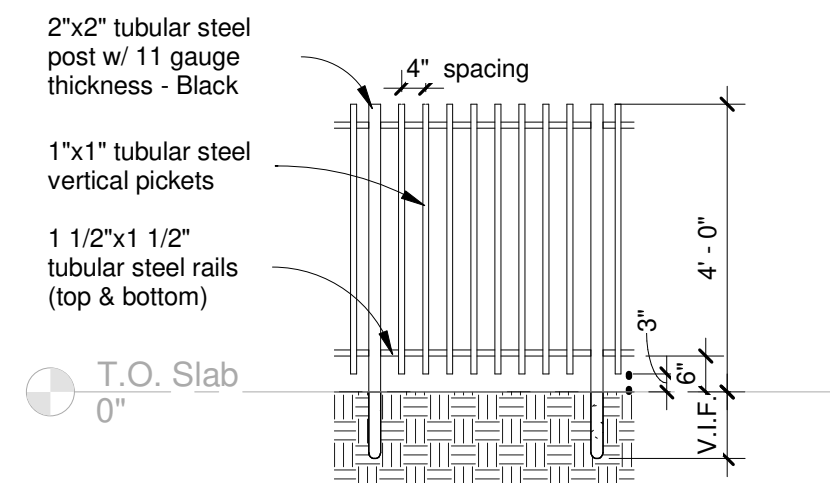
7 Dumpster Elevation - West
3/16" = 1'-0"



8 Dumpster Elevation - East
3/16" = 1'-0"



9 Dumpster Elevation - North
3/16" = 1'-0"



10 Gate - West Elevation
3/8" = 1'-0"

Notes - Exterior Elevations

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Schedule - Exterior Finish

Label	Material	Manufacturer	Color
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LS1	Limestone - Hewn Stone	Culture Stone or Similar	Foundation or similar
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RF	Roof Shingles		Charcoal Grey/ Matte Black
ST	Stucco	Sherwin Williams	SW 2822 Downing Sand
WD	Wood		Brown

Legend - Elevations

(PTE-1)	Material Tag - Refer to Finish Schedule
XX	Door Tag - Sheet A501

Legend - Partitions

Note: Refer to floor plan for partition tag and sheet A109 for partition details.	
	New Wall
	New Acoustic Wall
	New One Hour Fire Rated Wall
	New Plumbing Chase Wall
	Storefront System

Legend - Finish Images

	ST Stucco - Sherwin Williams - SW 2822 Downing Sand.
	LS-1 Limestone 3' Perimeter - Hewn Stone - Foundation color or similar.
	LS-2 Limestone Vestibule Tower - Rock Materials - Lueders Chocolate Sawn Chopped color or similar.

Building Elevations - Color

DRAGON KIM'S TAE
KWON DO
4160 Bryce Ln, Flower Mound
TX 75077

JOB NO.
22-05
DRAWN BY:
Agustina Grasso
DESIGNED BY:
Agustina Grasso
CHECKED BY:
David Contreras
DATE:
2023/08/03

A6

PISTIL CONSORTIA
BOUTIQUE ARCHITECTURE

600 Parker Square, Suite 280-E
Flower Mound, TX 75028
Number: +1 817 718 4721
Registration No. 32075222169

Notes - Exterior Elevations

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Schedule - Exterior Finish

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ST	Stucco	Sherwin Williams	SW 2822 Downing Sand
WD	Wood		Brown

Legend - Elevations

- (PTE-1) Material Tag - Refer to Finish Schedule
- XX Door Tag - Sheet A501

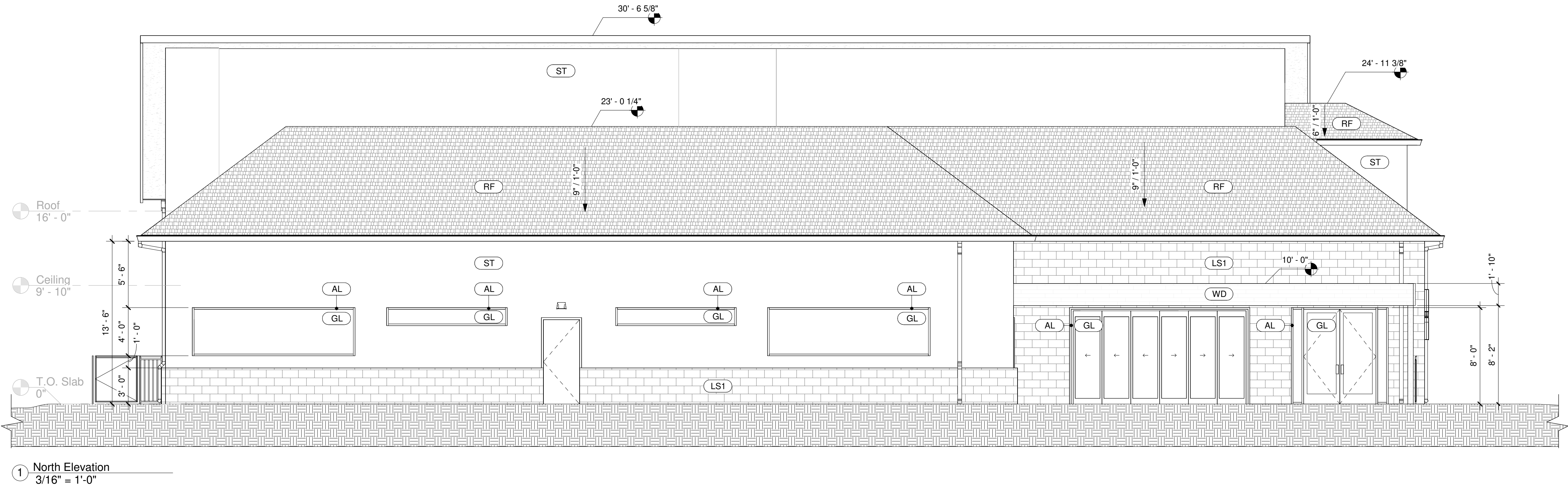
Legend - Partitions

Note: Refer to floor plan for partition tag and sheet A109 for partition details.

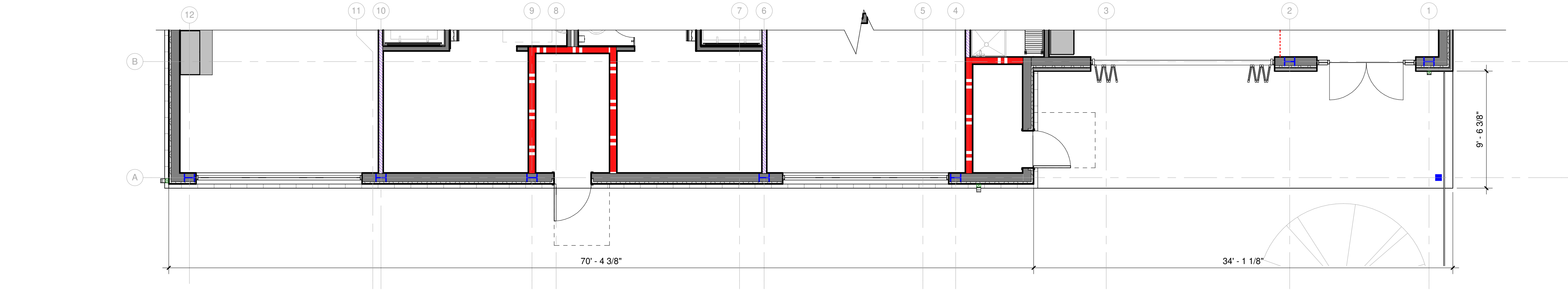
- New Wall
- New Acoustic Wall
- New One Hour Fire Rated Wall
- New Plumbing Chase Wall
- Storefront System

Legend - Finish Images

- (ST) Stucco - Sherwin Williams - SW 2822 Downing Sand.
- (LS-1) Limestone 3' Perimeter - Hewn Stone - Foundation color or similar.
- (LS-2) Limestone Vestibule Tower - Rock Materials - Lueders Chocolate Sawn Chopped color or similar.



1 North Elevation
3/16" = 1'-0"



2 North Elevation - Floor Plan
3/16" = 1'-0"

CONTRACTOR INFORMATION

CONTRACTOR NO.	DATE
CONTRACTOR	DATE
CONTRACTOR NO.	DATE
CONTRACTOR	DATE
CONTRACTOR NO.	DATE
CONTRACTOR	DATE

REVISION

NO.	DATE	DESCRIPTION
1	04/21/2023	CITY COMMENTS
2	06/29/2023	CITY COMMENTS
3	08/21/2023	CITY COMMENTS
4	02/10/2023	CITY COMMENTS

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CLIENT

Building Elevation

DRAGON KIM'S TAE
KWON DO
4160 Bryce Ln, Flower Mound
TX 75077

JOB NO.

22-05

DRAWN BY:

Agustina Grasso

DESIGNED BY:

Agustina Grasso

CHECKED BY:

David Contreras

DATE:

2023/08/03

A1



PISTIL CONSORTIA
BOUTIQUE ARCHITECTURE

600 Parker Square, Suite 280-E
Flower Mound, TX 75028
Number: +1 817 718 4721
Registration No. 32075222169

Notes - Exterior Elevations

1

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2

All dimensions to face of finish unless noted otherwise.

3

Paint all exposed gas lines to match adjacent paint color.

4

Paint all exposed surfaces of trim including edges.

5

Reference signage drawings for mounting instructions and exact locations.

6

All ground mounted and rooftop equipment will need to be screened from the public right-of-way/street view.

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Schedule - Exterior Finish			
Label	Material	Manufacturer	Color
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MT1	Metallic Wrapping	Americlad or Similar	Mansard Brown
RF	Roof Shingles		Charcoal Grey/ Matte Black
ST	Stucco	Sherwin Williams	SW 2822 Downing Sand
WD	Wood		Brown

Legend - Elevations

(PTE-1)

Material Tag - Refer to Finish Schedule

XX

Door Tag - Sheet A501

Legend - Partitions

Note: Refer to floor plan for partition tag and sheet A109 for partition details.

New Wall

New Acoustic Wall

New One Hour Fire Rated Wall

New Plumbing Chase Wall

Storefront System

Legend - Finish Images

ST

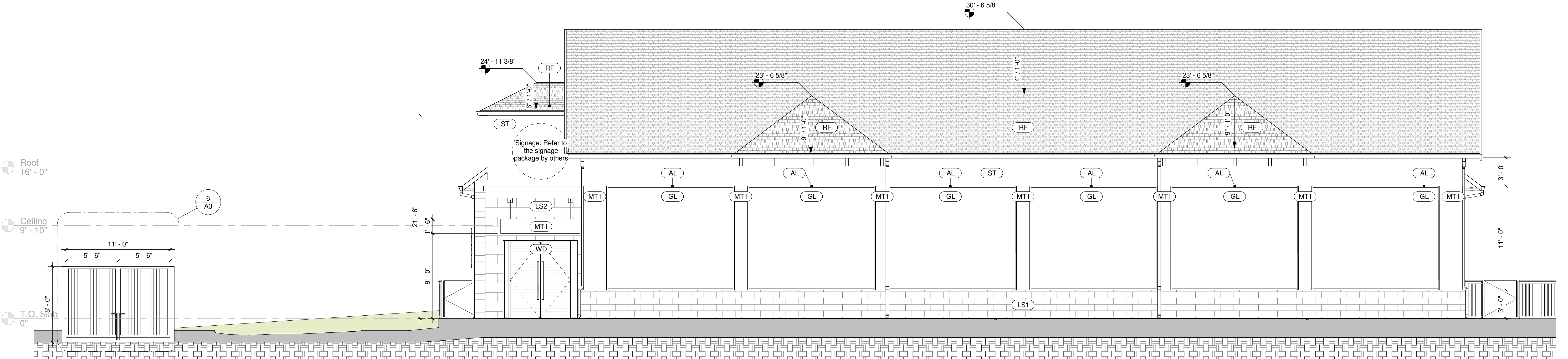
Stucco - Sherwin Williams - SW 2822 Downing Sand.

LS-1

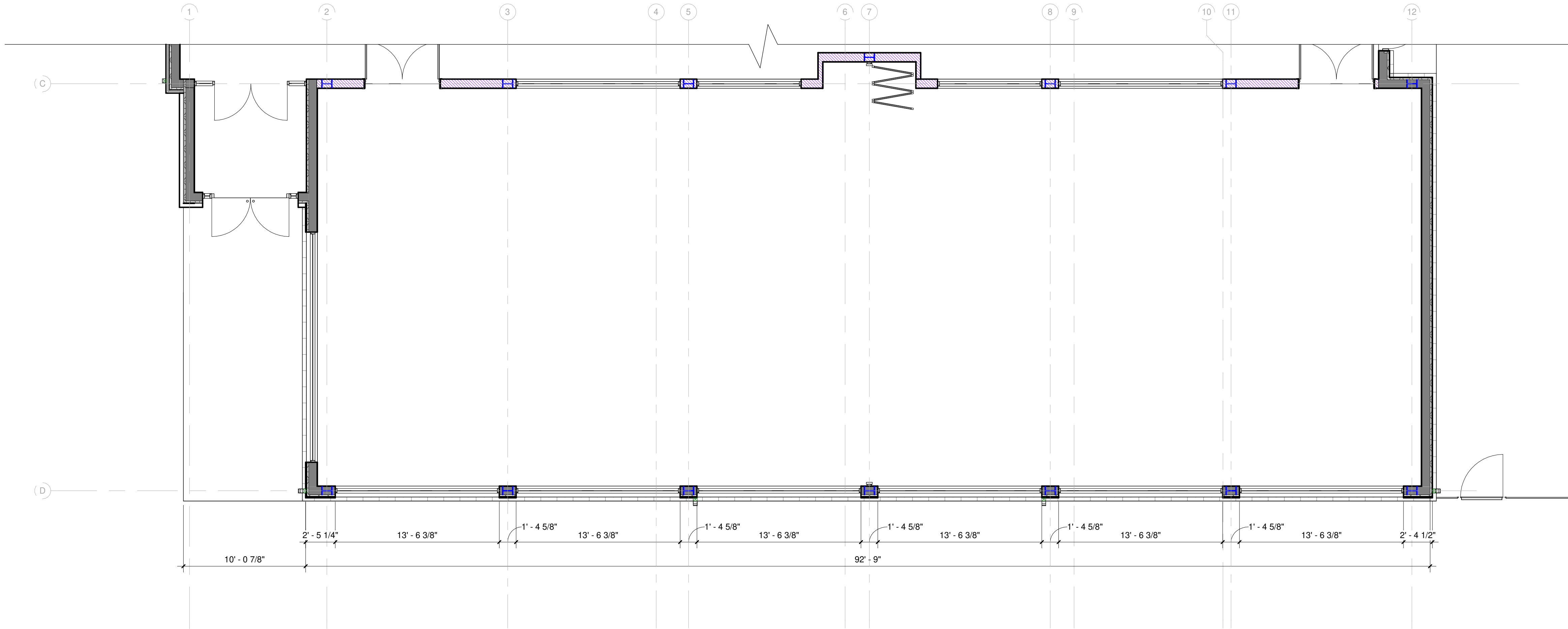
Limestone 3' Perimeter - Hewn Stone - Foundation color or similar.

LS-2

Limestone Vestibule Tower - Rock Materials - Lueders Chocolate Sawn Chopped color or similar.



1 South Elevation
3/16" = 1'-0"



2 South Elevation - Floor Plan
3/16" = 1'-0"

CONTRACTOR INFORMATION

CONTRACTOR NO.

CONTRACTOR

CONTRACTOR NO.

CONTRACTOR

CONTRACTOR NO.

CONTRACTOR

DATE

DATE

DATE

DATE

DATE

DATE

REVISION

NO.

DATE

CITY COMMENTS

1

04/21/2023

2

06/29/2023

3

08/21/2023

4

02/10/2023

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CLIENT

Building Elevation

DRAGON KIM'S TAE
KWON DO
4160 Bryce Ln, Flower Mound
TX 75077

JOB NO.
22-05

DRAWN BY:
Agustina Grasso

DESIGNED BY:
Agustina Grasso

CHECKED BY:
David Contreras

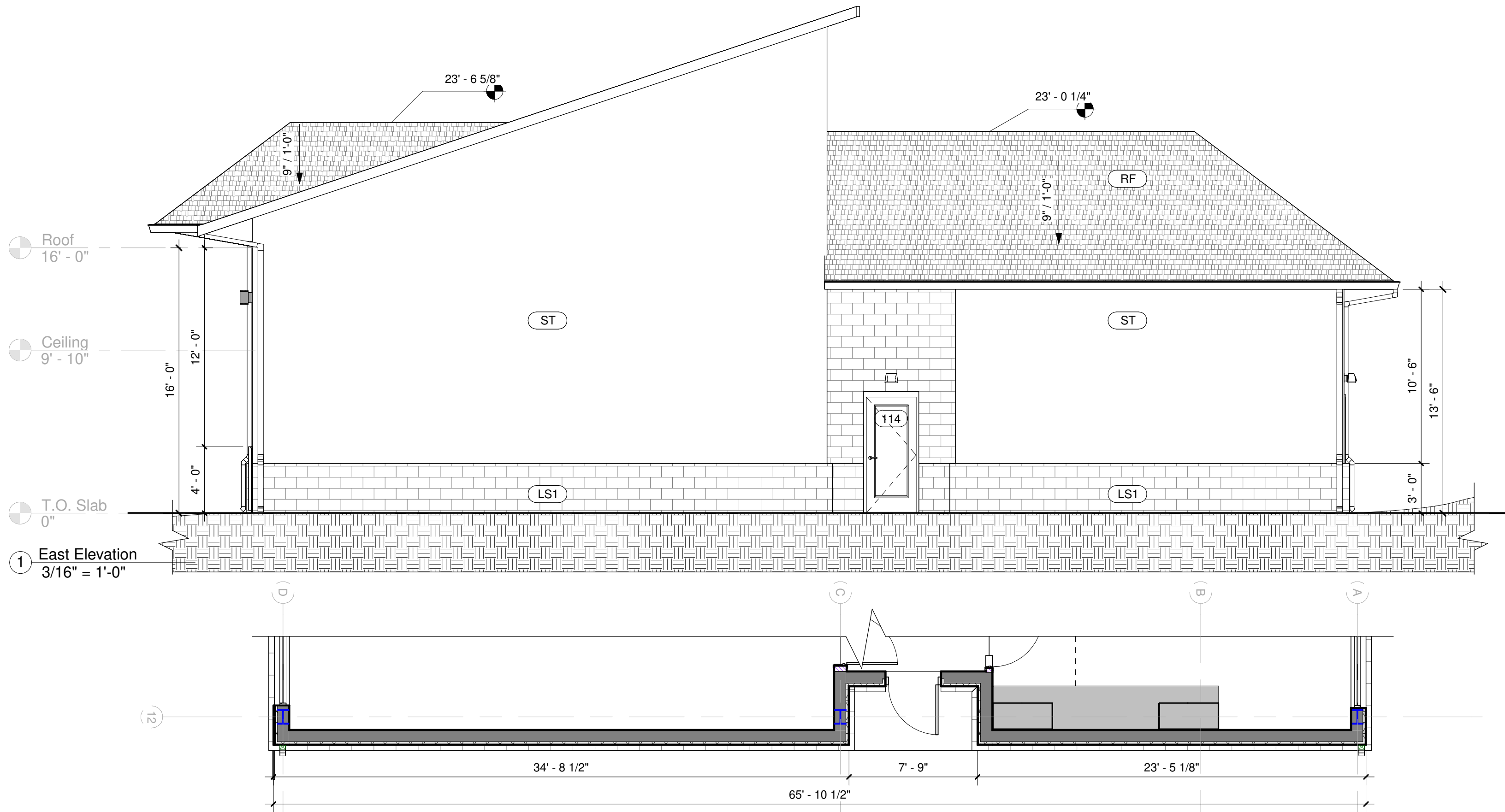
DATE:
2023/08/03

A2

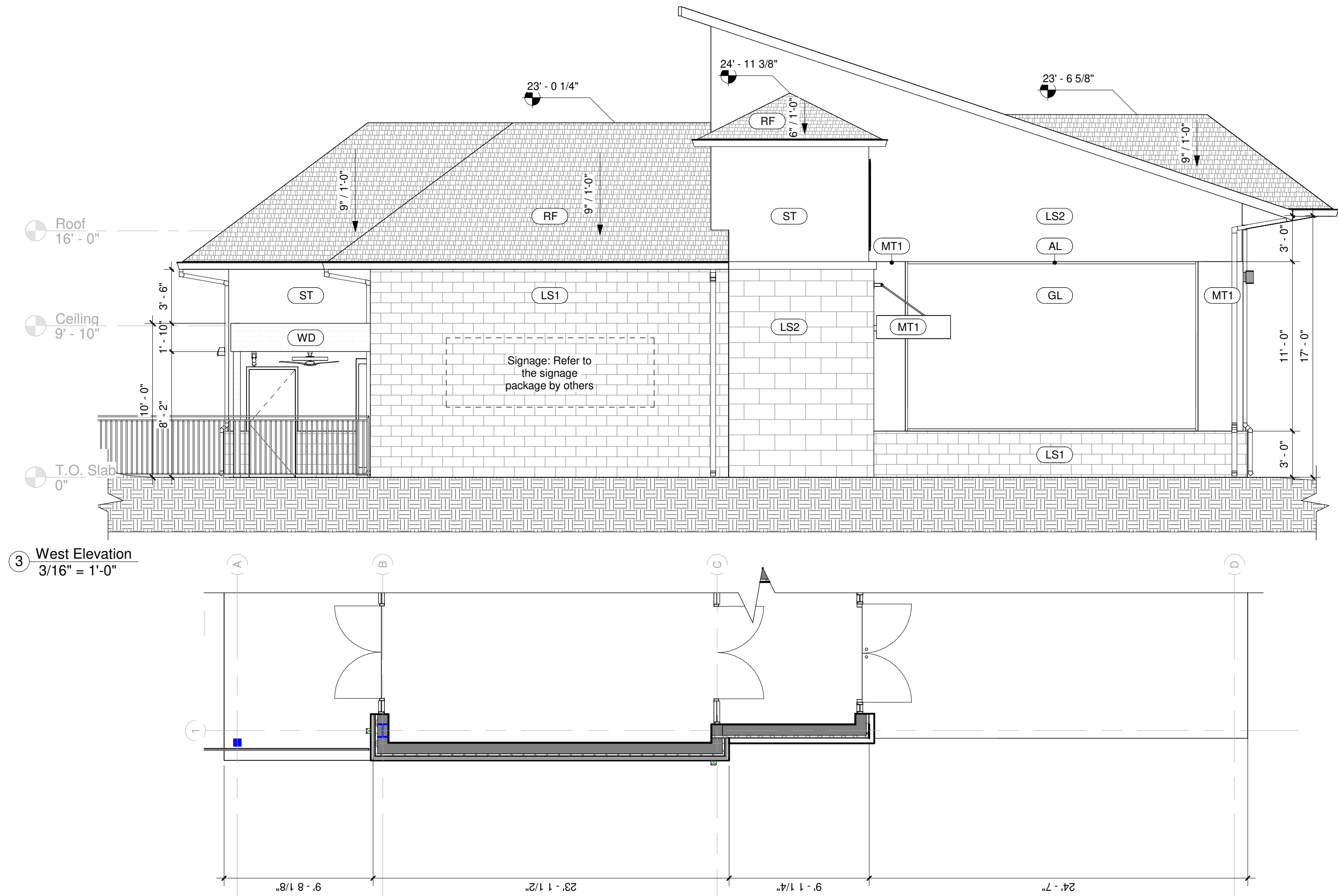
 PISTIL CONSORTIA
BOUTIQUE ARCHITECTURE

600 Parker Square, Suite 280-E
Flower Mound, TX 75028
Number: +1 817 718 4721
Registration No. 32075222169

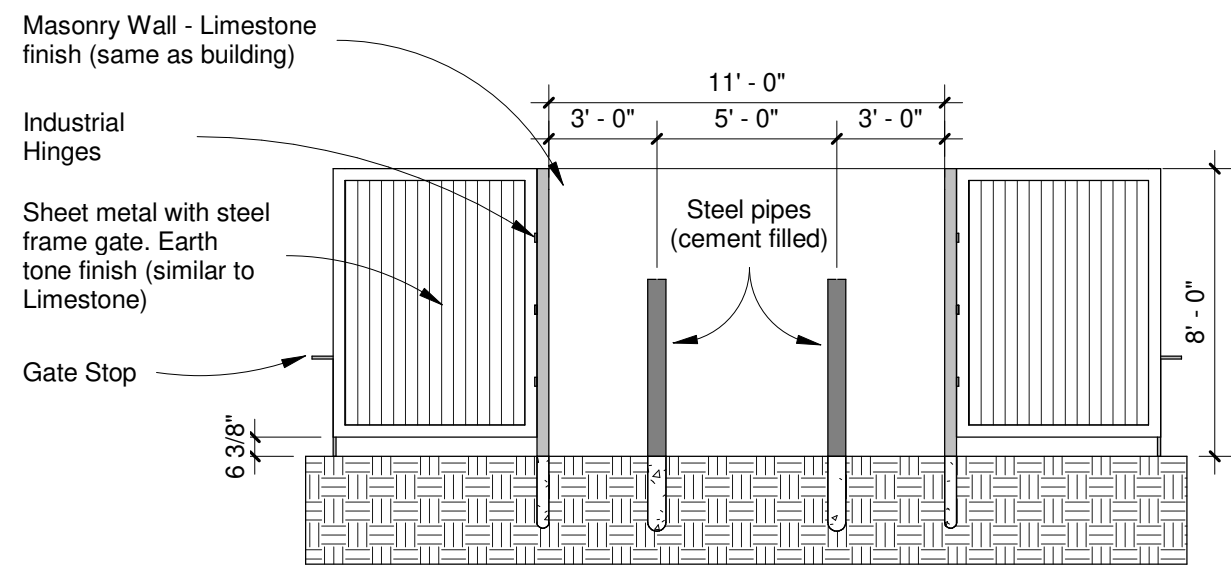
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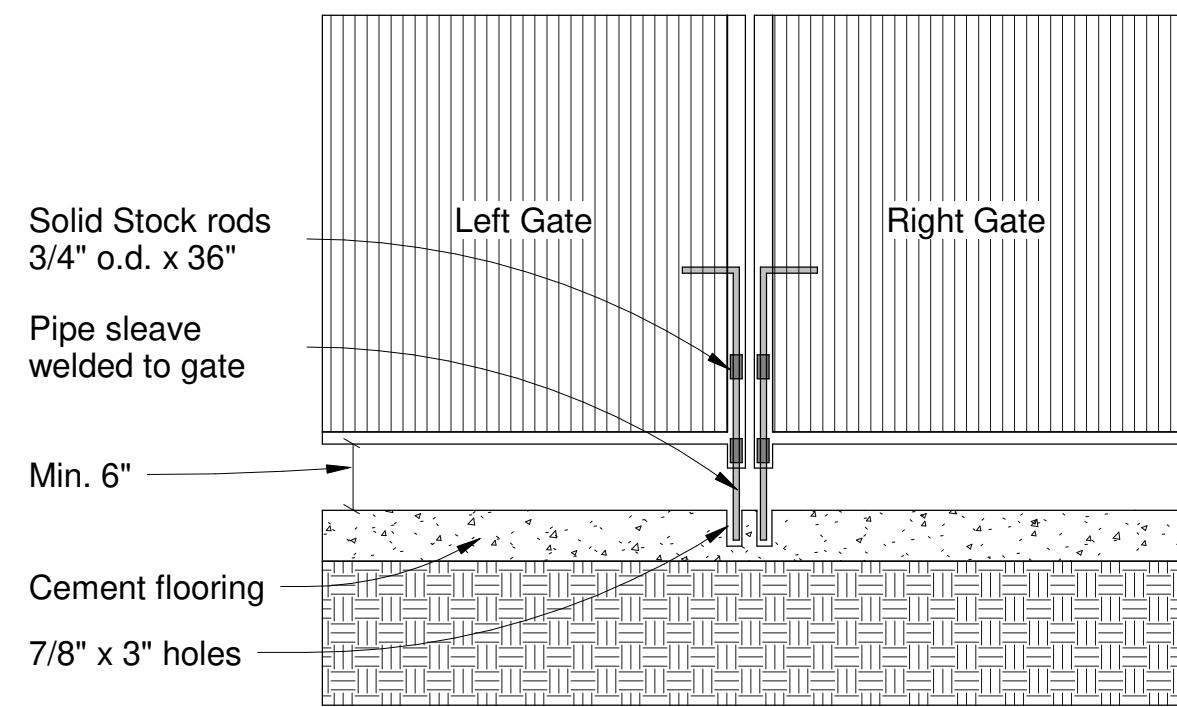
② East Elevation - Floor Plan
3/16" = 1'-0"



④ West Elevation - Floor Plan
3/16" = 1'-0"



⑥ Dumpster Detail Elevation
3/16" = 1'-0"



⑦ Dumpster Gate Stop Detail
3/16" = 1'-0"

Notes - Exterior Elevations

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Schedule - Exterior Finish

Label	Material	Manufacturer	Color
AL	Aluminium		Black Matte
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MT1	Metallic Wrapping	Americlad or Similar	Mansard Brown
RF	Roof Shingles		Charcoal Grey/ Matte Black
ST	Stucco	Sherwin Williams	SW 2822 Downing Sand
WD	Wood		Brown

Legend - Elevations

- (PTE-1) Material Tag - Refer to Finish Schedule
● XX Door Tag - Sheet A501

Legend - Partitions

Note: Refer to floor plan for partition tag and sheet A109 for partition details.

- New Wall
- New Acoustic Wall
- New One Hour Fire Rated Wall
- New Plumbing Chase Wall
- Storefront System

Legend - Finish Images

- ST Stucco - Sherwin Williams - SW 2822 Downing Sand.
- LS-1 Limestone 3' Perimeter - Hewn Stone - Foundation color or similar.
- LS-2 Limestone Vestibule Tower - Rock Materials - Lueders Chocolate Sawn Chopped color or similar.

Building Elevation

DRAGON KIM'S TAE
KWON DO
4160 Bryce Ln, Flower Mound
TX 75077

JOB NO.

22-05

DRAWN BY:

Agustina Grasso

DESIGNED BY:

Agustina Grasso

CHECKED BY:

David Contreras

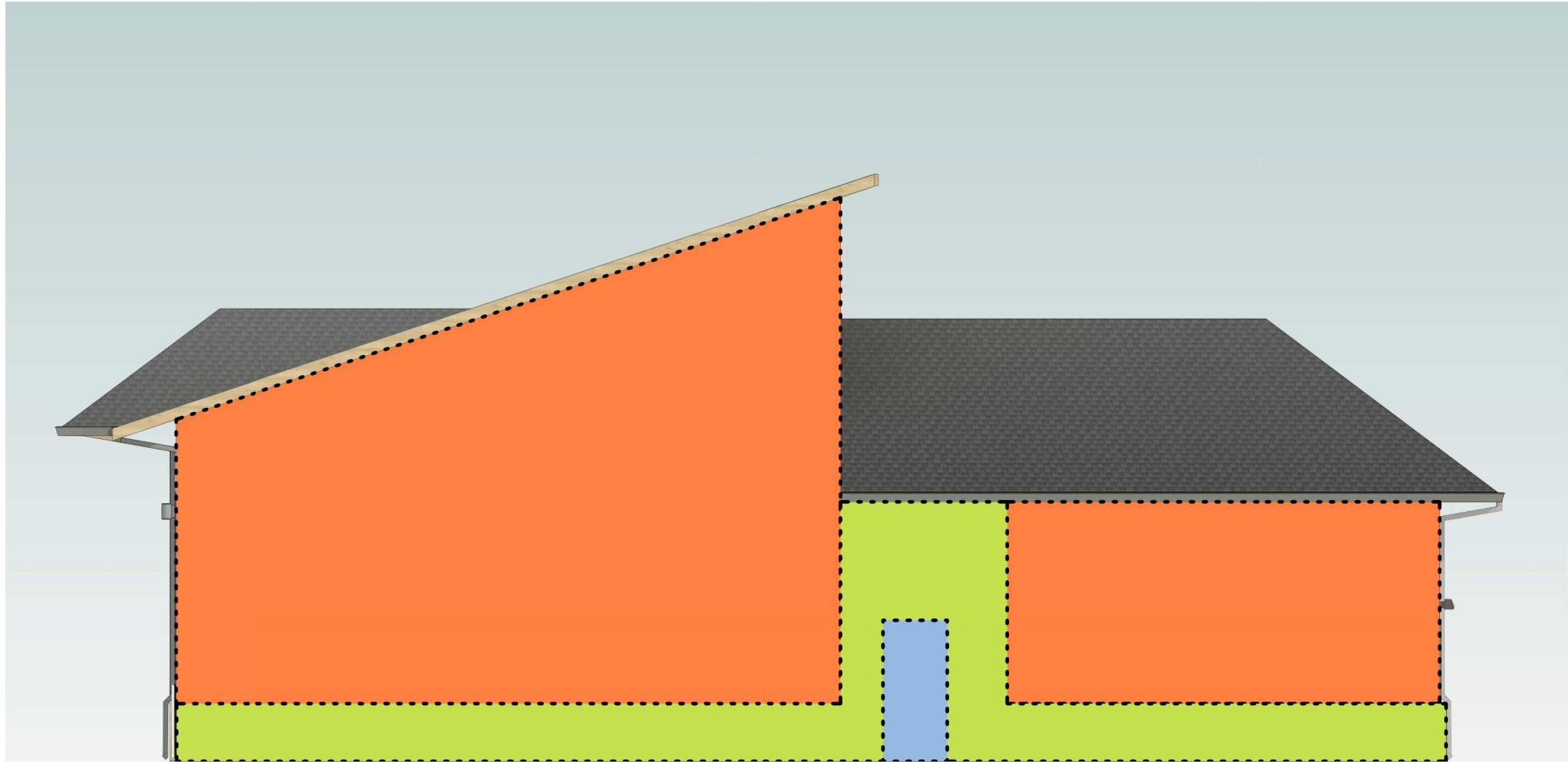
DATE:

2023/08/03

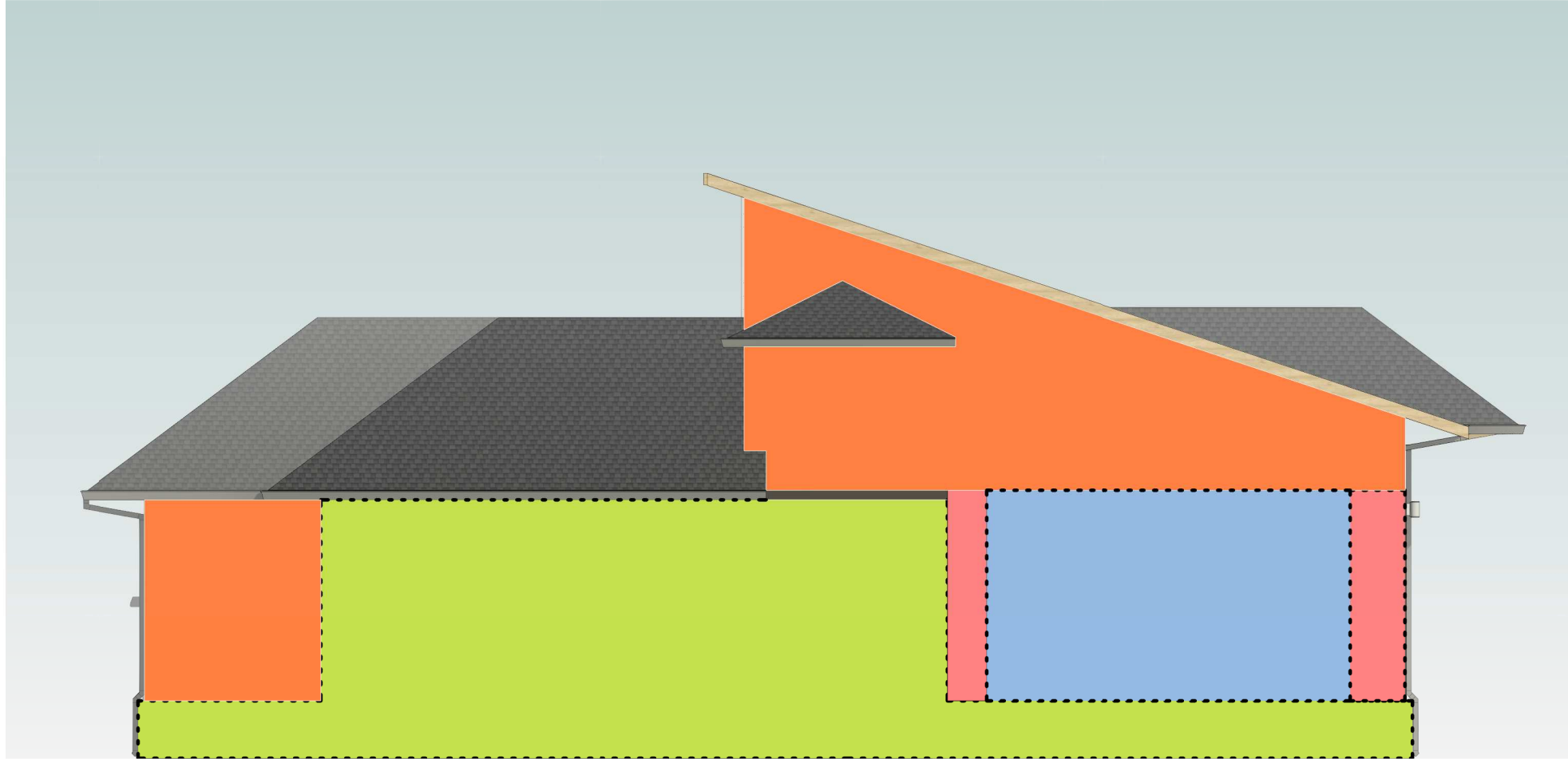
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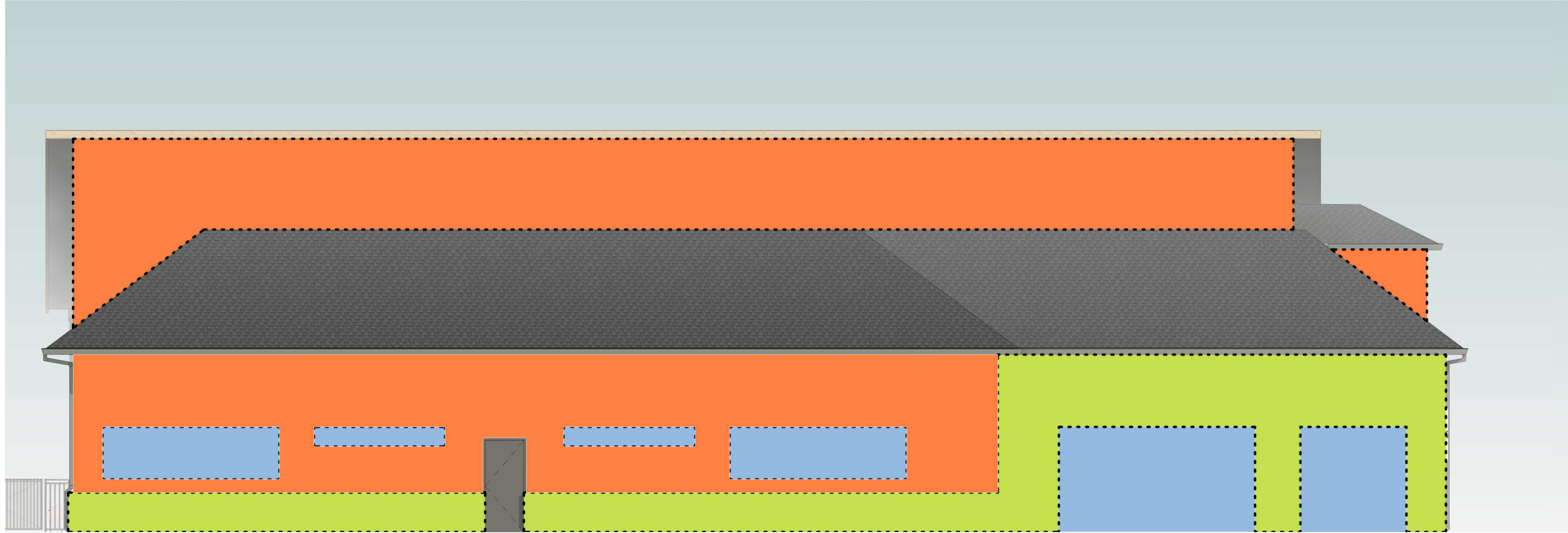
600 Parker Square, Suite 280-E
Flower Mound, TX 75028
Number: +1 817 718 4721
Registration No. 32075222169



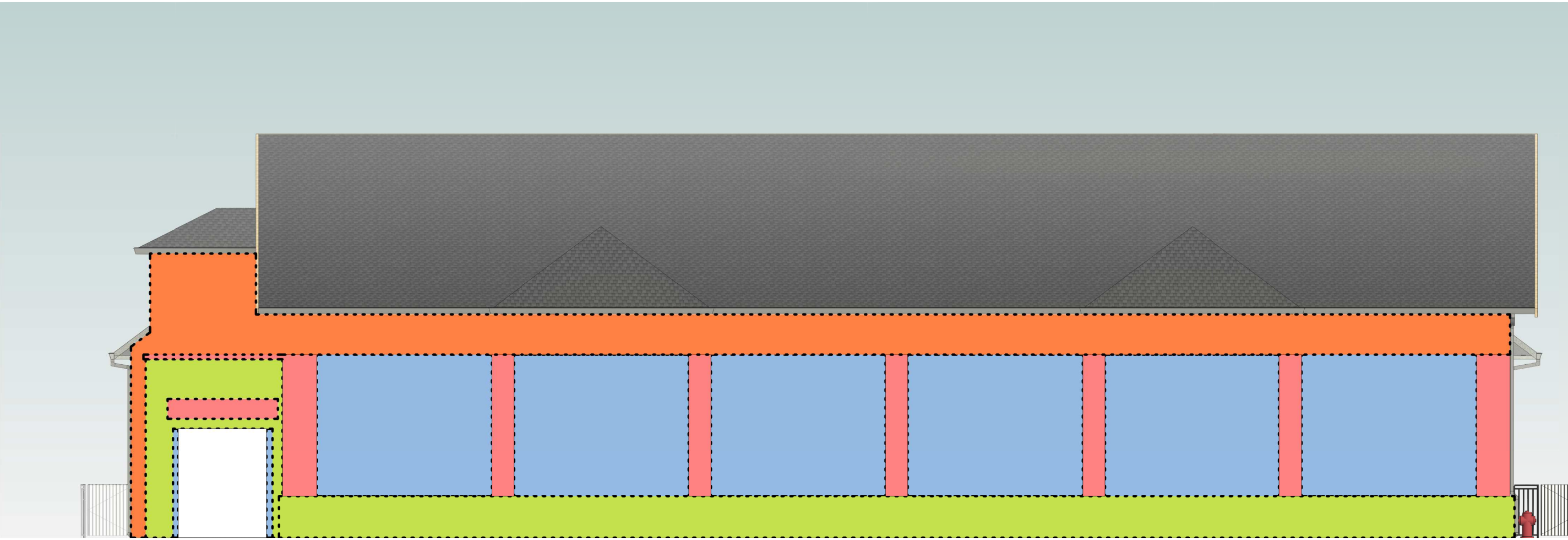
① Material Takeoff East Elevation
1/8" = 1'-0"



② Material Takeoff West Elevation
1/8" = 1'-0"



③ Material Takeoff North Elevation
1/8" = 1'-0"



④ Material Takeoff South Elevation
1/8" = 1'-0"

Legend - Finishes	
	Glass
	Brick
	Limestone
	Stucco

		North	South	East	West
1	Total Facade S.F.	2060.11 sf	1746.56 sf	1237.79 sf	1203.59 sf
2	Facade S.F. (exc. d&w)	1737.97 sf	888.64 sf	1213.35 sf	997.36 sf
3	Doors & Windows S.F.	322.14 sf	857.92 sf	24.44 sf	206.23 sf
4	Primary Masonry Totals	1737.97 sf	727.45 sf	1213.35 sf	943.45 sf
		100%	81.86%	100%	94.59%
	Brick	0 sf	0 sf	0 sf	0 sf
	Stone	479.36 sf	359.71 sf	264.74 sf	542.95 sf
		27.58%	40.48 %	21.82%	54.44%
	Stucco	1258.61 sf	367.74 sf	948.61 sf	400.50 sf
		72.42%	41.38 %	78.18%	40.15%
	Tilt Wall	0sf	0 sf	0 sf	0 sf
5	Secondary Masonry Totals	0 sf	161.19 sf	0 sf	53.91 sf
		0 %	18.14%	0 %	5.41%
	EIFS S.F.	0 sf	0 sf	0 sf	0 sf
	Hardiplank S.F.	0 sf	0 sf	0 sf	0 sf
	Wood S.F.	0 sf	0 sf	0 sf	0 sf
	Metal S.F.	0 sf	161.19 sf	0 sf	53.91 sf
		0 %	18.14 %	0 %	5.41%

CONTRACTOR INFORMATION

CONTRACTOR NO.
DATE

CONTRACTOR NO.
DATE

CONTRACTOR NO.
DATE

CONTRACTOR NO.
DATE

CONTRACTOR NO.
DATE

REVISION

DESCRIPTION

NO.

DATE

1
04/21/2023
CITY COMMENTS

2
06/29/2023
CITY COMMENTS

3
08/21/2023
CITY COMMENTS

4
02/10/2023
CITY COMMENTS

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CLIENT

Material Takeouts

DRAGON KIM'S TAE KWON DO

4160 Bryce Ln, Flower Mound TX 75077

JOB NO.
22-05

DRAWN BY:
Agustina Grasso

DESIGNED BY:
Agustina Grasso

CHECKED BY:
David Contreras

DATE:
2023/08/03

A7

PISTIL CONSORTIA
BOUTIQUE ARCHITECTURE

600 Parker Square, Suite 280-E
Flower Mound, TX 75028
Number: +1 817 718 4721
Registration No. 32075222169

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

DATE: October 9, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Public Hearing to consider a request for a Comprehensive Sign Package (CSP23-0002 – Chippenhook Addition Lot 1, Block A and Premier Addition) to allow additional wall signs on three buildings. The property is generally located south of Justin Road and east of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the request is to obtain approval of a Comprehensive Sign Package (CSP) in order to allow additional wall signs for three buildings located within the Chippenhook Addition and Premier & Weaver Addition. The properties are zoned for Industrial District-1 (I-1) uses.

Per the Town's sign ordinance, the building is allowed to have one primary and two secondary wall signs not to exceed 300 square feet, to be placed on the building façade facing Justin Road or on the building façade where the main entrance to the business is located. The Town's sign standards had been communicated to the business owners prior to issuance of a Certificate of Occupancy (CO) for the buildings.

All three buildings have the main entrance to the business located on the side of the buildings not facing Justin Road. The purpose of this application is to request signs to be allowed on the side facades where the main entrance is located in addition to the already permitted/installed signs on building facades facing Justin Road.

The applicant has indicated in the letter of intent that the purpose of requesting additional signs is to gain visibility of businesses from Justin Road and to direct patrons and vendor to the front entrance. The sign request for the three buildings are explained below:

EGAP: Everybody's Got a Project

The applicant is requesting one wall sign not to exceed 40 square feet to be permitted on the west façade where the main entrance to the business is located. The business has an existing sign installed on the north façade facing Justin Road that is also 40 square feet.

EVA: Esports Virtual Arenas

The applicant is requesting one wall sign not to exceed 38 square feet to be permitted on the east façade where the main entrance to the business is located. The business has one primary and two secondary signs totaling approximately 157 square feet installed on the north façade facing Justin Road.

Classic Recreation and Shelby Garage:

The applicant is requesting two wall signs to be permitted on the west façade where the main entrance to the business is located. The requested signs are approximately 45 square feet and 23 square feet in size. There are two existing signs totaling approximately 77 square feet installed on the north façade facing Justin Road. The business also has one ground sign located on Justin Road.

The Town’s Sign Code states that the purpose of a Comprehensive Sign Package is to “allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration.”

BOARD REVIEW/CITIZEN FEEDBACK:

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. CSP23-0002 had a total of 15 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

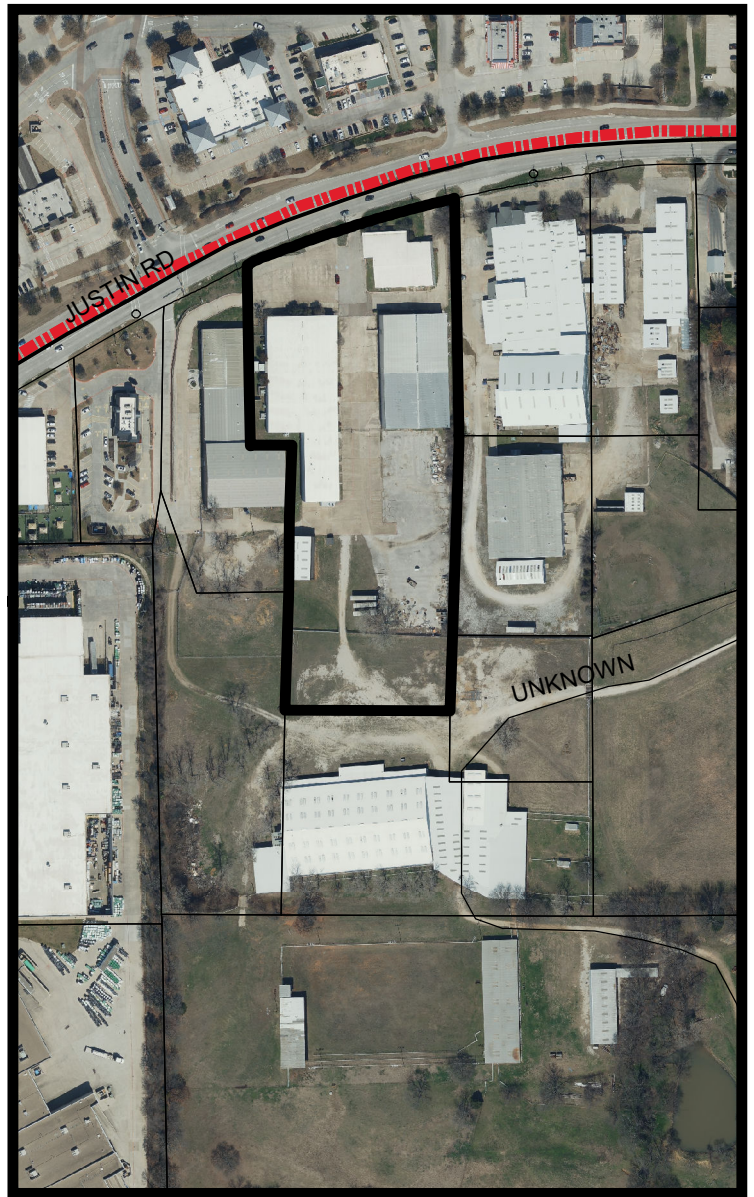
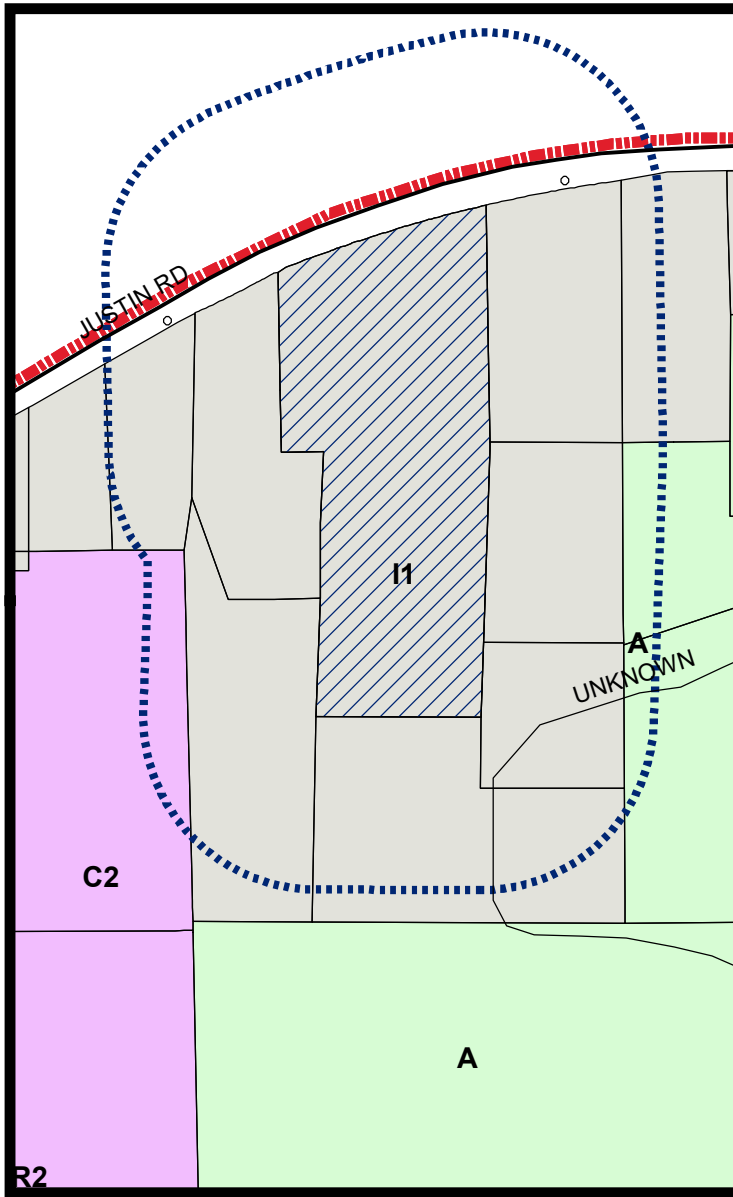
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Comprehensive Sign Package

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

Vicinity Map

Reference Project: CSP23-0002



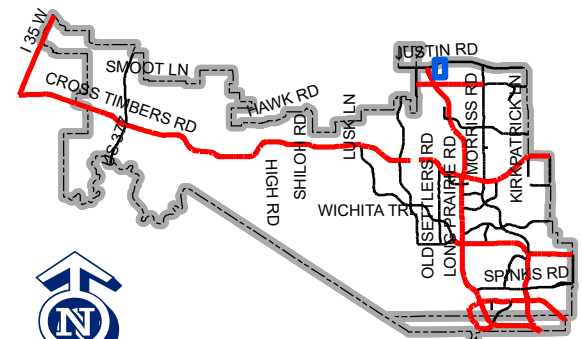
LEGEND

Agriculture Commercial 2 Industrial 1

— Subject Property
 — 200 ft Notification Buffer around Property

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

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



Map Location

0 250 500 1,000 Feet

Letter of Intent,

We, RSKK Stone Realty (Classic Recreations et al), are the owners of the property situated at 3151 Justin Road and 3105 Justin Road, Flower Mound, TX 75028. Our principal tenants are EGAP (dba Everybody's Got A Project) and EU Flower Mound, LLC (EVA) in Buildings A and C respectively. We are jointly requesting a CSP to each place one additional sign on the sides of the buildings with the main entrances. Total three signs - one additional each.

In addition, we, RSKK Stone Realty, are requesting that the existing smaller legacy sign above our main entrance be allowed to remain in place. This sign has been there since the building was constructed and only required a change of graphics. No structural changes or lighting were made or added.

The sign guidelines allow for frontage facing signs (towards 407) which have been approved, but the locations of the signs vs the entrances do not guide customers in the parking lot to locate the businesses or their main entrances. The approach from 2499 is on a bend so the visible front of Building A from the west is on the side of the building. See Google Photo attached). In addition, due to the positioning and visibility of 3151 to Justin Road and the light at Marketplace, the absence of signs on the west side inhibits potential emergency vehicles, customers, vendors, city and/or utility companies from easily identifying Classic Recreations et al, EGAP and EVA, respectively.

The zoning district for this property is I-1.

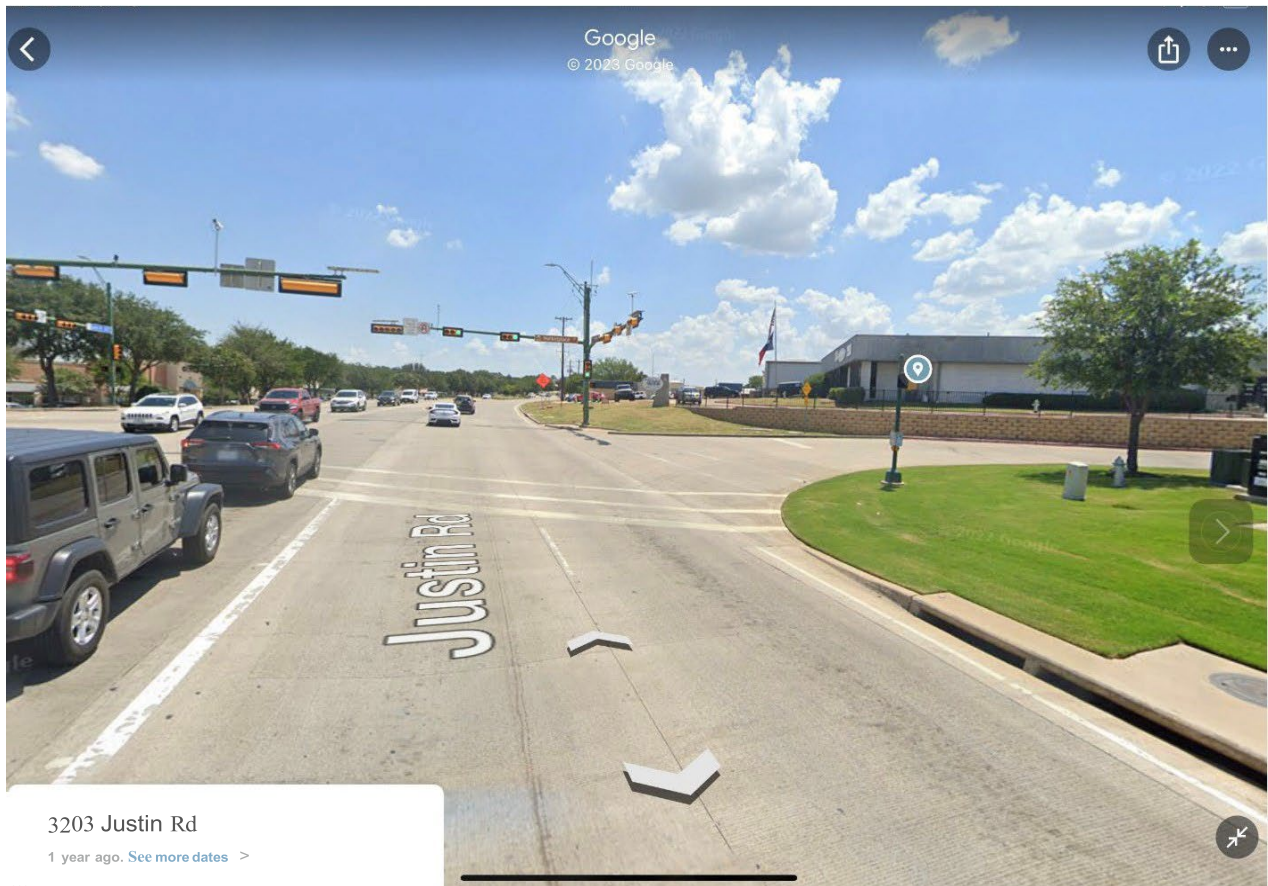
The acreage of the affected properties is approximately 8 acres.

We feel it is critical to the success of our enterprises that customers be able to easily identify our respective entrances.

EVA, which stands for Esports Virtual Arenas, currently occupies 3105 Justin Road, Building C. They have approved signage on the North side of the building facing FM 407. Now, they are requesting permission to install additional signage on the East side of the building. The purpose of this signage is to guide patrons, vendors, and emergency services to the front entrance. The proposed signage includes an arrow with the word "Entrance" that directs individuals toward the entrance located further south on the East side of the building. Additionally, there will be a sign above the doorway clearly indicating the building's entrance. It is important to clearly mark the entrance on the East side because it is the only access point, and people get confused when it's not properly labeled. It's worth noting that this signage will only be visible in the parking lot facing West and cannot be seen from FM 407. Therefore, we kindly request special consideration under the provision that addresses the need for signs that are sufficient in number, size, and suitable location to ensure business identification without causing visual clutter.

EGAP occupies Building A which has a permitted sign on the North side of the building facing 407. This sign is not visible when approaching the building from the West (2499). It is also not visible from the parking lot. Because of the bend in 407, the West side of building A is the visible side when traveling East on Justin Road. We are asking for special consideration under the element "signs sufficient in number / size and suitably located to provide for business identification without creating visual clutter." A West facing sign would be the only sign visible on building A when driving East (away from 2499) or when in the parking lot. It also meets the Elements of "promoting uniformity" because it is identical to North facing sign and "appropriate Text size to be legible to passing motorists."

Bldg	Sign	Sign	Permit Status	Dimensions (sf)
Classic	F1	North Elevation Roof Façade	Permit Issued	73.5 sf
Classic	F2	North Elevation Roof Façade	Permit Issued	31.5 sf
Classic	F3	Monument Sign	Existing Sign	22'8 sf
Classic	E1	West Elevation Roof Façade	Requesting CSP	45 sf
Classic	E2	West Elevation Roof Façade	Requesting CSP	22'8 sf
EVA	C1	East Elevation Above Entry door	Requesting CSP	36 sf
EVA	C2	East Elevation North end of wall	Requesting CSP	5 sf
EVA	D1	North Elevation East end of wall	Permit Issued	5 sf
EVA	D2	North Elevation East middle	Permit Issued	39 sf
EVA	D3	North Elevation Middle	Permit Issued	76 sf
EVA	D4	North Elevation West Middle	Permit Issued	39sf
EGAP	A1	North Elevation Wall	Permit Issued	40 sf
EGAP	B1	West Elevation Wall	Requesting CSP	40 sf





Sign Legend

- Permitted/ Sign Approved
- Requested Sign

Permitted



ILLUMNIATED BOX SIGN DIRECTLY MOUNTED

10FT X 4FT

40 SQ.FT.

DATE: 3-6-2023

DESTINATIONS:

3105 FM 407 #A
Flowermound TX 75028

Version: 0001
Artist: Frankie J
Email: signdesigner99@gmail.com

- **Face:** 3/16" Acrylic w/ translucent vinyl
- **Trimcap:** Black 1" Aluminum Jewelite
- **Returns:** Black Aluminum, 5" depth
- **Back:** Aluminum
- **LED Power Supplies**
(Mounted Remotely behind Fascia in Transformer Boxes with Disconnect Switch)
- **Electric wire** extended only 6"
- 3/8" by 6" hex tap bolts, 3/8-16 Toggle bolt anchors
- 6 thru bolts per sign. 3 bolts for the logo piece

LANDLORD APPROVAL

Property Owner/Authorized Agent	Date
---------------------------------	------







PLANNING & ZONING COMMISSION AGENDA K.3. REGULAR ITEM(S)

DATE: October 9, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD23-0005– Embree 2499) to amend Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses to modify phasing and maintenance requirements and to request certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exception requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On June 20, 2022, the Town Council approved the ordinance establishing Planned Development District-186 ([PD-186](#)) for Embree 2499 with Retail-2 District (R-2) and Office District (O) uses. The approved concept plan consisted of three drive-thru restaurants of varying sizes: 3,744 square feet, 3,180 square feet and 974 square feet within the Retail zoned area, and two office buildings totaling 24,800 square feet within the Office zoned area.

On April 3, 2023, the Town Council approved an amendment to [PD-186](#) to:

- Add conceptual elevations and written standards for the three fast food restaurants located within the R-2 District,
- Allow south detention facility to be a dry pond,
- Waive roof pitch requirements for the three fast food restaurants,
- Allow the use of color gray on Whataburger and Slim Chickens buildings and to allow the use of color blue on Dutch Bros building.

The purpose of this amendment is to request delaying the installation of certain improvements and to request an exception to the retention pond wall height.

III. PHASING AND EXCEPTION:

1. Phasing and Maintenance: The development standards for PD-186 and the Town's standards

require perimeter landscaping to be installed prior to the acceptance of the subdivision. As a part of the compatibility buffer requirement along the western property boundary, installation of a six-foot masonry wall and required plantings within the 25-foot landscape buffer is currently required with Phase 1 development. The applicant is requesting to delay installation of these improvements and construction of the trail within the buffer area until such time each office lot develops in the future.

Town staff has proposed additional standards that would require the two office lots to be cleared of all brush and high weeds and regularly maintained to the Town's minimum standards. Staff has also proposed addition conditions related to long term maintenance of the retention pond. The applicant is in agreement with the Town recommended conditions.

2. Exception to the Town's Engineering Design Criteria for retention pond wall height: Section V.C.ii(a) of the Town's Engineering Design Criteria limits the height of any exposed retention pond wall to a maximum of three feet. If the height of the wall was to exceed three feet, a tiered or a stepped wall design is required for aesthetic purpose. The applicant is requesting an exception to allow the exposed portion of the retention pond wall to be a maximum of five feet and six inches (5'6").

BOARD REVIEW/CITIZEN FEEDBACK:

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. ZPD23-0005 had a total of 42 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

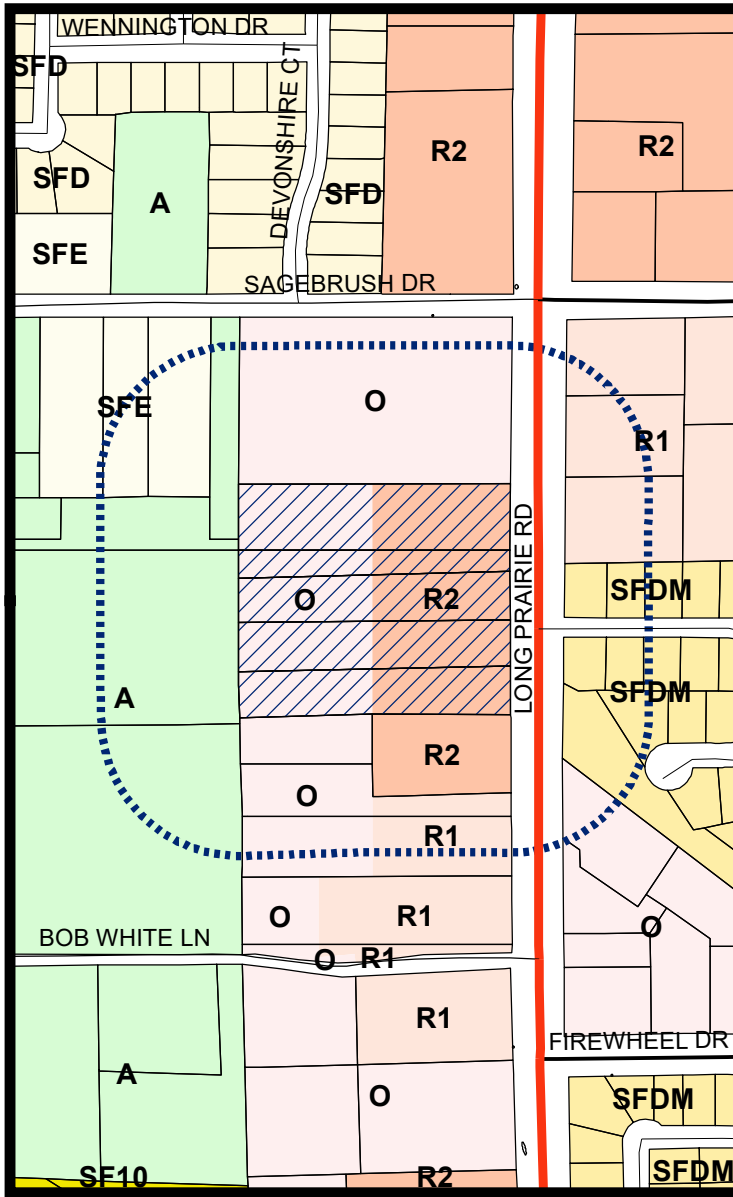
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Approved Concept Landscape Plan
4. Retention Pond Cross Section
5. Draft Development Standards

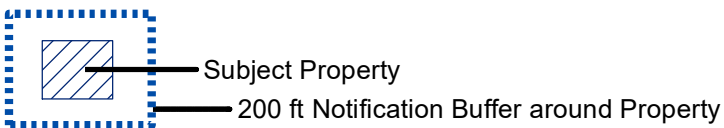
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: ZPD23-0005

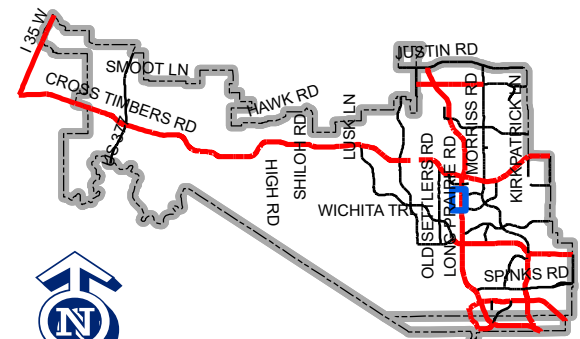


LEGEND

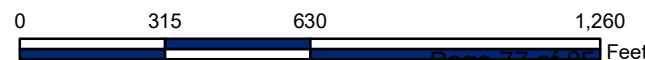


Visit www.fmdevmap.com to learn more about this project.

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



Map Location



October 4, 2023

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

RE: Zoning Change Request (ZPD23-0005) – Embree 2499

Ms. Murphy:

Please accept this letter, on behalf of Mr. Gene Colley, as an explanation of the proposed Amendment to Planned Development-186 (PD-186) consisting of approximately 6.81 acres of land located within the Town of Flower Mound, more specifically located west of Long Prairie Road and approximately 400 feet south of Sagebrush Drive. The current zoning on the property is Planned Development-186. The initial Planned Development was recently approved by the Town of Flower Mound Council on June 20th, 2022.

The purpose of this application is to request to amend Planned Development-186 (PD-186) to revise language in the Phasing & Maintenance section, and to add an exception to the retention pond wall height.

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

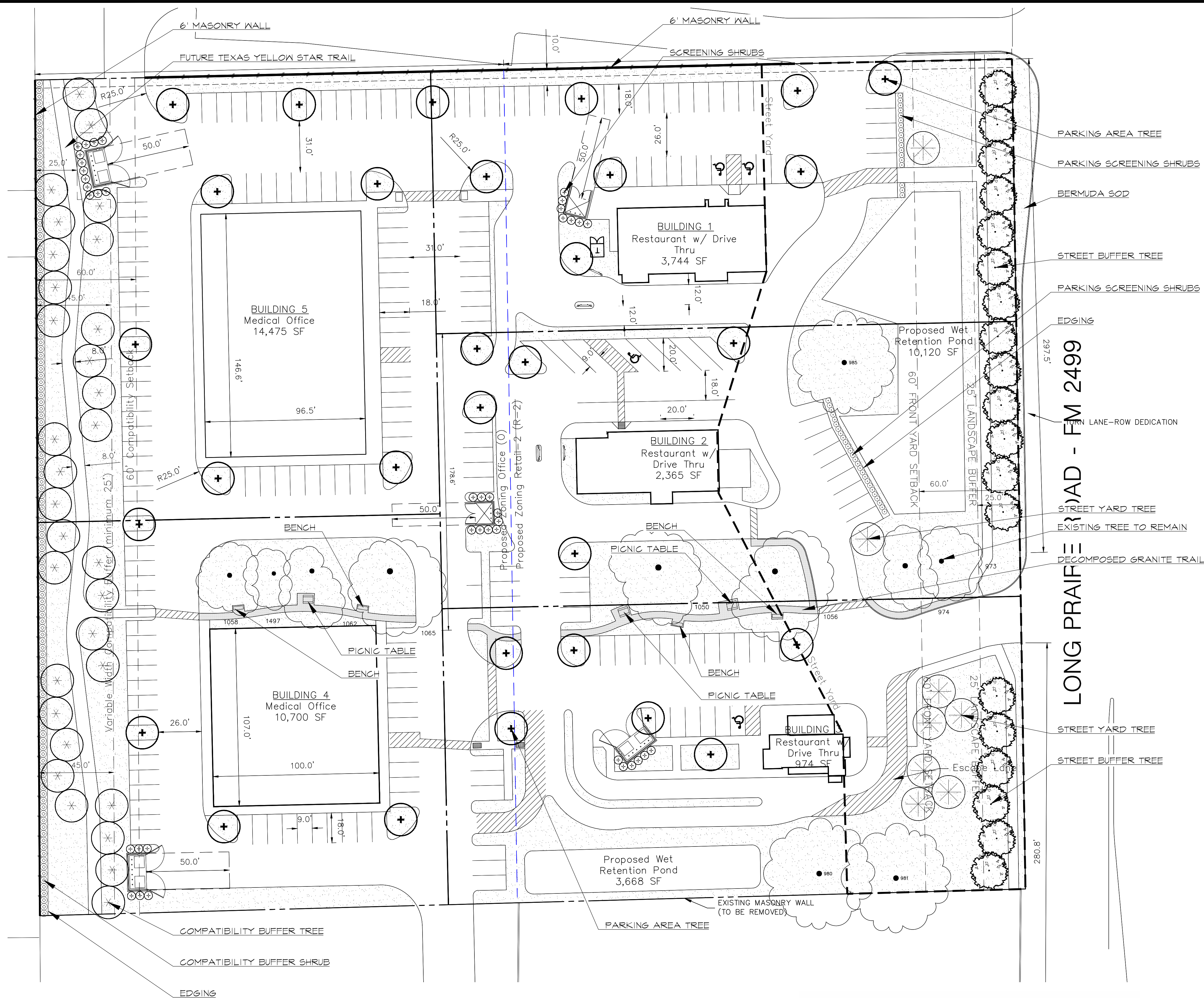
Sincerely,

MCADAMS

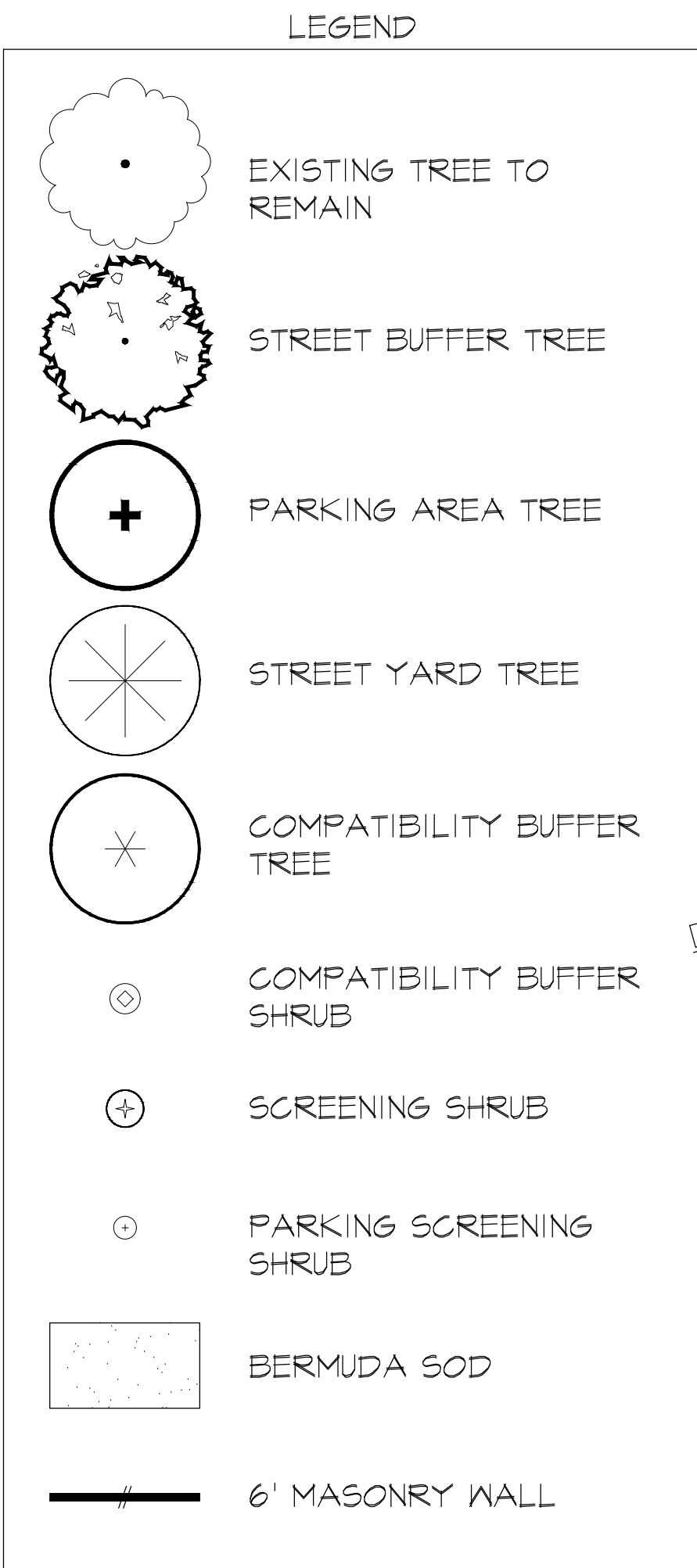
Ashton Miller

Ashton Miller. CNU-A

Cc: Embree Development Group, LLC



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



THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 06/13/2022
T C 06/20/2022
SEE FILE FOR CONDITIONS ZPD21-0010

OWNER/DEVELOPER
JERRY FRAZIER
EMBREE ASSET GROUP, INC.
124 McMAKIN RD.
BARTONVILLE, TX 76226

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

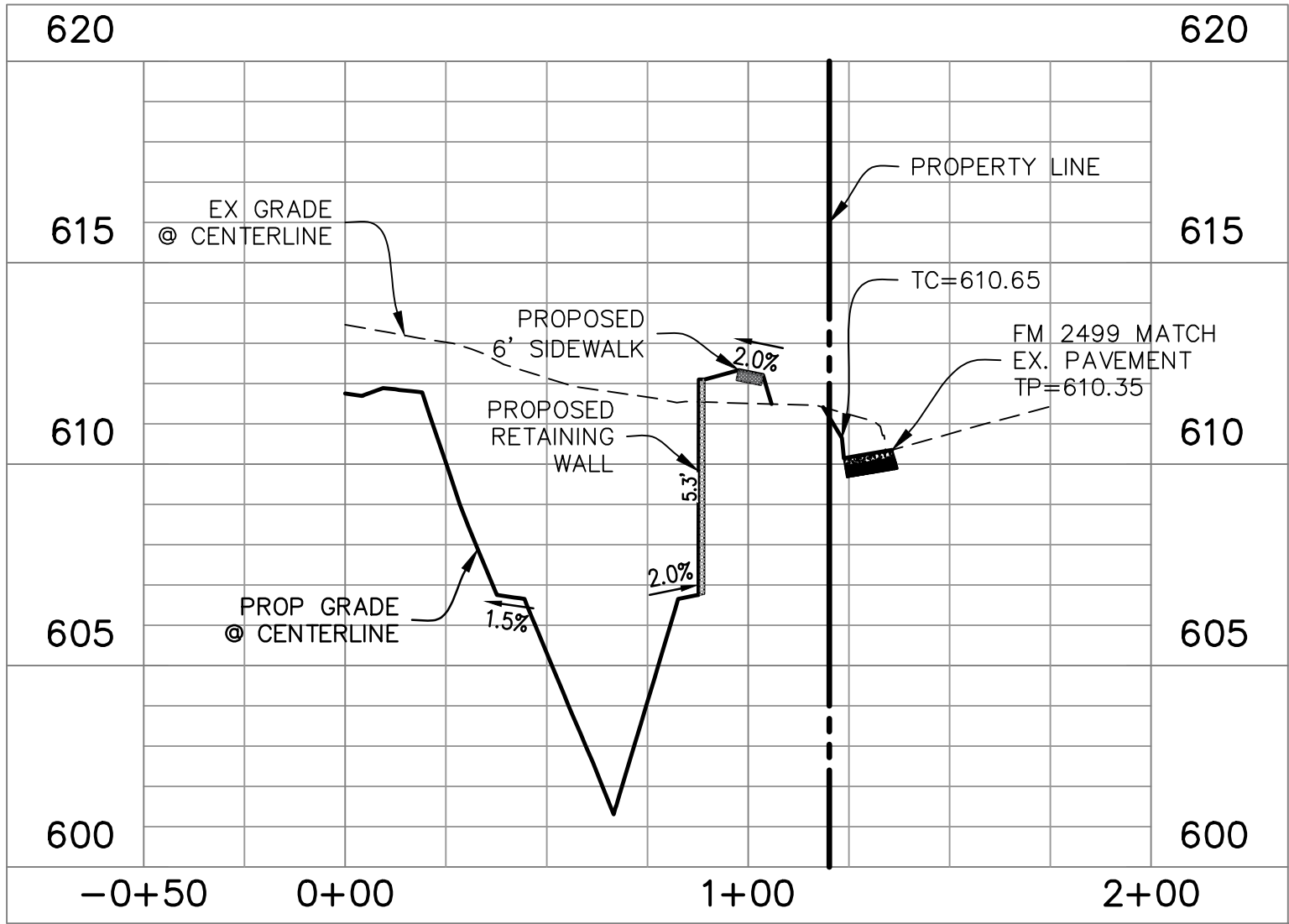
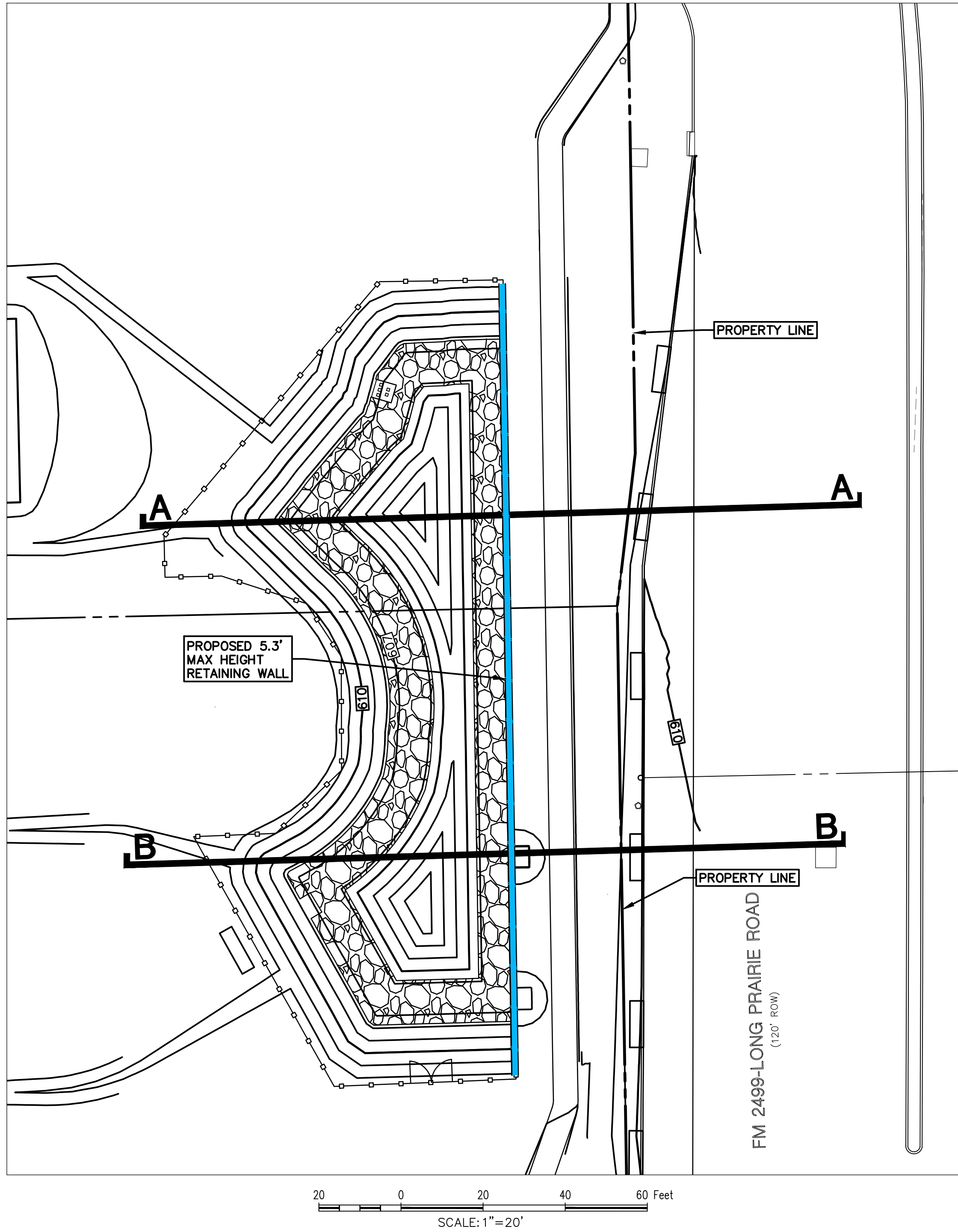
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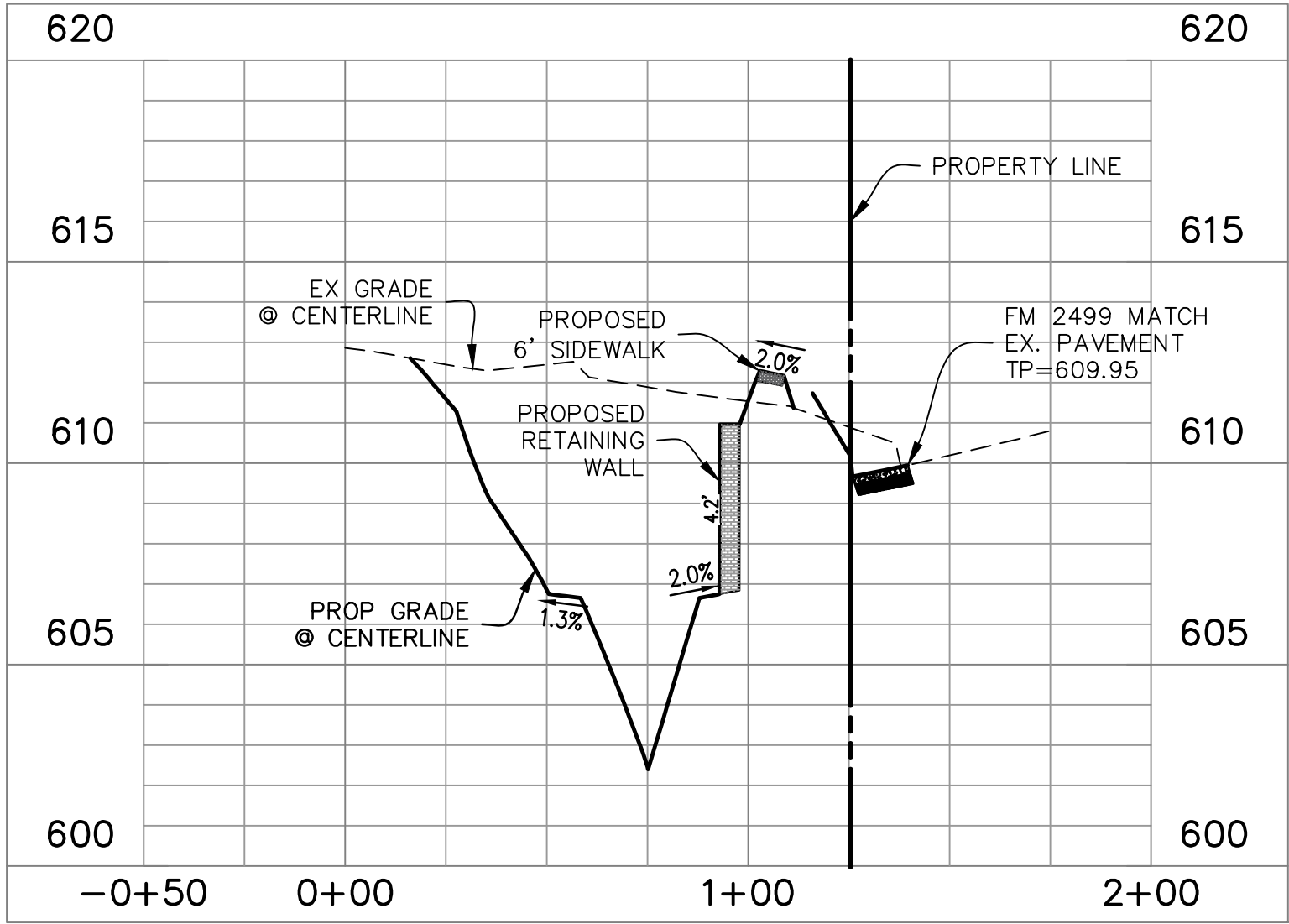
EMBREE 2499

THE JOHN R. MCADAMS COMPANY, INC.
(DBA: G&A McAdams)
111 Hillside Drive
Leander, TX 78641
972.438.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TPE: 1992 TPLS: 10194440
www.mcadamsco.com

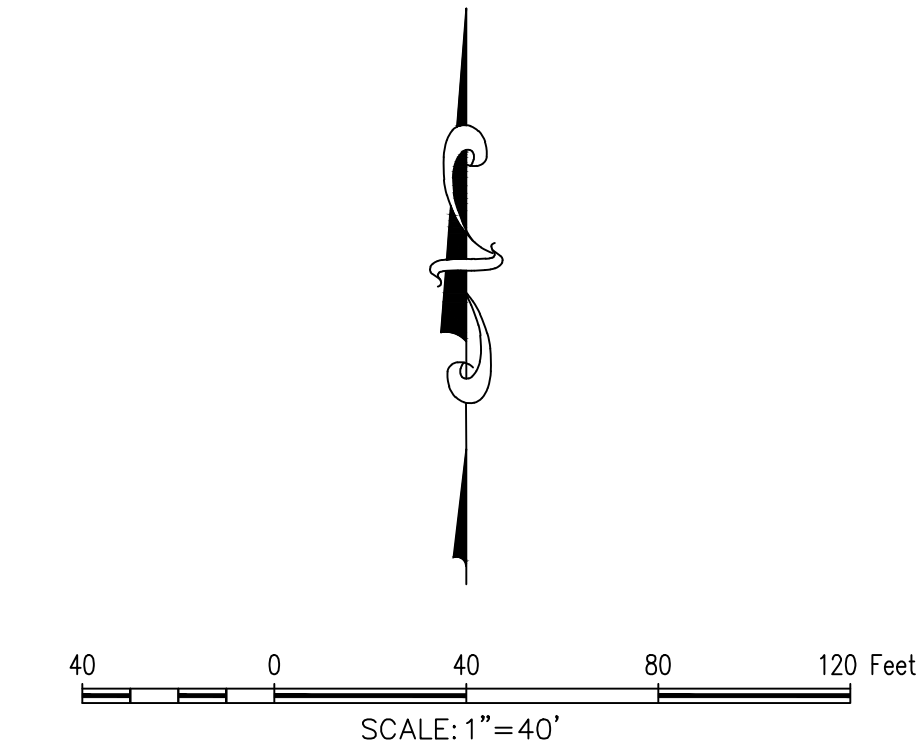
File: \\s:\projects\1846\2020310385\1846-Production\Engineering\Construction Drawings\Cross Section for PD\Cross Section for PD.dwg
Plotted: 9/7/2023 9:18 AM by user: bbrady
Saved: 9/7/2023 9:01 PM by user: bbrady



CROSS SECTION A-A



CROSS SECTION B-B



BM#1 BOX OUT ON CURB OF PARKING LOT ISLAND, APPROXIMATELY 175' EAST AND APPROXIMATELY 22' NORTH OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEV. 615.71'N=7,060,275.0'E=2,406,013.6'

BM#2 BOX OUT ON CURB OF PARKING LOT AT A POINT OF CURVATURE, APPROXIMATELY 292' EAST AND APPROXIMATELY 134' SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. ELEV. 616.53'N=7,059,619.2'E=2,406,139.3'

DETENTION/RETENTION POND NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
3. REFER TO THE LANDSCAPE SHEETS FOR PERMANENT SOIL STABILIZATION.
4. THE DIMENSIONS OF THE WALL DO NOT INCLUDE THE WIDTH OF THE STONE CLADDING. THE CONTRACTOR SHOULD ADD THE WIDTH OF THE STONE TO MAKE SURE THAT THE WIDTHS SHOWN ARE FROM FACE OF STONE TO FACE OF STONE.
5. EXPOSED CONCRETE SURFACES SHALL BE CLAD IN STONE.
6. RETAINING WALL TO BE INSTALLED BY SEPARATE PERMIT.

OWNER/DEVELOPER
EMBREE DEVELOPMENT GROUP, INC.
124 MCMAKIN ROAD
BARTONVILLE, TEXAS 78226
Ph. 682.605.8079
Contact: bbrady@EmbreeGroup.com

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. JOSHUA M. BARTON, P.E. #129227 DATE 9/7/2023

Drawn By: JW
Date: 09/07/2023
Scale: 1"=40'
Revisions:

2020310385

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

1. The first phase ("Phase 1") of Planned Development shall include the following:
 - a. Infrastructure improvements necessary to develop Lot 1, Lot 2, and Lot 3;
 - b. Landscaped areas along Long Prairie Road (FM 2499);
 - c. A six-foot (6') masonry wall along the northern property line;
 - d. Perimeter sidewalks along Long Prairie Road (FM 2499);
 - e. Wet and dry retention/detention ponds;
 - f. Fire lanes, median cuts, right turn lane from Long Prairie Road (FM 2499), and curb cuts to the support the development of Building 1, Building 2, and Building 3;
 - g. A 31-foot (31') Mutual Access Easement (Spine Road) running north/south the full length of the property connecting into the existing adjacent stub outs.
 - h. Lot 4 and Lot 5 shall be cleared and grubbed to remove all non-protected trees, vines, shrubs, saplings, and undergrowth. Existing protected trees shall be limbed up to allow for ongoing maintenance of the lots.
2. A certificate of occupancy shall not be issued to the first building until Phase 1, as mentioned above is completed.
3. The following items located on Lot 4 and Lot 5 shall be constructed for each lot as each lot develops:
 - a. Landscaped areas shall be completed along the western property line within the compatibility buffer;
 - b. An eight -foot (8') Texas Yellow Star Trail within compatibility buffer;
 - c. A six-foot (6') masonry wall along the western property line; and
 - d. Fire lanes curb cuts, and other associated infrastructure required to support the building(s) that is being developed.
4. A certificate of occupancy shall not be issued to the individual buildings of Lot 4 and 5 until the improvements mentioned above in Paragraph 3 are complete.
5. In the interim, Lot 4 and Lot 5 shall be maintained to keep weeds, turf grass, brush, or any objectionable or unsightly matter under 12 inches at all times.
6. At the time of plat recordation, a Property Owners Association (POA) shall be established to maintain landscaping and compatibility buffers, masonry wall, sidewalks, retention ponds, and Town trail.
7. Retention Ponds:
 - e. The pond will maintain the normal pool elevation level specified on the civil plans.
 - f. The pond will be kept clear of all noxious plant material including cottonwood trees, willow trees, and cattails specifically.
 - g. To achieve the above specification, the POA may need to secure a pond maintenance company for weekly or monthly treatment of the noxious plant material. *Water depths less than six feet (6') may require additional treatment.
 - h. Aeration will be provided to the pond and be in good repair and operational year-round.
 - i. Permanent vegetation shall be established and maintained along the exposed banks to prevent erosion issues.

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

1. Driveway Spacing Exception: An exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances to allow the proposed driveway to be located approximately 300.9-feet from an existing driveway to the north and approximately 280.8-feet from an existing driveway to the south. The second exception will no longer be necessary once the property to the immediate south develops, and the Angel Vet driveway is removed.
2. Retention Pond:
 - a. An exception to Section V.C.ii (a) of the Town's Engineering Design Criteria to allow for retaining walls greater than three-foot exposed face. The retaining wall shall not exceed 5 feet 6 inches (5' 6") and shall be constructed with materials that complement the development.
3. Detention Pond:
 - a. An exception to Section IV.C.5. of the Town's Engineering Design Criteria to allow a dry detention pond to be located south of Building 3.
4. Waivers to Urban Design Plan
 - a. Building 1 – Whataburger
 1. A waiver to the pitch roof requirement for buildings less than 15,000 square feet.
 2. Whataburger Orange is permitted on the building only as shown on the concept elevations.
 3. Grey may be used as a secondary color not to exceed 40 percent (40%) on each façade.
 - b. Building 2 – Slim Chickens
 1. A partial waiver to the pitch roof requirement for buildings less than 15,000 square feet. Roof pitch having a slope between 6/12-9/12 shall be provided on the tower elements on the north and south facades as shown on the concept elevations. The outdoor patio on the east elevation shall also have a pitch roof having a slope between 6/12-9/12.
 2. Grey may be used as a secondary color not to exceed 20 percent (20%) on each façade.
 - c. Building 3 – Dutch Bros
 1. A partial waiver to the pitch roof requirement for buildings less than 15,000 square feet. Roof pitch having a slope between 6/12-9/12 shall be provided on the tower elements on the north and south facades as shown on the concept elevations.
 2. Dutch Bros Blue (DB-Blue) banding is permitted on the building only as shown on the concept elevations.



PLANNING & ZONING COMMISSION AGENDA K.4. REGULAR ITEM(S)

DATE: October 9, 2023
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider a request for rezoning (ZPD23-0009 – Townlake Phase Four (PD-166) Text Amendment) to amend Planned Development District No. 166 (PD-166) for a cluster development by adding a Public Park or Playground as a permitted use. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The subject property is undeveloped, contains approximately 13.11 acres and is located within Phase Four of the Townlake residential subdivision. The site is platted (Lot 1, Block C of Townlake Phase Four) and has been dedicated to the Town via a deed that was recorded on November 12, 2020. Townlake Phase Four contains 89.95 acres, contains 56 single family lots and almost built out.

On October 1, 2018, the Town Council approved Ordinance No. 32-18 (ZPD18-0006 - Townlake Phase Four), establishing PD-166. At the time the PD-166 ordinance was approved, the development standards restricted permitted uses within the PD as follows:

- Dwelling, single- family detached;
- Accessory use, general;
- Garage Sale;
- Home occupation;
- Local utility line;
- Model home;
- Off-street parking, accessory;
- Swimming pool, private;
- Tennis Courts

Town staff are requesting to amend the development standards of PD-166 to allow a “Public Park or Playground” as a permitted use. The Town is in the process of programming the subject property as

a Town Park. The site was originally intended to contain a Tennis Facility. On May 6, 2023, the proposed Tennis Facility was voted down as a part of a bond election.

The proposed PD-166 amendment is a “clean-up” item to ensure the Town can proceed with programming and constructing the proposed park. The proposed park is accessible via both Cross Timbers Road to the north and Mark Twain Boulevard to the south.

BOARD REVIEW/CITIZEN FEEDBACK:

I. 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. ZPD23-0009 had a total of 113 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

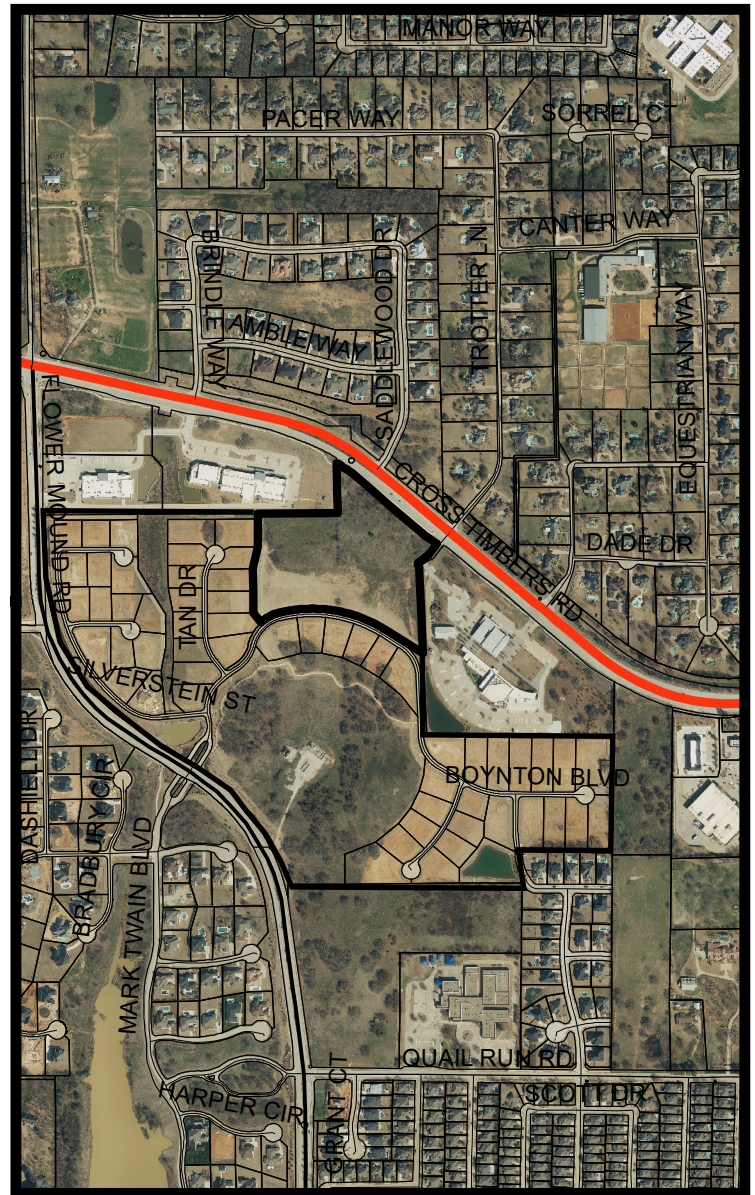
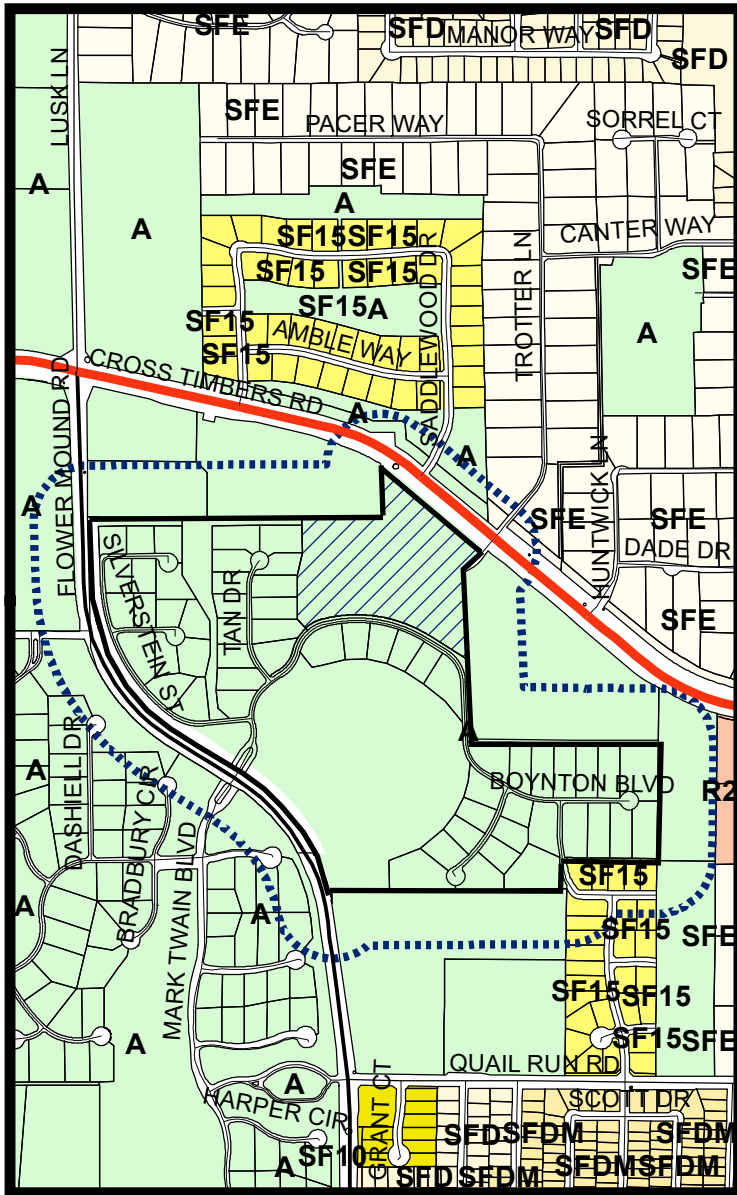
ATTACHMENTS:

1. Zoning & Aerial Map

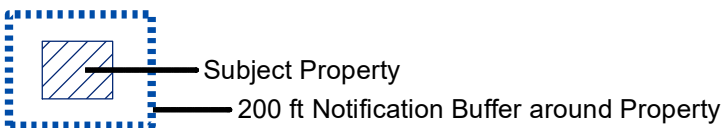
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: ZPD23-0009

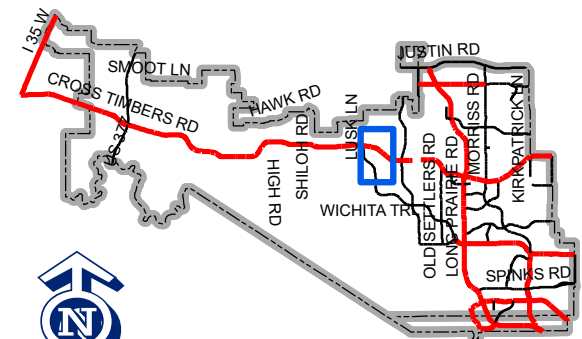


LEGEND



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

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Map Location

