

Planning & Zoning Commission



June 24, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

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

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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

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

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

E. COORDINATION OF CALENDARS

1. Monday, July 8, 2024
2. Monday, July 22, 2024

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

G. STAFF/DIRECTOR REPORT

1. Planning & Zoning Priorities
2. Quarterly Development Report

H. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of June 10, 2024 - Consider approval of the minutes from June 10, 2024.

I. 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. SP23-0011 - Titensor Dental - Consider a request for a Site Plan (SP23-0010 – Titensor Dental) to develop one non-residential building. The property is generally located west of Long Prairie Road and north of Bob White Lane.

J. 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. SP23-0014 - Silver Pagoda Addition - Consider a request for a Site Plan (SP23-0014 – Silver Pagoda Addition) to develop a Religious assembly and a rectory, with a partial exception to Section 82-302, Compatibility buffer, of the Code of Ordinances. The property is generally located at the western terminus of Cherokee Path.
2. SP24-0003 - Argyle ISD Stadium & Indoor Athletic Center - Consider a request for a Site Plan (SP24-0003 – Argyle ISD Stadium & Indoor Athletic Center) to expand an existing secondary school, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73, a request for additional height pursuant to Section 98-1031(d) Additional height, and a meritorious design exception pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.
3. SUP24-0004 - Lightbridge Academy - Public Hearing to consider an ordinance granting a Specific Use Permit No. 493 (SUP24-0004 – Lightbridge Academy) for a day care center use, with a waiver to the roof pitch requirement pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.

K. ADJOURN

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

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: June 20, 2024, at 4:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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

Planning & Zoning Commission



June 10, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

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

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langle, Place 5
Scott Jostes, Place 7
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Jason Hobbs, Place 2

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
Chuck Russell, Principal Planner
Claire Barnes, Planner
Codie Freeman, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. ELECTION OF OFFICERS

1. Vice-Chair

ACTION: Commissioner Langley moved to nominate Commissioner Hobbs, in absentia, for Vice-Chair. Commissioner Bayuk seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley, Jostes

NAYS: None

RESULT: 5 : 0

E. 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)
None	

** Indicates person did not wish to speak*

F. COORDINATION OF CALENDARS

1. Monday, June 24, 2024

2. Monday, July 8, 2024

G. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

H. STAFF/DIRECTOR REPORT

1. Training Opportunities

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 May 13, 2024 - Consider approval of the minutes from May 13, 2024.

ACTION: Commissioner Schultz moved to approve I.1. as presented in the agenda caption. Commissioner Langley seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 6 : 0

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. SP24-0001 - Casa Fiori - Consider a request for a Site Plan (SP24-0001 - Casa Fiori) to develop one mixed-use building. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Rebecca Everitt, Bellaire Development

ACTION: Commissioner Langley moved to approve J.1. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 6 : 0

2. SP24-0004 - Hopewell Gerault Industrial - Consider a request for a Site Plan (SP24-0004 – Hopewell Gerault Industrial) to develop an office, warehouse and distribution facility. The property is generally located south of Lakeside Parkway and east of Gerault Road.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Jesus Aguayo, Kimley-Horn; present for questions, no presentation

ACTION: Commissioner Langley moved to approve J.2. as presented in the agenda caption. Commissioner Jostes seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 6 : 0

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. CSP24-0002 - HTeaO Comprehensive Sign Package - Public Hearing to consider a request for a Comprehensive Sign Package (CSP24-0002- HTeaO Comprehensive Sign Package) to allow a larger wall sign and additional wall signs on the building. The property is generally located south of Cross Timbers Road and west of Morriss Road.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Aaron & Allie Mattlage, HTeaO

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to recommend approval of K.1. as presented in the agenda caption, with the exception of B.1, B.2, B.3 - South Facade. Commissioner Langley seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley, Jackson

NAYS: Jostes

RESULT: 5 : 1

At 7:29 p.m., Chair Gilmore called a recess.

At 7:31 p.m., Chair Gilmore called the meeting back to order.

2. ZPD24-0002 - Oncor Dunham Substation - Public Hearing to consider an ordinance for rezoning (ZPD24-0002 – Oncor Dunham Substation) to amend Planned Development District No. 195 (PD-195) with Single Family Estate (SF-E) uses to modify conceptual plans. The property is generally located south of Dunham Road and east of Haynes Road.

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Rob Myers, Kimley-Horn; present for questions, no presentation

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Bayuk moved to recommend approval of K.2. as presented in the agenda caption. Commissioner Jackson seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 6 : 0

L. ADJOURN

Chair Gilmore adjourned the meeting at 7:39 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: June 24, 2024
FROM: Codie Freeman, Planner
ITEM: **Consider a request for a Site Plan (SP23-0010 – Titensor Dental) to develop one non-residential building. The property is generally located west of Long Prairie Road and north of Bob White 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 are no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a non-residential building on Lot 1, Block A of the Flower Mound Dental Addition. The subject property is currently undeveloped and contains approximately 3.422 acres.

The property is located within Planned Development District No. 64 (PD-64) with Office and Retail-1 permitted uses. The site plan provides for a 15,540 square foot one-story non-residential building for a dental office use. On December 18, 2023, the Town Council approved an amendment to PD-64 to update concept plans and to modify certain development standards.

The dental office use requires 78 parking spaces calculated at the ratio of one space per 200 square feet and the site plan provides for 87 parking spaces on-site, which is within the Town's allowable 20 percent parking deviation. Access to the site will be from Long Prairie Road.

The landscape plan depicts the required 50-foot compatibility landscape buffer and a six-foot masonry wall along the western property boundary. Additionally, the landscape plan depicts an eight-foot hike/bike trail within the compatibility buffer, required street buffer, street yard, parking lot trees that meet or exceed the Town's landscaping requirements.

The proposed building is predominately stone with some metal accents and complies with the Town's Urban Design Plan and PD-64 development standards.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

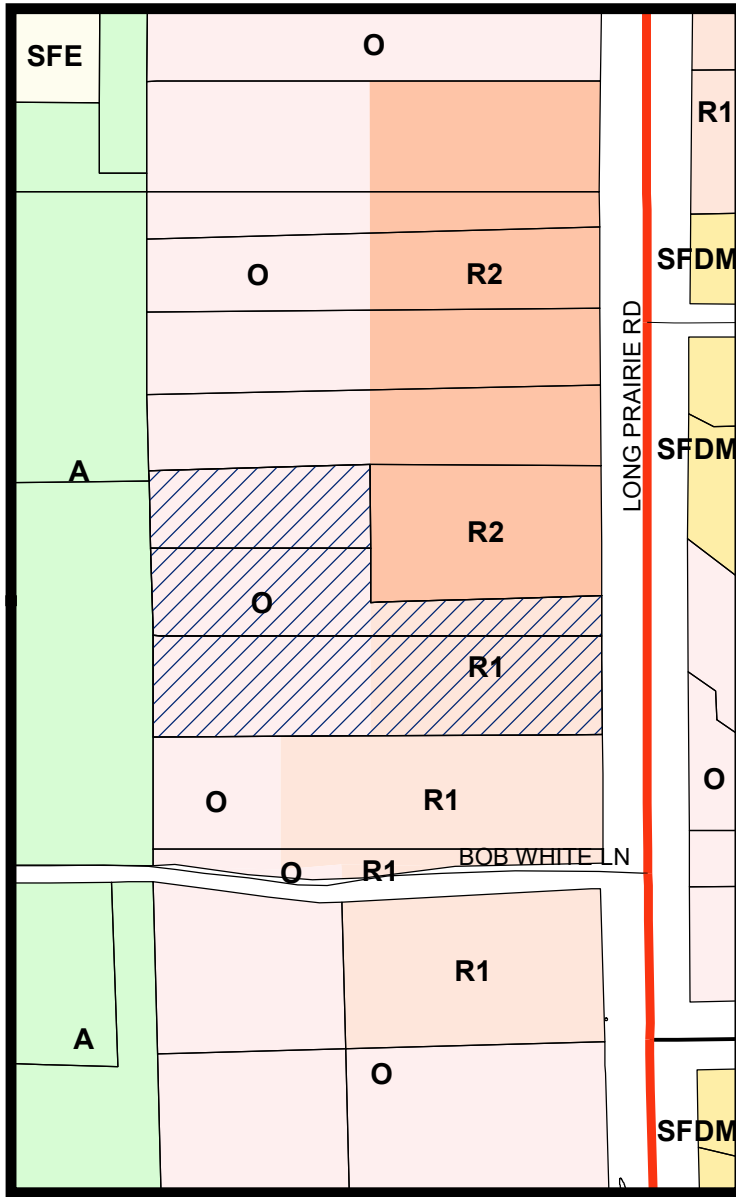
ATTACHMENTS:

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

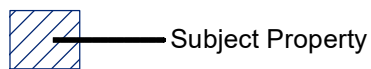
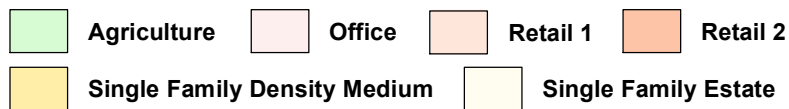
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SP23-0011: Titensor Dental

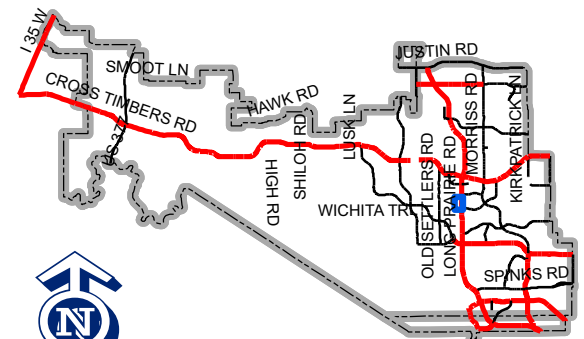


LEGEND

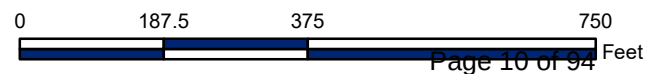


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





LETTER OF INTENT

April 29, 2024

ATTN: Codie Freeman
Town of Flower Mound,
2121 Cross Timber Road
Flower Mound, Texas 75028

Subject: Site plan for Titensor Dental in the J. Wizwell Survey, Abstract No. 1346, an addition in the Town Flower Mound, Denton County, Texas.

Dear Ms. Freeman,

This letter of intent is to inform the Town of Flower Mound about submitting the Site Plan request for the new standalone office building for Titensor Dental.

Site Data:

- a) Existing Zoning District: Remainder of PD-64 as amended with underlying Office District (O)
- b) Development Plan Acreage: 149,076 SF or 3.422 acres
- c) Proposed Use: Medical office
- d) Proposed Building Area: 15,540 SF
- e) Proposed Parking Space Quantities: 87
- f) Phase Development: No
 - The westerly portion of the land will be developed with the single medical office building. The easterly portion of the property will have the vacant house removed.
- g) Special consideration: None

On December 18, 2023, the Town Council of the Town of Flower Mound approved an ordinance for rezoning (ZPD23-0004) to amend PD-64.

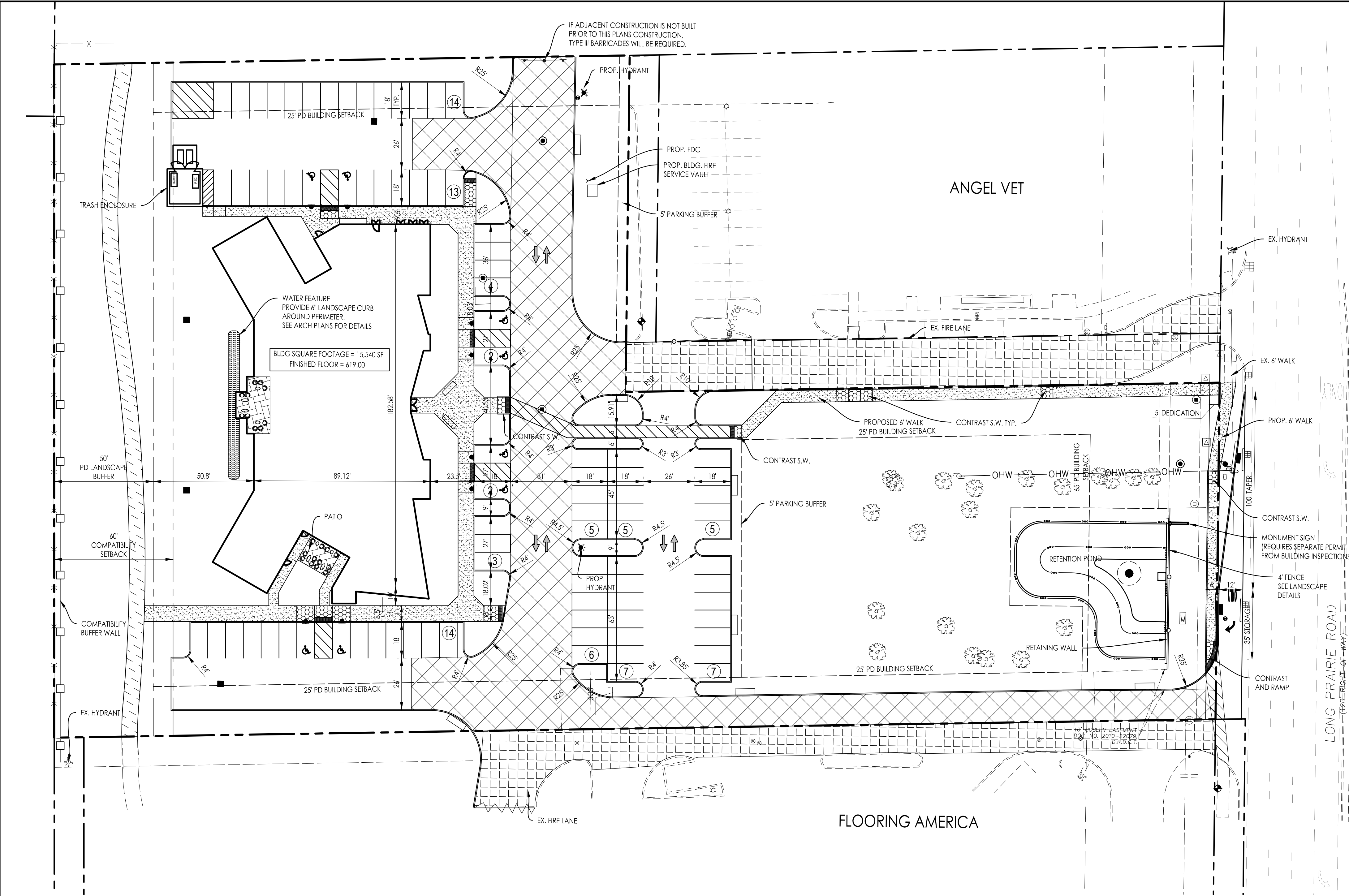
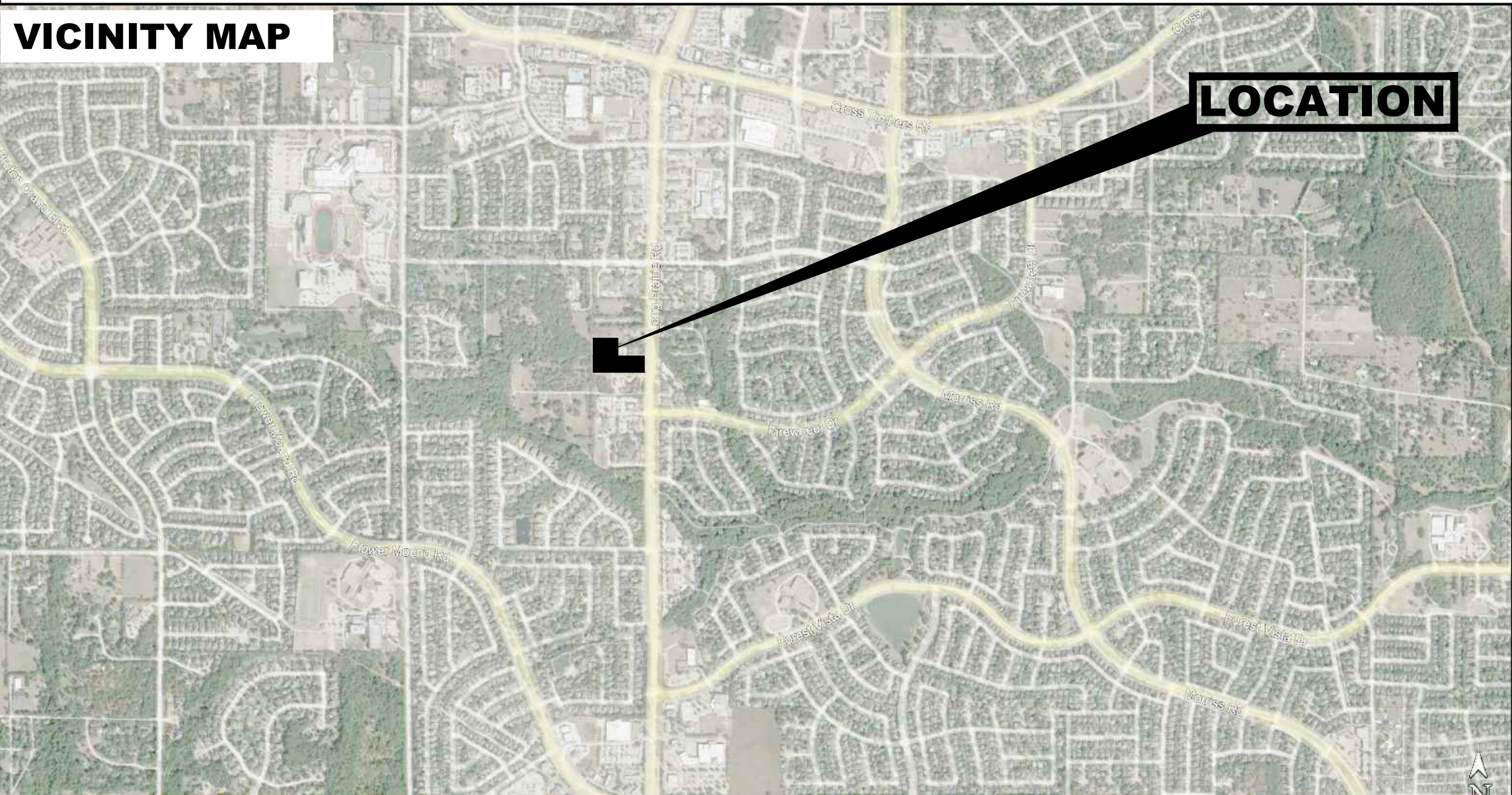
We believe the development will be a great addition to the Town of Flower Mound for an existing business to relocate to. Should you have any questions, please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim S'.

Tim Shoemaker, Principal
RTM Engineering Consultants, LLC

VICINITY MAP



FLOORING AMERICA

ANGEL VET

LONG PRAIRIE ROAD

LEGEND:

- ===== CURB AND GUTTER (TYPE 2-A)
- ===== EXISTING CURB & GUTTER
- XXXXXX FIRE LANE
- XXXXXX FIRE LANE EXISTING/PROPOSED BY OTHERS

MASTER PLAN FEATURES

MASTER PLAN COMPONENT	APPLICABLE DETAILS
LAND USE PLAN	OFFICE / RETAIL
URBAN DESIGN PLAN	CREATES DEFINABLE PEDESTRIAN SPACES AND PROVIDES AN AESTHETIC WATER FEATURE.
PARKS AND TRAILS	PEACOCK PARK, POSSUM PARK, WHITE LAZY DAISY TRAIL
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	120-FT MAJOR ARTERIAL
WATER PLAN	LONG PRAIRIE WATER SERVICE DISTRICT, 12" WATERLINE
WASTEWATER PLAN	WASTEWATER DISTRICT 9, 10" WASTEWATER LINE
WASTEWATER PLAN	BUSINESS IN PROPOSED BUILDING IS IN THE MEDICAL DEVICE/MEDICAL SERVICES INDUSTRY OUTLINED IN SECTION II OF THE ECONOMIC DEVELOPMENT PLAN

GENERAL SITE NOTES

- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS TO ADJUST ALL EXISTING MANHOLES, FIRE HYDRANTS, GATE VALVE PADS, ETC. TO FINAL GRADE, AS NECESSARY.
- ALL UTILITY AND IRRIGATION SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
- REFER TO THE IRRIGATION PLANS FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED IRRIGATION SLEEVES.
- ALL CROSSWALK, STOP BAR, PARKING SPACE, LANE USE ARROWS, LANE LETTERING AND TURN BAY STRIPING IS TO BE WHITE UNLESS OTHERWISE NOTED.
- TYPICALLY, THE STOP BAR SHALL BE 4' MINIMUM FROM THE CROSS WALK.
- SEE STANDARD DETAILS FOR ADDITIONAL INFORMATION ON THE BARRIER FREE RAMPS.
- CONCRETE STREET HEADERS, PER TOWN DETAIL, ARE REQUIRED WHERE NEW PAVING IS POURED AGAINST EXISTING PAVEMENT.
- THE CONTRACTOR IS TO CONTACT JOSHUA BROWN, PARKS SUPERVISOR (972-874-6428) OR JOHN HAVERN, PARKS, TRAILS AND LANDSCAPE SPECIALIST (972-874-6343) PRIOR TO BEGINNING ANY WORK IN THE TOWNS RIGHT-OF-WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL TOWN IRRIGATION SYSTEMS AND PLANT MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS.
- ANY EXISTING IRRIGATION (RAW WATER LINE/PURPLE PIPE) IN PUBLIC ROW SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
- ANY NEW IRRIGATION IN PUBLIC ROW SHALL BE PURPLE PIPE AND SHALL HAVE PURPLE VALVE NOX LIDS, PURPLE CAPS ON ALL IRRIGATION HEADS, PURPLE DRIP TUBING AND PURPLE BUBBLERS. ROW IRRIGATION SHALL BE ON ITS OWN ZONE(S) AND HAVE THE ABILITY TO BE CUT LOOSE FROM THE REMAINDER OF THE SYSTEM AND SWITCHED OVER TO THE FUTURE RE-USE SYSTEM.
- REFER TO SHEET C2.0, DEMOLITION PLAN, FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR IS TO RESTORE THE IRRIGATION AND LANDSCAPE IN THE MEDIAN TO PRE-CONSTRUCTION WORKING CONDITIONS.

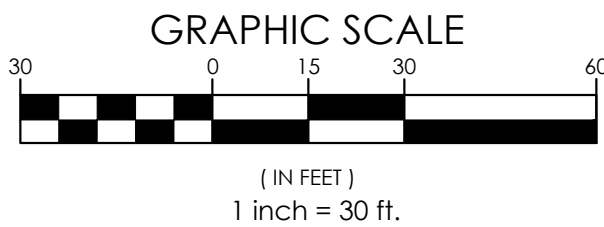
PLANNING NOTES

- 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 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.

SITE DATA SUMMARY TABLE

GROSS SITE AREA	3.422 ACRES OR 149,076 S.F.	
NET SITE AREA	3.422 ACRES OR 149,076 S.F.	
ZONING:	PD44	
PROPOSED USE:	MEDICAL OFFICE (REAR) /RETAIL (FRONT)	
LOT COVERAGE AREA		
BUILDING COVERAGE	15,540 SF (11%)	
IMPERVIOUS AREA	70,532 SF (47%)	
PERVIOUS AREA	78,544 SF (53%)	
FLOOR AREA RATIO:	0.10:1	
PARKING SUMMARY	REQUIRED*	PROVIDED
DENTAL OFFICE	78	87
HANDICAP PARKING	4	8
TOTAL PARKING (INCL. HC)	78	87
BUILDING DATA		
NUMBER OF STORIES	1	
PEAK HEIGHT	N/A	
MEAN HEIGHT	24'-4"	
MEDIAN ROOF HEIGHT	24'-4"	
TOTAL SQ. FOOTAGE	15,540 SF (11%)	

*1 PER 200 SF



CALL OR CLICK 2 DAYS BEFORE YOU DIG! CALL 811
http://www.texas811.org/portal

SHEET NAME

SITE PLAN

PROJECT NAME

FLOWER MOUND DENTAL
LOT 1, BLOCK A

PROJECT No.

22.KAP.005

SHEET No.

C3.0

OF SHEETS

3025 & 3031 LONG PRAIRIE RD. FLOWER MOUND, TX.
FINAL SET FOR SITE PLAN SUBMITTAL

14901 Quorum Drive
Suite 465
Addison, TX 75254
Telephone: 972.387.3500
www.rtm.com
TX Engineering Firm No.: 17336
engineering consultants



No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
1	05/24/23	PLANNING SUBMITTAL	7	05/29/24	ENGINEERING REVISIONS
2	07/17/23	PLANNING SUBMITTAL #2	8	06/04/24	REV PER FLOWER MOUND
3	10/06/23	PD REVISIONS			
4	01/19/24	PLANNING SUBMITTAL			
5	02/23/24	ENGINEERING REVISIONS			
6	04/29/24	ENGINEERING REVISIONS			

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

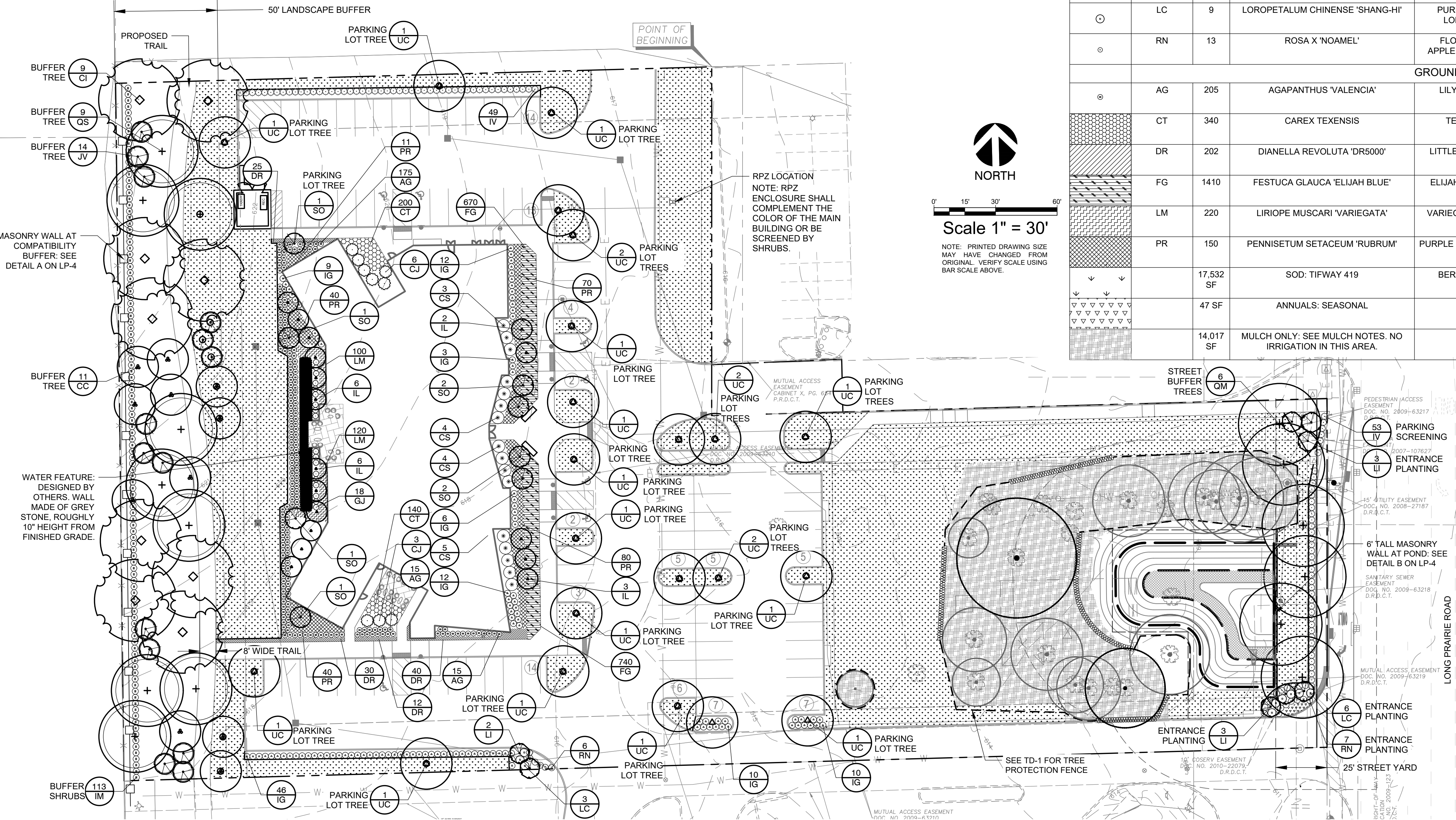
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

STREET YARD LANDSCAPING

STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	29,489 SF	5,898 SF	7,877 SF OR 26.7%
STREET YARD TREES			
10,000 TO 100,000 S.F. = 1 PER 2,500 S.F. PLUS 10 TREES	69,069 SF	38 TREES	41 TREES (24 PROPOSED + 17 EXISTING)
*TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.			
STREET BUFFER LANDSCAPING			
	REQUIRED BUFFER WIDTH	PROVIDED	
LONG PRAIRIE ROAD	25 FT	25 FT	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 PER 30 LF	LONG PRAIRIE RD = 170 LF	6 TREES	6 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 SF PER 12 SPACES	87	653 SF	4,861 SF
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	87	9 TREES	23 TREES
*ALL PARKING SPACES ARE WITHIN 50 FEET OF A TREE.			
COMPATIBILITY BUFFER REQUIREMENTS			
STANDARD	TOTAL AREA	REQUIRED	PROVIDED
25' WIDTH, WEST PROPERTY LINE		50 LF	50 LF
1 SHADE TREE PER 400 SF	17,000 SF	43 TREES (3" CAL.)	43 TREES (3" CAL.)
UNDERSTORY SCREENING PLANTS		6' SCREENING SHRUBS	6' SCREENING SHRUBS
MIN. 6" MASONRY WALL		6' MASONRY WALL	6' MASONRY WALL
NOTE: THE UNDERSTORY SCREENING PLANTS WILL REACH A MINIMUM OF 6' HEIGHT AT MATURITY.			

PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	NOTES
TREES								
	CC	11	CERCIS CANADENSIS	EASTERN REDBUD	MIN. 3" CAL.	PER PLAN	YES	MULTI-STEM
	CI	9	CARYA ILLINOENSIS	PECAN	MIN. 3" CAL.	PER PLAN	YES	
	IL	17	ILEX VOMITORIA	YAUPON HOLLY	MIN 3" CAL.	PER PLAN	YES	MULTI-STEM; MIN. 3 CANES, 1" CAL. EACH
	JV	14	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	MIN. 3" CAL.	PER PLAN	YES	
	LI	8	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	MIN. 3" CAL.	PER PLAN	NO	MULTI-STEM; MIN. 3 CANES, 1" CAL. EACH
	QM	6	QUERCUS MACROCARPA	BUR OAK	MIN. 3" CAL.	PER PLAN	YES	
	QS	9	QUERCUS SHUMARDII	SHUMARD OAK	MIN. 3" CAL.	PER PLAN	YES	
	SO	8	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	6' HT.	PER PLAN	YES	MULTI-STEM
	UC	20	ULMUS CRASSIFOLIA	CEDAR ELM	MIN. 3" CAL.	PER PLAN	YES	
SHRUBS								
	CJ	9	CAMELLIA JAPONICA 'ALBA PLENA'	ALBA PLENA CAMELLIA	3 GAL.	6" O.C.	NO	
	CS	16	CAMELLIA SASANQUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA	3 GAL.	6" O.C.	NO	
	GJ	18	GARDENIA JASMINOIDES 'CROWN JEWEL'	CROWN JEWEL GARDENIA	3 GAL.	3" O.C.	NO	
	IG	96	ILEX GLABRA 'SHAMROCK'	INKBERRY	3' HT. MIN.	3" O.C.	YES	
	IM	113	ILEX X MESERVAE 'BLUE GIRL' & 'BLUE BOY'	BERRI-MAGIC KIDS HOLLY COMBINATION	3' HT. MIN.	3" O.C.	NO	
	IV	118	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3' HT. MIN.	3" O.C.	YES	
	LC	9	LOROPETALUM CHINENSE 'SHANG-HI'	PURPLE DIAMOND LOROPETALUM	3 GAL.	4" O.C.	NO	
	RN	13	ROSA X 'NOAMEL'	FLOWERCARPET APPLEBLOSSOM ROSE	3 GAL.	3" O.C.	NO	
GROUND COVER								
	AG	205	AGAPANTHUS 'VALENCIA'	LILY OF THE NILE	1 GAL.	30" O.C.	NO	
	CT	340	CAREX TEXENSIS	TEXAS SEDGE	1 GAL.	1' O.C.	YES	
	DR	202	DIANELLA REVOLUTA 'DR5000'	LITTLE REV FLAX LILY	1 GAL.	2' O.C.	NO	
	FG	1410	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	1' O.C.	YES	
	LM	220	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL.	15" O.C.	NO	
	PR	150	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	1 GAL.	30" O.C.	NO	
		17,532 SF	SOD: TIFWAY 419	BERMUDA GRASS	SOD		NO	
		47 SF	ANNUALS: SEASONAL					
		14,017 SF	MULCH ONLY: SEE MULCH NOTES. NO IRRIGATION IN THIS AREA.					



SEE SHEET LP-3 FOR RETENTION POND PLANTING.

GENERAL GRADING AND PLANTING NOTES

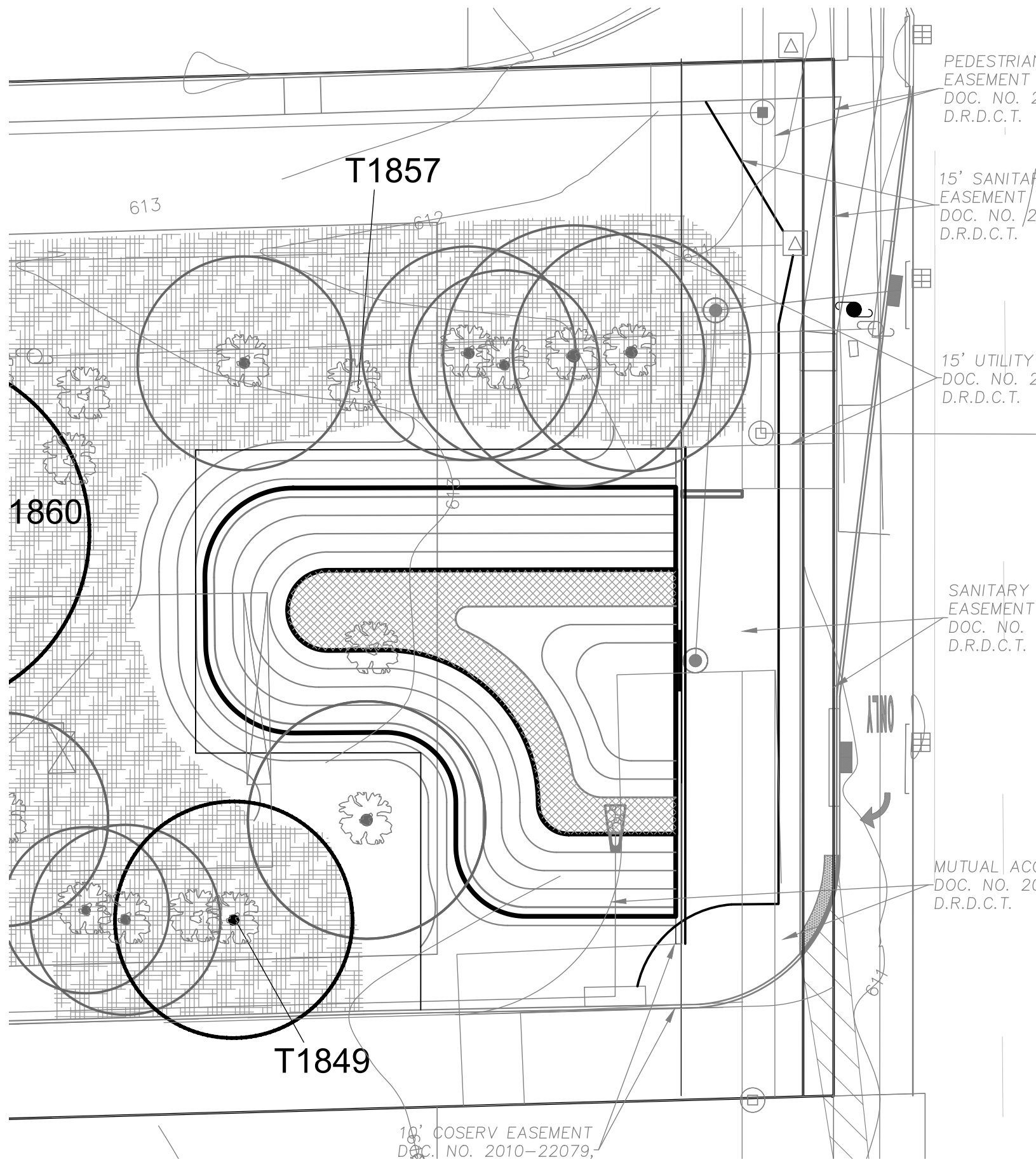
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE ARCHITECT AND THE OWNER'S OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



Project Name

Titensor Dental
3025 & 3031 Long Prairie Rd.
Flower Mound, TX 75022

LANDSCAPE PLAN	
Date	Comment
6/22/2024	PLANNING SUBMITTAL #5
7/04/2024	PLANNING SUBMITTAL #6
Project Number	
Date	04/19/2024
Drawn By	LC
Checked By	LC/RM
LP-1	

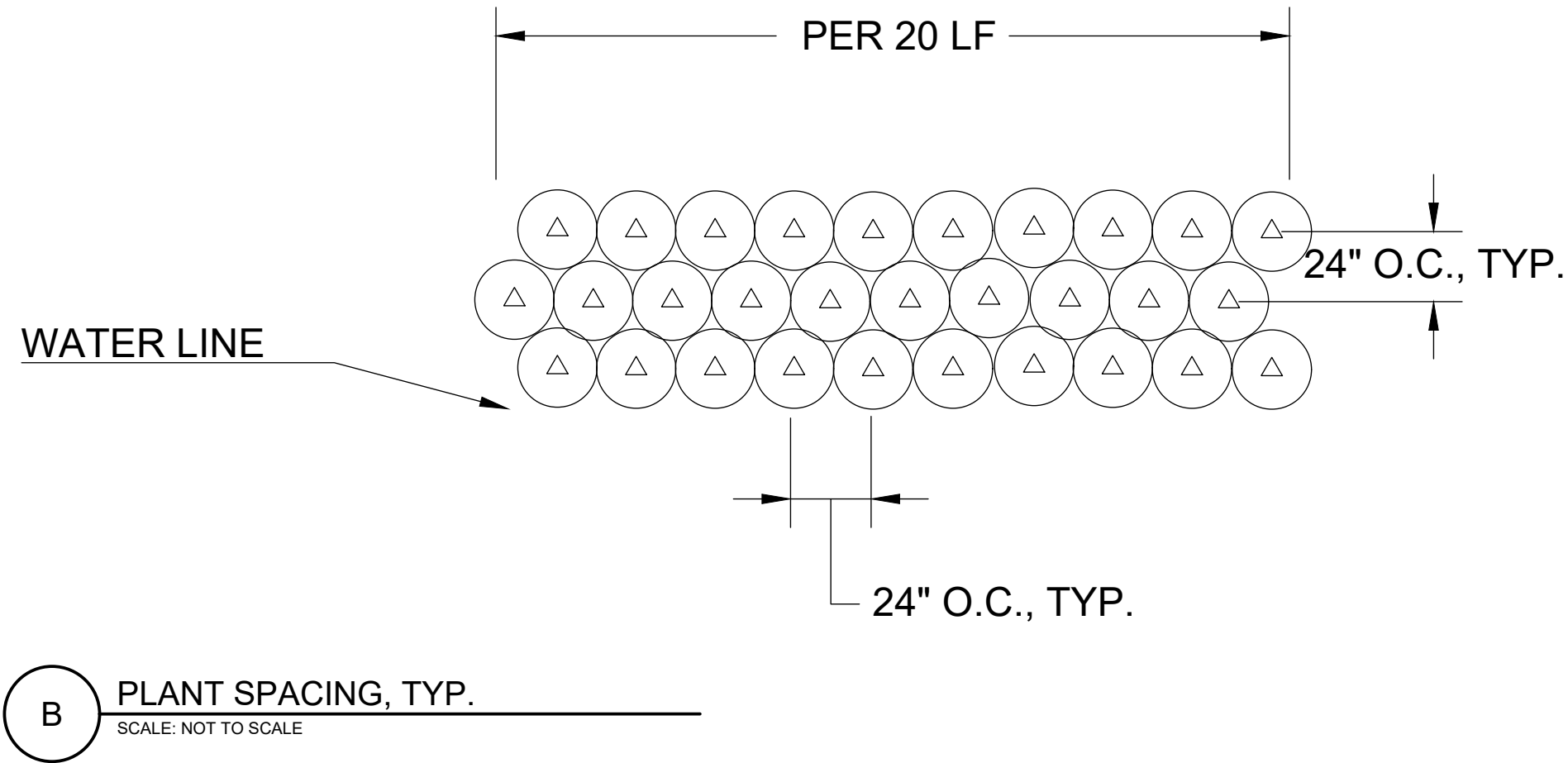
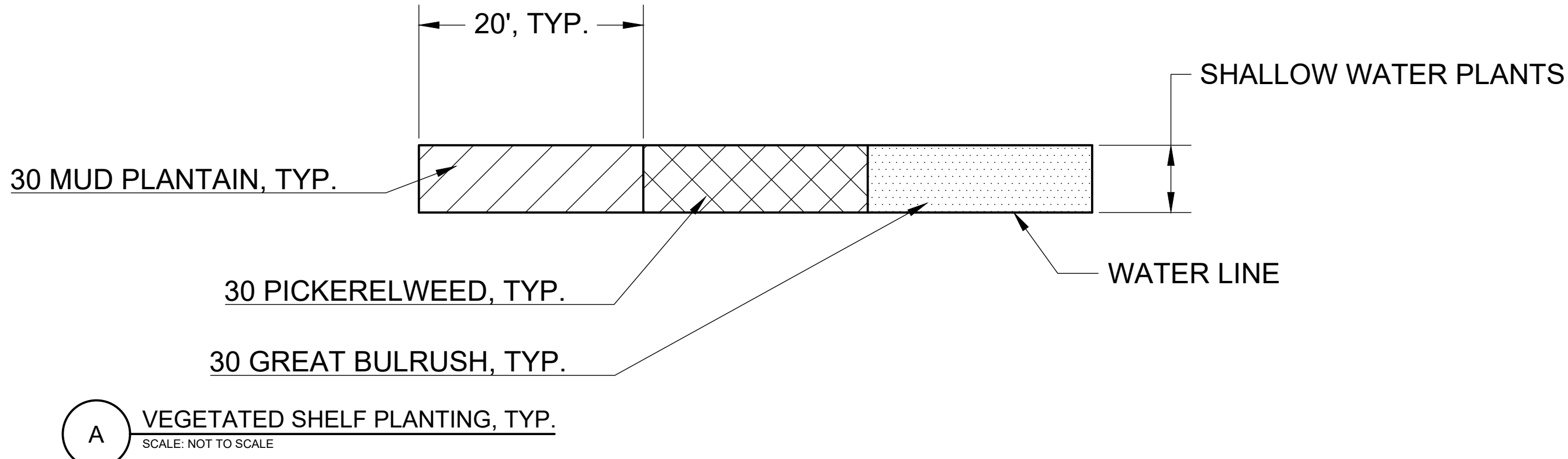


LANDSCAPE CALCULATIONS

RETENTION POND PERIMETER TREES	
RETENTION POND SURFACE AREA:	4,094 SF
TREES REQUIRED:	9 TREES (1 PER 500 SF)
TREES PROVIDED:	11 TREES (EXISTING TREE CREDITS)

NOTE: SEE SHEET 10-3 FOR TREE CREDIT CALCULATION TABLE.

PLANT SCHEDULE						
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
RETENTION POND PLANTS						
	AG	87	ALISMA SUBCORDATUM	MUD PLANTAIN	1 GAL.	24" O.C.
	CT	87	PONTEDARIA CORDATA	PICKERELWEED	1 GAL.	24" O.C.
	DR	87	SCHOENOPLECTUS TABERNAEMONTANI	GREAT BULRUSH	1 GAL.	24" O.C.



Project Name

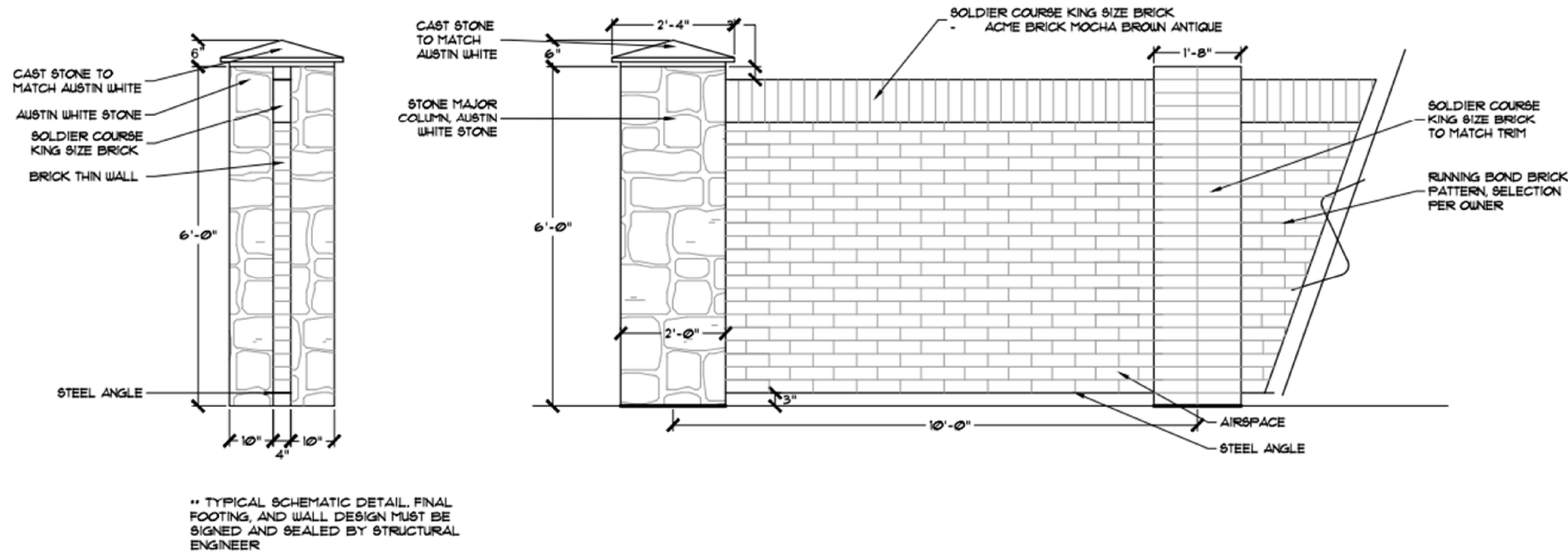
Titensor Dental
3025 & 3031 Long Prairie Rd.
Flower Mound, TX 75022

RETENTION POND PLANTING PLAN

Date	Comment
6/02/2024	PLANNING SUBMITTAL #5
7/04/19/24	PLANNING SUBMITTAL #6

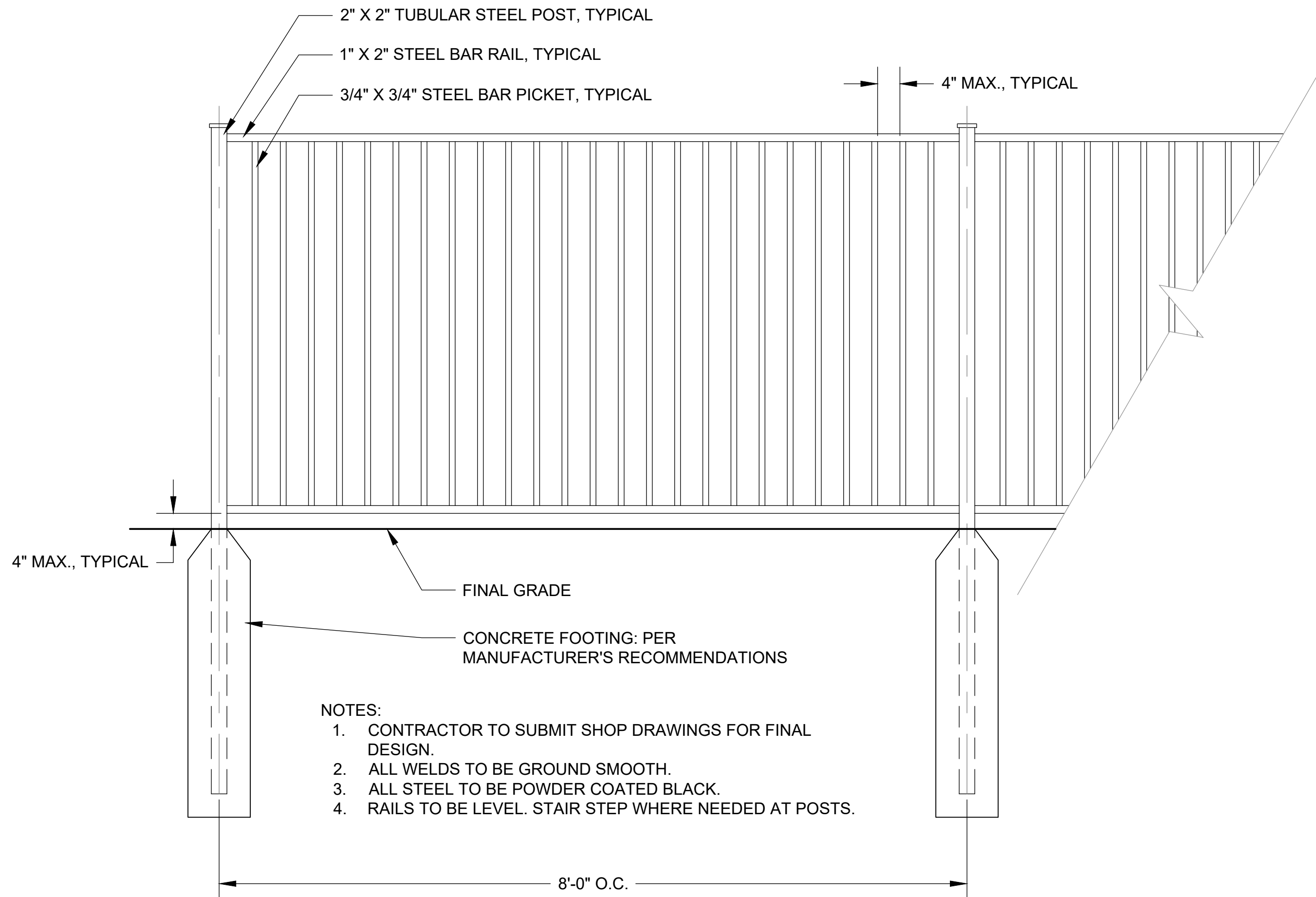
Project Number	
Date	04/19/2024
Drawn By	LC
Checked By	LC/RM

LP-3

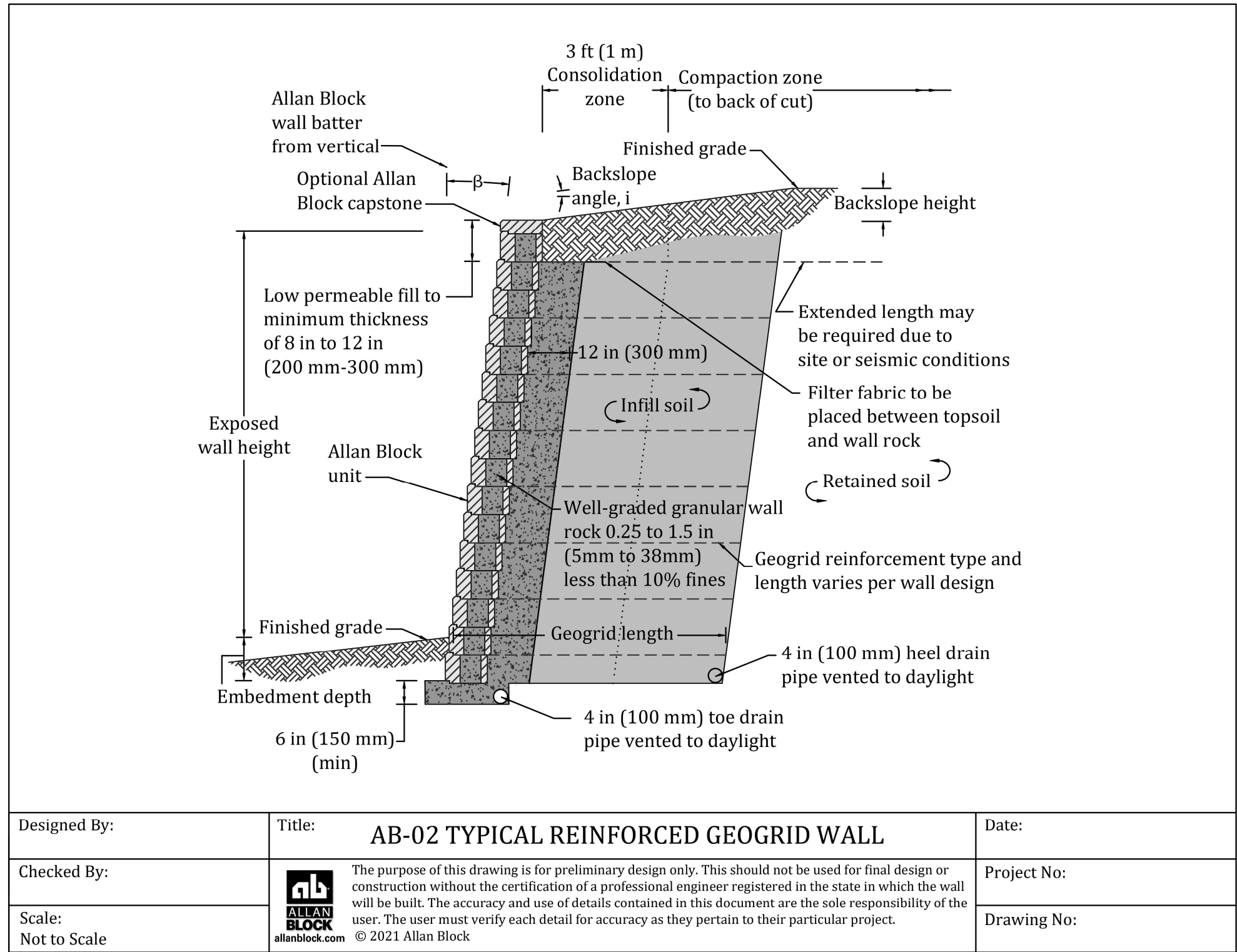


NOTE: THE WALL IS INTENDED TO AESTHETICALLY MATCH THE WALL PROPOSED FOR THE NEIGHBORING PROJECT, TITLED EMBREE FM-2499 INFRASTRUCTURE. THE DETAIL FROM THAT PROJECT IS SHOWN HERE FOR REFERENCE.

A MASONRY WALL AT COMPATIBILITY BUFFER - CONCEPTUAL DETAIL
SCALE: NOT TO SCALE



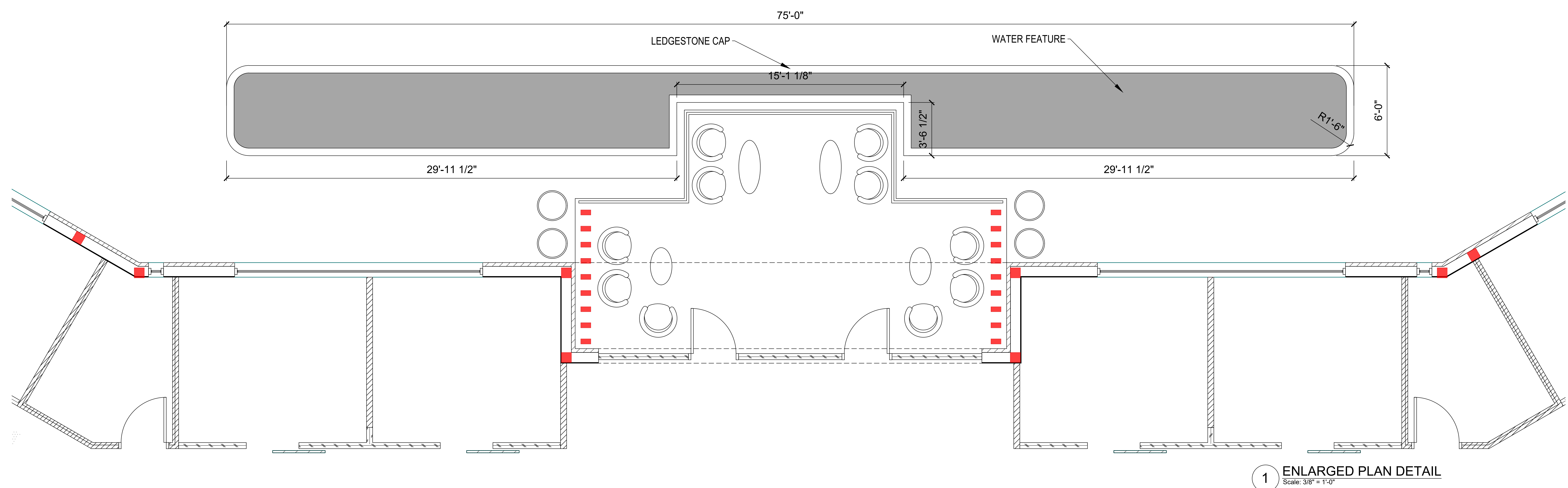
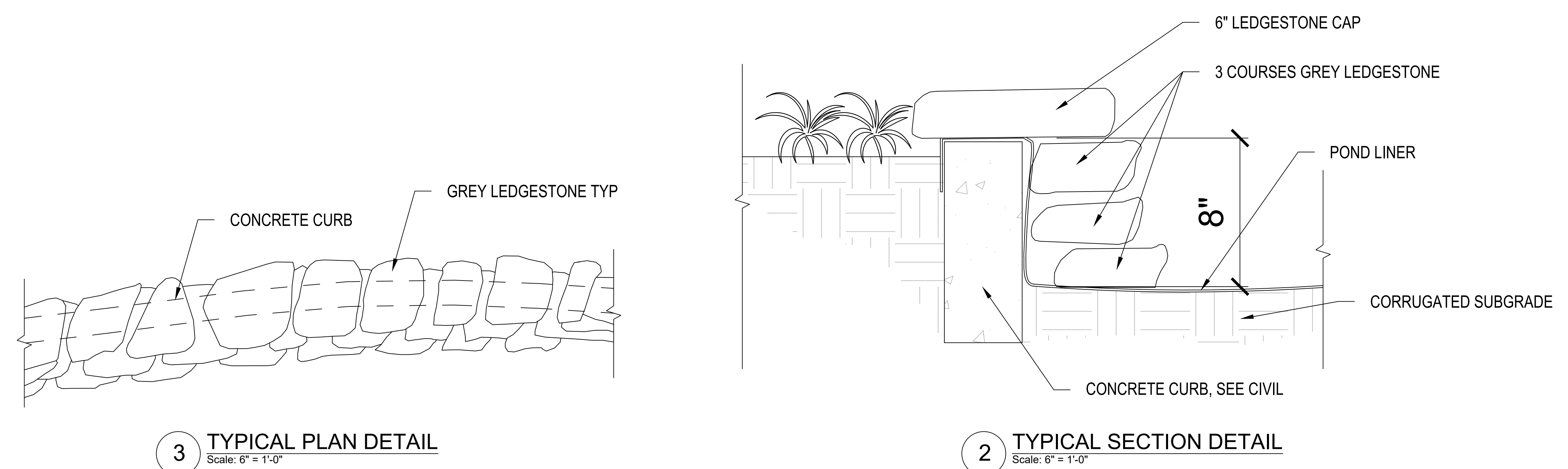
B FENCE AT POND - CONCEPTUAL DETAIL
SCALE: NOT TO SCALE



B MASONRY WALL AT POND - CONCEPTUAL DETAIL
SCALE: NOT TO SCALE

INTERIOR DESIGN:

ARCHITECT:

[illegible]

Titensor

Dr. Brett Titensor
3025 & 3031 Long Prairie Rd.
Flower Mound, TX 75022

Date: 06/12/24

Drawn By: CJT

NOT FOR CONSTRUCTION

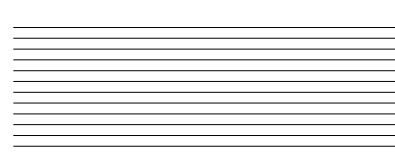
A-10.5

Water Feature Plan

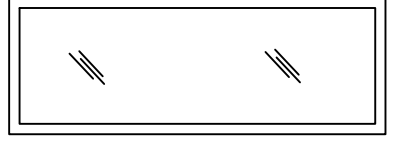
6" Split Limestone -Veneer out of cement stone - Cream color
By: coronado
<https://coronado.com/6insplitlimestone/>



Dark Gray- Anodized aluminum
(Assembly per manufacture)
By: **Dri-design**



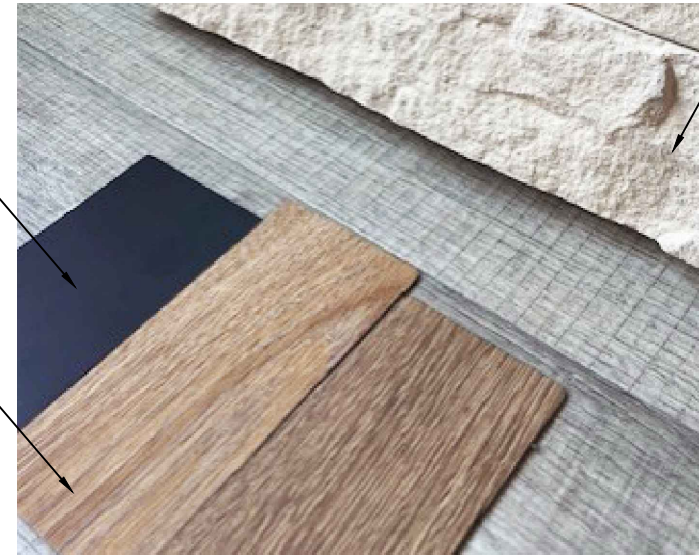
Soffit panels. Woodec Turner Oak
Amber
<https://facilfacades.com/products/p>
smooth flat aluminum slats



DOUBLE PANE GLASS IN BLACK ALUMINUM
FRAME PER SPEC.
Individual windows shall be single hung, double
hung, or fixed clear glass.



Rough sawn wood
Masonite products as a finished
material is not allowed.

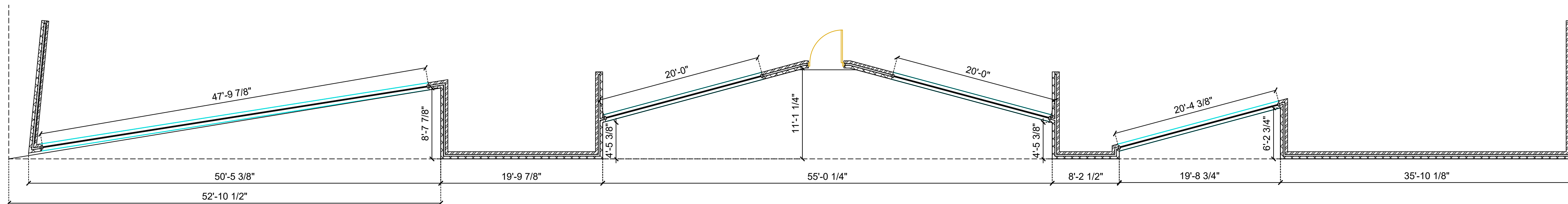
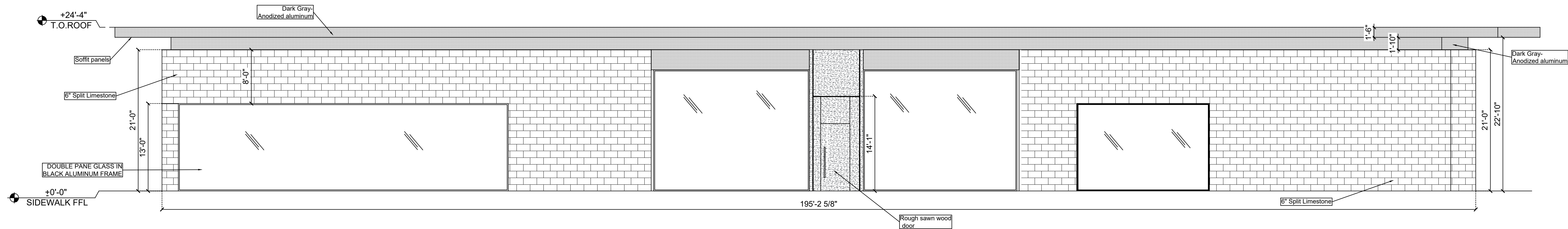


Dark Gray-
Anodized aluminum

Soffit panels

6" Split Limestone

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- All doors shall be wood or steel
- Enclosure gates shall be constructed of sheet metal with steel frame and painted in beige.



Scale: 1/8" = 1'-0"

KAPPLER
The Solutions Company
www.kapplergroup.com

Kappler Inc.
529 W. Summit Ave, Suite 3D
Charlotte, NC 28203
www.kapplergroup.com
infous@kapplergroup.com

[illegible]

ALL WORK SHALL CONFORM TO:

-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

3025 & 3031 Long Prairie Rd,
Flower Mound, TX 75022

Date: 11/3/23

EX - 3

Proposed East Elevation

[illegible]

Soffit panels

A close-up photograph showing a dark, rectangular object, possibly a piece of wood or a sensor, resting on a light-colored, textured surface. A piece of light-colored, fibrous material, likely paper or fabric, is partially visible in the upper right corner.

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- All doors shall be wood or steel
- Enclosure gates shall be constructed of sheet metal with steel frame and painted in beige.

Kappler Inc.
529 W. Summit Ave, Suite 3D
Charlotte, NC 28203
www.kapplergroup.com
info@kapplergroup.com

[illegible]

-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

Date: 11/3/23

Proposed West Elevation

Scale: 1/8" = 1'-0"

6" Split Limestone -Veneer out of cement stone - Cream color
By: coronado
<https://coronado.com/6insplitlimestone/>

[illegible]

Dark Gray- Anodized aluminum
(Assembly per manufacture)
By: **Dri-design**

Soffit panels. Woodec Turner Oak
Amber
<https://facilfacades.com/products/plane/>
smooth flat aluminum slats

DOUBLE PANE GLASS IN BLACK ALUMINUM
FRAME PER SPEC.
Individual windows shall be single hung, double
hung, or fixed clear glass.

Rough sawn wood
Masonite products as a finished material is not allowed.



- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- All doors shall be wood or steel
- Enclosure gates shall be constructed of sheet metal with steel frame and painted in beige.

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infous@kapplergroup.com

The image contains two architectural drawings of a building facade and roof structure.

Top Drawing: Side Elevation

- Roof:** Dark Gray- Anodized aluminum. Height: +24'-4" T.O. ROOF.
- Wall:** 6" Split Limestone. Height: 21'-0".
- Doors:** Wood doors. Total width: 109'-11".
- Windows:** Five windows, each 13'-0" high.
- Base:** 6" Split Limestone. Height: 21'-0".
- Ground:** +0'-0" SIDEWALK FFL.
- Other Dimensions:** 1'-10" (top right), 1'-5" (bottom right).

Bottom Drawing: Plan View

- Overall Dimensions:** 45'-9 7/8" (left), 12'-10 1/4" (bottom center), 27'-4 1/8" (bottom right), 15'-9 1/2" (right).
- Roof Slope:** 15'-1 1/2" (left), 10'-0" (top), 10'-0" (middle), 38'-9 5/8" (bottom), 10'-0" (right).
- Other Dimensions:** 7'-5" (left), 15'-9 1/2" (right).

Architectural drawings of a building facade and roofline.

Top Drawing (Side Elevation):

- Roofline: +24'-4" T.O. ROOF
- Wall Height: 8'-0"
- Window Height: 13'-10"
- Window Width: 108'-11"
- Roof Slope: 1'-6"
- Materials: Dark Gray- Anodized aluminum, Soffit panels, 6" Split Limestone, DOUBLE PANE GLASS, BLACK ALUMINUM FRAME

Bottom Drawing (Perspective View):

- Roofline Dimensions: 15'-9 1/2", 27'-4 1/8", 29'-11 1/8", 10'-0", 7'-8 1/8", 7'-10 7/8", 6'-1", 12'-0 1/2", 36'-10 3/8"
- Roof Slope: 27'-2 1/4"

- ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

Date: 11/3/23

EX - 5

Proposed North & South Elevations



ALL WORK SHALL CONFORM TO:

-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

3025 & 3031 Long Prairie Rd,
Flower Mound, TX 75022

Date: 11/3/23

EX - 6

Proposed Colored Elevations

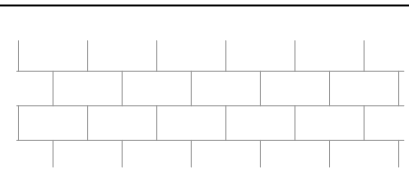
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Charlotte, NC 28203
www.kapplergroup.com
info@kapplergroup.com

Façade Calculations Titensur		North	South	East	West
1	Total Façade S.F.	3725	3975	5004	5529
2	Façade S.F. (exclusive of doors an windows)	2713	2968	3354	4119
3	Doors and Windows S.F.	1012	1007	1650	1410
4	Primary Masonry Totals (Min. 85%)	2413 S.F. 89%	2648 S.F. 89%	2874 S.F. 86%	3503 S.F. 85%
	Brick S.F.				
	Stone S.F.	2413	2648	2874	3503
	Stucco S.F.				
	Tilt Wall S.F.				
5	Secondary Totals			480	616
	Anodized Aluminum S.F.	300	320	360	450
	Rough sawn wood S.F.			120	166
	Detail any Additional				

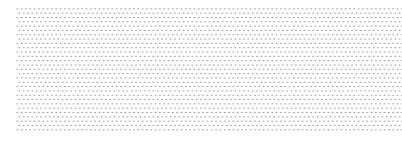
Exterior Finishes calculations

The elevations must be in substantial compliance with the conceptual elevations

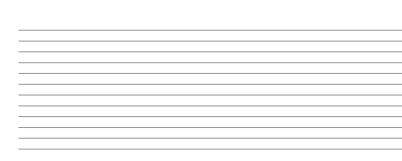
ELEVATION LEGEND



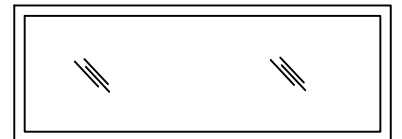
6" Split Limestone -Veneer out of cement stone - Cream color
By: coronado
<https://coronado.com/6insplitlimestone/>



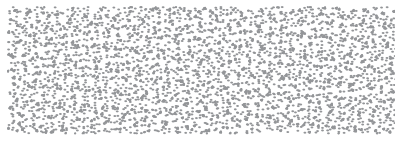
Dark Gray- Anodized aluminum
(Assembly per manufacture)
By: **Dri-design**



Soffit panels. Woodec Turner Oak Amber
<https://facilfacades.com/products/plane/>
smooth flat aluminum slats



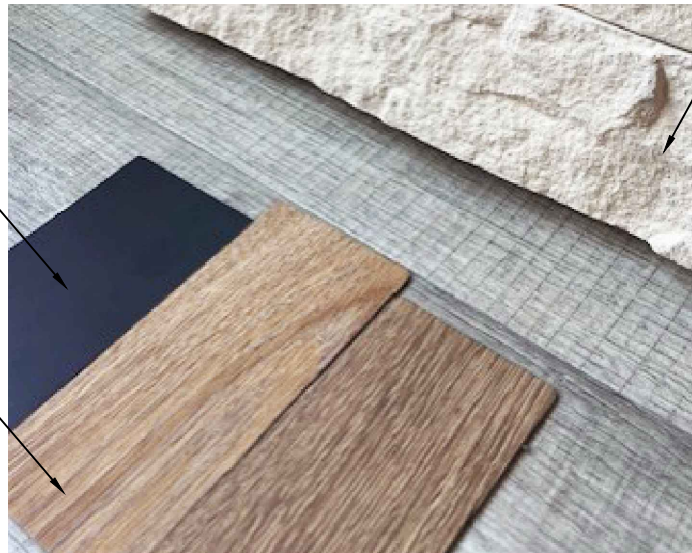
DOUBLE PANE GLASS IN BLACK ALUMINUM FRAME PER SPEC.
Individual windows shall be single hung, double hung, or fixed clear glass.



Rough sawn wood.
Masonite products as a finished material is not allowed.

Dark Gray-
Anodized aluminum

Soffit panels

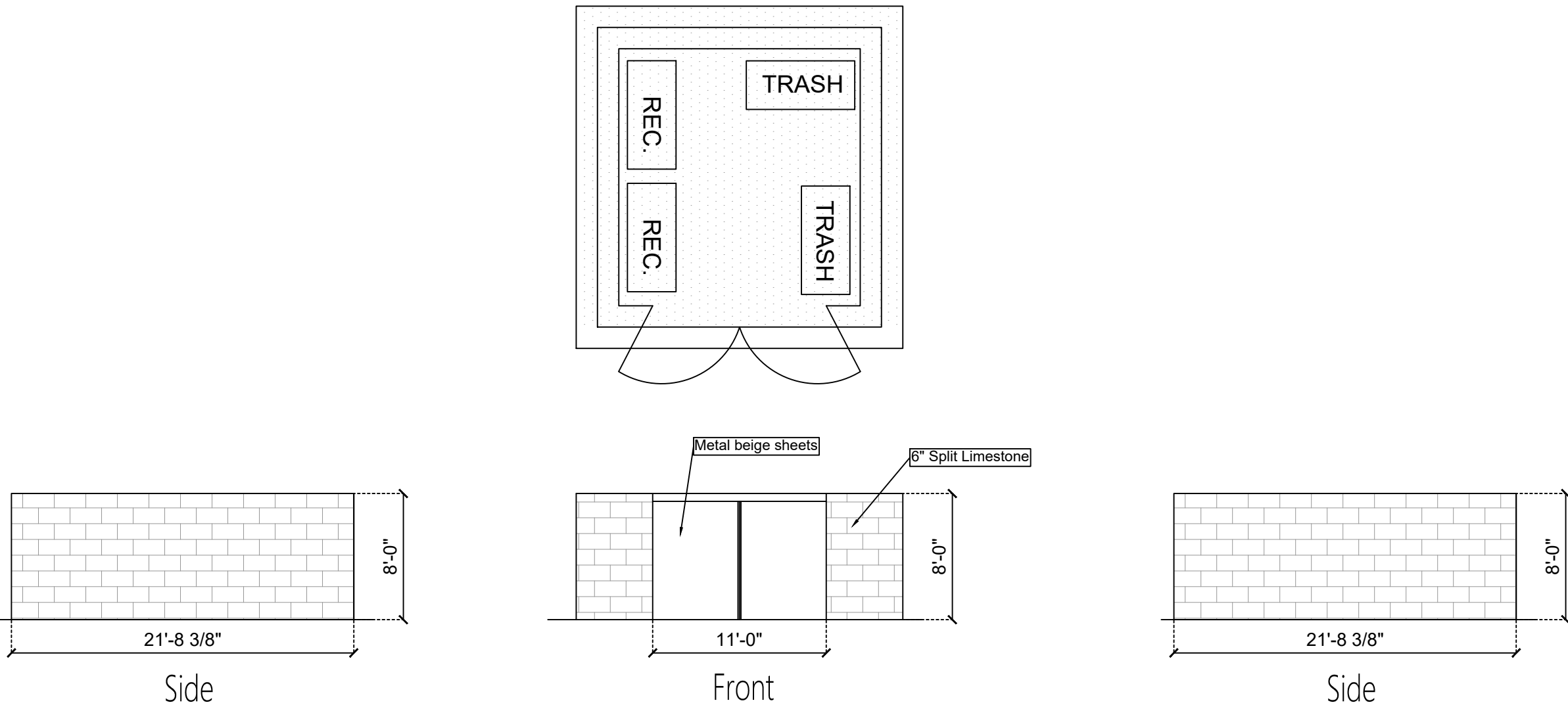


6" Split Limestone

GENERAL NOTES

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- All doors shall be wood or steel
- Enclosure gates shall be constructed of sheet metal with steel frame and painted in beige.

Enclosure gates shall be constructed of sheet metal with steel frame and painted in beige



Trash Enclosure Elevations

ALL WORK SHALL CONFORM TO:
-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

3025 & 3031 Long Prairie Rd,
Flower Mound, TX 75022

Date: 11/3/23

EX - 7

Finishes calculations
&Trash Enclosure



ALL WORK SHALL CONFORM TO:

-ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

3025 & 3031 Long Prairie Rd,
Flower Mound, TX 75022

Date: 7/17/23

EX - 1

Exterior renderings



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

DATE: June 24, 2024

FROM: Poornima Kashyap, Planning Manager

ITEM: **Consider a request for a Site Plan (SP23-0014 – Silver Pagoda Addition) to develop a Religious assembly and a rectory, with a partial exception to Section 82-302, Compatibility buffer, of the Code of Ordinances. The property is generally located at the western terminus of Cherokee Path.**

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 construct a one-story religious assembly and a rectory building that contains approximately 4,548 square feet. The subject site is developed with a residential structure that is currently being utilized as a religious institution. The existing residence will be demolished, and the site cleared prior to the development of the proposed facility. The subject property is zoned for Single Family-15 (SF-15) uses which allows the proposed use by right.

The proposed use requires 8 parking spaces and 10 are being provided, which is within the allowable 20% deviation. In addition, there are two garage parking spaces provided for the rectory use. Access to the site will be provided from Cherokee Path.

As a part of the site plan, the applicant is requesting a partial exception to the compatibility buffer requirement. See Section III below for details.

III. EXCEPTION

A. Compatibility Buffer

Section 82-302 of the Town Code requires that religious institutions provide a 25-foot landscaped buffer if adjacent to or separated only by an alley from developed residential property or vacant land zoned or designated on the comprehensive master plan for residential use. The compatibility buffer consists of three-inch caliper trees planted at the ratio of one tree per 500 square feet. Religious

institutions are exempt from the masonry wall requirement along the property line.

Due to the unique location of the site, this property has residential adjacency on all four sides with the exception of a 30-foot-wide frontage on Cherokee Path where the entrance to the site is situated. The applicant is requesting partial exception to the compatibility buffer requirement for a distance of approximately 50 feet along the southern property line to allow an entrance drive into the property and approximately 25 feet along the eastern property line to allow a fire lane turn-around. Apart from these two areas, the site is in compliance with the compatibility buffer requirement for the remainder of residential adjacency.

The landscape plan depicts the required number of parking lot trees that are in conformance with the Town's landscaping requirements. The proposed elevation utilizes a combination of primarily brick and stucco in colors complying with the Town's Urban Design Plan.

BOARD REVIEW/CITIZEN FEEDBACK: The Town Code requires written notification sent to the adjacent property owners and adjacent homeowners' association. Project No. SP23-0014 had a total of 31 Property Owner Notifications mailed. At the time this report was written, the Town had received two items of correspondence requesting additional information.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

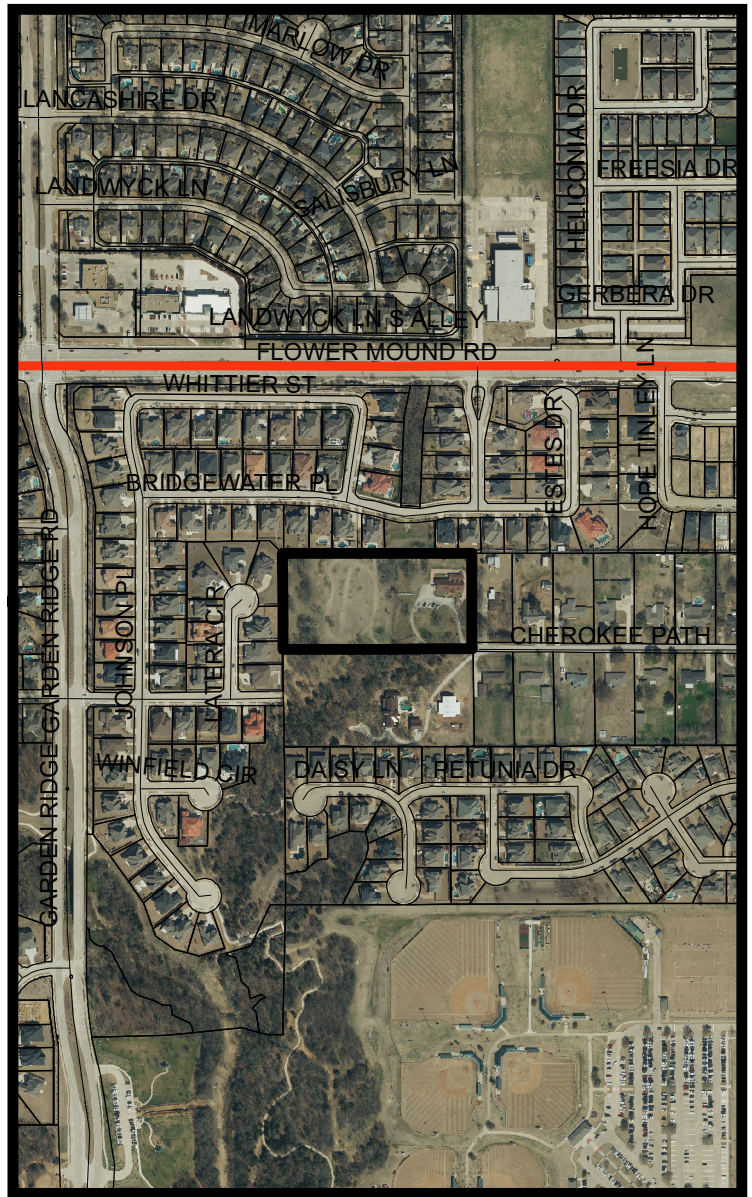
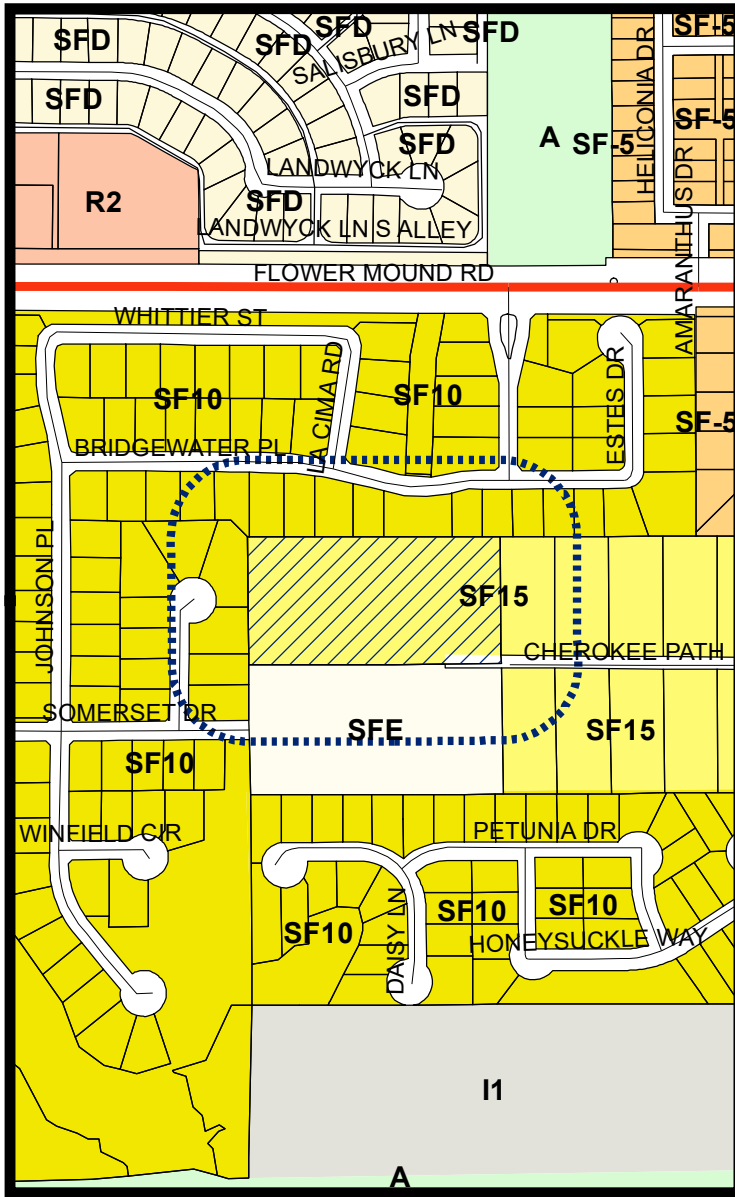
ATTACHMENTS:

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

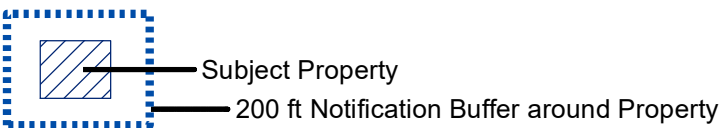
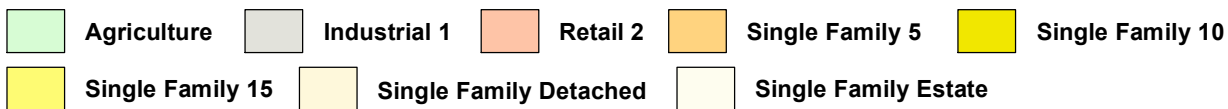
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SP23-0014: Silver Pagoda Addition

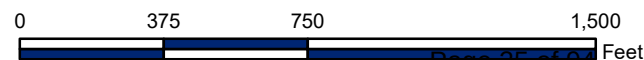
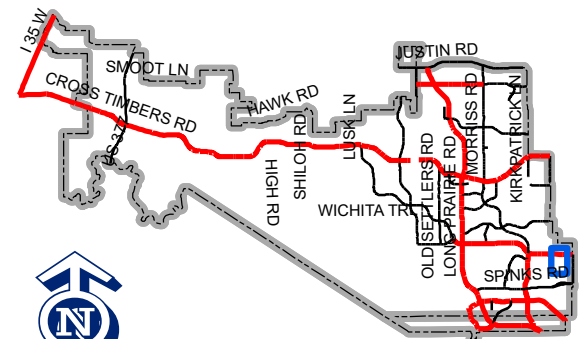


LEGEND



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

Cambodian Buddhist Society of North Texas
c/o Paul Em
206 Cherokee Path
Flower Mound, Texas 75028

2023.07.20 - Original Letter
2024.02.27 – Revised
2024.06.05 – Revised

Re: Letter of Intent – Site Plan Application (SP23-14)
Religious Assembly and Rectory for the
Cambodian Buddhist Society of North Texas
206 Cherokee Path

To Whom it may concern,
We understand the current property is zoned Single Family – 15. We are not proposing a zoning change as a church and its related uses such as clergy residence are allowed uses.

The parcel size of the site for our project is 5.143 acres

Currently we are planning for a Religious Assembly and Rectory Building including a small Chapel space and housing associated with the Monks to replace the Single-Family House that is currently in disrepair. The property and improvements will be owned in its entirety by the Cambodian Buddhist Society of North Texas. The proposed building measures approximately 4,548 square feet.

There is only 1 phase for this project. We have submitted Site Plan application and we will submit the Building Permit Application when the project is placed on the PandZ agenda.

Our intent is to construct the project in its entirety. We believe our current proposal addresses the comments from the Town to date during the earlier project platting process and most recent Pre-Application Meetings last year. We have an amended plat under review by the Town.

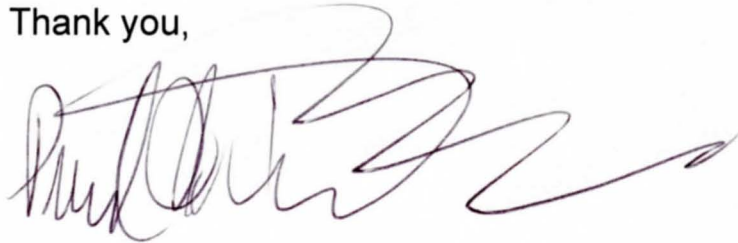
From our previous meetings and as we have conferred with staff in the last year, we understand that we need to request an exception to allow site access for the driveway and the portion of the hammerhead fire truck turnaround that is located in the compatibility buffer area. The driveway location, building positioning, and fire truck turnaround

have been optimized to save the most amount of trees on site, position the building on the flattest section of the site, and provide for the hammerhead. Other than this partial exception to the compatibility buffer, and based on previous meetings with staff, we believe our Site Plan complies with Building Setbacks, Parking Requirements, etc.

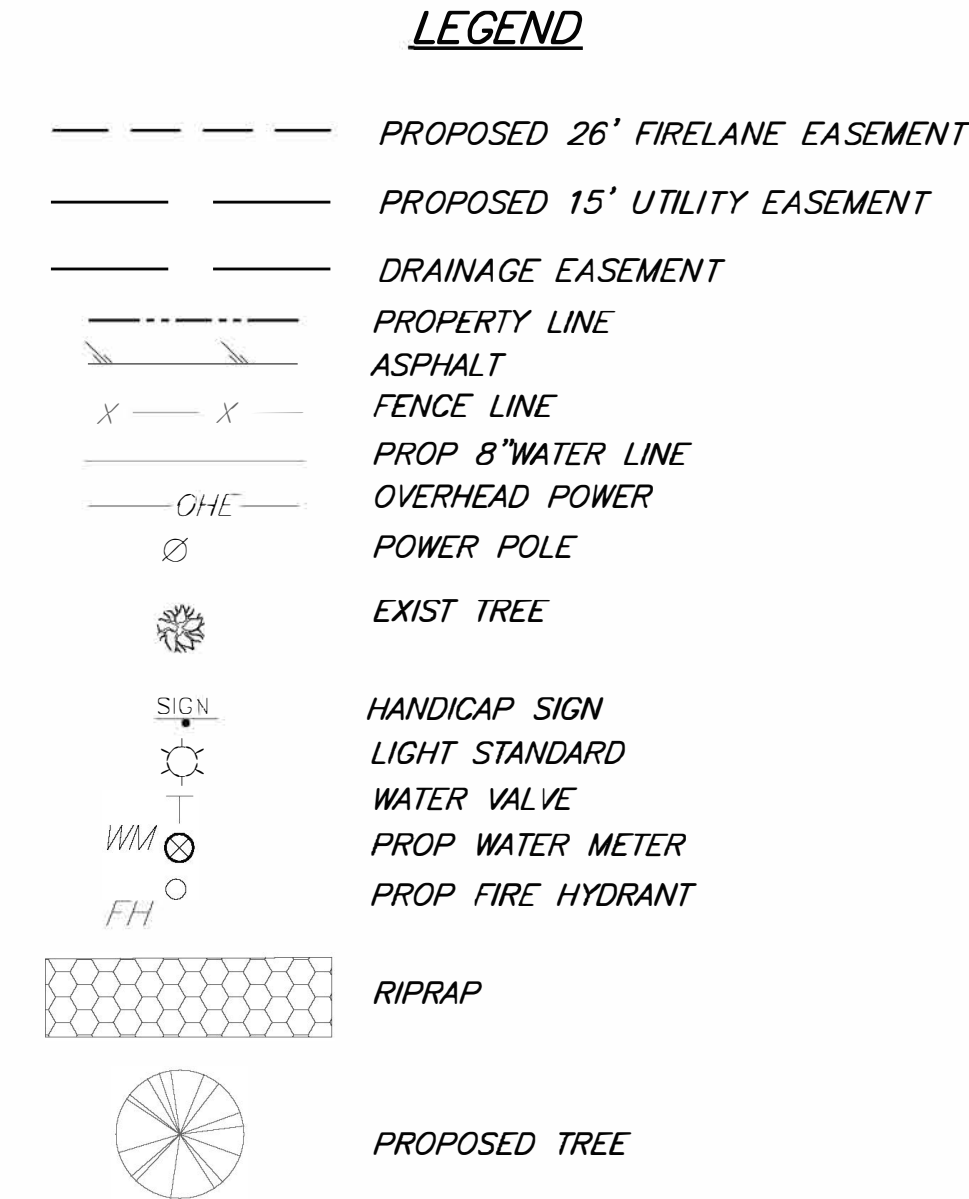
Thank you for your assistance, we hope to achieve a high quality, safe, code compliant building that is beneficial to our neighborhood.

If you should have any questions or concerns, please reach out to me at 214-549-5393 or by email: paul.em@cbsont.org

Thank you,

A handwritten signature in dark ink, appearing to read 'Paul Em', with a long, sweeping horizontal stroke extending to the right.

Paul Em
Cambodian Buddhist Society of North Texas



SITE DATA TABLE		
PHYSICAL ADDRESS	206 CHEROKEE PATH	
GROSS SITE AREA	5.143 ACRES/240,028 SF	
NET SITE AREA	5.143 ACRES/240,028 SF	
ZONING	SF-15	
CURRENT USE	CLERGY RESIDENCE	
PROPOSED USE	RELIGIOUS ASSEMBLY/INSTITUTION OR RECTORY	
LOT COVERAGE DATA		
BUILDING COVERAGE	2% = 4,548 SF/224,028SF	
IMPERVIOUS AREA	11% = 24,000SF/224,028SF	
PERVIOUS AREA	89% = 200,028SF/224,028SF	
PARKING SUMMARY		
	REQUIRED	PROVIDED
RECTORY	2 (GARAGE)	2 (GARAGE)
CHAPEL 1 PER 3 SEATS 24/3=8	8 SPACES	10 SPACES
ACCESSIBLE PARKING 1 VAN MINIMUM	2 SPACES	2 SPACES
TOTAL PARKING PROVIDED	8 SPACES	10 SPACES
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	24' APPROX	
MEAN HEIGHT	24'	
TOTAL SQUARE FEET	4,548 SF	

- NOTE;
ALL REQUIRED COMPATIBILITY TREES WILL BE
INSTALLED WITH PHASE 1 CONSTRUCTION.

DEH CONSULTING, LTD
2513 MOSSWOOD DR.
CARROLLTON, TEXAS 75010
PHONE: (972) 345-1231 FIRM NO.
5663

SCALE	DATE	JOB NO.	DESIGN
1"=30'	6/1/2024		STARNES

CAMBODIAN TEMPLE OF NORTH TEXAS
206 CHEROKEE PATH FLOWER MOUND, TX 75028
214-253-2553

SITE PLAN
SILVER PAGODA ADDITION
LOT 1 BLOCK A
TEMPLE AT 206 CHEROKEE PATH

SITUATED IN THE	3
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS	
OWNERS: CAMBODIAN BUDDHIST SOCIETY OF NORTH TEXAS 206 CHEROKEE PATH FLOWER MOUND, TX 45028	

PLANT SCHEDULE

SYM.	QUANT.	LABEL	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SPACING	REMARKS
TREES									
	10	FT	FRAXINUS TEXENSIS/ TEXAS ASH	3"	14'	5'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY
	10	JVB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE JUNIPER	3"	8'	3'	45 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL TO GROUND, MATCHED
	7	QMC	QUERCUS MACROCARPA/ BUR OAK	3"	14'	5'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY
	7	QMU	QUERCUS MUHLENBERGIA/ CHINQUAPIN OAK	3"	14'	5'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY
	12	QS	QUERCUS SHUMARDII / SHUMARD RED OAK	3"	14'	5'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY
	11	UC	ULMUS CRASSIFOLIA / CEDAR ELM	3"	14'	5'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY
	1	UC2	ULMUS CRASSIFOLIA / CEDAR ELM	4"	16'	7'	100 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY
	11	UP	ULMUS PARVIFOLIA / LACEBARK ELM	3"	14'	5'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY
	8	CC	CERCIS CANADENSIS/ REDBUD	3"	6'	4'	45 GAL.	PER PLAN	MULTI-TRUNK, 3-5 CANES, FULL CANOPY, MATCHED

BEDDING PLANTS								
	38		CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' / SPREADING PLUM YEW	24"	24"	5 GAL.	36" O.C.	FULL-ROOTED POTS, VIGOROUS GROWTH AT TIME OF PLANTING
	123		LEUCOPHYLLUM FRUTESCENS 'SILVERADO' / SILVERADO SAGE	24"	24"	5 GAL.	36" O.C.	FULL-ROOTED POTS, VIGOROUS GROWTH AT TIME OF PLANTING
	680		NASELLA TENUISSIMA/ MEXICAN FEATHER GRASS	12"	6"	1 GAL.	18" O.C.	FULL-ROOTED POTS, VIGOROUS GROWTH AT TIME OF PLANTING
	123		SALVIA GREGGII / AUTUMN SAGE	1'-0"	1'-0"	1 GAL.	30" O.C.	FULL-ROOTED POTS, VIGOROUS GROWTH AT TIME OF PLANTING

CYNADON DACTYLON/
COMMON BERMUDAGRASS SOLID SOD AS DESIGNATED ON PLANS

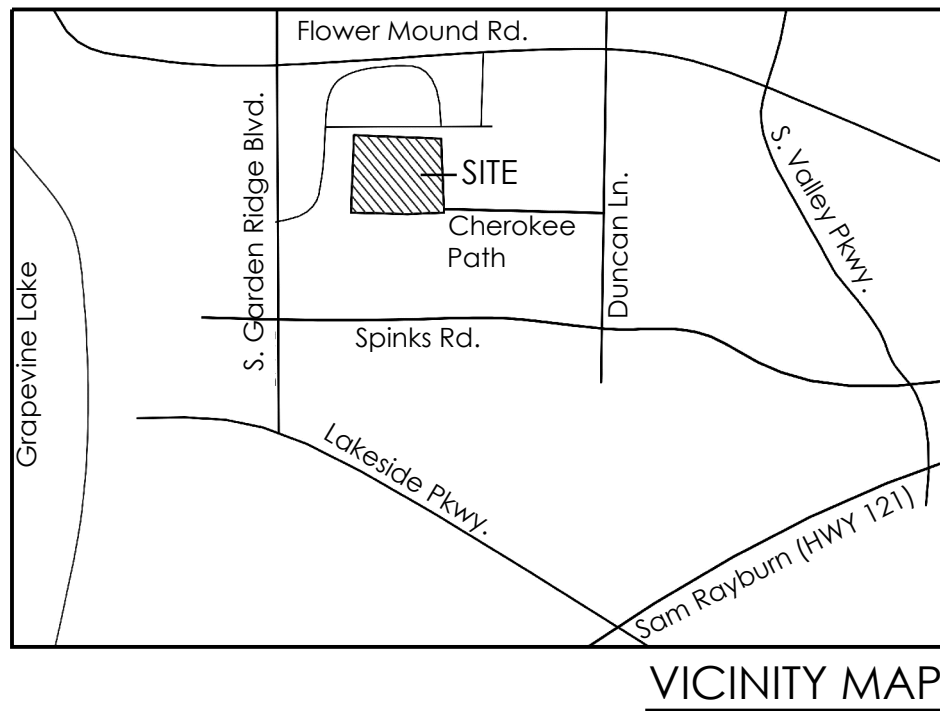
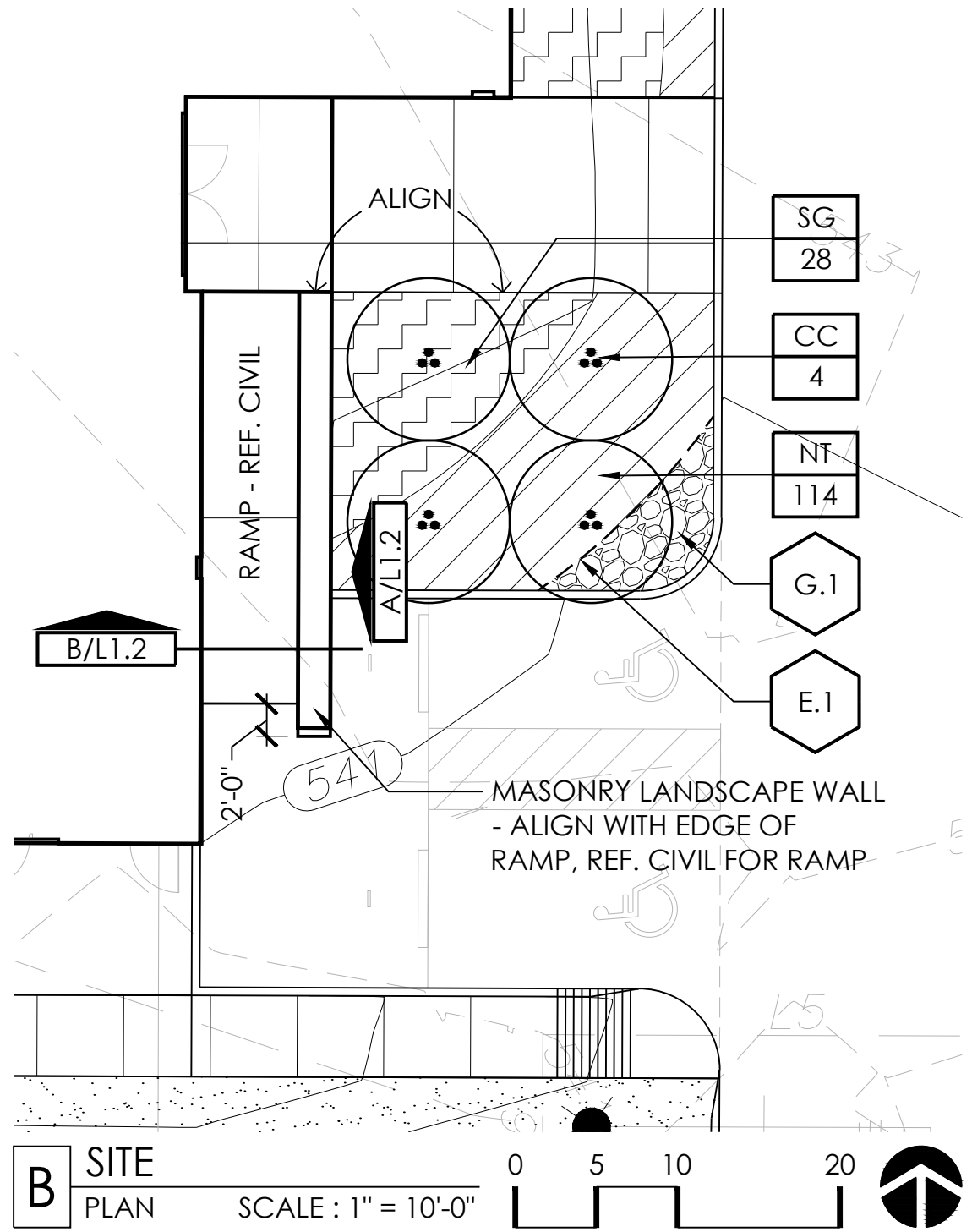
GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN DOCUMENTS.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY PORTION OF DOCUMENTS WHICH CONFLICT WITH REGULATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS AND INSPECTIONS RELATED TO SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE OF REQUESTED SITE VISITS OR INSPECTIONS SEVEN (7) DAYS IN ADVANCE OF WORK.
- DRAWINGS ARE BASED ON SURVEY DATA AND DESIGN DRAWINGS PROVIDED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES OR UNKNOWN CONDITIONS ARE ENCOUNTERED, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER DISCIPLINES AND TRADES.
- LIMITS OF WORK INDICATED ON DRAWINGS, IF ANY, ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT.
- REFERENCE TO "OWNER'S REPRESENTATIVE" IS MADE IN THESE DOCUMENTS, AND REFERS TO THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. IN ADDITION TO THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR DESIGN CLARIFICATIONS OR ADDITIONAL INFORMATION RELATED TO SCOPE OF WORK.
- UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED. DO NOT PARK, DRIVE, OPERATE MACHINERY OR STORE MATERIALS WITHIN THE DRIPLINE OF EXISTING TREES.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS. SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

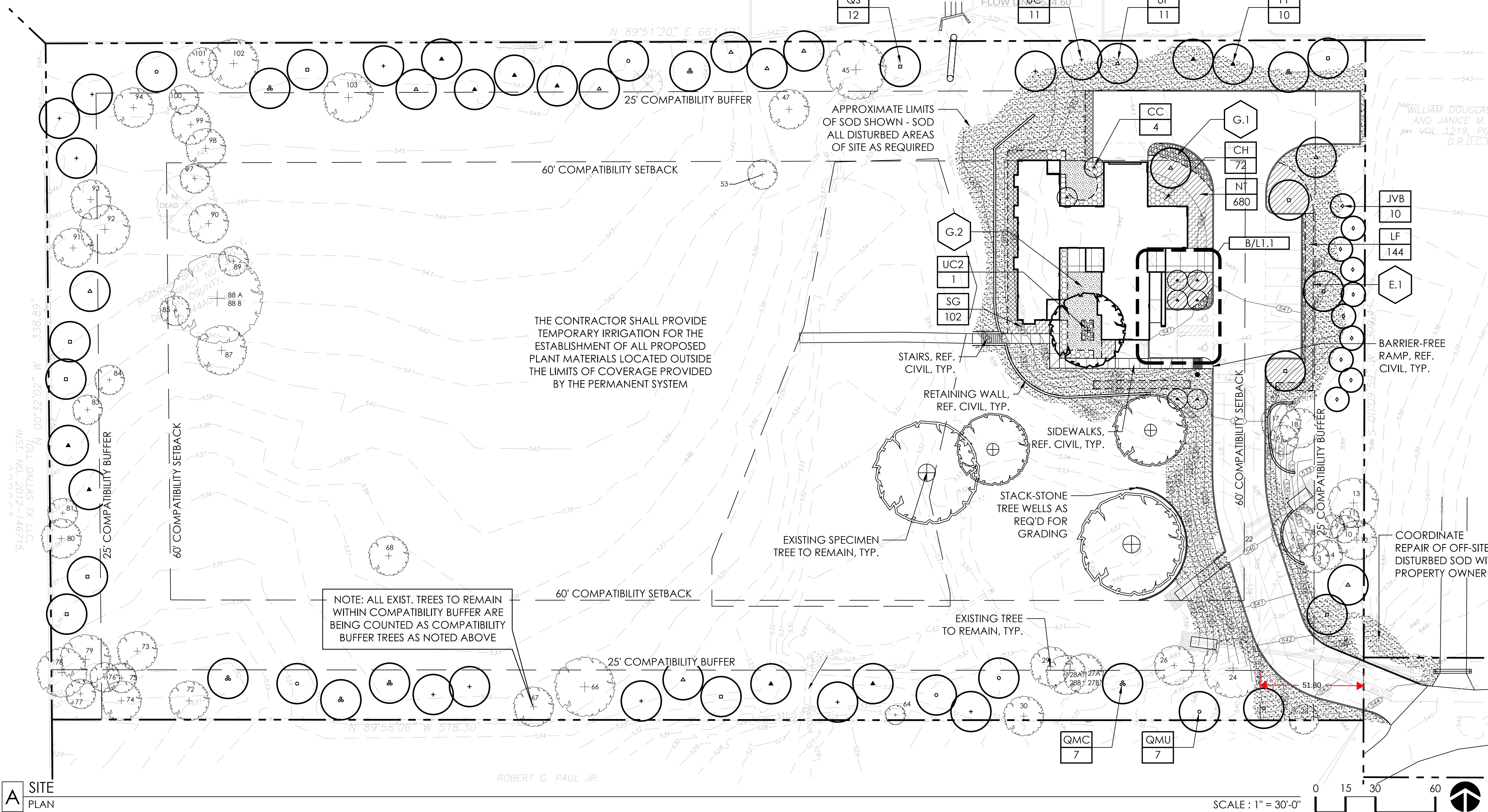
LANDSCAPE MATERIALS

SYM.	DESCRIPTION	COLOR	FINISH	REMARKS
E.1	4" X 3/16" STEEL EDGE	GRAY/METALLIC	GALVANIZED	COL-MET (972) 494-3900
G.1	2-4" COLORADO RIVER ROCK	NATURAL GRAY	STANDARD	AS DISTRIBUTED BY CUSTOM STONE SUPPLY (972) 243-1144 INSTALL 6" DEPTH WITH FILTER FABRIC
G.2	DECOMPOSED GRANITE, STABILIZED	NATURAL PINK/BROWN	STANDARD	INSTALL IN 1" COMPACTED LIFTS W/ STABILIZER FROM STABILIZER SOLUTIONS PHONE: 602.225.5900

PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
45 SF PER 12 SPACES (CHURCHES AND/OR SCHOOLS)	10	45 SF	1467 SF
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 20 PARKING SPACES (CHURCHES AND/OR SCHOOLS)	10	1 TREE	3 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 100 FT. OF A TREE (CHURCHES AND/OR SCHOOLS)			
COMPATIBILITY BUFFER LANDSCAPING			
	REQUIRED BUFFER WIDTH	PROVIDED	
25' ADJ. TO RESIDENTIAL (CHURCHES)	25 FT.	25 FT.	
COMPATIBILITY BUFFER TREES			
STANDARD	TOTAL BUFFER AREA (SQUARE FEET)	REQUIRED	PROVIDED
1 PER 500 SF (CHURCHES)	45,451 SF	91 TREES	95 TREES (65 NEW, 30 EXISTING)



206 CHEROKEE PATH
CAMBODIAN BUDDHIST SOCIETY OF NORTH TEXAS
FLOWER MOUND, TX 75028



A SITE PLAN

SCALE : 1" = 30'-0"

ISSUE:	
10/09/2023	BUILDING PERMIT
REVISIONS:	
02/08/24	CITY COMMENTS
03/20/24	CITY COMMENTS
05/17/24	CITY COMMENTS
06/18/24	CITY COMMENTS

LANDSCAPE PLAN



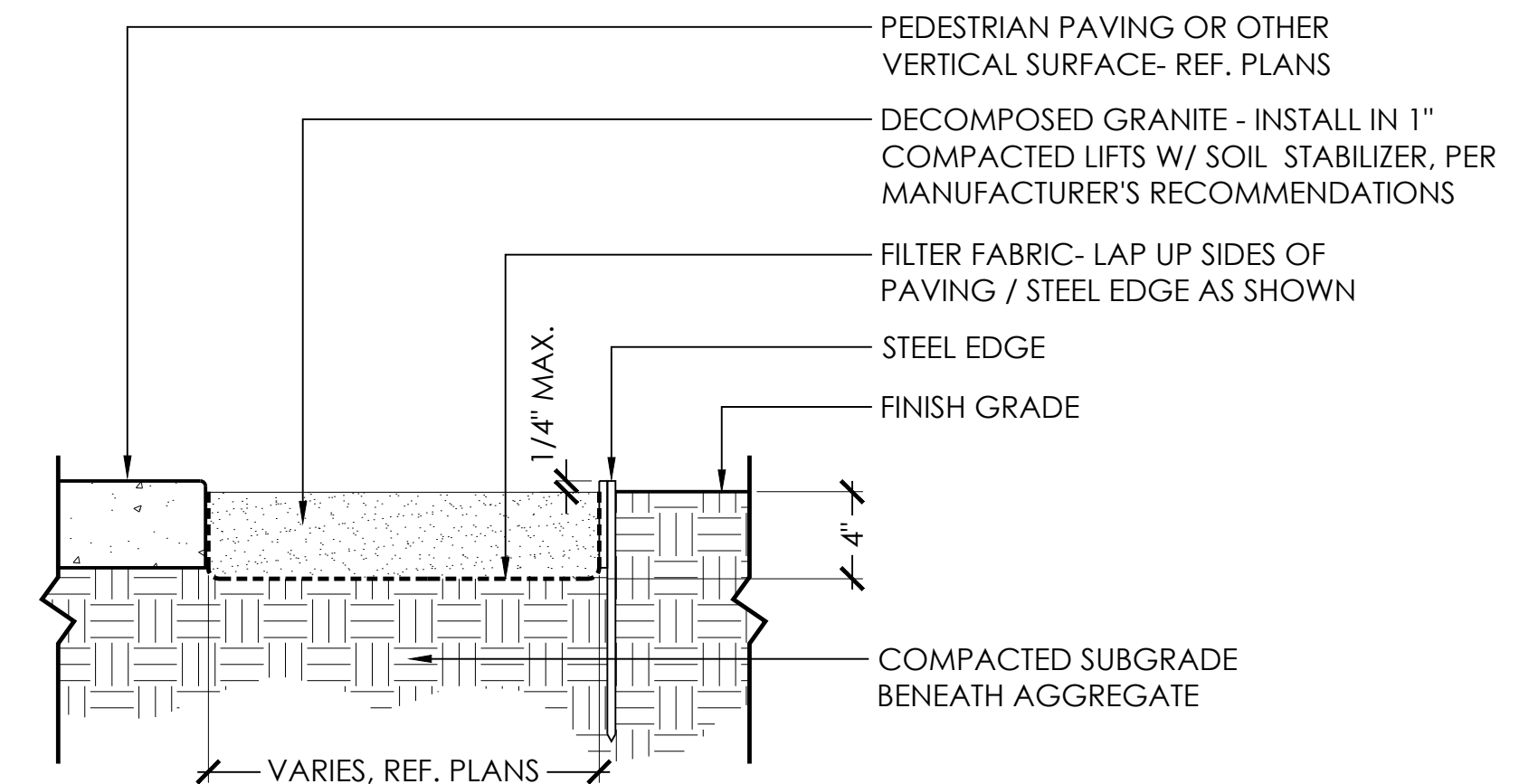
206 CHEROKEE PATH
CAMBODIAN BUDDHIST SOCIETY OF NORTH TEXAS
FLOWER MOUND, TX 75028

ISSUE:
10/09/2023 BUILDING PERMIT

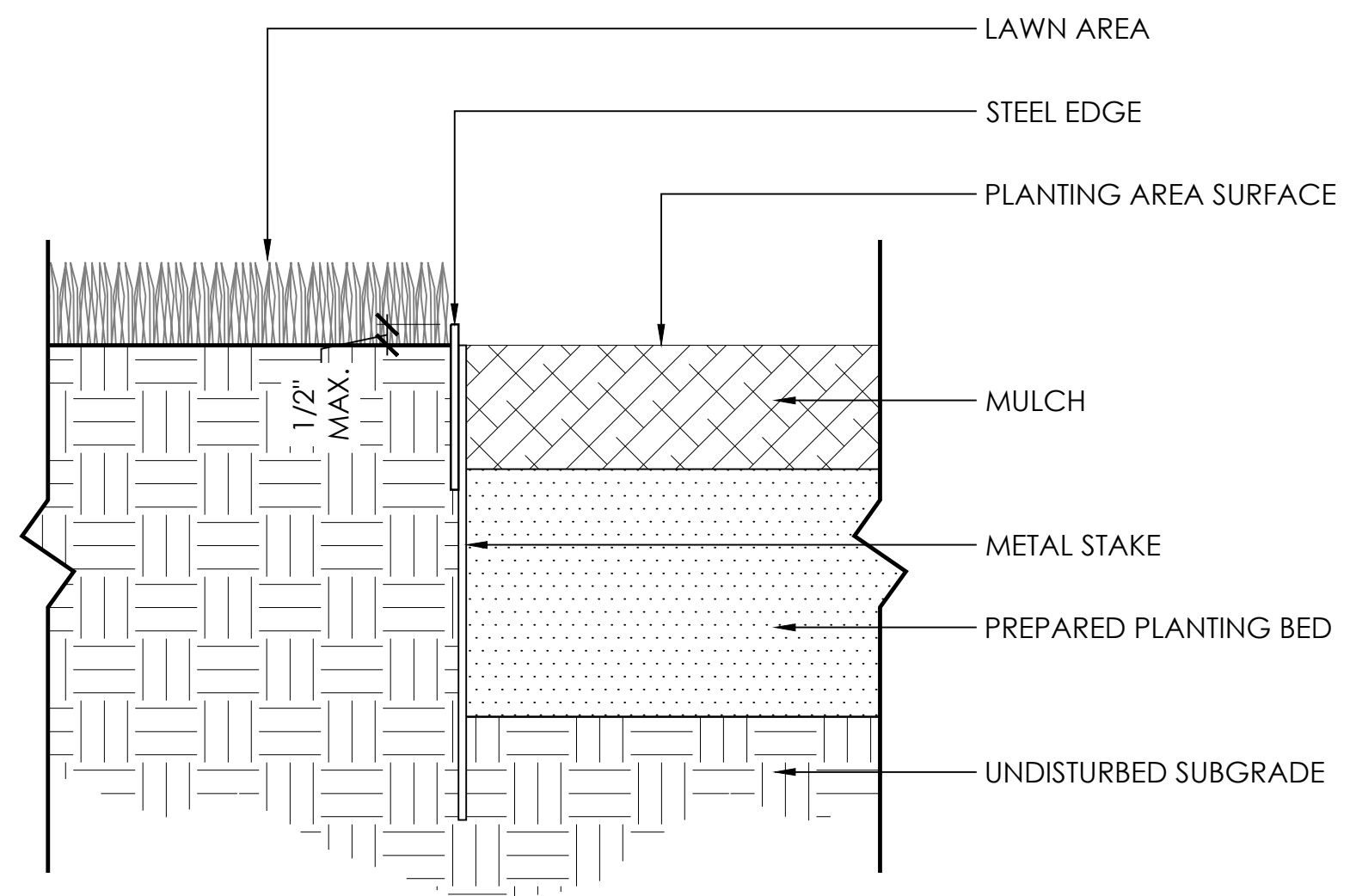
REVISIONS:	
02/08/24	CITY COMMENTS
05/17/24	CITY COMMENTS
06/18/24	CITY COMMENTS

LANDSCAPE PLAN

L1.2

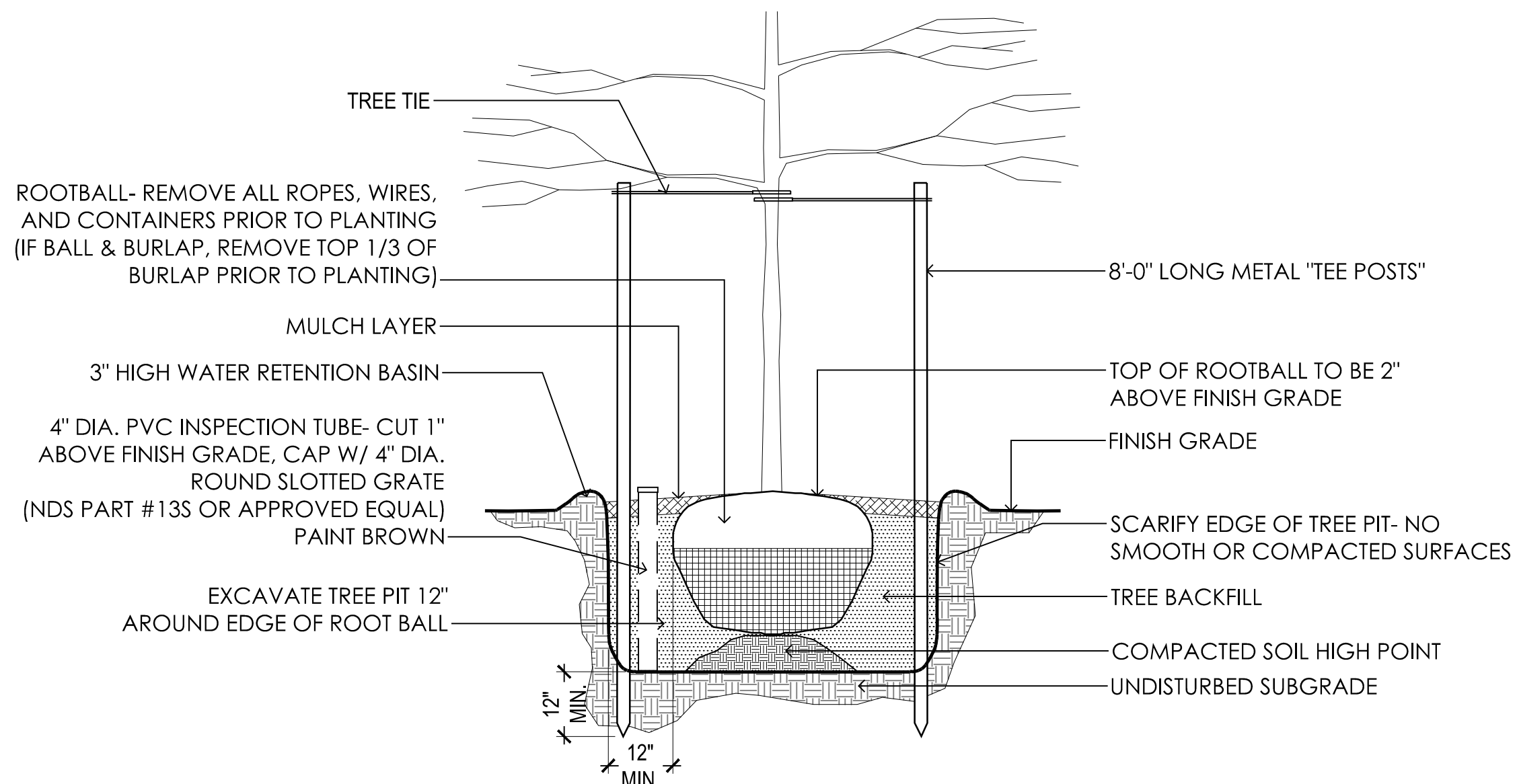


I TYPICAL DECOMPOSED GRANITE
SECTION NOT TO SCALE



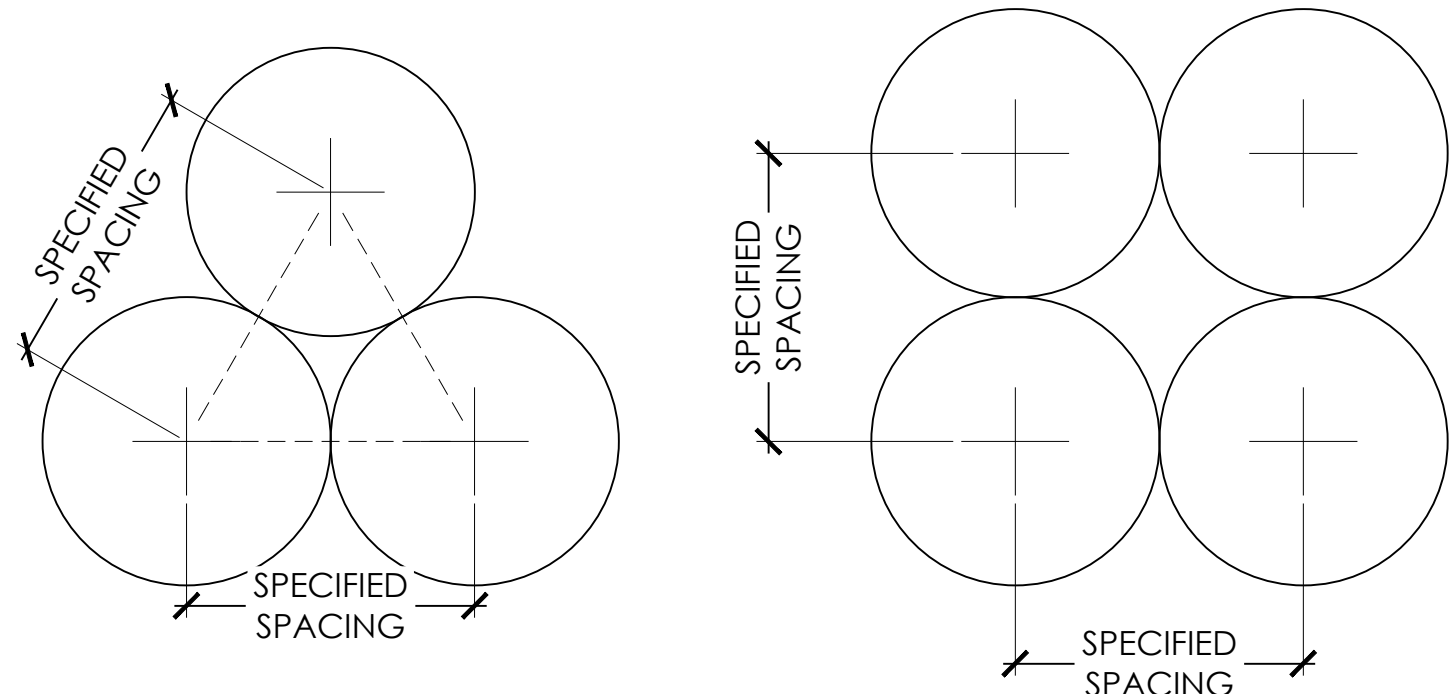
H TYPICAL STEEL EDGE
SECTION NOT TO SCALE

NOTES:
1. TREES LESS THAN 3" CALIPER TO RECEIVE TWO (2) TREE STAKES.
TREES LARGER THAN 3" CALIPER TO RECEIVE THREE (3) TREE STAKES.

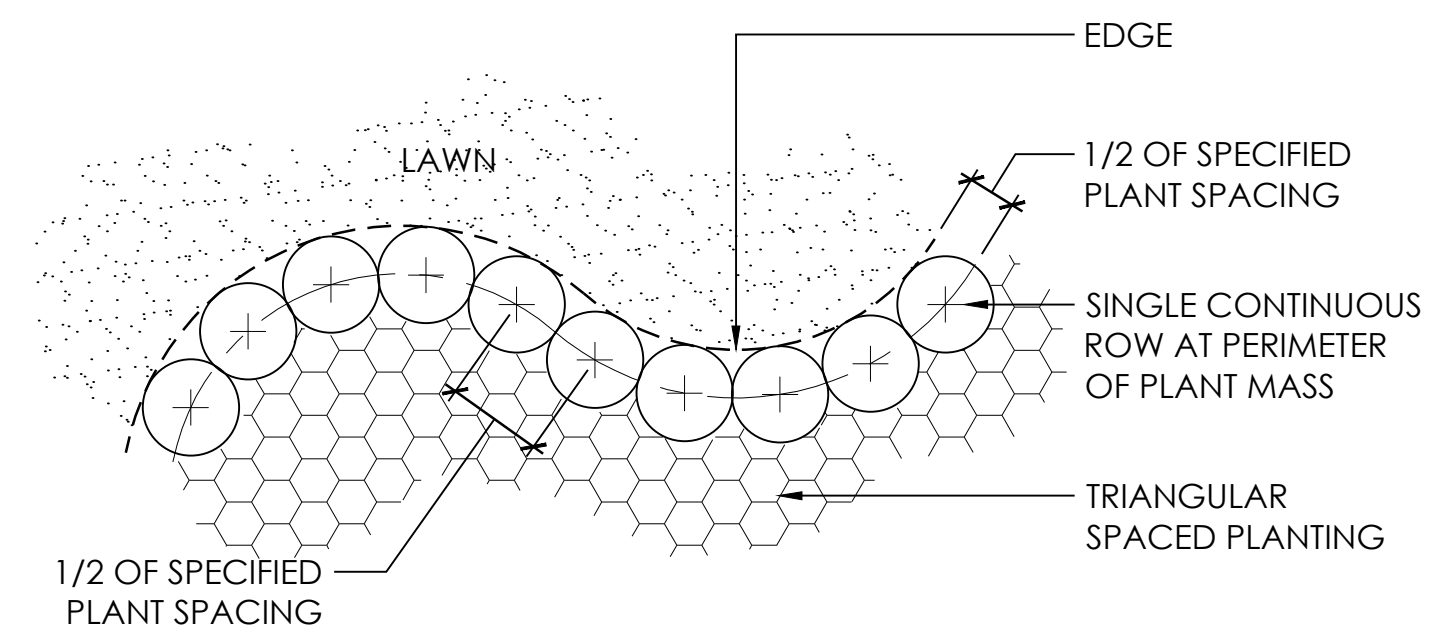


G TYPICAL TREE PLANTING
SECTION NOT TO SCALE

TRIANGULAR SPACING APPLIES TO ALL PLANTINGS
UNLESS SQUARE SPACING IS SHOWN ON PLANS.

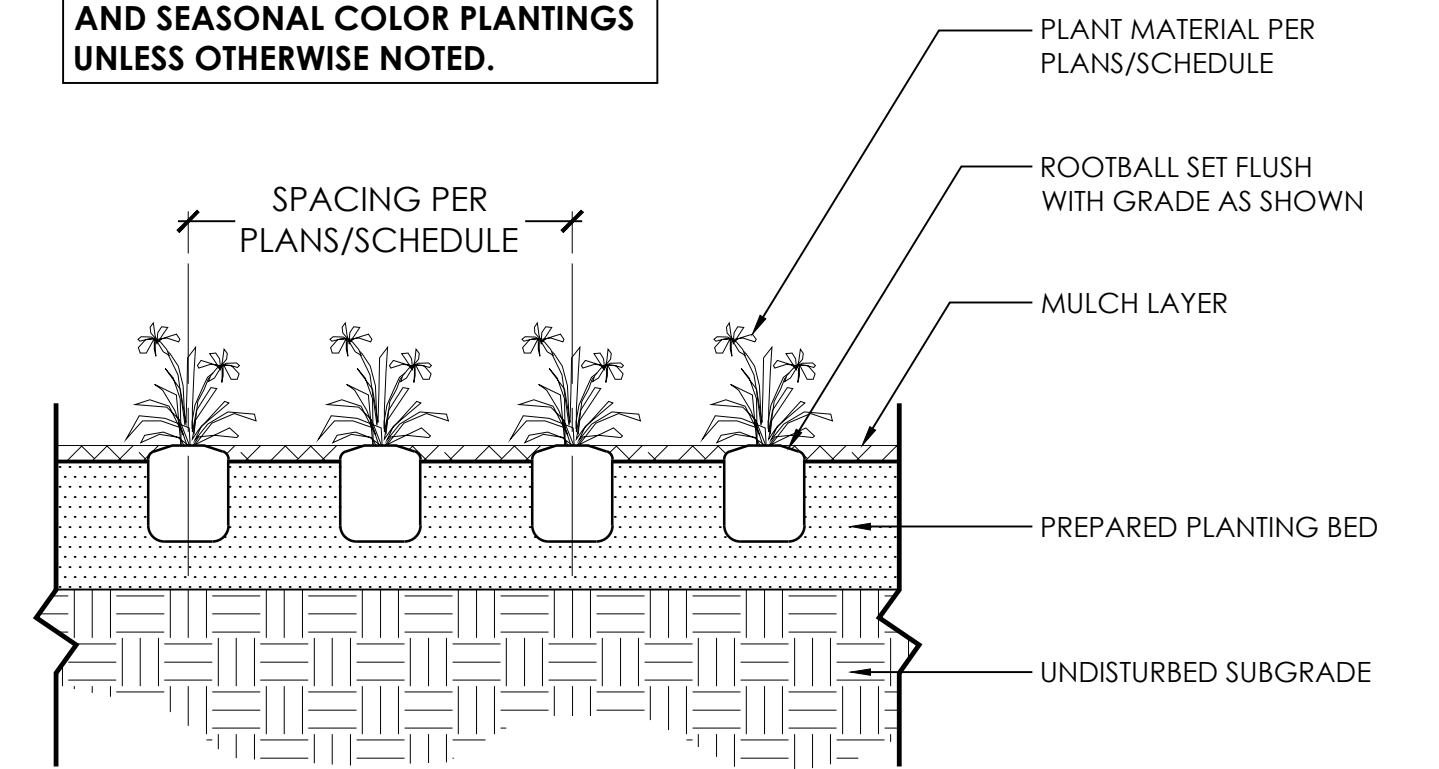


F TYPICAL PLANT SPACING DETAIL
SECTION NOT TO SCALE



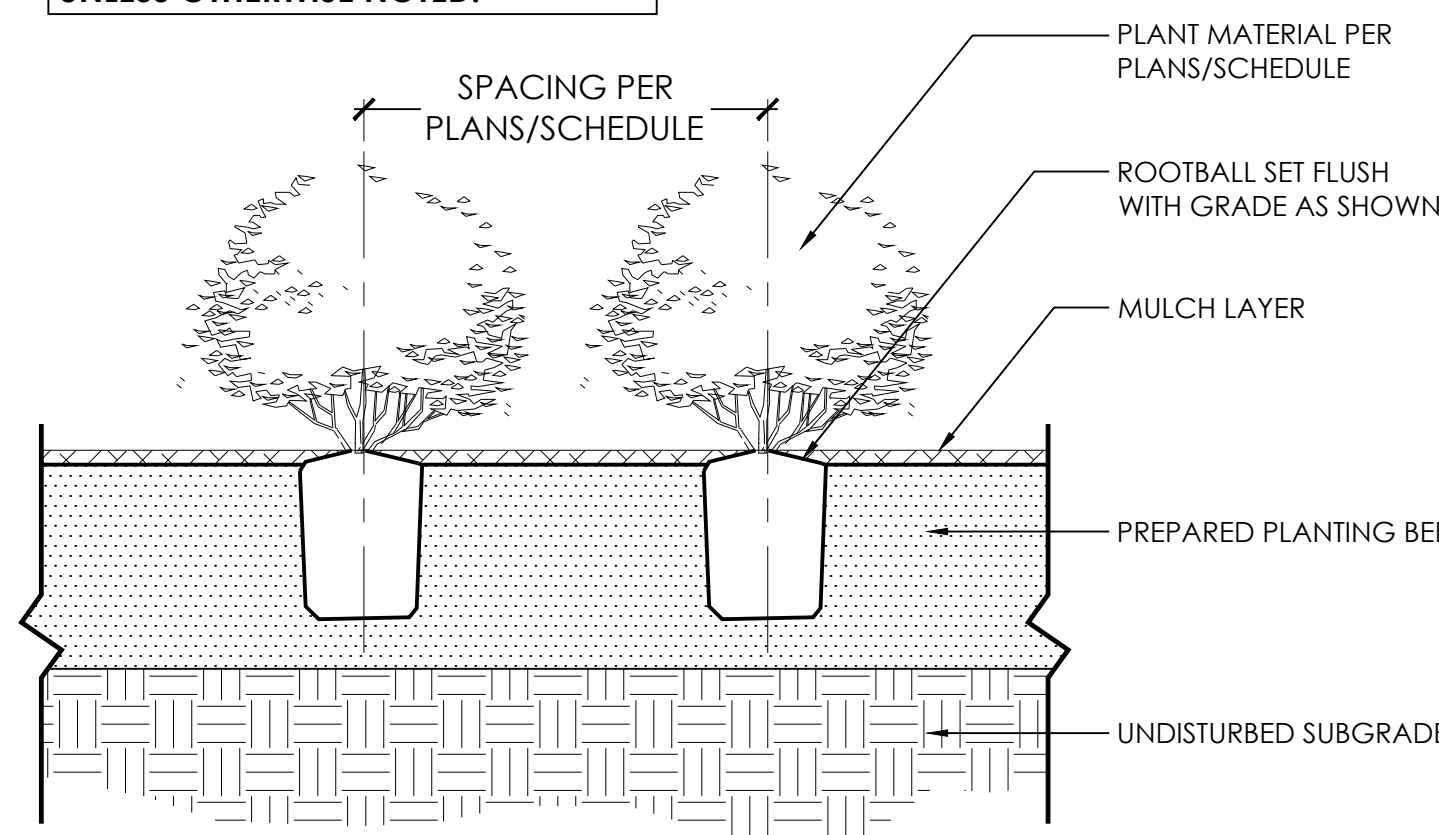
E TYPICAL PLANTING LAYOUT @ EDGING DETAIL
PLAN NOT TO SCALE

NOTE: THIS DETAIL REFERS TO ALL
GROUNDCOVER, PERENNIAL, VINE
AND SEASONAL COLOR PLANTINGS
UNLESS OTHERWISE NOTED.

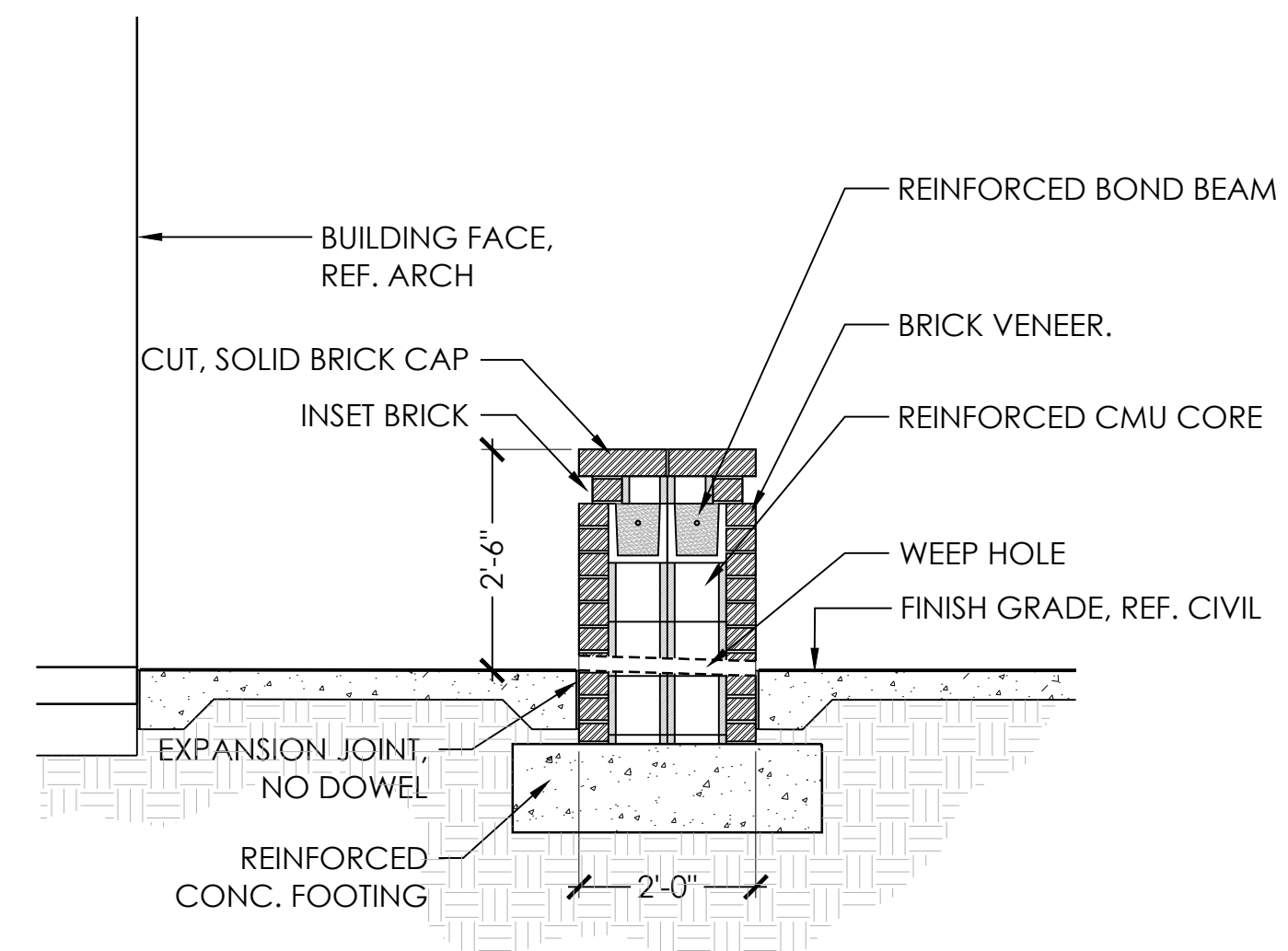


D TYPICAL GROUNDCOVER PLANTING DETAIL
SECTION NOT TO SCALE

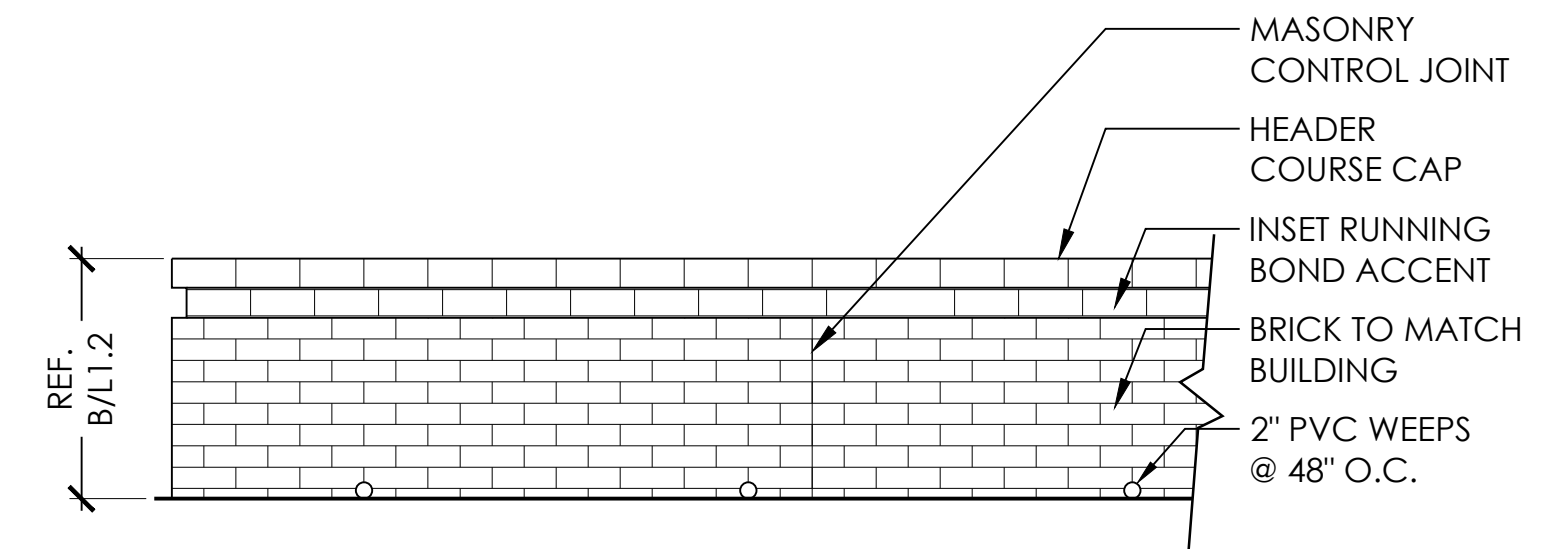
NOTE: THIS DETAIL REFERS TO ALL
SHRUBS AND ORNAMENTAL GRASSES
UNLESS OTHERWISE NOTED.



C TYPICAL SHRUB PLANTING DETAIL
SECTION NOT TO SCALE



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



A MASONRY WALL
ELEVATION SCALE: 1/2" = 1'-0"

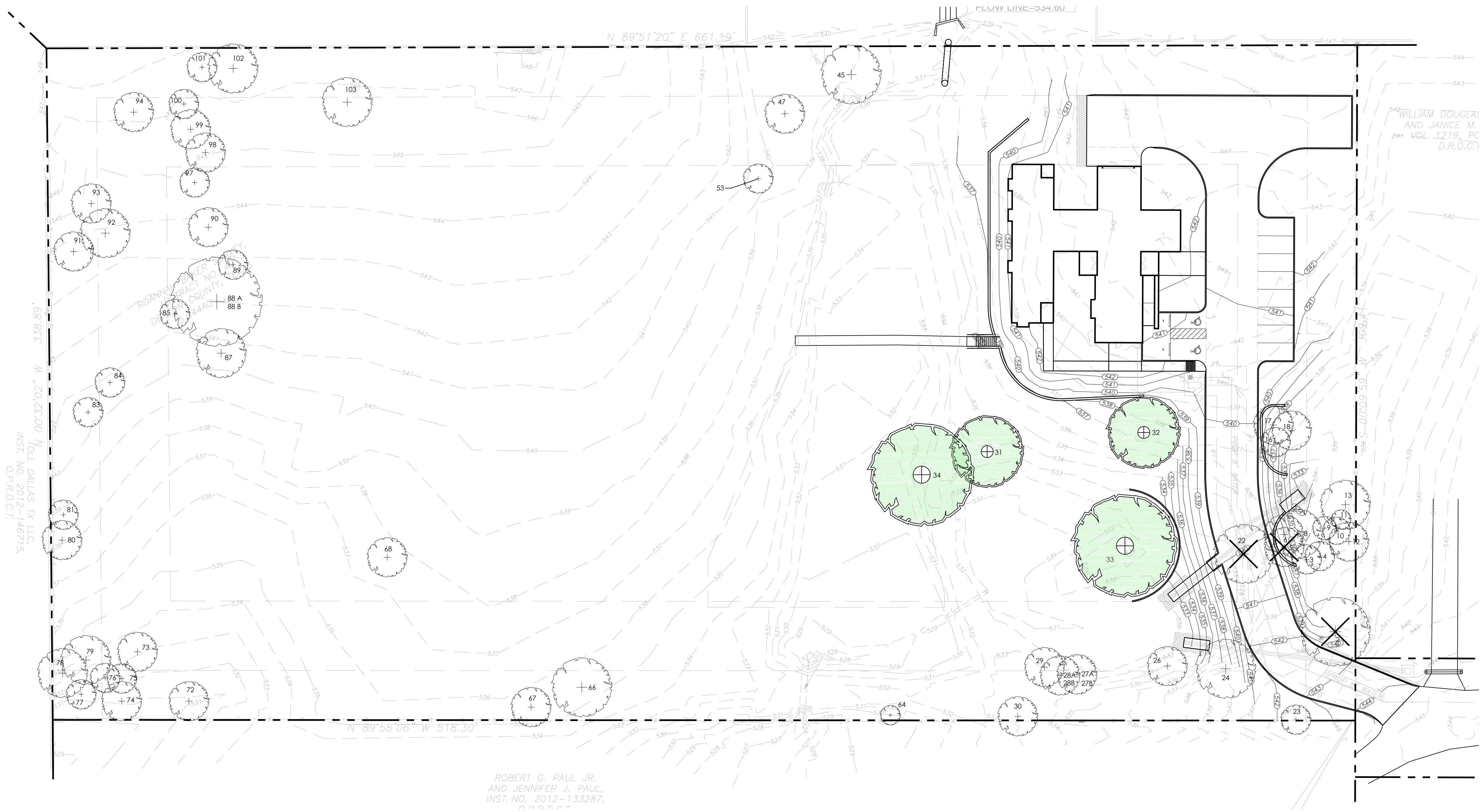


206 CHEROKEE PATH
CAMBODIAN BUDDHIST SOCIETY OF NORTH TEXAS
FLOWER MOUND, TX 75028

ISSUE:
10/09/2023 BUILDING PERMIT

REVISIONS:	
02/08/24	CITY COMMENTS
05/17/24	CITY COMMENTS
06/18/24	CITY COMMENTS

TREE SURVEY



Tree Number	Common Name	Latin Name	DBH (in)	Credit Earned (trees)	Mitigation Req. (trees)	Condition (Foliage)	Condition (Wood)	Crown Spread E-W	Crown Spread N-S	Protected Status	Specimen Status	Preserve or Remove	Located in Buildable Area?	Latitude	Longitude	Observations
2	Post Oak	Quercus stellata	18		1	Good	Good	35	35	Yes		Remove	Yes	33.007315	-97.031976	
3	Post Oak	Quercus stellata	7	2		Good	Good	15	15	Yes		Preserve	Yes	33.0074151	-97.03202	
4	Post Oak	Quercus stellata	9	2		Good	Good	15	15	Yes		Preserve	Yes	33.0074174	-97.031999	
5	Blackjack Oak	Quercus marilandica	11		1	Fair	Fair	20	20	Yes		Remove	Yes	33.007432	-97.032057	Crown Dieback
6	Post Oak	Quercus stellata	9	2		Fair	Fair	20	20	Yes		Preserve	Yes	33.0074489	-97.032057	
8	Blackjack Oak	Quercus marilandica	10	1		Fair	Fair	25	25	Yes		Preserve	Yes	33.00745	-97.032033	Mechanical Damage
9	Post Oak	Quercus stellata	6	2		Fair	Fair	12	12	Yes		Preserve	Yes	33.0074568	-97.031991	
10	Blackjack Oak	Quercus marilandica	9	1		Fair	Fair	15	15	Yes		Preserve	Yes	33.0074523	-97.031971	
11	Blackjack Oak	Quercus marilandica	7	1		Fair	Fair	10	10	Yes		Preserve	Yes	33.007468	-97.031961	Lean
12	Post Oak	Quercus stellata	11	2		Fair	Fair	20	20	Yes		Preserve	Yes	33.0074399	-97.031951	Co-Dominant Stems
13	Post Oak	Quercus stellata	9	2		Good	Good	25	25	Yes		Preserve	Yes	33.0074882	-97.031956	
16	Post Oak	Quercus stellata	6	2		Fair	Fair	15	15	Yes		Preserve	Yes	33.007576	-97.032067	Lean
17	Post Oak	Quercus stellata	11	2		Fair	Fair	20	20	Yes		Preserve	Yes	33.0075996	-97.032071	
18	Blackjack Oak	Quercus marilandica	10	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0075917	-97.032042	
22	Post Oak	Quercus stellata	12		1	Good	Good	30	30	Yes		Remove	Yes	33.0074236	-97.032122	
23	Post Oak	Quercus stellata	6	2		Good	Good	15	15	Yes		Preserve	Yes	33.0071942	-97.032041	
24	Post Oak	Quercus stellata	18	4		Good	Good	30	30	Yes		Preserve	Yes	33.0072656	-97.032155	
26	Post Oak	Quercus stellata	12	2		Good	Good	20	20	Yes		Preserve	Yes	33.0072701	-97.03225	
27A	Blackjack Oak	Quercus marilandica	6	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0072599	-97.032397	Co-Dominant Stems, Crown Dieback
27B	Blackjack Oak	Quercus marilandica	6	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0072599	-97.032397	Co-Dominant Stems, Crown Dieback
28A	Blackjack Oak	Quercus marilandica	7	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0072611	-97.032425	Co-Dominant Stems, Crown Dieback
28B	Blackjack Oak	Quercus marilandica	7	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0072611	-97.032425	Co-Dominant Stems, Crown Dieback
29	Blackjack Oak	Quercus marilandica	12	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0072701	-97.03245	
30	Blackjack Oak	Quercus marilandica	8	1		Good	Good	20	20	Yes		Preserve	Yes	33.0072048	-97.032495	
31	Post Oak	Quercus stellata	26	6		Fair	Fair	35	35		Yes	Preserve	Yes	33.0075692	-97.032541	
32	Post Oak	Quercus stellata	27	6		Fair	Fair	35	35		Yes	Preserve	Yes	33.0075748	-97.03229	Co-Dominant Stems
33	Post Oak	Quercus stellata	27	6		Good	Good	50	50		Yes	Preserve	Yes	33.0074208	-97.032286	
34	Post Oak	Quercus stellata	23	6		Fair	Fair	50	50		Yes	Preserve	Yes	33.0075366	-97.032647	
45	Cedar Elm	Ulmus crassifolia	18	1		Good	Good	30	30	Yes		Preserve	Yes	33.0080888	-97.032753	
47	Cedar Elm	Ulmus crassifolia	9	1		Good	Good	20	20	Yes		Preserve	Yes	33.0080348	-97.032861	
53	Chittamwood	Bumelia lanuginosa	7	1		Fair	Fair	15	15	Yes		Preserve	Yes	33.0079465	-97.032904	Mistletoe
64	Post Oak	Quercus stellata	10	2		Fair	Fair	10	10	Yes		Preserve	Yes	33.0072088	-97.032703	Lean, Poor Location
66	Cedar Elm	Ulmus crassifolia	15	1		Good	Good	30	30	Yes		Preserve	Yes	33.0072549	-97.033207	Buried Root Flare
67	Cedar Elm	Ulmus crassifolia	9	1		Fair	Good	20	20	Yes		Preserve	Yes	33.0072268	p	
68	Cedar Elm	Ulmus crassifolia	9	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0074372	-97.033519	Co-Dominant Stems, Included Bark
72	Cedar Elm	Ulmus crassifolia	8	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0072403	-97.033845	
73	Cedar Elm	Ulmus crassifolia	11	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.00731	-97.033928	
74	Post Oak	Quercus stellata	12	2		Fair	Fair	20	20	Yes		Preserve	Yes	33.0072425	-97.033957	
75	Post Oak	Quercus stellata	9	2		Fair	Fair	15	15	Yes		Preserve	Yes	33.0072706	-97.033961	Lean
76	Post Oak	Quercus stellata	9	2		Fair	Fair	15	15	Yes		Preserve	Yes	33.0072751	-97.033984	
77	Post Oak	Quercus stellata	9	2		Fair	Fair	15	15	Yes		Preserve	Yes	33.0072538	-97.034021	
78	Post Oak	Quercus stellata	12	2		Fair	Fair	25	25	Yes		Preserve	Yes	33.0072807	-97.034051	
79	Post Oak	Quercus stellata	11	2		Fair	Fair	25	25	Yes		Preserve	Yes	33.0072999	-97.034015	Co-Dominant Stems
80	Cedar Elm	Ulmus crassifolia	9	1		Good	Good	20	20	Yes		Preserve	Yes	33.0074652	-97.034051	
81	Cedar Elm	Ulmus crassifolia	8	1		Good	Good	15	15	Yes		Preserve	Yes	33.0074989	-97.034048	
83	Cedar Elm	Ulmus crassifolia	10	1		Fair	Fair	15	15	Yes		Preserve	Yes	33.007639	-97.034006	Mistletoe
84	Cedar Elm	Ulmus crassifolia	8	1		Good	Good	15	15	Yes		Preserve	Yes	33.0076803	-97.033971	
85	Cedar Elm	Ulmus crassifolia	8	1		Good	Good	15	15	Yes		Preserve	Yes	33.0077722	-97.03386	
87	Cedar Elm	Ulmus crassifolia	11	1		Good	Good	25	25	Yes		Preserve	Yes	33.0077177	-97.033787	
88A	Cedar Elm	Ulmus crassifolia	13	1		Good	Good	45	45	Yes		Preserve	Yes	33.0077874	-97.033793	Co-Dominant Stems, Included Bark
88B	Cedar Elm	Ulmus crassifolia	13	1		Good	Good	45	45	Yes		Preserve	Yes	33.0077874	-97.033793	Co-Dominant Stems, Included Bark

Tree Number	Common Name	Latin Name	DBH (in)	Credit Earned (trees)	Mitigation Req. (trees)	Condition (Foliage)	Condition (Wood)	Crown Spread E-W	Crown Spread N-S	Protected Status	Specimen Status	Preserve or Remove	Located in Buildable Area?	Latitude	Longitude	Observations
89	Cedar Elm	Ulmus crassifolia	9	1		Good	Good	15	15	Yes		Preserve	Yes	33.007838	-97.033765	
90	Cedar Elm	Ulmus crassifolia	9	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0078886	-97.033805	
91	Cedar Elm	Ulmus crassifolia	11	1		Good	Good	20	20	Yes		Preserve	Yes	33.0078594	-97.034026	
92	Cedar Elm	Ulmus crassifolia	15	1		Good	Good	25	25	Yes		Preserve	Yes	33.0078846	-97.033974	
93	Cedar Elm	Ulmus crassifolia	9	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0079246	-97.033995	
94	Cedar Elm	Ulmus crassifolia	15	1		Fair	Fair	20	20	Yes		Preserve	Yes	33.0080489	-97.033925	Co-Dominant Stems, Included Bark
97	Cedar Elm	Ulmus crassifolia	8	1		Fair	Good	15	15	Yes		Preserve	Yes	33.0079527	-97.033826	
98	Cedar Elm	Ulmus crassifolia	12	1		Fair	Good	20	20	Yes		Preserve	Yes	33.0079932	-97.033809	Co-Dominant Stems, Included Bark
99	Cedar Elm	Ulmus crassifolia	11	1		Fair	Good	20	20	Yes		Preserve	Yes	33.0080247	-97.033833	
100	Cedar Elm	Ulmus crassifolia	7	1		Good	Good	15	15	Yes		Preserve	Yes	33.0080584	-97.033844	
101	Cedar Elm	Ulmus crassifolia	8	1		Good	Good	15	15	Yes		Preserve	Yes	33.008109	-97.033813	Mistletoe
102	Cedar Elm	Ulmus crassifolia	14	1		Fair	Fair	25	25	Yes		Preserve	Yes	33.0081068	-97.033762	Co-Dominant Stems, Crown Dieback,
103	Cedar Elm	Ulmus crassifolia	12	1		Good	Good	25	25	Yes		Preserve	Yes	33.0080596	-97.033575	

Tree Mitigation

Protected trees removed from buildable area: 3 = 3 trees (2.5-3" cal.) required for mitigation in buildable area

Specimen trees removed from buildable area: 0" required for mitigation in buildable area

Tree Credits

Total credit earned in buildable area: 107 trees

Mitigation and Credit Calculations

Mitigation: Replace each protected tree removed with 1 tree (2.5-3" caliper)

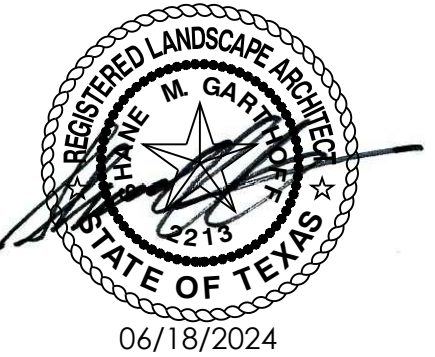
Credits: 1 protected tree preserved = 1 tree credit earned

1 6-12" post oak tree preserved = 2 tree credits earned

1 13-21" post oak tree preserved = 4 tree credits earned

1 22" or greater post oak tree preserved = 6 tree credits earned

1 tree credit = 1 tree (2.5-3" caliper)



ISSUE:
10/09/2023 | BUILDING PERMIT

Revisions:		
02/08/24	CITY COMMENTS	
05/17/24	CITY COMMENTS	
06/18/24	CITY COMMENTS	

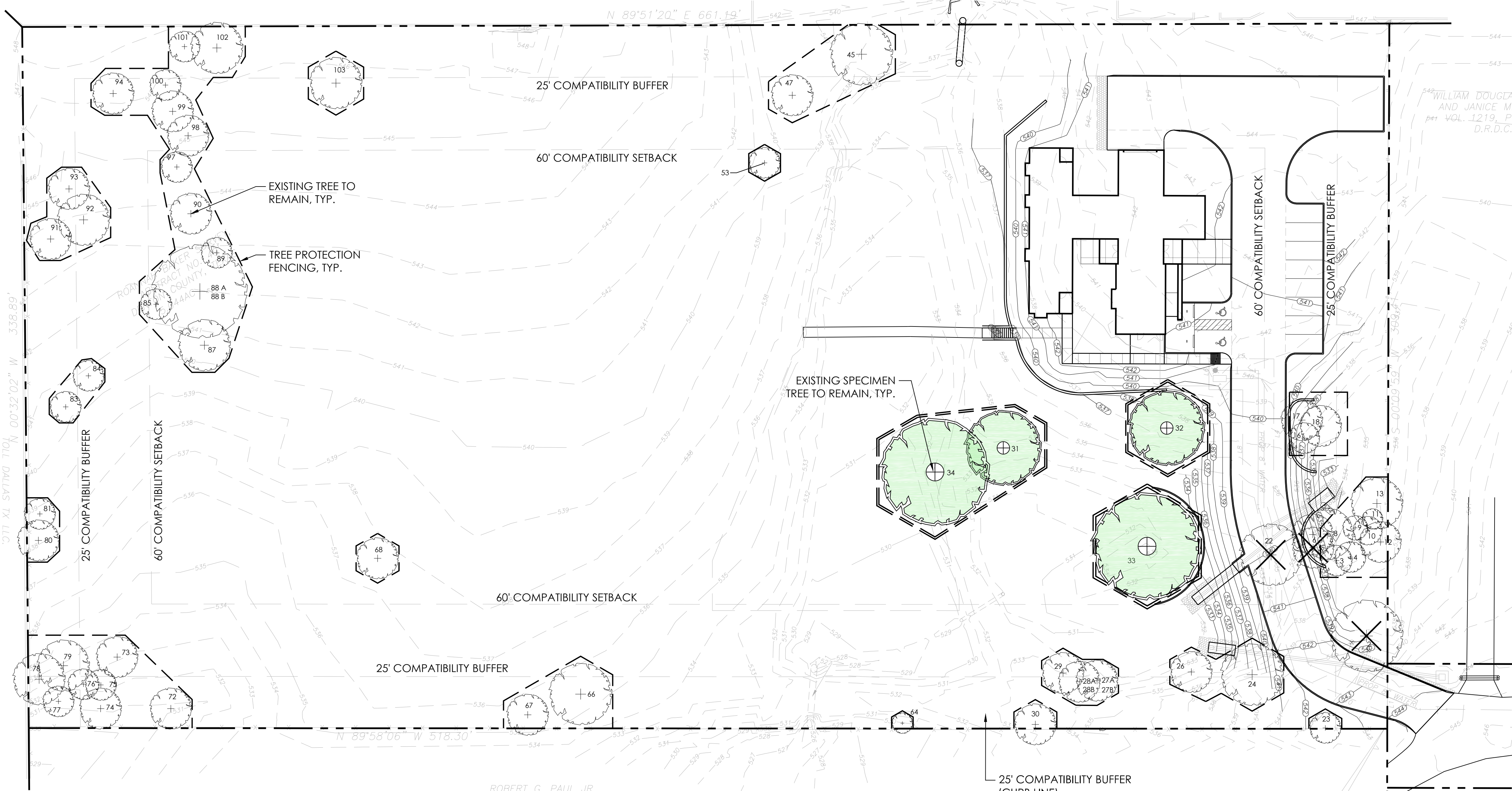
Tree Survey Data

THE FOLLOWING TREE PROTECTION MEASURES SHALL BE REQUIRED:

- (1) PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL FOUR-FOOT-HIGH PLASTIC (OR EQUIVALENT) SAFETY FENCING AROUND THE DRIP LINE OF PROTECTED TREES AND SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF SPECIMEN AND HISTORIC TREES.
- (2) PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS, DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVE AREAS FOR VEHICLES AND EQUIPMENT. THE LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON BOTH SUBDIVISION CONSTRUCTION AND SITE PLANS AND SHALL BE APPROVED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY IN, ON OR ABOUT THE SUBDIVISION. SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND GATES FOR SAFETY PURPOSES AND TO SEPARATE PROTECTED, SPECIMEN, OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY. WITH THE APPROVAL OF THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE, THE DESIGNATED PARKING AND STOCKPILE AREAS MAY BE COMBINED INTO ONE FENCED AREA, PROVIDED THAT THE PRESERVATION OF PROTECTED TREES IS NOT ADVERSELY AFFECTED OR JEOPARDIZED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHERE INSTALLED SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT PERMITS SHALL BE FENCED AND GATED IN THE SAME MANNER AS DESIGNATED PARKING AND STOCKPILE AREAS. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS OF THIS CHAPTER.
- (3) DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR HISTORIC TREE OR GROUP OF SUCH TREES.
- (4) NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE(S).
- (5) WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN THE DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.
- (6) UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR HISTORIC TREE OR GROUP OF SUCH TREES.
- (7) ANY TREE(S) REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HAULED OFF SITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.
- (8) THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT PROTECTED, SPECIMEN, HISTORIC TREES, OR TREES REQUIRED AS PART OF AN APPROVED LANDSCAPE PLAN.

A TYPICAL TREE PROTECTION DETAIL
SECTION

NOT TO SCALE



A SITE
PLAN

SCALE: 1" = 30'-0"



TREE SURVEY
SITE PLAN

TP1.3

ISSUE:
10/09/2023 BUILDING PERMIT

REVISIONS:
02/08/24 CITY COMMENTS
05/17/24 CITY COMMENTS
06/18/24 CITY COMMENTS

TREE SURVEY
SITE PLAN

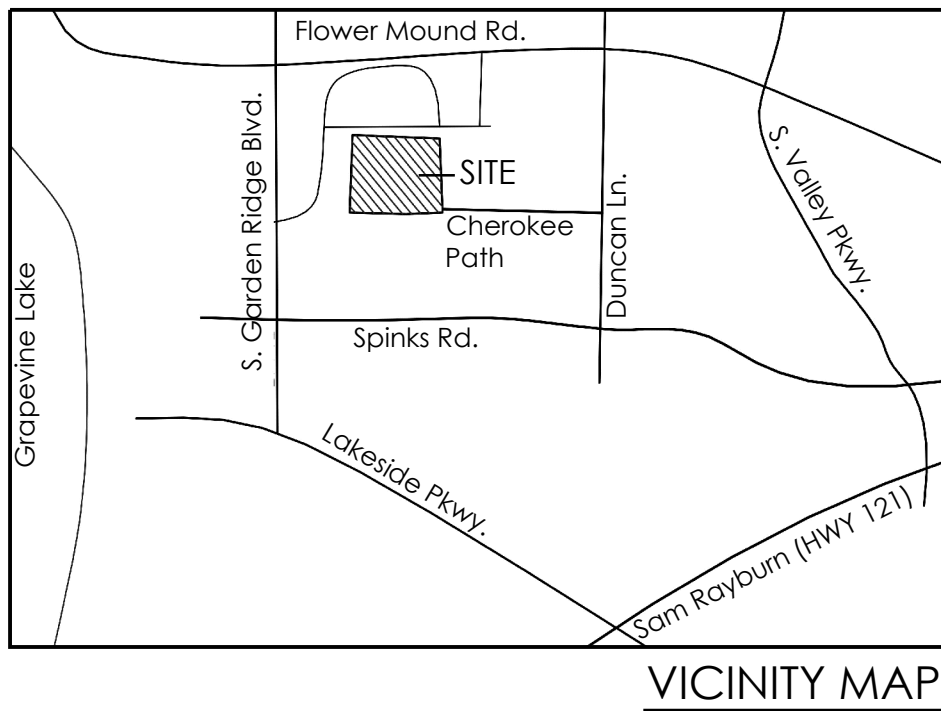
TP1.3

206 CHEROKEE PATH
CAMBODIAN BUDDHIST SOCIETY OF NORTH TEXAS
FLOWER MOUND, TX 75028



06/18/2024

garthoffdesign
landscape architecture
5646 milton, suite 606
dallas, texas 75206
214.750.4727
www.garthoffdesign.com



VICINITY MAP

LEGEND

- APPROX. CANOPY SIZE
- TREE#- REF. TABLE
- EXISTING PROTECTED TREE TO REMAIN
- EXISTING PROTECTED TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO BE PRESERVED
- TREE PROTECTION FENCING FOR PROTECTED TREES - 4' HT. CHAIN-LINK FENCE
- TREE PROTECTION FENCING FOR SPECIMEN TREES - 6' HT. CHAIN-LINK FENCE

TREE PROTECTION FENCING TO BE PROVIDED AT ALL EXISTING TREES TO REMAIN

A TYPICAL TREE PROTECTION DETAIL
SECTION

NOT TO SCALE

**206 CHEROKEE PATH - SITE PERMIT SUBMITTAL
COLOR ELEVATIONS, MATERIAL CALCULATIONS, AND
MATERIAL BOARD**

Flower Mound, Texas
2023.08.042
2023.11.01-revision-01
2024.04.05-revision-02

- 00-COVER**
- 01-MATERIAL CALCULATIONS**
- 02-ELEVATIONS-COLOR**
- 03-ELEVATIONS - COLOR**
- 04-MATERIALS - SEPARATE BOARD PREVIOUSY PROVIDED**
- 05-ADDITIONAL VIEWS**

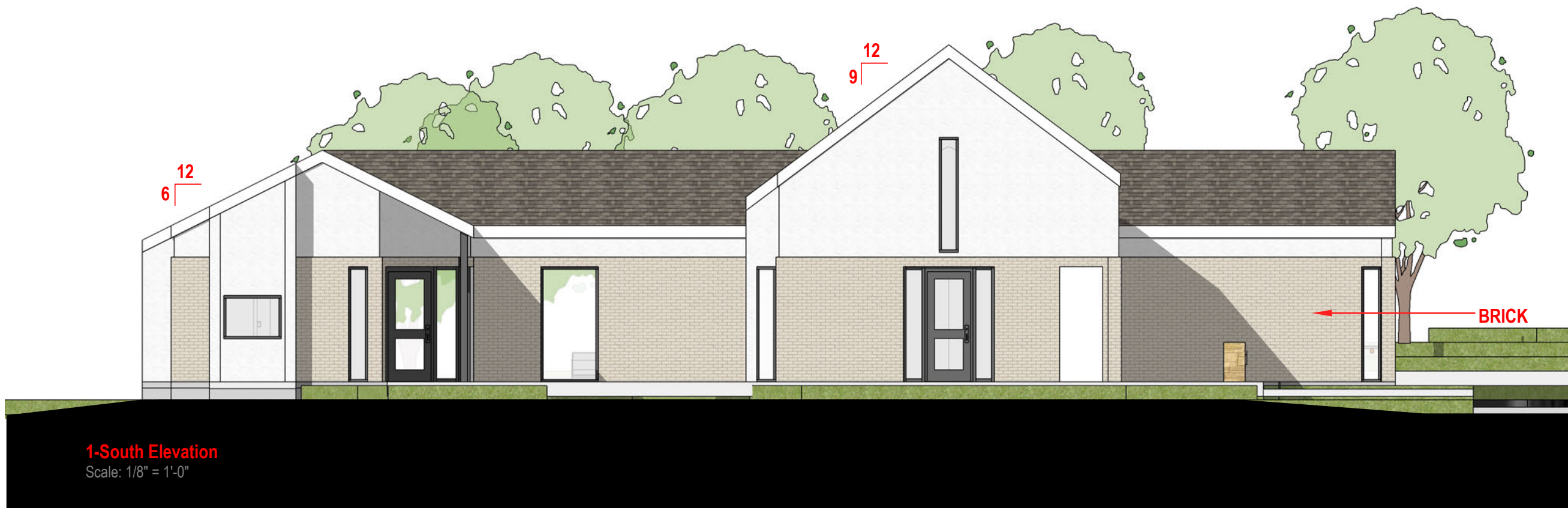
Note:
Given the size of this building we currently believe that the trash service may be residential in size. We are proposing a landscaped holding area next to the building. If we are required to have an enclosure we will match it to the brick selected for the building. The color elevations provided here are to scale. the building offsets are explained in the plan provided. The building dimensions do not require additional articulation.

Materials Calculation Table

206 Cherokee Path - Temple

	North	South	East	West
1 Total Façade	1037	1120	1063	909
2 Masonry no glass	743.52	939.4	886.08	798.14
3 Doors and Windows	293.48	180.6	176.92	110.86
4 Percent Primary Masonry*	100%	100%	100%	100%
Brick	442.52	519.49	594.08	530.14
	60%	55%	67%	66%
5 Stucco	301	419.91	292	268
6 Percent Stucco	40%	45%	33%	34%

* Elevations of Low-Rise non-residential buildings (1 to 2 stories should be a minimum of 50% masonry, excluding doors and windows consisting of stone, brick, stucco or finished tilt-wall construction, or a mixture of those materials.)



1-South Elevation
Scale: 1/8" = 1'-0"

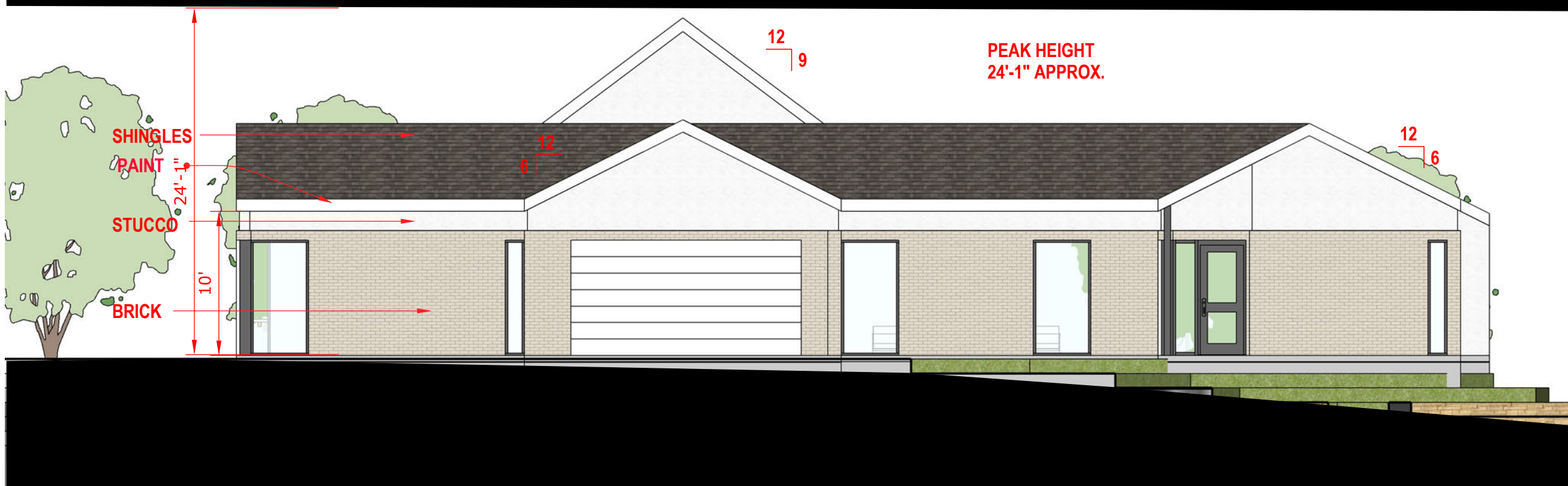
BRICK
Blackson Brick - Alaskan
Manufacturer: Summit Brick
Color: White
Mortar: Argos Ivory Buff

FASCIA - SOFFITT - PAINT:
Manufacturer: Sherwin Williams
Model: SW 7005
Color: Pure White

ASPHALT SHINGLE GREY
Manufacturer: GAF
Model: "Slateline" Asphalt Shingle
Color: Grey

WINDOWS AND DOORS:
Manufacturer: Kawneer
Model: Metroview 601T
Color: Standard Black

STUCCO - WHITE
Manufacturer: Traditional
3 coat by hand



2-North Elevation
Scale: 1/8" = 1'-0"

NOTE:
ANY EXTERNAL ELECTRICAL PANELS WILL BE
PAINTED TO MATCH THE MATERIAL AND COLOR
OF THE BUILDING.

206 CHEROKEE PATH
Flower Mound, Texas
2023.08.04

**02 - A-301C- ELEVATIONS-
COLOR**

JEA
Javier Espinoza Architect



1-West Elevation

Scale: 1/8" = 1'-0"

BRICK

Blackson Brick - Alaskan
Manufacturer: Summit Brick
Color: White
Mortar: Argos Ivory Buff

FASCIA - SOFFITT - PAINT:

Manufacturer: Sherwin Williams
Model: SW 7005
Color: Pure White

**ASPHALT SHINGLE
GREY**

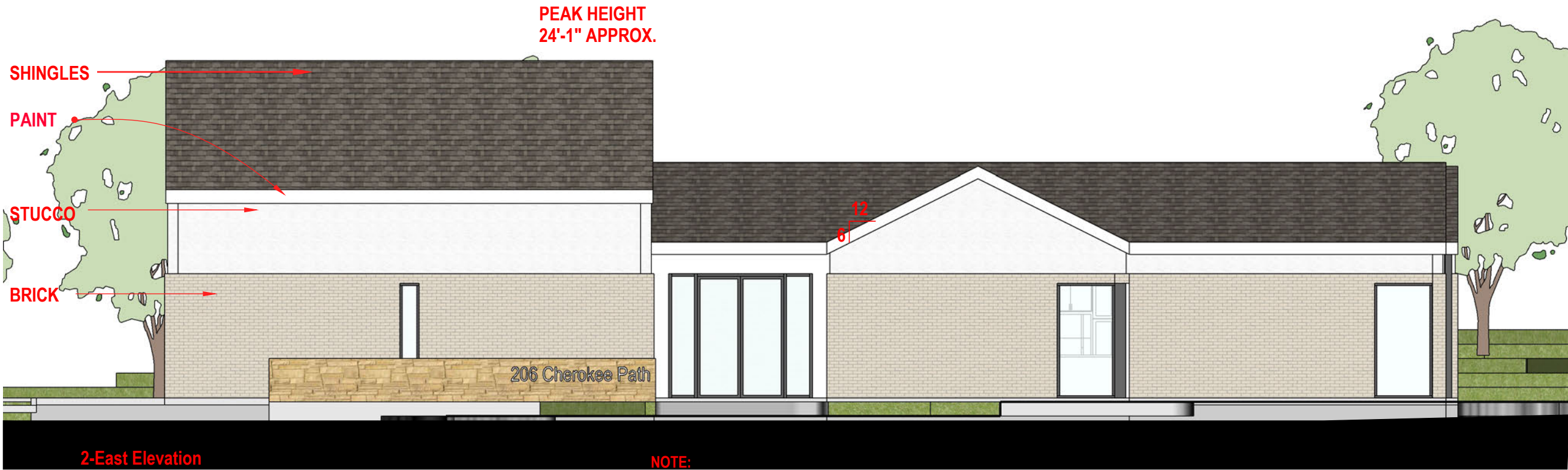
Manufacturer: GAF
Model: "Slateline" Asphalt Shingle
Color: Grey

WINDOWS AND DOORS:

Manufacturer: Kawneer
Model: Metroview 601T
Color: Standard Black

STUCCO - WHITE

Manufacturer: Traditional
3 coat by hand



**PEAK HEIGHT
24'-1" APPROX.**

SHINGLES

PAINT

STUCCO

BRICK

206 Cherokee Path

2-East Elevation

Scale: 1/8" = 1'-0"

NOTE:
ANY SIGNS DEPICTED ON THE
SUBJECT SITE PLAN/ELEVATIONS
ARE NOT APPROVED AS PART OF
THIS REVIEW AND MUST COMPLY
WITH ALL APPLICABLE TOWN
REGULATIONS

206 CHEROKEE PATH

Flower Mound, Texas
2023.08.04

**03-A-302C- ELEVATIONS-
COLOR**



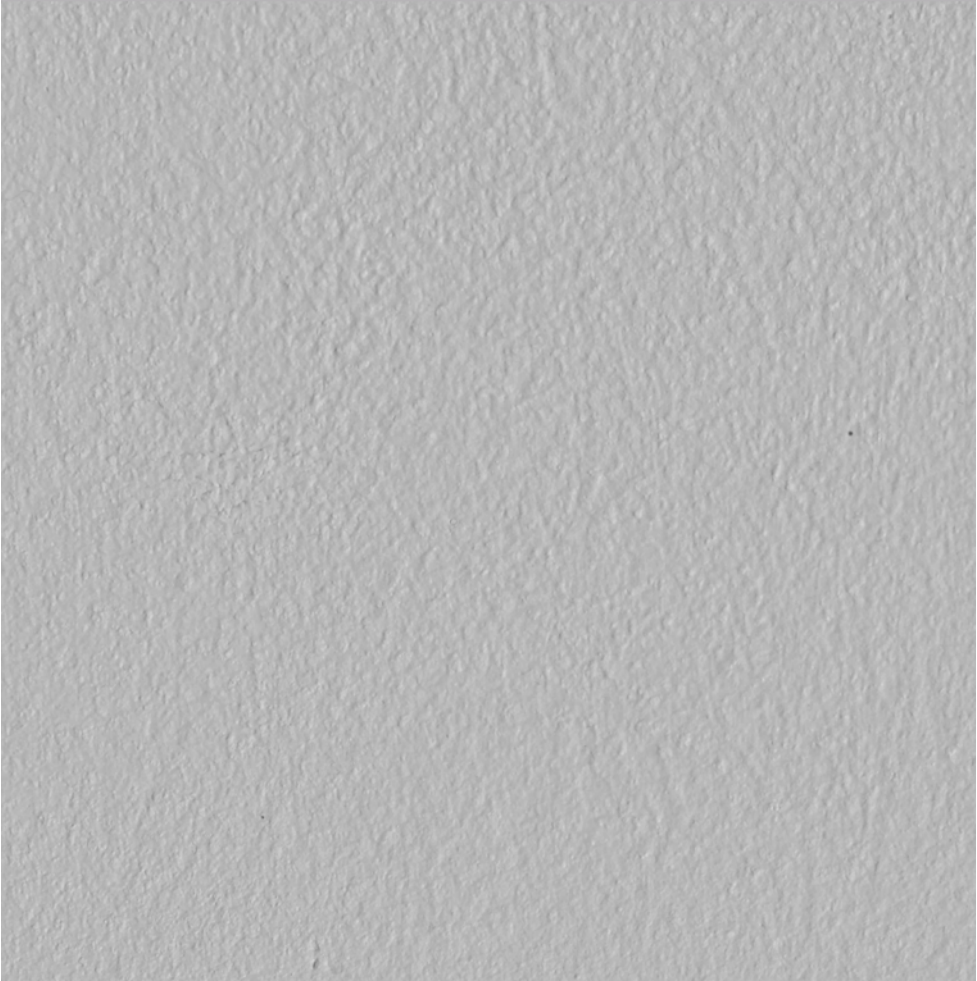
BRICK

Blackson Brick - Alaskan
Manufacturer: Summit Brick
Color: White
Mortar: Argos Ivory Buff



**ASPHALT SHINGLE
GREY**

Manufacturer: GAF
Model: "Slateline" Asphalt Shingle
Color: Grey



STUCCO - WHITE

Manufacturer: Traditional
3 coat by hand
Color: White to match
painted fascias and soffits

FASCIA - SOFFITT - PAINT:

Manufacturer: Sherwin Williams
Model: SW 7005
Color: Pure White

WINDOWS AND DOORS:

Manufacturer: Kawneer
Model: Metroview 601T
Color: Standard Black



1-View
From Southeast



2-View
From Southwest



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

DATE: June 24, 2024

FROM: Poornima Kashyap, Planning Manager

ITEM: **Consider a request for a Site Plan (SP24-0003 – Argyle ISD Stadium & Indoor Athletic Center) to expand an existing secondary school, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73, a request for additional height pursuant to Section 98-1031(d) Additional height, and a meritorious design exception pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest 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 and deviation requests 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 construct a stadium, concession stands, and an indoor athletic center to be located on Argyle Independent School District (AISD) high school campus. The property is zoned Planned Development District-98 (PD-98) with Single Family District-10 (SF-10) uses and the net site acreage is 106.92 acres. The site is developed with a high school and associated accessory uses.

The site plan depicts a stadium consisting of 7,500 seats, three concession stands, each approximately 5,182 square feet, and a 47,313 square-foot indoor athletic center. As a part of the site plan expansion, the applicant is requesting certain exceptions:

III. DEVIATION AND EXCEPTIONS

A. Deviation to computing parking and loading requirements:

The Town does not have a parking ratio specifically for a stadium use. Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be interpreted by the Town as those of a similar use. For a religious institution use, where parking is based on the number of seats, the parking is calculated at the ratio of one space per three seats in the sanctuary. Based on this ratio, the stadium would require 2,500 parking spaces. The applicant has submitted a parking study documenting parking ratio utilized for several high

school stadiums within the DFW metroplex which appear to be between one space per four or five seats. Based on this study, the applicant is proposing a ratio of one space per four seats which would require 1,875 parking spaces and the site plan depicts 2,021 spaces.

B. Building Height

The maximum allowable building height for the subject property is three stories or 35 feet. The calculation of building height excludes chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten feet in height.

Sec. 98-1031 of the Town Code - Maximum height states:

(d) Additional height. Additional height above that permitted by district regulations may be granted by the planning and zoning commission at the time of site plan approval, and the planning and zoning commission may require that the front, side and rear yards be increased above the minimum requirements to mitigate the impacts of such increased height.

The peak height of the press box is 105.1 feet, and the proposed indoor activity center has a peak height of 45.3 feet. The applicant is requesting additional height to allow the proposed buildings to be functional for their intended uses. The three proposed concession stand buildings comply with the maximum building height requirement.

The proposed stadium is located south of the main high school campus buildings and further away from Canyon Falls Drive providing a considerable setback from existing residential developments. The high school had previously received an exception to allow additional height for classroom wings (39'11"), fine arts building (56'6"), and the gymnasium (44'6").

C. Architectural waiver to Section 98-1163, Exterior wall construction for nonresidential buildings

Façade Materials:

Per the Town's Urban Design Plan, excluding window and door openings, building materials should be at least 80 percent masonry and may utilize up to 20 percent alternative material(s). The applicant is proposing to utilize aluminum panels and perforated metal panels for the construction of concession stands, the indoor activity center, and the stadium that exceeds the allowable 20 percent alternative building material threshold. The percentage of metal utilized on the indoor activity center ranges from 48 percent to 70 percent on all facades and the percentage of metal on the stadium ranges from 51 percent to 66 percent on all facades. The concession stand buildings consist of primarily brick facades that comply with the percentages prescribed in the Urban Design Plan, with the exception of one façade on all three buildings that utilizes 22 percent alternate material consisting of metal panels. In the letter of intent, the applicant has indicated that the reason for choosing metal panels is due to the cost, ease in long term maintenance, and favorable aesthetics.

Roof Pitch:

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

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

The proposed three concession stand buildings and the press box are less than 15,000 square feet and require a pitch roof building design. Although a pitched roof is being provided on the proposed concession stand buildings, the pitch of the roof is 3/12, which falls outside of the parameters established in the Urban Design Plan, necessitating the waiver request. The applicant's letter of intent explains the reason for requesting a lower slope is to keep the building profile lower and closer to human scale. The press box, however, has a flat roof design with a parapet.

The proposed elevation utilizes a combination of brick and metal panels in colors complying with the Town's Urban Design Plan.

The landscape plan depicts existing trees and required number of parking lot trees that are in conformance with the Town's landscaping requirements. At the time this site plan application was submitted to the Town, the adjacent property to the south was zoned PD-188 with Industrial-2 (I-2) uses. Although the property to the south was recently rezoned from PD-188 with non-residential uses to PD-202 with residential uses, it was determined by the Town Attorney that this site plan would not be subject to the residential compatibility standards due to the fact that the site plan application date preceded the approval of the rezoning of the adjacent property.

The site has six points of access from Canyon Falls Drive and one point of access from Denton Creek Boulevard. AISD is finalizing a Special Event Plan (SEP) for events at the high school, especially for football games that are expected to have high attendance. The SEP is done for orderly ingress and egress before and after the special event. Typical high school football plans have police officers directing traffic at key locations where traffic enters/exits the parking lots and at key intersections near the school. Generally, parking lots enter/exit from separate directions to provide a quick and orderly flow. The SEP will also typically set up specific pedestrian pathways on campus to minimize the interaction between vehicles and pedestrians.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

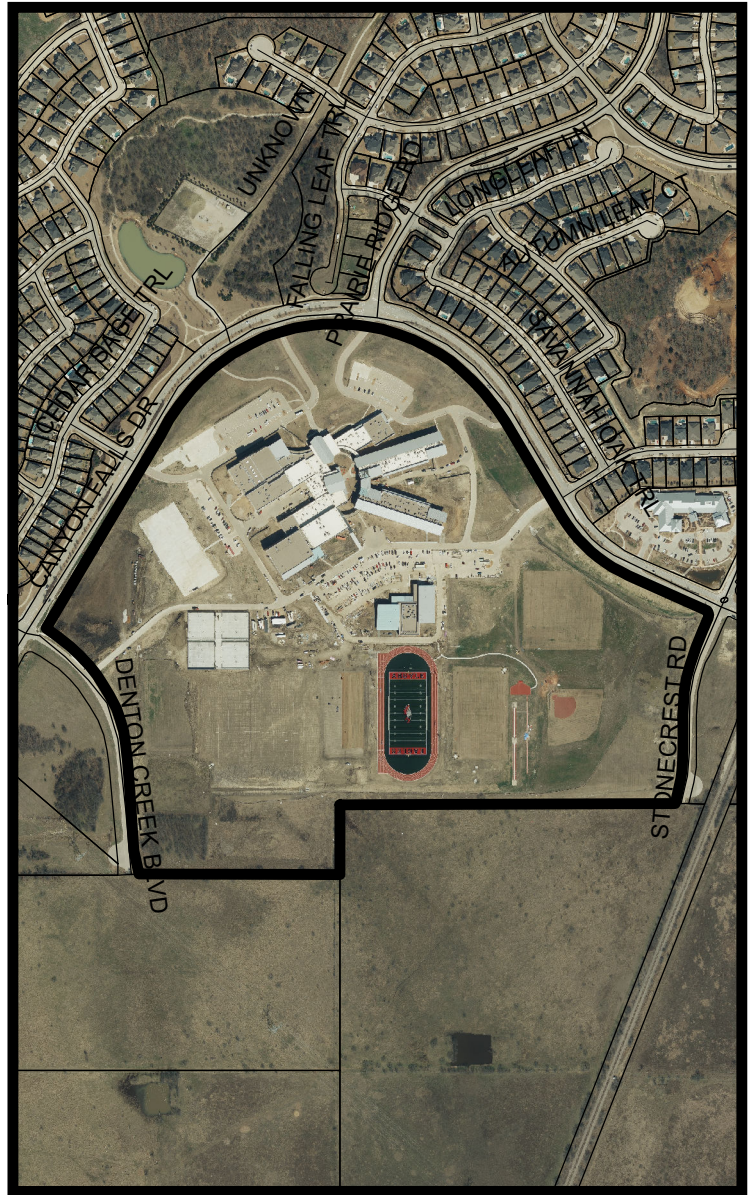
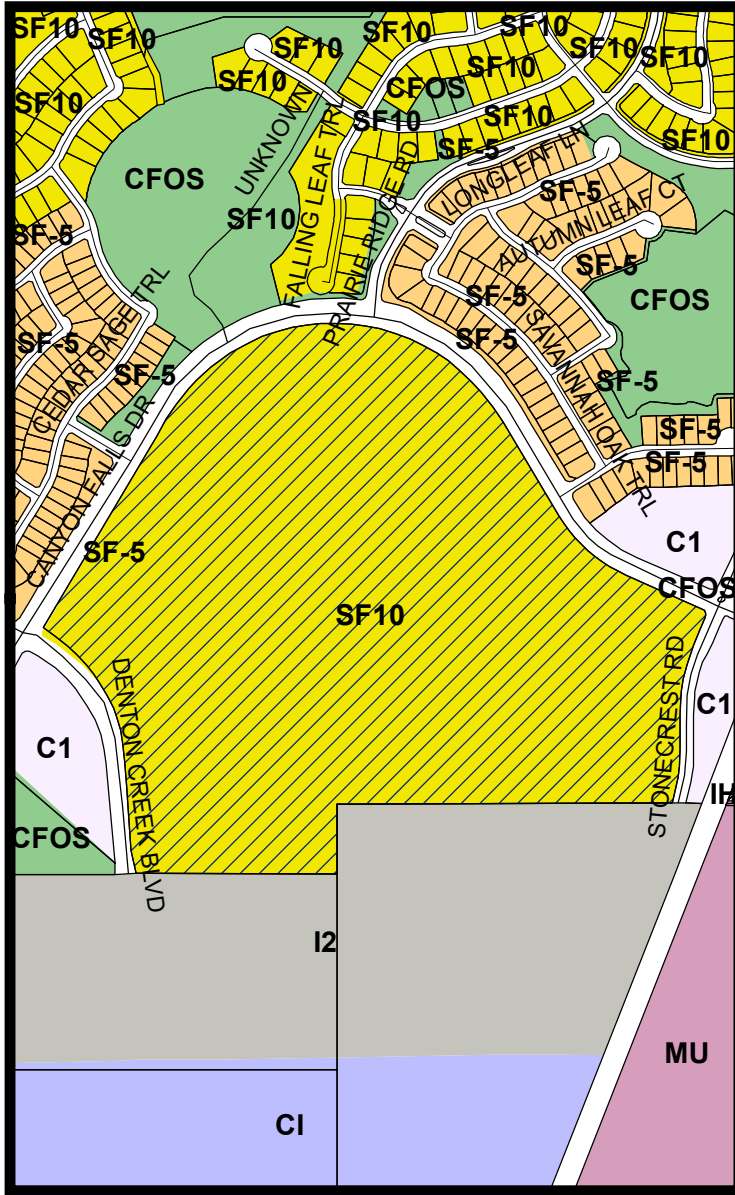
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Study
4. Site Plan Package

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

Vicinity Map

SP24-0003: Argyle HS Stadium & Indoor Athletic Center



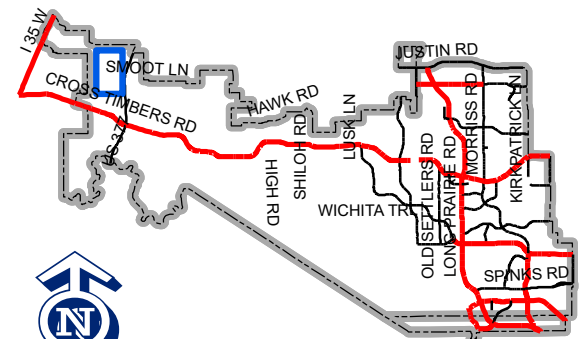
LEGEND

- | | | | |
|-------------------|-------------------------|-----------------|------------------|
| Campus Industrial | Canyon Falls Open Space | Commercial 1 | Industrial 2 |
| Interim Holding | Mixed Use | Single Family 5 | Single Family 10 |

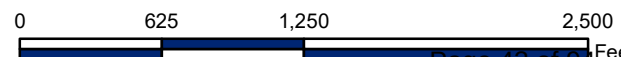
Subject Property

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

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



Map Location





111 West Main, Allen, Texas 75013
Ph: 972.359.1733, Fax: 972.359.1833

TX Firm #579

February 16, 2024

Town of Flower Mound
2121 Cross Timbers
Flower Mound, TX 75028

RE: Argyle High School Stadium
6601 Canyon Falls Dr, Argyle, TX 76226
LETTER OF INTENT – Site Plan, Plat

To Whom It May Concern,

The following is the information requested in the letter of intent required for a Site Plan and Plat submittal associated with a proposed stadium addition to the existing Argyle High School site:

Site Plan:

Existing Zoning	PD98 – SF10
Acreage	106.922 Gross (106.922 Net)
Proposed Zoning	Unchanged
Proposed Uses	High School With Added Stadium
Building Square Footage	73,925 SF (Prop. IAC Bldg., Pressbox, & 3 Concession Bldgs.)
Phases of Development	1 Phase
Special Considerations	Request variances listed in letter submitted with Site Plan

Plat:

Existing Zoning	PD98 – SF10
Acreage	106.922 Gross (106.922 Net)
Number of Lots	1
Special Considerations	None

Please call me if you have any questions or need any additional information.

Thanks,

A handwritten signature in black ink, appearing to read 'Rob Morse'.

Rob Morse, PE
RLK Engineering, Inc



June 20, 2024

Poornima Kashyap
Town of Flower Mound
2121 Cross Timbers
Flower Mound, TX 75028

RE: Argyle Stadium and IAC
Site Submission Variance Letter

Ms. Kashyap,

On behalf of the Argyle Independent School District, we would like to request a variance or waiver to the following sections of the Urban Design Plan as part of this site submission. These sections are:

4.1 Low-rise non-residential buildings (one to two stories)

Building Materials: Excluding window and door openings, building materials should be at least 80% masonry and up to 20% alternative material(s)

We respectfully request a variance for the max 20% secondary material for the reasons below that were included in previous correspondence, the most recent dated April 16, 2024:

This section would apply to the Indoor Athletic Center (IAC) and Stadium. The façade of this facility is stone and masonry up to 10' and high-end architectural metal panel the remainder. The wall composition is CMU with brick/stone veneer in the first 10' for durability, then transitions to metal stud and metal panel above. This section would apply to the Press-Box. The façade of this facility is masonry up to approximately 50 feet and high-end architectural metal panel the remainder.

Natural stone or brick masonry beyond what has been indicated becomes problematic from a cost and deflection standpoint with the pre-engineered metal building (stiffer requirements for this required by code, but beyond what metal building manufacturers typically encounter and often excluded). Argyle ISD prefers metal panel as it is essentially maintenance free, doesn't crack, doesn't require repainting over time, is lightweight, and has a favorable aesthetic consistent in finish with the other buildings on the site and metal finishes being used. We are proposing a high-quality 22-gauge, concealed fastener panel system designed for architectural applications, as opposed to a "metal building" R- panel that would typically be a lighter gauge, lesser finish, with exposed fasteners. We're happy to provide samples for review.

Another option is plaster, I believe considered masonry by ordinance. Plaster like any cementitious product cracks. If installed perfectly the cracking is hairline. However, this requires favorable environmental conditions (wind, temperature, humidity) and conscientious subcontractors. In my experience instillation in windy and/or dry conditions can cause additional cracking that can worsen over time and pose aesthetic, water infiltration, and freeze/thaw concerns. I have also experienced incompatibility issues in the chemical makeup between the scratch, brown and finish coats that resulted in significant cracking and a prolonged dispute

between the contractor and school district. For these reasons, we typically require plaster to be painted, which requires repainting throughout the life of the facility.

14.1 Roofs of non-residential buildings 15,000 square feet or less should reflect hip and/or gable style roofs with a slope between 6/12 and 9/12, with the goal being to replicate characteristics similar to residential homes within the Town.

This section would apply to the Indoor Athletic Center (IAC), and the Concession& Restroom buildings. The roof of these buildings is sloped, but the slope is consistent with the specified high-end low-slope standing seam product shallower than 3/12. This is the typical commercial application of standing seam in our experience, and we believe provides the following advantages.

- Pre-finished, resulting in lower maintenance
- light weight
- readily available
- made with recycled material
- consistent with the material palette already existing on the site.
- Lower slope keeps the building profile lower and closer to a human scale, in the spirit of Sec. 98-1021

The roof of the press box has a parapet and flat roof where equipment is mounted. Equipment is not visible from the ground, neither is the roof.

We would like to request a variance or waiver to the following sections of the Town Ordinances:

Sec. 82-74. – Off-street parking requirements.

The table does not reference stadium as a Use Type. The closest type of facility would be an Assembly Hall, which would require 1 parking spot per 3 seats. In most municipalities, we find 1 parking to 5 spots is acceptable, however utilizing the existing parking onsite in addition to the proposed parking we would be at 1:3.7 and would ask that a 1:4 ration is approved. Refer to attached parking study letter and supplemental data.

Sec. 98-1021. - Schedule of residential dimensional regulations.

We request a variance for this requirement. Residential dimensional regulations limit the height to three stories and 35 feet. The press box and IAC buildings will exceed that to be functional for their intended use (viewing the field of play at the press box and kicking/athletic activities at the IAC). We request they are approved at the heights indicated on the site plan submission. Roofs have been designed low slope to mitigate additional height.

The above items are noted in the site submission. I trust you will find this information suitable for meritorious design exception, please do not hesitate to contact me should you have any questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Sims', with a stylized flourish at the end.

Marty Sims, Principal
VLK Architects

May 20, 2024

Poornima Kashyap
Town of Flower Mound
2121 Cross Timbers
Flower Mound, TX 75028

RE: Argyle High School Additions & Stadium Project
Parking Study

Ms. Kashyap,

The existing code of ordinances (Sec. 82-74 Off-street parking requirements) does not specifically address the parking requirements for a stadium such as the addition proposed with this project. For that reason, we are providing this parking study to demonstrate that the proposed stadium layout on the high school site will meet the intended use.

We have been unable to identify a recommendation specific to this scenario by referring to the Texas A&M Transportation Institute and the Los Angeles Department of Building and Safety. Although, the latest version of the "ITE Parking Manual" supports reduced parking in general, and the "Kyle-Field Game Day Transportation Plan", published by the Texas A&M Transportation Institute seems to indicate Kyle-Field is approximately 1 spot per 4.8 attendees. Los Angeles Department of Building and Safety cites 1:5, as does FIFA, for stadiums. The vast majority of high school stadiums designed by VLK (architect for this project) and the architectural PM, have been designed to 1:4, with a minority being approved at 1:5. A short list of stadiums we are aware of with a 1:4 or 1:5 ratio are as follows:

Katy ISD- Legacy Stadium
Hutto ISD- Memorial Stadium
Crowley ISD- New Central District Stadium
Eagle-Mountain Saginaw ISD- Pioneer Stadium
Denton ISD- Carrico Stadium
Denton ISD- Collins Athletic Complex
Arlington ISD- Martin HS Stadium
Aledo ISD- Bearcat Stadium
Weatherford ISD- Kangaroo Stadium
McKinney ISD- McKinney Stadium
Plano ISD- Clark Stadium 1:567
Little Elm ISD- Little Elm Athletic Complex

The 1,230 existing on-site stalls plus the additional 791 proposed stalls would yield a total of 2,021. The proposed stadium has 7,500 seats which would set the parking ratio at 1:3.8. A

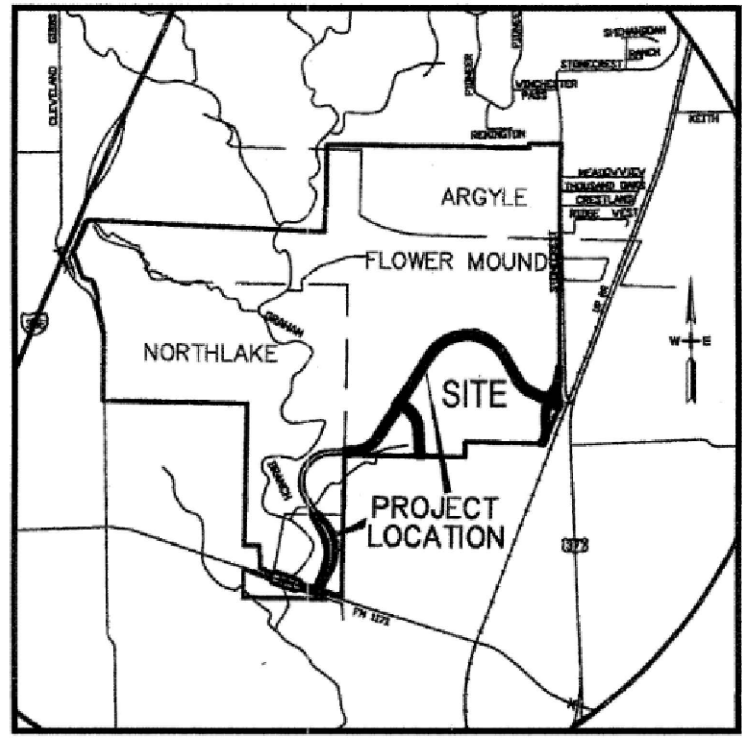
parking ratio of 1:4 is within the typical ratio used for a stadium based on the above parking study.

If you need additional information or have questions, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Morse". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Rob Morse, PE
RLK Engineering, Inc



CALLLED 7.943 ACRES
NASH CANYON FALLS, L.L.C.
VOLUME 2015, PAGE 34494
L.R.D.C.T.

Boundary Curve Table

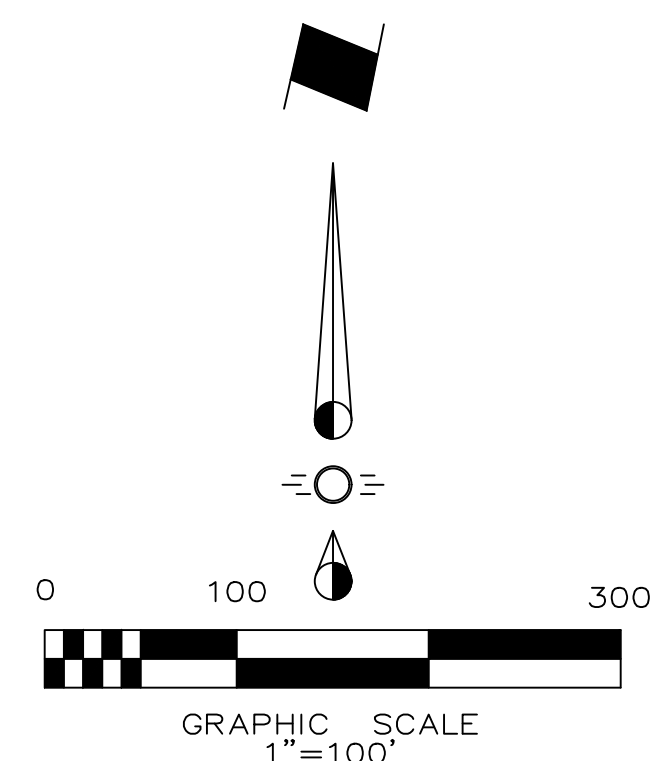
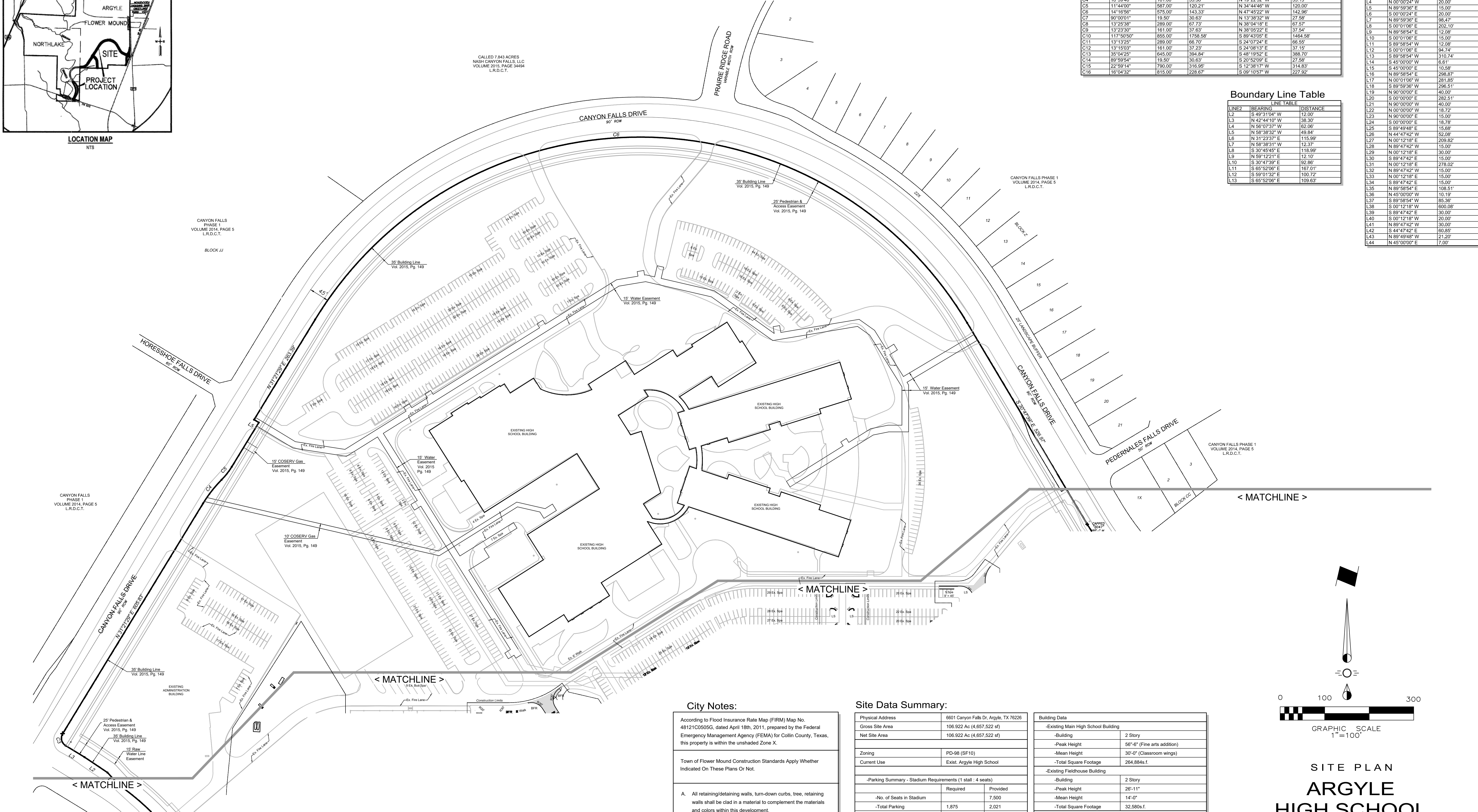
CURVE	DELTA ANGLE	RADIUS	CURVE TABLE		
			ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°14'46"	555.00'	138.00'	N 11°39'34" W	137.64'
C2	14°44'06"	575.00'	147.37'	N 11°52'45" W	146.97'
C3	9°14'08"	289.00'	46.58'	N 14°30'03" W	46.53'
C4	18°59'46"	161.00'	53.38'	N 19°22'52" W	53.13'
C5	11°44'00"	587.00'	120.21'	N 34°44'46" W	120.00'
C6	14°16'56"	575.00'	143.33'	N 47°45'22" W	142.96'
C7	90°00'01"	19.50'	30.63'	N 13°38'32" W	27.58'
C8	13°25'38"	289.00'	67.73'	N 38°04'18" E	67.57'
C9	13°23'30"	161.00'	37.63'	N 38°05'22" E	37.54'
C10	117°50'00"	855.00'	1758.54'	S 89°43'00" E	1464.58'
C11	13°13'25"	289.00'	66.70'	S 24°07'24" E	66.55'
C12	13°15'03"	161.00'	37.23'	S 24°08'13" E	37.15'
C13	38°04'25"	645.00'	394.84'	S 48°19'52" E	388.70'
C14	89°59'54"	19.50'	30.63'	S 20°52'09" E	27.58'
C15	22°59'14"	790.00'	316.95'	S 12°38'17" W	314.83'
C16	16°04'32"	815.00'	228.67'	S 09°10'57" W	227.92'

Easement Line Table

LINE	BEARING	LINE TABLE	
		DISTANCE	
L1	N 00°00'00" W	55.79'	
L2	N 00°00'00" W	15.00'	
L3	N 89°59'36" E	198.03'	
L4	N 00°00'24" W	20.00'	
L5	N 89°59'36" E	15.00'	
L6	S 00°00'24" E	20.00'	
L7	N 89°59'36" E	98.47'	
L8	S 00°01'06" E	202.10'	
L9	N 89°58'54" E	12.08'	
L10	S 00°01'06" E	15.00'	
L11	S 89°58'54" W	12.08'	
L12	S 00°01'06" E	94.74'	
L13	N 89°58'54" W	310.74'	
L14	S 45°00'00" W	6.61'	
L15	S 45°00'00" E	10.58'	
L16	N 89°58'54" E	298.87'	
L17	N 00°01'06" W	281.85'	
L18	S 89°59'36" W	296.51'	
L19	N 90°00'00" E	40.00'	
L20	S 00°00'00" E	282.51'	
L21	N 90°00'00" W	40.00'	
L22	N 00°00'00" W	15.72'	
L23	N 90°00'00" E	15.00'	
L24	S 00°00'00" E	18.78'	
L25	S 89°49'48" E	15.68'	
L26	N 44°47'42" W	52.08'	
L27	N 00°12'18" E	209.82'	
L28	N 89°47'42" W	15.00'	
L29	N 00°12'18" E	30.00'	
L30	S 89°47'42" E	15.00'	
L31	N 00°12'18" E	278.02'	
L32	N 89°47'42" W	15.00'	
L33	N 00°12'18" E	15.00'	
L34	S 89°47'42" E	15.00'	
L35	N 89°58'54" E	106.51'	
L36	N 45°00'00" W	10.19'	
L37	S 89°58'54" W	85.36'	
L38	S 00°12'18" W	600.08'	
L39	S 89°47'42" E	30.00'	
L40	S 00°12'18" W	20.00'	
L41	N 89°47'42" W	30.00'	
L42	S 44°47'42" E	60.85'	
L43	N 89°49'48" W	21.20'	
L44	N 45°00'00" E	7.00'	

Boundary Line Table

LINE#	BEARING	LINE TABLE	
		DISTANCE	
L2	S 49°31'04" W	12.00'	
L3	N 42°44'10" W	38.30'	
L4	N 56°07'37" W	62.06'	
L5	N 58°38'32" W	49.84'	
L6	N 31°23'37" E	115.99'	
L7	N 58°38'31" W	12.37'	
L8	S 30°45'45" E	118.99'	
L9	N 59°12'21" E	12.10'	
L10	S 30°47'39" E	92.86'	
L11	S 65°52'08" E	167.01'	
L12	S 69°01'32" E	100.72'	
L13	S 65°52'08" E	109.63'	



SITE PLAN
ARGYLE
HIGH SCHOOL
LOT 1R, BLOCK 1
106.922 Acres Situated In The
J. WILBURN SURVEY ~ ABST. 1416
FLOWER MOUND, DENTON COUNTY, TEXAS

Legend:

Proposed Fire Lane	
LS	Landscape Area
ROW	Right-Of-Way
BFR	Barrier Free Ramp

City Notes:

According to Flood Insurance Rate Map (FIRM) Map No. 48121C0505G, dated April 18th, 2011, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within the unshaded Zone X.

Town of Flower Mound Construction Standards Apply Whether Indicated On These Plans Or Not.

A. 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.

B. All ground based HVAC shall be screened with live screening or a masonry enclosure. Any masonry enclosure shall be clad in the same material as the main building.

C. All roof-mounted mechanical units and/or equipment shall be screened from view.

D. Dumpster screening wall shall be clad in a material to match the materials on the main building.

E. Dumpster screening wall requires a separate building permit.

F. Signs require a separate building permit. Any signs depicted on the site plan or elevations are not approved as a part of this review and must comply with all applicable Town regulations.

Site Data Summary:

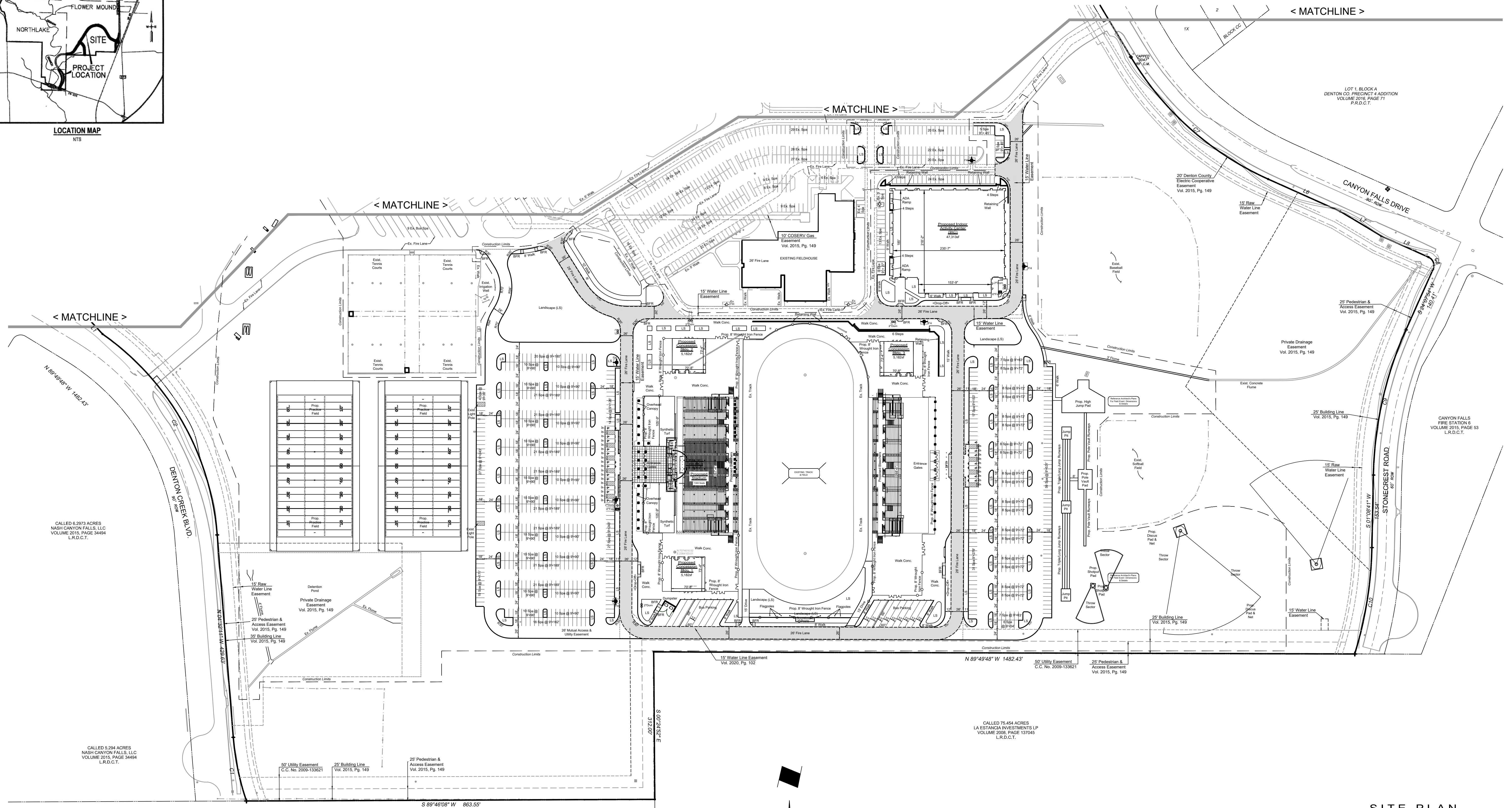
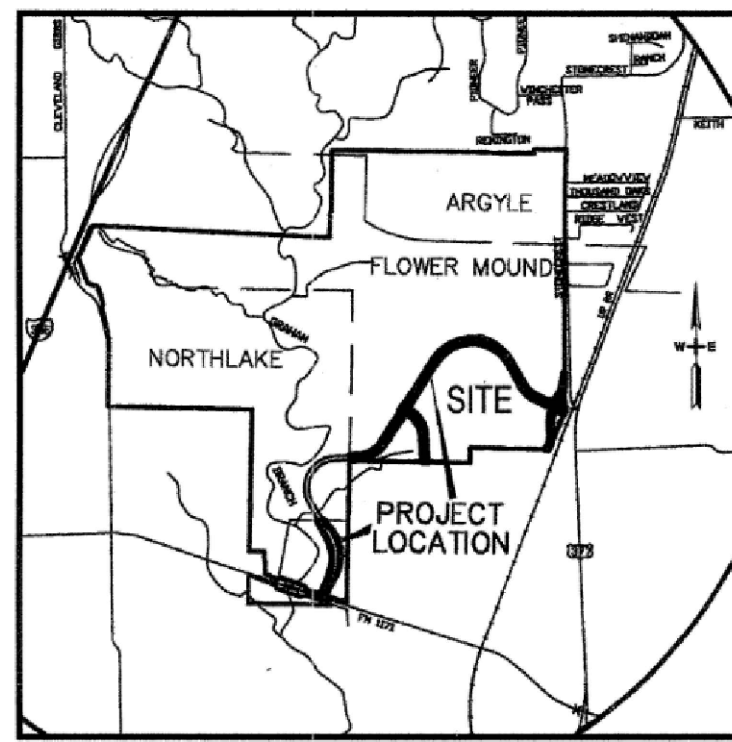
Physical Address	6601 Canyon Falls Dr, Argyle, TX 76226
Gross Site Area	106.922 Ac (4,657,522 sf)
Net Site Area	106.922 Ac (4,657,522 sf)
Zoning	PD-98 (SF10)
Current Use	Exist. Argyle High School
-Parking Summary - Stadium Requirements (1 stall : 4 seats)	
	Required Provided
-No. of Seats in Stadium	7,500
-Total Parking	1,875 2,021
-Existing = 1,230	
-Proposed = 791	

Building Data	
-Existing Main High School Building	
-Building	2 Story
-Peak Height	56'-6" (Fine arts addition)
-Mean Height	30'-0" (Classroom wings)
-Total Square Footage	284,884s.f.
-Existing Fieldhouse Building	
-Building	2 Story
-Peak Height	26'-11"
-Mean Height	14'-0"
-Total Square Footage	32,580s.f.
-Proposed Press Box	
-Building	4 Story (1,394 sf / 1st Flr)
-Peak Height	105'-2"
-Mean Height	101'-7"
-Total Square Footage	11,066 s.f.
-Proposed Indoor Activity Center	
-Building	1 Story
-Peak Height	53'-9"
-Mean Height	45'-4"
-Total Square Footage	47,313 s.f.
-Proposed Concession Buildings (3 Total)	
-Building	1 Story
-Peak Height	20'-1"
-Mean Height	17'-8"
-Total Square Footage	5,182 s.f. (Each)

Owner
Argyle Independent School District
800 Eagle Drive
Argyle, Texas 76266
Telephone 940 464-7241

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200



Boundary Curve Table

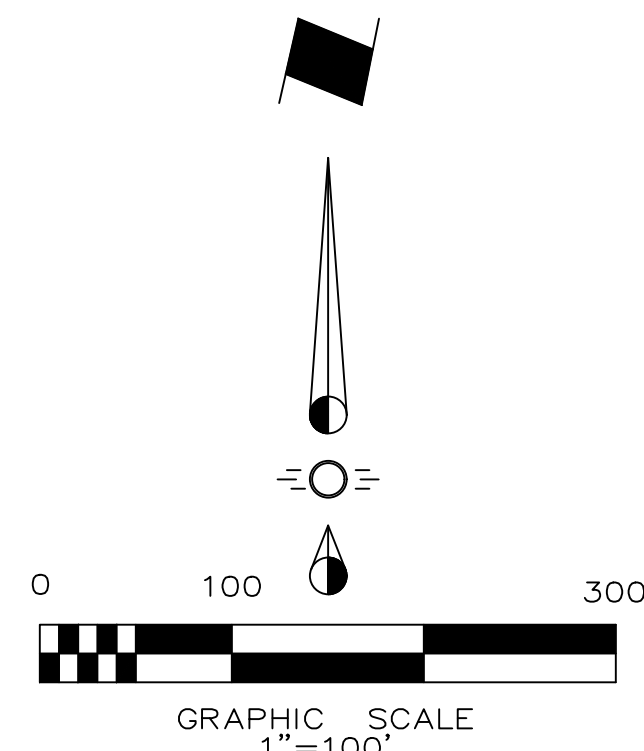
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°12'00"	138.00	13.80	N 11°39'54" W	137.64
C2	14°41'06"	575.00	147.37	N 11°52'45" W	146.97
C3	13°41'08"	289.00	45.58	N 30°03'03" W	55.53
C4	18°59'46"	61.50	18.58	N 10°25'52" E	53.13
C5	11°44'00"	587.00	120.21	N 34°44'46" W	120.00
C6	14°16'58"	567.00	143.33	N 47°45'22" E	129.09
C7	90°00'01"	15.00	30.63	N 38°36'32" E	27.98
C8	13°25'38"	289.00	67.73	N 38°04'18" E	67.57
C9	13°23'30"	161.00	37.63	N 38°05'22" E	37.54
C10	13°15'02"	655.00	178.58	N 38°40'15" E	144.68
C11	13°12'25"	289.00	66.70	S 24°07'24" E	66.55
C12	13°15'03"	161.00	37.23	S 24°08'13" E	37.19
C13	39°04'25"	645.00	394.84	S 19°02'12" E	86.95
C14	89°59'54"	19.50	30.63	S 20°52'09" E	27.88
C15	22°59'14"	750.00	316.95	S 12°38'17" W	314.63
C16	29°34'14"	226.00	119.57	S 88°07'12" W	118.70

Boundary Line Table

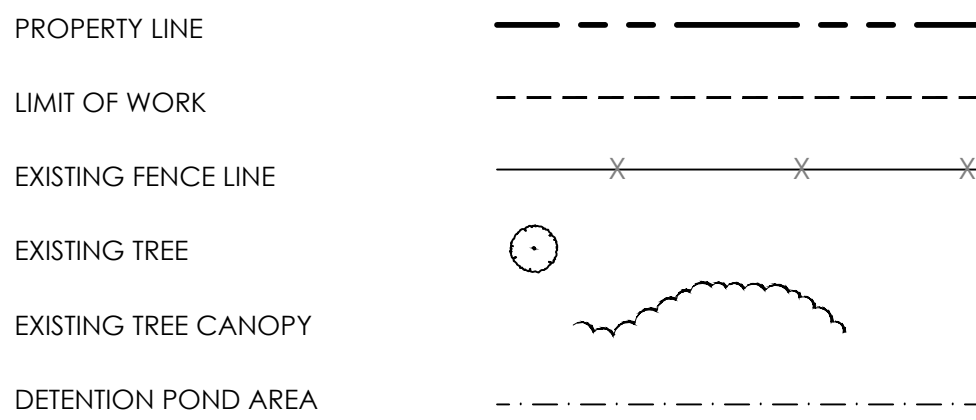
LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S 49°31'04" W	12.00'
L3	N 42°44'10" W	38.30'
L4	N 56°07'37" W	62.06'
L5	N 58°38'32" W	49.84'
L6	N 31°23'37" E	115.99'
L7	N 58°38'31" W	12.37'
L8	S 30°45'45" E	118.99'
L9	N 59°12'21" E	12.10'
L10	S 30°47'39" E	92.86'
L11	S 65°52'06" E	167.01'
L12	S 59°01'32" E	100.72'
L13	S 65°52'06" E	109.63'

Legend:

Proposed Fire Lane	
LS	Landscape Area
ROW	Right-Of-Way
BFR	Barrier Free Ramp



LEGEND

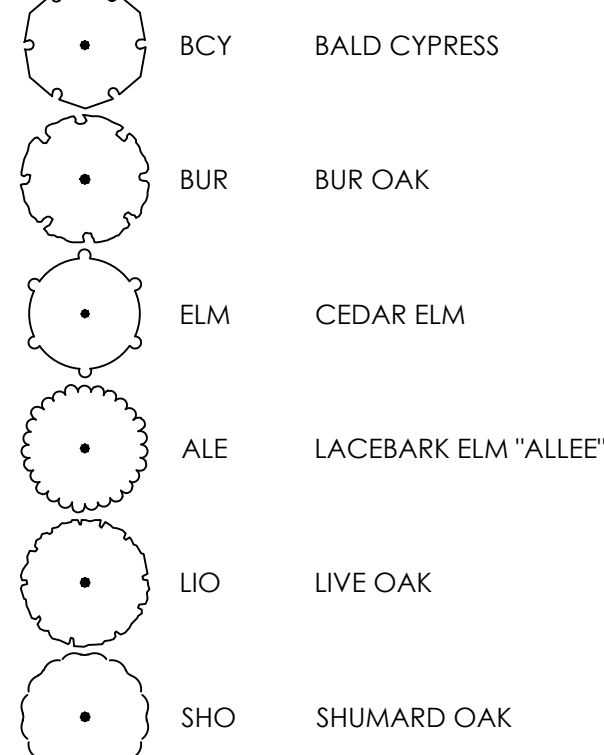


TREE BIODIVERSITY TABLE					
COMMON NAME	# TREES	SPECIES	% (MAX. 20%)	GENUS	% (MAX. 50%)
BALD CYPRESS	14	DISTICHUM	7.45	TAXODIUM	7.45
BUR OAK	10	MACROCARPA	5.32	QUERCUS	41.50
SHUMARD OAK	19	SHUMARDII	10.11		
LIVE OAK	35	VIRGINIANA	18.62		
CEDAR ELM	18	CRASSIFOLIA	9.57	ULMUS	20.74
LACEBARK ELM 'ALLEE'	21	PARVIFOLIA 'ALLEE'	11.17		
SOUTHERN MAGNOLIA	17	GRANDIFLORA	9.04	MAGNOLIA	9.04
THORNLESS MESQUITE	14	'PHOENIX'	7.45	PROSOPIS	7.45
EASTERN REDBUD	19	CANADENSIS	10.11	CERCIS	10.11
MEXICAN PLUM	8	MEXICANA	4.26	PRUNUS	4.26
TREE YAUPON HOLLY	13	VOMITORIA	6.91	ILEX	6.91
TREE TOTAL	188				

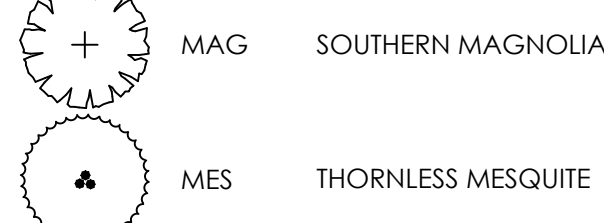
PLANT SCHEDULE

SYMBOL CODE COMMON NAME

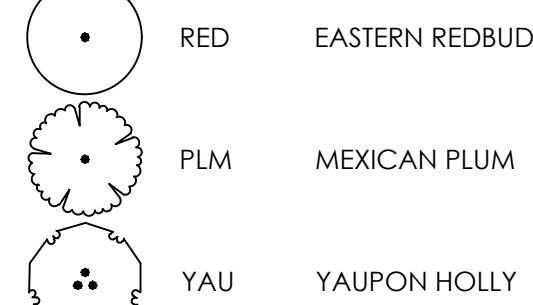
LARGE TREES



MEDIUM TREES



SMALL TREES



SYMBOL CODE COMMON NAME

SHRUBS



LANDSCAPE DATA CHART

LANDSCAPING & SCREENING REQUIREMENTS
FOUNDATION PLANTING

STREET YARD LANDSCAPE (PROVIDED IN PREVIOUS PHASE)
STREET YARD AREA = 1,613,410 SF
STREET YARD LANDSCAPE REQUIRED (1,613,410X20%)

STREET YARD TREES REQUIRED
(1,613,410 SF - 110,000 SF / 5,000 SF = 301 + 50 TREES)

STREET BUFFER LANDSCAPING (PROVIDED IN PREVIOUS PHASE)
BUFFER (1'-3' CAL TREE PER 30 LF OF FRONTAGE):
DENTON CREEK BLVD. = 1,214 LF / 30 LF
CANYON FALLS DR. = 4,180 LF / 30 LF
STONECREST RD. = 846 LF / 30 LF

FRONTAGE SHRUBS (PROVIDED IN PREVIOUS PHASE)

10 SHRUBS PER 50 LF
DENTON CREEK BLVD. = 1,214 LF / 50 LF x 10
CANYON FALLS DR. = 4,180 LF / 50 LF x 10
STONECREST RD. = 846 LF / 50 LF x 10

PARKING AREA LANDSCAPING (PROVIDED IN PREVIOUS PHASE)
45 SF OF LANDSCAPE FOR EVERY 12 PARKING SPACES
571 SPACES / 12 X 45
1 TREE FOR EVERY 20 PARKING SPACES
571 SPACES / 20

ALL PARKING SPACES TO BE WITHIN 100' OF A TREE
PARKING AREAS TO HAVE 3' HT. SCREENING FROM STREET
SCREENING CAN BE SHRUBS, BERMS, WALLS OR FENCES

PARKING AREA LANDSCAPING (NEW PARKING)
45 SF OF LANDSCAPE FOR EVERY 12 PARKING SPACES
791 SPACES / 12 X 45
1 TREE FOR EVERY 20 PARKING SPACES
791 SPACES / 20

ALL PARKING SPACES TO BE WITHIN 100' OF A TREE
PARKING AREAS TO HAVE 3' HT. SCREENING FROM STREET
SCREENING CAN BE SHRUBS, BERMS, WALLS OR FENCES

SECTION 94-65 DETENTION, RETENTION AND WATER IMPOUNDMENT AREAS
PERIMETER TREES BASED ON SURFACE SQUARE FOOTAGE

>35,000 SF DETENTION AREA:
49 TREES FOR THE FIRST 35,000 SF, PLUS ONE TREE FOR EVERY
1,400 SF TREES TO BE PLACED WITHIN 50 FEET OF THE DETENTION

DETENTION AREA PROVIDED: APPROX. 97,000

REQUIRED

5' WIDE

20% MIN

322,682 SF

351 TREES

243 SHRUBS
836 SHRUBS
170 SHRUBS

2,160 SF

29 TREES

2,966 SF

40 TREES

SHRUBS PROVIDED

49+44=93 TREES

PROVIDED

5' WIDE

20% MIN

1,212,480 SF

366 TREES

245 SHRUBS
839 SHRUBS
170 SHRUBS

6,204 SF

29 TREES

15,334 SF

54 TREES

SHRUBS PROVIDED

93 TREES
(14 R.O.W. EXIST. BUFFER TREES)
(79 NEW TREES)



VLK | ARCHITECTS

ARCHITECT

VLK Architects, Inc.
20445 State Hwy 249, Suite 350
Houston, Texas 77070
Main Phone: 281.671.2300
www.vlkarchitects.com

CIVIL ENGINEER

RLK Engineering
1111 W Main Street #2783
Allen, Texas 75013
Main Phone: 214.619.1733
www.consultantwebsite.com

LANDSCAPE / IRRIGATION

Dunaway Associates

550 Bailey Avenue Ste. 400
Fort Worth, TX 76107
Main Phone: 817.335.1121
www.dunawayassociates.com

STRUCTURAL ENGINEER

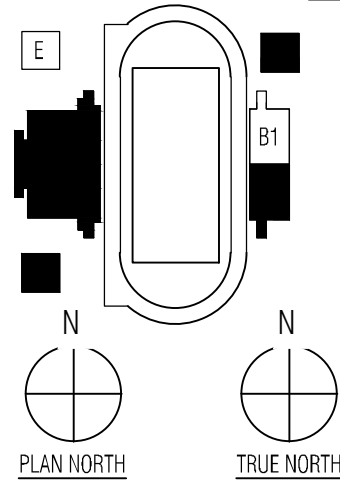
L.A. FUESS PARTNERS, INC.

3333 Lee Parkway, Suite 300
Dallas, Texas 75219
Main Phone: 214.871.7010
www.lafp.com

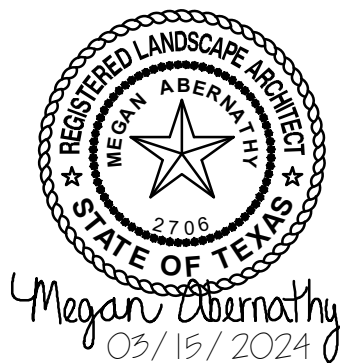
M.E.P. ENGINEER

Consultant Name

1234 Any Street
City, Texas 76100
Main Phone: 123.456.7890
www.consultantwebsite.com



Town Site Review



ISSUED: MARCH 15, 2024

Revision No. Revision Date

Director

KLS

Designer

MEA

Proj. Arch.

MEA

Drawn By

JMM

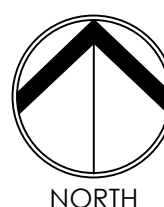
Quality Control

KLS

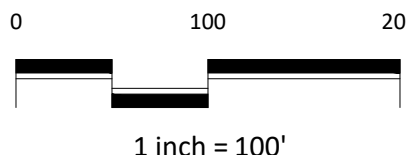
23-013.00

PLANTING CODE
COMPLIANCE PLAN

L0.00



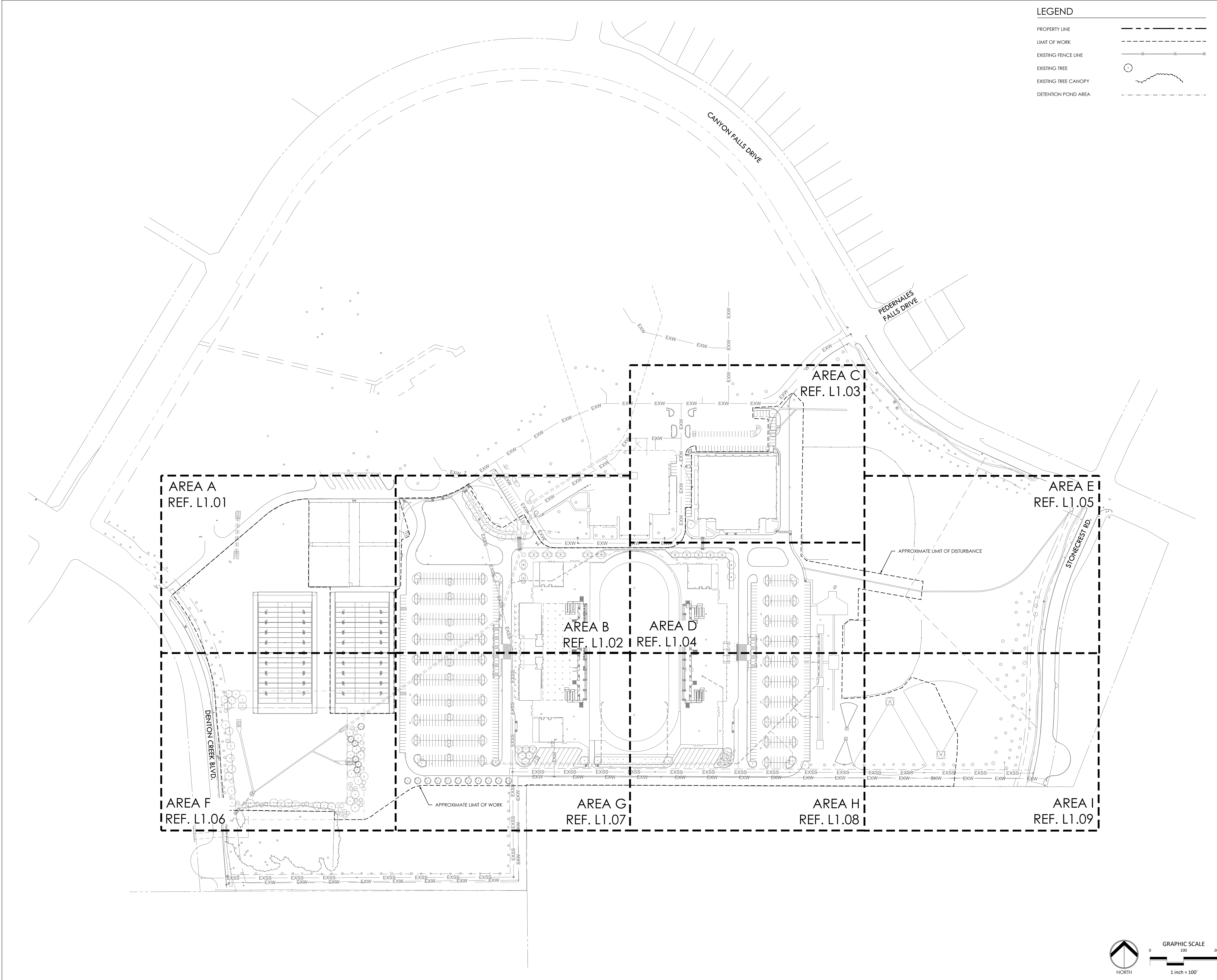
GRAPHIC SCALE



1 inch = 100'

New Stadium & Indoor Activity Center at Argyle HS

Argyle ISD
Argyle, TEXAS



LEGEND

PROPERTY LINE
LIMIT OF WORK
EXISTING FENCE LINE
EXISTING TREE
EXISTING TREE CANOPY
DETENTION POND AREA

ARCHITECT

VLK Architects, Inc.
20445 State Hwy 249, Suite 350
Houston, Texas 77070
Main Phone: 281.671.2300
www.vlkarchitects.com

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Town Site Review

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Revision No. Revision Date

Director	Drawn By
KLS	JMM
Designer	Quality Control
MEA	KLS
Proj. Arch.	
MEA	

23-013.00

PLANTING PLAN OVERALL

L1.00

GRAPHIC SCALE

0 100 200

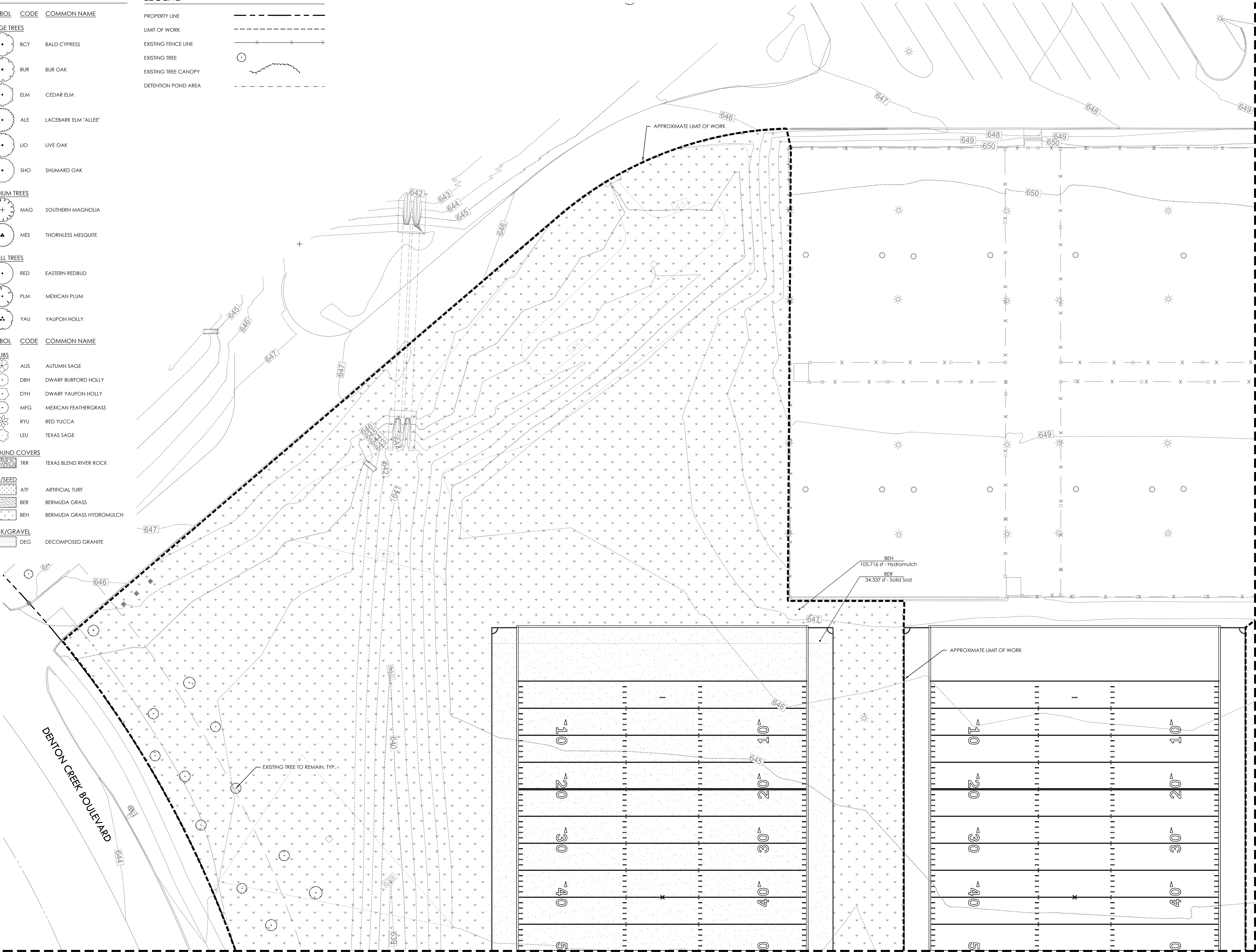
1 inch = 100'

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
LARGE TREES		
	BCY	BALD CYPRESS
	BUR	BUR OAK
	ELM	CEDAR ELM
	ALE	LACEBARK ELM "ALLEE"
	LIO	LIVE OAK
	SHO	SHUMARD OAK
MEDIUM TREES		
	MAG	SOUTHERN MAGNOLIA
	MES	THORNTLESS MESQUITE
SMALL TREES		
	RED	EASTERN REDBUD
	PLM	MEXICAN PLUM
	YAU	YAUAPON HOLLY
SHRUBS		
	AUS	AUTUMN SAGE
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YAUAPON HOLLY
	MFG	MEXICAN FEATHERGRASS
	RYU	RED YUCCA
	LEU	TEXAS SAGE
GROUND COVERS		
	TRR	TEXAS BLEND RIVER ROCK
SOD/SEED		
	ATF	ARTIFICIAL TURF
	BER	BERMUDA GRASS
	BEH	BERMUDA GRASS HYDROMULCH
ROCK/GRAVEL		
	DEG	DECOMPOSED GRANITE

LEGEND

PROPERTY LINE	
LIMIT OF WORK	
EXISTING FENCE LINE	
EXISTING TREE	
EXISTING TREE CANOPY	
DETENTION POND AREA	



MATCHLINE (SEE SHEET L1.02)

MATCHLINE (SEE SHEET L1.06)

VLK | ARCHITECTS

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LANDSCAPE / IRRIGATION

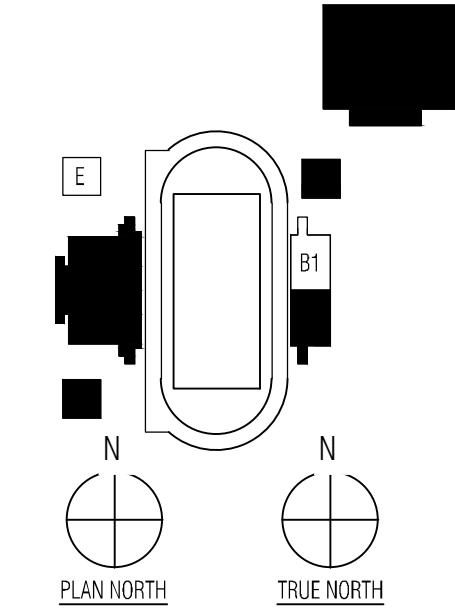
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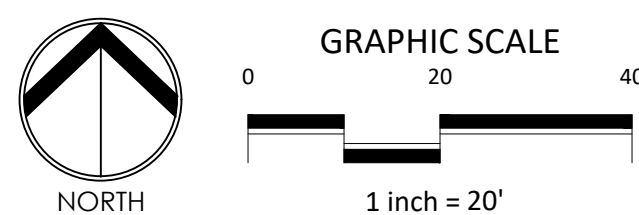
Director
KLS
Designer
MEA
Proj. Arch.
MEA

Drawn By
JMM
Quality Control
KLS

23-013.00

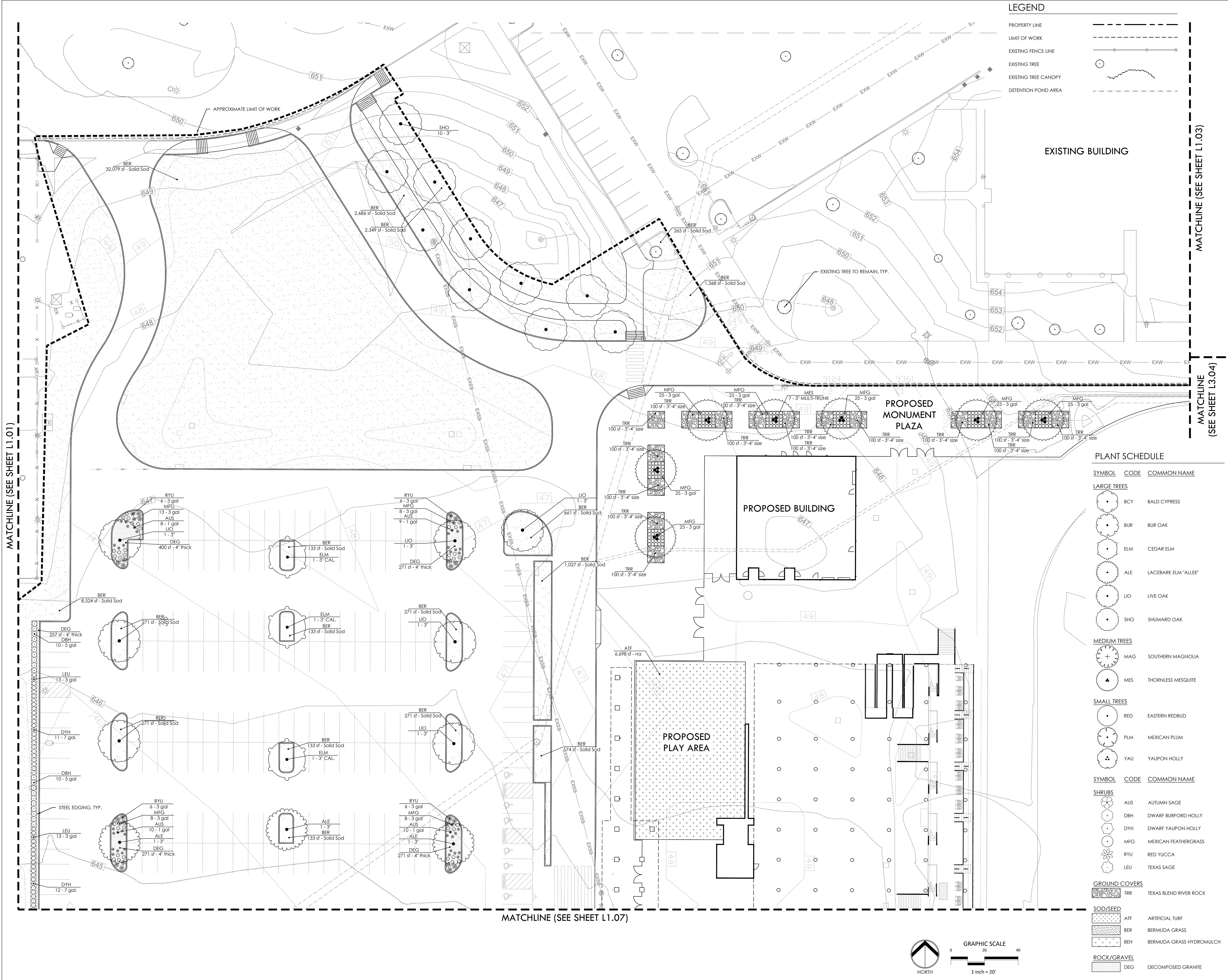
PLANTING PLAN AREA A

L1.01



Argyle ISD
Argyle, TEXAS

New Stadium & Indoor Activity Center at Argyle HS



PLANT SCHEDULE

SYMBOL CODE COMMON NAME

LARGE TREES

- BCY BALD CYPRESS
BUR BUR OAK
ELM CEDAR ELM
ALE LACEBARK ELM "ALLEE"
LIO LIVE OAK
SHO SHUMARD OAK

MEDIUM TREES

- MAG SOUTHERN MAGNOLIA
MES THORNLESS MESQUITE

SMALL TREES

- RED EASTERN REDBUD
PLM MEXICAN PLUM
YAU YAUPOH HOLLY

SYMBOL CODE COMMON NAME

SHRUBS

- AUS AUTUMN SAGE
DBH DWARF BURFORD HOLLY
DYH DWARF YAUPOH HOLLY
MFG MEXICAN FEATHERGRASS
RYU RED YUCCA
LEU TEXAS SAGE

GROUND COVERS

- TRR TEXAS BLEND RIVER ROCK

SOD/SEED

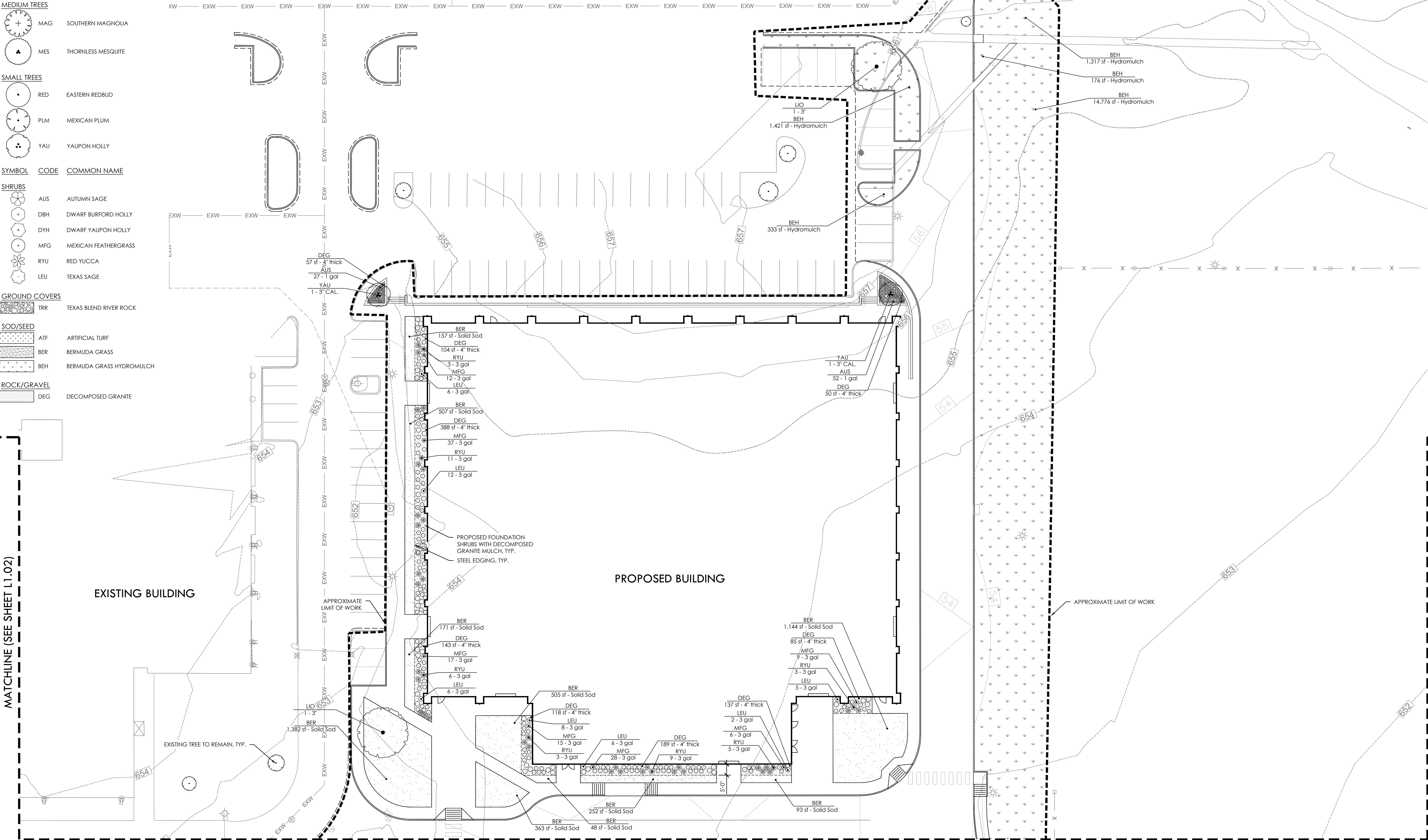
- ATF ARTIFICIAL TURF
BER BERMUDA GRASS
BEH BERMUDA GRASS HYDROMULCH

ROCK/GRAVEL

- DEG DECOMPOSED GRANITE

LEGEND

- PROPERTY LINE
LIMIT OF WORK
EXISTING FENCE LINE
EXISTING TREE
EXISTING TREE CANOPY
DETENTION POND AREA



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LANDSCAPE / IRRIGATION

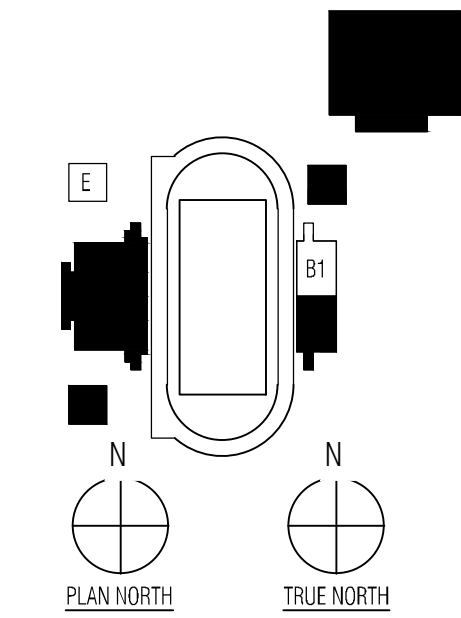
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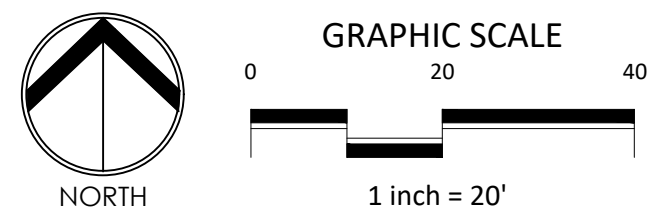
Director
KLS
Designer
MEA
Proj. Arch.
MEA

Drawn By
JMM
Quality Control
KLS

23-013.00

PLANTING PLAN AREA C

L1.03



Argyle ISD
Argyle, TEXAS

New Stadium & Indoor Activity Center at Argyle HS

PLANT SCHEDULE

SYMBOL CODE COMMON NAME

LARGE TREES

	BCY	BALD CYPRESS
	BUR	BUR OAK
	ELM	CEDAR ELM
	ALE	LACEBARK ELM "ALLEE"
	LIO	LIVE OAK
	SHO	SHUMARD OAK

MEDIUM TREES

	MAG	SOUTHERN MAGNOLIA
	MES	THORNLESS MESQUITE

SMALL TREES

	RED	EASTERN REDBUD
	PLM	MEXICAN PLUM
	YAU	YAUPON HOLLY

SYMBOL CODE COMMON NAME

SHRUBS

	AUS	AUTUMN SAGE
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YAUPON HOLLY
	MFG	MEXICAN FEATHERGRASS
	RYU	RED YUCCA
	LEU	TEXAS SAGE

GROUND COVERS

	TRR	TEXAS BLEND RIVER ROCK
--	-----	------------------------

SOD/SEED

	ATF	ARTIFICIAL TURF
	BER	BERMUDA GRASS
	BEH	BERMUDA GRASS HYDROMULCH

ROCK/GRAVEL

	DEG	DECOMPOSED GRANITE
--	-----	--------------------

LEGEND

PROPERTY LINE	
LIMIT OF WORK	
EXISTING FENCE LINE	
EXISTING TREE	
EXISTING TREE CANOPY	
DETENTION POND AREA	

MATCHLINE (SEE SHEET L1.03)

MATCHLINE (SEE SHEET L1.08)



GRAPHIC SCALE
0 20 40
1 inch = 20'



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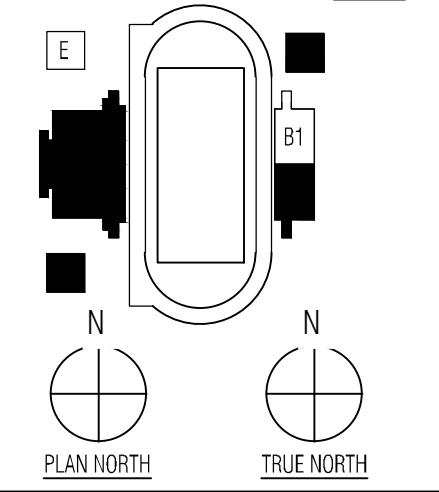
STRUCTURAL ENGINEER

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3333 Lee Parkway, Suite 300
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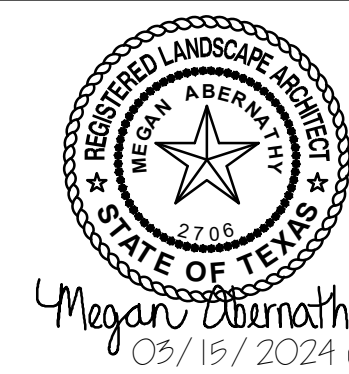
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KLS
Designer
MEA
Proj. Arch.
MEA

Drawn By
JMM
Quality Control
KLS

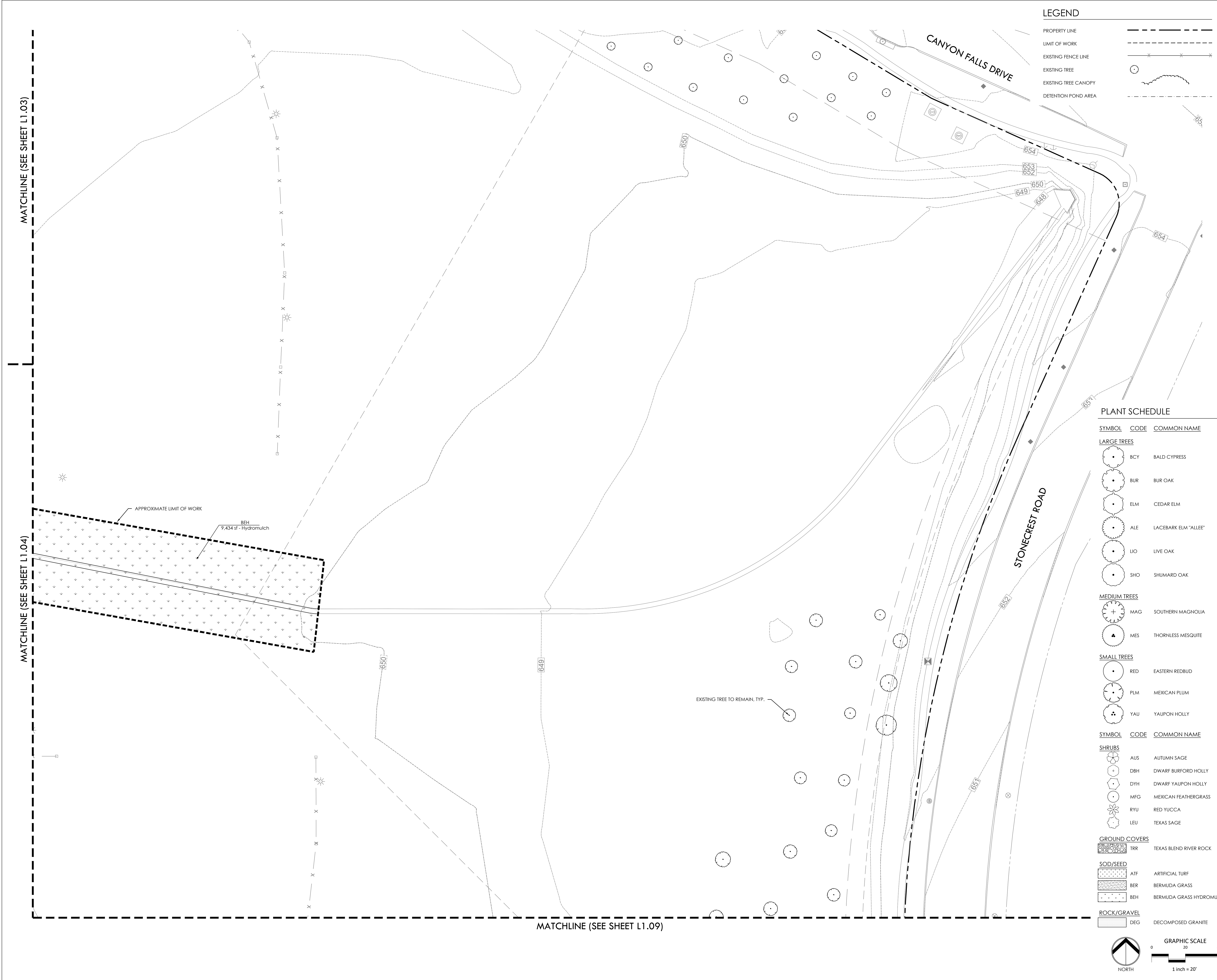
23-013.00

PLANTING PLAN AREA D

L1.04

Argyle SD
Argyle, TEXAS

New Stadium & Indoor Activity Center at Argyle HS



LEGEND	
PROPERTY LINE	
LIMIT OF WORK	
EXISTING FENCE LINE	
EXISTING TREE	
EXISTING TREE CANOPY	
DETENTION POND AREA	

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
--------	------	-------------

LARGE TREES

	BCY	BALD CYPRESS
	BUR	BUR OAK
	ELM	CEDAR ELM
	ALE	LACEBARK ELM "ALLEE"
	LIO	LIVE OAK
	SHO	SHUMARD OAK

MEDIUM TREES

	MAG	SOUTHERN MAGNOLIA
	MES	THORNLESS MESQUITE

SMALL TREES

	RED	EASTERN REDBUD
	PLM	MEXICAN PLUM
	YAU	YAUPOON HOLLY

SYMBOL	CODE	COMMON NAME
--------	------	-------------

SHRUBS

	AUS	AUTUMN SAGE
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YAUPOON HOLLY
	MFG	MEXICAN FEATHERGRASS
	RYU	RED YUCCA
	LEU	TEXAS SAGE

GROUND COVERS

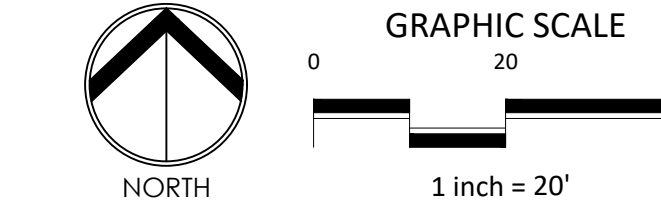
	TRR	TEXAS BLEND RIVER ROCK
--	-----	------------------------

SOD/SEED

	ATF	ARTIFICIAL TURF
	BER	BERMUDA GRASS
	BEH	BERMUDA GRASS HYDROMULCH

ROCK/GRAVEL

	DEG	DECOMPOSED GRANITE
--	-----	--------------------



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Revision No.	Revision Date

Director
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Design
ME

Proj. Arch.
ME

Drawn By
JMM

Quality Control
KLS

23-013.00

PLANTING PLAN AREA E

L1.05

LEGEND

PROPERTY LINE	
LIMIT OF WORK	
EXISTING FENCE LINE	
EXISTING TREE	
EXISTING TREE CANOPY	
DETENTION POND AREA	

PLANT SCHEDULE

SYMBOL CODE COMMON NAME

LARGE TREES

	BCY	BALD CYPRESS
	BUR	BUR OAK
	ELM	CEDAR ELM
	ALE	LACEBARK ELM "ALLEE"
	LIO	LIVE OAK
	SHO	SHUMARD OAK

MEDIUM TREES

	MAG	SOUTHERN MAGNOLIA
	MES	THORNTLESS MESQUITE

SMALL TREES

	RED	EASTERN REDBUD
	PLM	MEXICAN PLUM
	YAU	YAUPOH HOLLY

SYMBOL CODE COMMON NAME

SHRUBS

	AUS	AUTUMN SAGE
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YAUPOH HOLLY
	MFG	MEXICAN FEATHERGRASS
	RYU	RED YUCCA
	LEU	TEXAS SAGE

GROUND COVERS

	TRR	TEXAS BLEND RIVER ROCK
--	-----	------------------------

SOD/SEED

	ATF	ARTIFICIAL TURF
	BER	BERMUDA GRASS
	BEH	BERMUDA GRASS HYDROMULCH

ROCK/GRAVEL

	DEG	DECOMPOSED GRANITE
--	-----	--------------------

MATCHLINE (SEE SHEET L1.01)



MATCHLINE (SEE SHEET L1.07)



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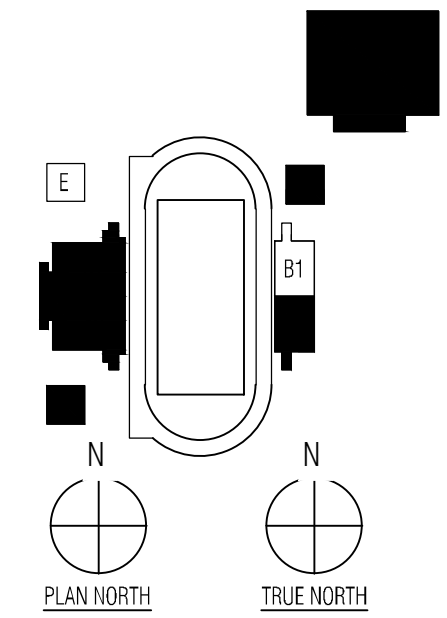
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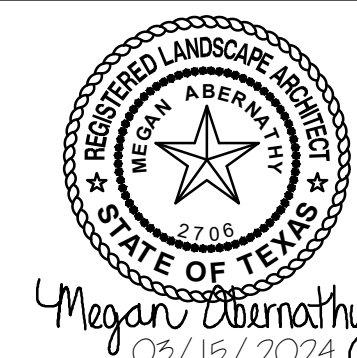
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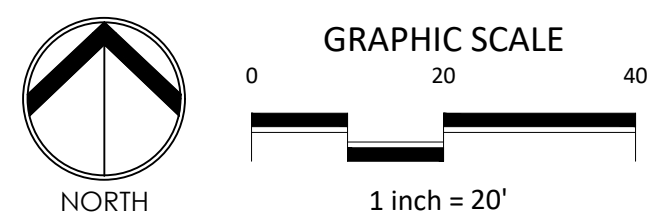
Director
KLS
Designer
MEA
Proj. Arch.
MEA

Drawn By
JMM
Quality Control
KLS

23-013.00

PLANTING PLAN AREA F

L1.06



Argyle ISD
Argyle, TEXAS

New Stadium & Indoor Activity Center at Argyle HS

MATCHLINE (SEE SHEET L1.06)

MATCHLINE (SEE SHEET L1.02)

MATCHLINE (SEE SHEET L1.08)

LEGEND

PROPERTY LINE	
LIMIT OF WORK	
EXISTING FENCE LINE	
EXISTING TREE	
EXISTING TREE CANOPY	
DETENTION POND AREA	

PLANT SCHEDULE

SYMBOL CODE COMMON NAME

LARGE TREES

	BCY	BALD CYPRESS
	BUR	BUR OAK
	ELM	CEDAR ELM
	ALE	LACEBARK ELM "ALLEE"
	LIO	LIVE OAK
	SHO	SHUMARD OAK

MEDIUM TREES

	MAG	SOUTHERN MAGNOLIA
	MES	THORNLESS MESQUITE

SMALL TREES

	RED	EASTERN REDBUD
	PLM	MEXICAN PLUM
	YAU	YALPON HOLLY

SYMBOL CODE COMMON NAME

SHRUBS

	AUS	AUTUMN SAGE
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YALPON HOLLY
	MFG	MEXICAN FEATHERGRASS
	RYU	RED YUCCA
	LEU	TEXAS SAGE

GROUND COVERS

	TRR	TEXAS BLEND RIVER ROCK
--	-----	------------------------

SOD/SEED

	ATF	ARTIFICIAL TURF
	BER	BERMUDA GRASS
	BEH	BERMUDA GRASS HYDROMULCH

ROCK/GRAVEL

	DEG	DECOMPOSED GRANITE
--	-----	--------------------



ARCHITECT

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Main Phone: 214.619.1733
www.consultantwebsite.com

LANDSCAPE / IRRIGATION

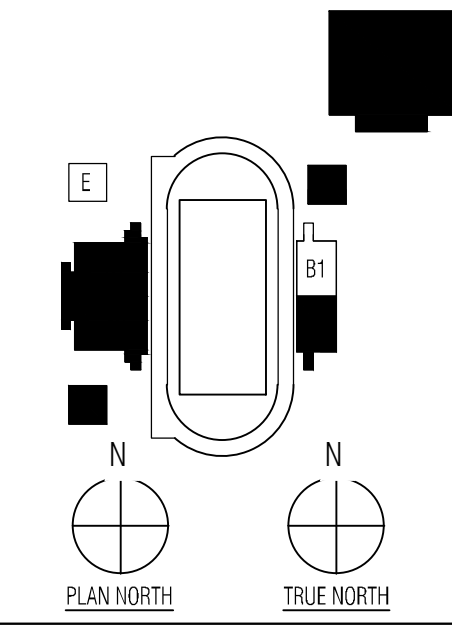
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Town Site Review



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Director
KLS
Designer
MEA
Proj. Arch.
MEA

Drawn By
JMM
Quality Control
KLS

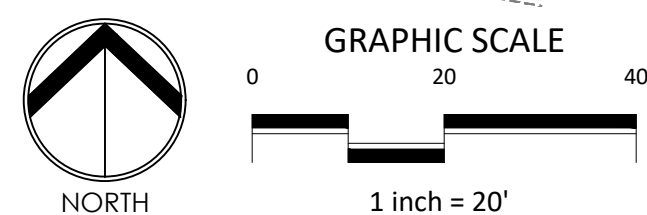
23-013.00

PLANTING PLAN AREA G

L1.07

Argyle ISD
Argyle, TEXAS

New Stadium & Indoor Activity Center at Argyle HS



PLANT SCHEDULE

SYMBOL CODE COMMON NAME

LARGE TREES

	BCY	BALD CYPRESS
	BUR	BUR OAK
	ELM	CEDAR ELM
	ALE	LACEBARK ELM 'ALLEE'
	LIO	LIVE OAK
	SHO	SHUMARD OAK

MEDIUM TREES

	MAG	SOUTHERN MAGNOLIA
	MES	THORNTLESS MESQUITE

SMALL TREES

	RED	EASTERN REDBUD
	PLM	MEXICAN PLUM
	YAU	YAUPOH HOLLY

SYMBOL CODE COMMON NAME

SHRUBS

	AUS	AUTUMN SAGE
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YAUPOH HOLLY
	MFG	MEXICAN FEATHERGRASS
	RYU	RED YUCCA
	LEU	TEXAS SAGE

GROUND COVERS

	TRR	TEXAS BLEND RIVER ROCK
--	-----	------------------------

SOD/SEED

	ATF	ARTIFICIAL TURF
	BER	BERMUDA GRASS
	BEH	BERMUDA GRASS HYDROMULCH

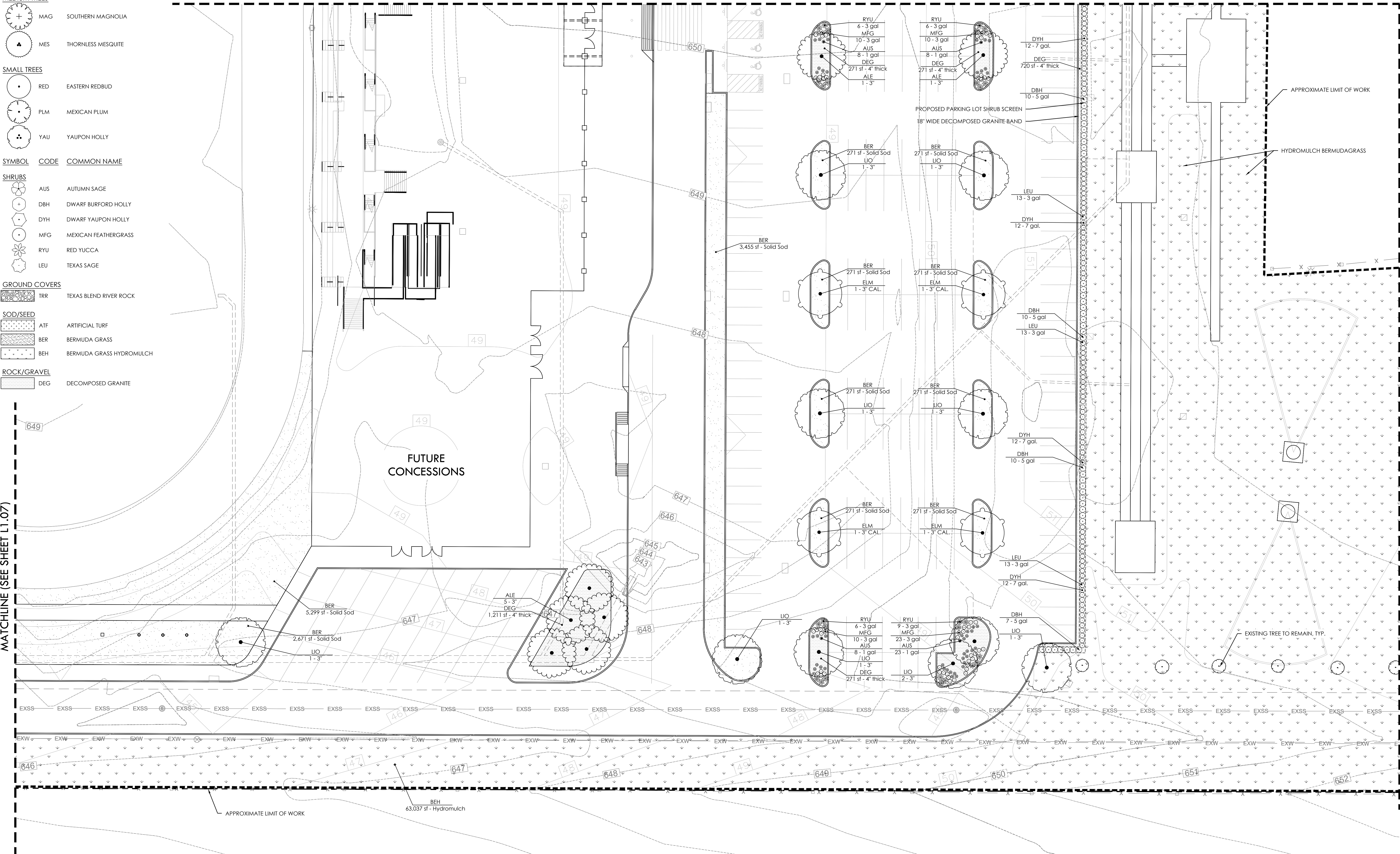
ROCK/GRAVEL

	DEG	DECOMPOSED GRANITE
--	-----	--------------------

LEGEND

PROPERTY LINE	
LIMIT OF WORK	
EXISTING FENCE LINE	
EXISTING TREE	
EXISTING TREE CANOPY	
DETENTION POND AREA	

MATCHLINE (SEE SHEET L1.04)



MATCHLINE (SEE SHEET L1.07)

MATCHLINE (SEE SHEET L1.09)



ARCHITECT

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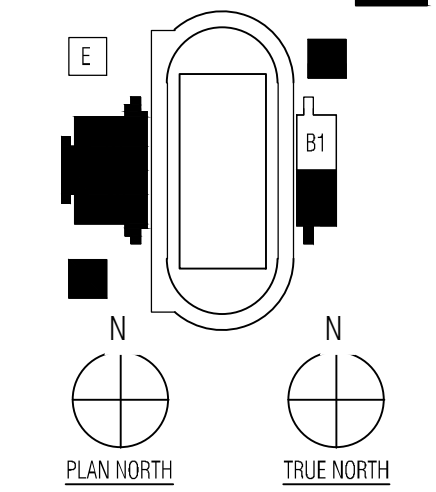
STRUCTURAL ENGINEER

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Main Phone: 214.871.7010
www.lafp.com

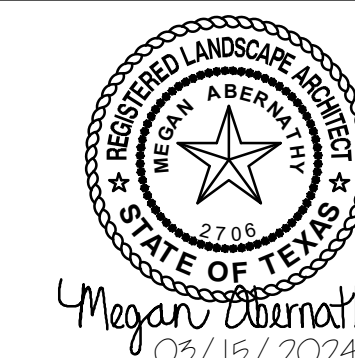
M.E.P. ENGINEER

Consultant Name

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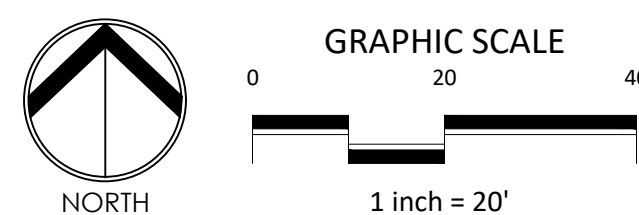
Director
KLS
Designer
MEA
Proj. Arch.
MEA

Drawn By
JMM
Quality Control
KLS

23-013.00

PLANTING PLAN AREA H

L1.08



Argyle ISD
Argyle, TEXAS

New Stadium & Indoor Activity Center at Argyle HS

MATCHLINE (SEE SHEET L1.05)

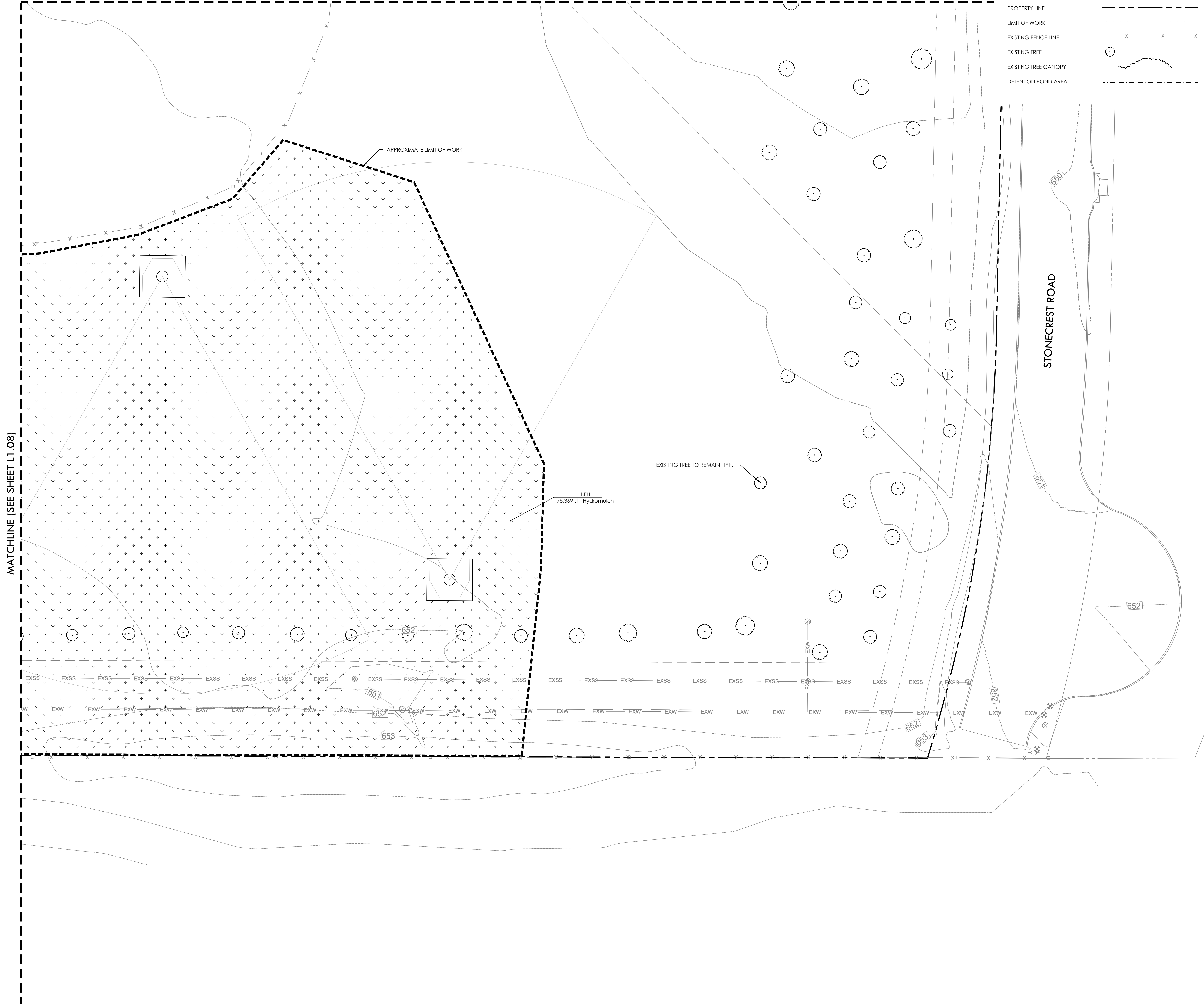
LEGEND

PROPERTY LINE	
LIMIT OF WORK	
EXISTING FENCE LINE	
EXISTING TREE	
EXISTING TREE CANOPY	
DETENTION POND AREA	

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
LARGE TREES		
	BCY	BALD CYPRESS
	BUR	BUR OAK
	ELM	CEDAR ELM
	ALE	LACEBARK ELM "ALLEE"
	LIO	LIVE OAK
	SHO	SHUMARD OAK
MEDIUM TREES		
	MAG	SOUTHERN MAGNOLIA
	MES	THORNLESS MESQUITE
SMALL TREES		
	RED	EASTERN REDBUD
	PLM	MEXICAN PLUM
	YAU	YAU PON HOLLY
SHRUBS		
	AUS	AUTUMN SAGE
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YAU PON HOLLY
	MFG	MEXICAN FEATHERGRASS
	RYU	RED YUCCA
	LEU	TEXAS SAGE
GROUND COVERS		
	TRR	TEXAS BLEND RIVER ROCK
SOD/SEED		
	ATF	ARTIFICIAL TURF
	BER	BERMUDA GRASS
	BEH	BERMUDA GRASS HYDROMULCH
ROCK/GRAVEL		
	DEG	DECOMPOSED GRANITE

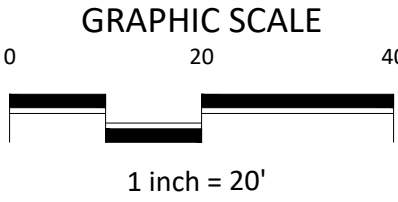
MATCHLINE (SEE SHEET L1.08)



STONECREST ROAD

EXISTING TREE TO REMAIN, TYP.

BEH
75,369 sf - Hydromulch



ARCHITECT

VLK Architects, Inc.
20445 State Hwy 249, Suite 350
Houston, Texas 77070
Main Phone: 281.671.2300
www.vlkarchitects.com

CIVIL ENGINEER

RLK Engineering
1111 W Main Street #2783
Allen, Texas 75013
Main Phone: 214.619.1733
www.consultantwebsite.com

LANDSCAPE / IRRIGATION

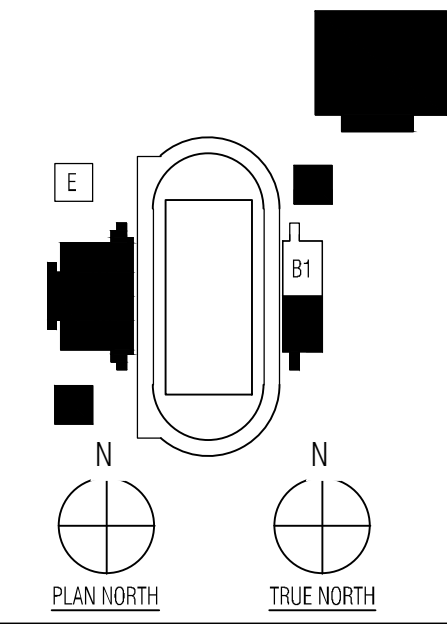
Dunaway Associates
550 Bailey Avenue Ste. 400
Fort Worth, TX 76107
Main Phone: 817.335.1121
www.dunawayassociates.com

STRUCTURAL ENGINEER

L.A. FUESS PARTNERS, INC.
3333 Lee Parkway, Suite 300
Dallas, Texas 75219
Main Phone: 214.871.7010
www.lafp.com

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Town Site Review



ISSUED: MARCH 15, 2024

Revision No. Revision Date

Director
KLS
Designer
MEA
Proj. Arch.
MEA

Drawn By
JMM
Quality Control
KLS

23-013.00

PLANTING PLAN AREA I

L1.09

Argyle ISD
Argyle, TEXAS

New Stadium & Indoor Activity Center at Argyle HS

ARCHITECT

VLK Architects, Inc.
20445 State Hwy 249, Suite 350
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LANDSCAPE / IRRIGATION

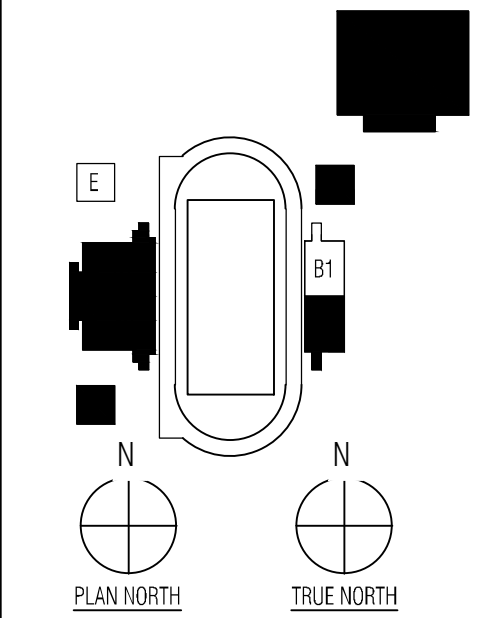
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Main Phone: 214.871.7010
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ISSUED: APRIL 5, 2024

Revision No.	Revision Date
1 Addendum 1	04/19/2024

Director
KLS

Design
ME

Proj. Arch.
ME

Drawn By
JMM

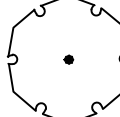
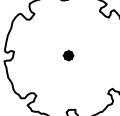
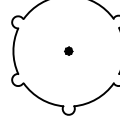
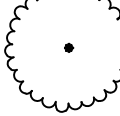
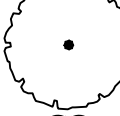
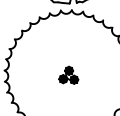
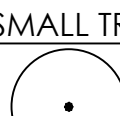
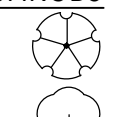
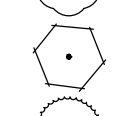
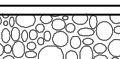
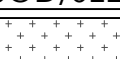
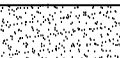
Quality Control
KLS

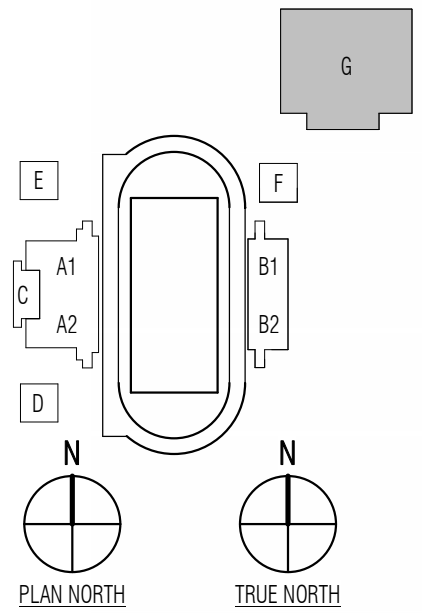
23-013.00

PLANT LIST

L1.10

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	HEIGHT	SPREAD	
LARGE TREES									
	BCY	14	BALD CYPRESS	TAXODIUM DISTICHUM	3"		10'-13'	7'-9'	
	BUR	10	BUR OAK	QUERCUS MACROCARPA	3"	B&B OR CONT.	12'-14'	5'-7'	
	ELM	18	CEDAR ELM	ULMUS CRASSIFOLIA	3" CAL.		8' - 10'	4'-6'	
	ALE	16	LACEBARK ELM "ALLEE"	ULMUS PARVIFOLIA "ALLEE"	3"	65 GAL	12'-14'	5'-7'	
	LIO	35	LIVE OAK	QUERCUS VIRGINIANA	3"	B&B	10'-12'	5'-7'	
	SHO	19	SHUMARD OAK	QUERCUS SHUMARDII	3"	65 GAL	12'-14'	5'-7'	
MEDIUM TREES									
	MAG	17	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CAL.		8'-10'		
	MES	10	THORNLESS MESQUITE	PROSOPIS X "PHOENIX"	3" MULTI-TRUNK	65 GAL	10'-12'	9'-11'	
SMALL TREES									
	RED	19	EASTERN REDBUD	CERCIS CANADENSIS	3"	B&B	8' - 10'	7'-9'	
	PLM	8	MEXICAN PLUM	PRUNUS MEXICANA	3"	65 GAL	8' - 10'	4'-6'	
	YAU	13	YAUPON HOLLY	ILEX VOMITORIA	3" CAL.		8'-10'		
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	SPACING	
SHRUBS									
	AUS	263	AUTUMN SAGE	SALVIA GREGGII	1 GAL	8"-12"	8"-12"	1.5' OC.	
	DBH	234	DWARF BURFORD HOLLY	ILEX CORNUTA "BURFORDII NANA"	5 GAL	30"-36"	24"-26"	3' OC.	
	DYH	177	DWARF YAUPON HOLLY	ILEX VOMITORIA "NANA"	7 GAL.	15"-18"	15"-18"	30" O.C.	
	MFG	704	MEXICAN FEATHERGRASS	NASSELLA TENUISSIMA "PONY TAILS"	3 GAL	10"-12"	8"-10"	2' OC.	
	RYU	148	RED YUCCA	HESPERALOE PARVIFLORA	3 GAL	12"-18"	10"-12"	3' OC.	
	LEU	265	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	3 GAL	12"-14"	10"-12"	36" OC	
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	SPACING	SPACING
GROUND COVERS									
	TRR	1,500 SF	TEXAS BLEND RIVER ROCK	TEXAS BLEND RIVER ROCK	3"-4" SIZE	8" DEPTH			
SOD/SEED									
	ATF	13,392 SF	ARTIFICIAL TURF	ARTIFICIAL TURF	NA	NA	NA	NA	
	BER	158,087 SF	BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	NA	NA	NA	
	BEH	500,276 SF	BERMUDA GRASS HYDROMULCH	CYNDON DACTYLON	HYDROMULCH	NA	NA	NA	
ROCK/GRAVEL									
	DEG	11,617 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	4" THICK	DECOMPOSED GRANITE SHOULD BE WASHED OR SCREENED AND FREE OF FINES.			



Town Site Review

ISSUED: 03/15/2024

REVISIONS

Revision No. Revision Date

Director
Approvers
Designer
Designer
Proj. Arch.
Checker

Drawn By
Author
Quality Control

PROJECT NO.

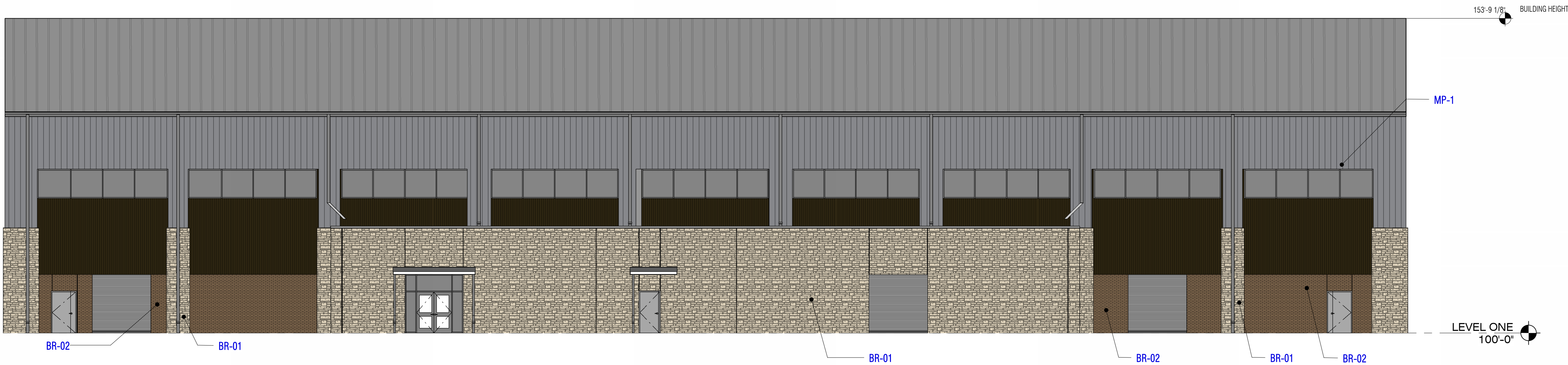
23-013.00

SHEET TITLE

COLOR ELEVATIONS - IAC

SHEET NO.

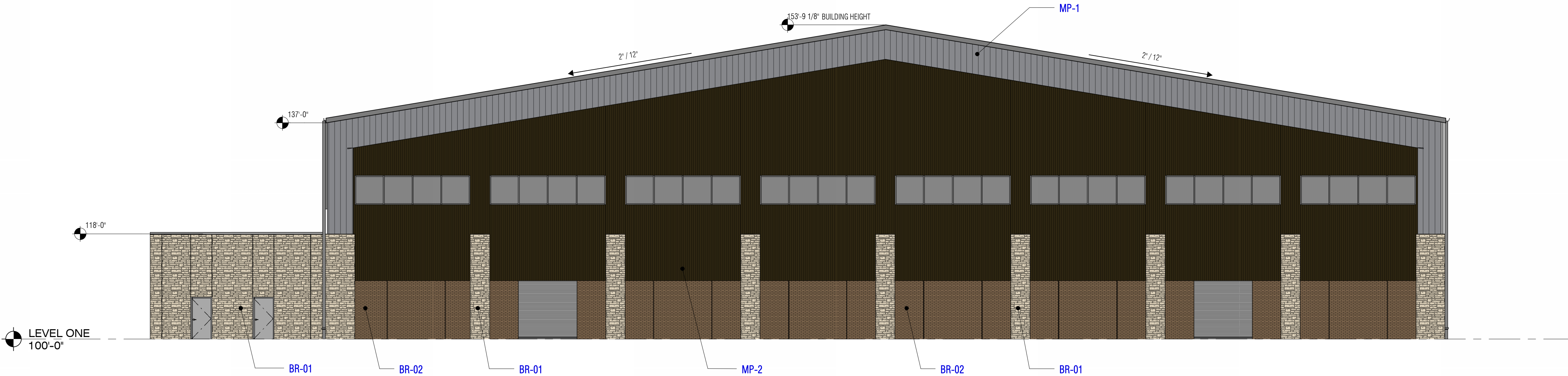
SP-6B1



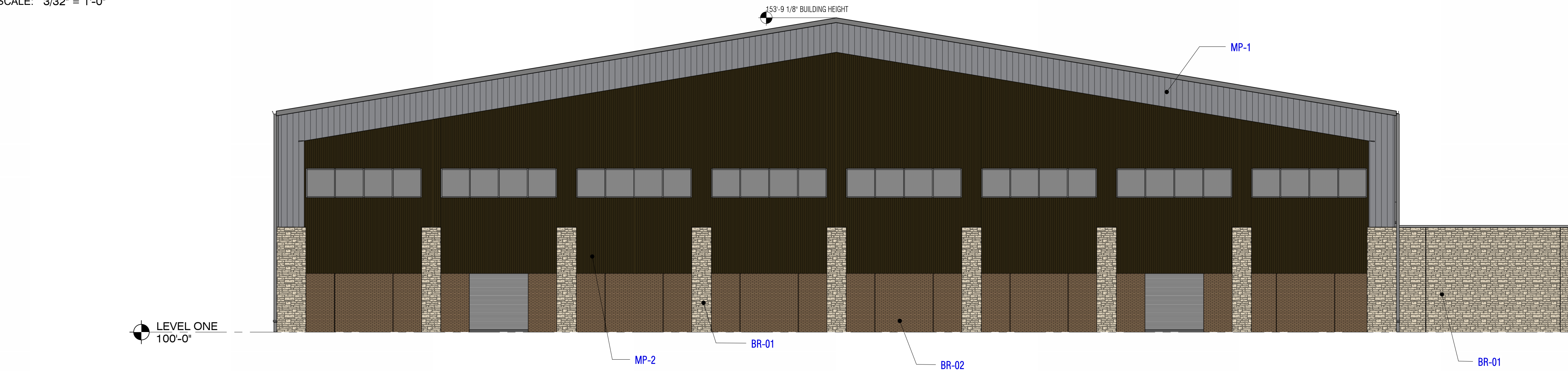
1 EXTERIOR ELEVATION - IAC SOUTH
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION - IAC NORTH
SCALE: 3/32" = 1'-0"



3 EXTERIOR ELEVATION - IAC EAST
SCALE: 3/32" = 1'-0"



4 EXTERIOR ELEVATION - IAC WEST
SCALE: 3/32" = 1'-0"

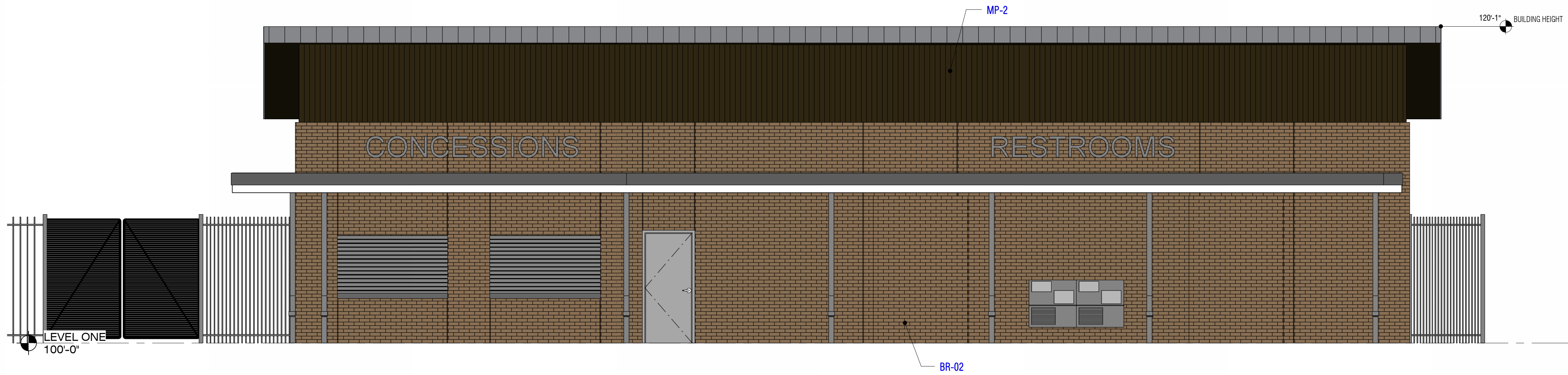
MATERIAL FINISH SCHEDULE - TOWN OF FLOWER MOUND

NOTE: ALL MATERIALS, PRODUCTS, SIZES, COLORS AND PATTERNS ARE THE BASIS OF DESIGN. REFERENCE PROJECT MANUAL FOR ADDITIONAL APPROVED MANUFACTURERS MEETING THE DESIGN INTENT. SUBSTITUTIONS WILL BE CONSIDERED WHEN SUBMITTED IN COMPLIANCE WITH SECTION 01 62 00 - PRODUCT OPTIONS.

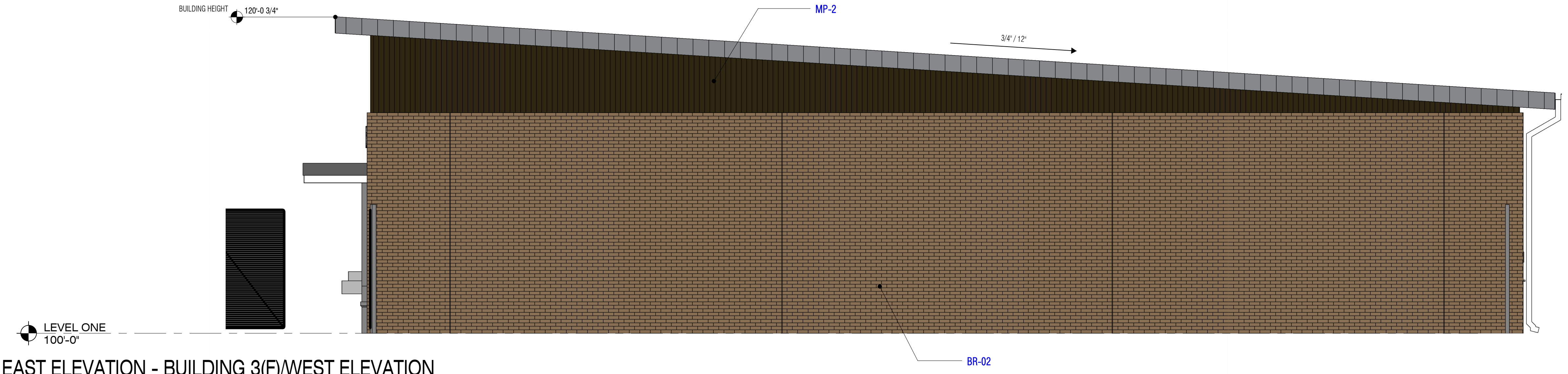
MARK	DESCRIPTION	MANUFACTURER INFO			COMMENTS
		MANUFACTURER	SERIES/ST YLE	COLOR/FI NISH	

BR-01	Stone - Field	ACME		Oklahoma Multi-Chop	Color to match existing building. Field verify with manufacturer's rep
BR-02	Field Brick	ACME		Argyle Special Blend	Color to match existing building. Field verify with manufacturer's rep
BR-03	Accent Brick	OLDCASTLE	Cordova Stone	BUFF	Texture-Groundface. 4"x22"x24"
CC-01	Column Cover - Aluminum - PAC - 2000F Flush Joint (Dark Bronze)	PAC-CLAD	PAC-2000F	Dark Bronze	At Column Wraps
MP-1	Metal Panel - Aluminum - 1" Flush (Slate Gray)	PAC-CLAD	Flush Panel	Slate Grey	Ref Elevations. Flush Panel
MP-2	Metal Panel - Aluminum - 1" Corrugated (Dark Bronze)	PAC-CLAD	Box Rib 1	Dark Bronze	Ref Elevations. Corrugated
MP-3	MP-3 Metal - Corrugated metal perforated (Dark Bronze)	PAC-CLAD	Box Rib 1	Dark Bronze	Ref Elevations. Corrugated Perforated
MP-4	Metal Panel - Aluminum - 1" Flush Perforated	PAC-CLAD	1/8" Round	Slate Grey	Ref Elevations. Flat Perforated

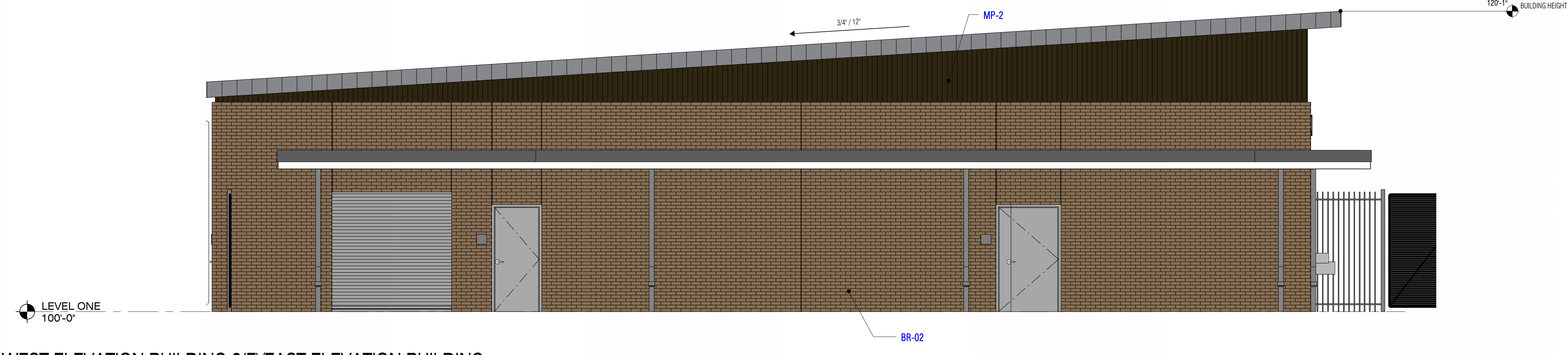
	NO RT+1	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	8727 S.F.	8764 S.F.	9145 S.F.	9145 S.F.
2. FACADE S.F. (EXCLUSIVE OF WINDOWS & DOORS)	7495 S.F.	7330 S.F.	8055 S.F.	8155 S.F.
3. DOORS AND WINDOWS S.F.	1232 S.F.	1434 S.F.	1090 S.F.	990 S.F.
4. PRIMARY MASONRY TOTALS (MIN 80%)	2427 S.F. AND 32% OF 2	3097 S.F. AND 42% OF 2	2419 S.F. AND 30% OF 2	2519 S.F. AND 31% OF 2
• BRICK	1707 S.F.	619 S.F.	1380 S.F.	1380 S.F.
5. SECONDARY MATERIAL TOTALS	5068 S.F. AND 68% OF 2	4233 S.F. AND 48% OF 2	5636 S.F. AND 70% OF 2	5636 S.F. AND 69% OF 2
• METAL PANEL	5068 S.F.	4233 S.F.	5636 S.F.	5636 S.F.



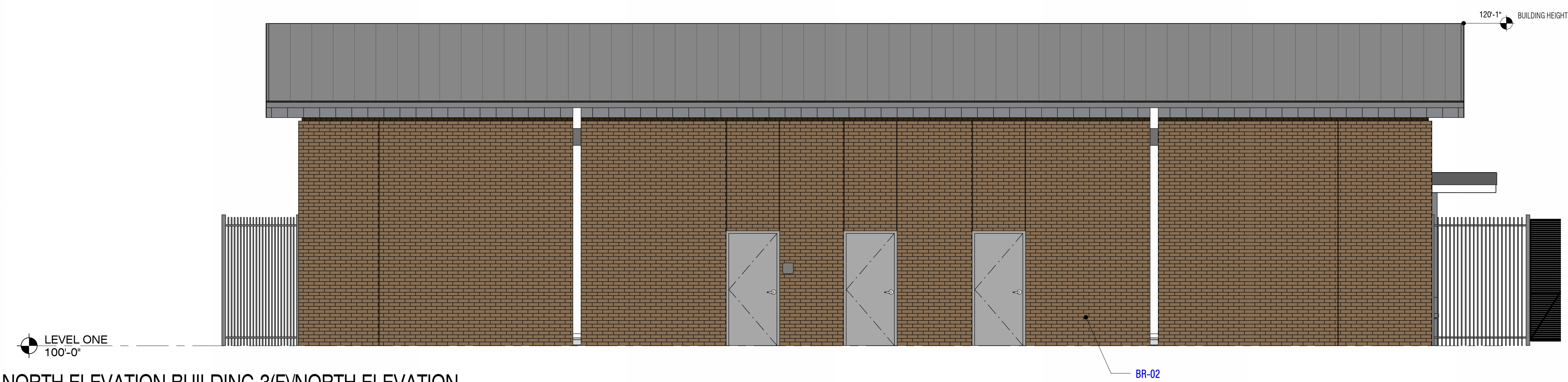
1 SOUTH ELEVATION BUILDING 3 (F)/ SOUTH ELEVATION
BUILDING 2(E)(OH)/ NORTH ELEVATION BUILDING 1(D)
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - BUILDING 3(F)/WEST ELEVATION
BUILDING 2(E)(OH)/WEST ELEVATION BUILDING 1(D)
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION BUILDING 3(F)/EAST ELEVATION BUILDING
2(E)(OH)
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION BUILDING 3(F)/NORTH ELEVATION
BUILDING 2(E)/ SOUTH ELEVATION BUILDING 1(D)
SCALE: 1/4" = 1'-0"

MATERIAL FINISH SCHEDULE - TOWN OF FLOWER MOUND

NOTE: ALL MATERIALS, PRODUCTS, SIZES, COLORS AND PATTERNS ARE THE BASIS OF DESIGN. REFERENCE PROJECT MANUAL FOR ADDITIONAL APPROVED MANUFACTURERS MEETING THE DESIGN INTENT. SUBSTITUTIONS WILL BE CONSIDERED WHEN SUBMITTED IN COMPLIANCE WITH SECTION 01 62 00 - PRODUCT OPTIONS.

MARK	DESCRIPTION	MANUFACTURER INFO			COMMENTS
		MANUFACTURER	SERIES/ST YLE	COLOR/FI NISH	

ARCHITECTURAL FINISHES

BR-01	Stone - Field	ACME		Oklahoma Multi-Chop	Color to match existing building. Field verify with manufacturer's rep. Grout-Standard Grey
BR-02	Field Brick	ACME		Argyle Special Blend	Color to match existing building. Field verify with manufacturer's rep. Grout-Standard Grey
BR-03	Accent Brick	OLDCASTLE	Cordova Stone	BUFF	Texture-Groundface, 4"x22"x24"
CC-01	Column Cover - Aluminum - PAC - 2000F Col Cover (Dark Bronze)	PAC-CLAD			At Column Wraps
MP-1	Metal Panel - Aluminum-1" Flush (Slate Gray)	PAC-CLAD	Flush Panel	Slate Grey	Ref Elevations, Flush Panel
MP-2	Metal Panel - Aluminum - 1" Corrugated (Dark Bronze)	PAC-CLAD	Box Rib 1	Dark Bronze	Ref Elevations, Corrugated
MP-3	MP-3 Metal - Corrugated metal perforated (Dark Bronze)	PAC-CLAD	7.2 Panel	Dark Bronze	Ref Elevations, Corrugated Perforated
MP-4	Metal Panel - Aluminum - 1" Flush Perforated	PAC-CLAD	1/8" Round	Slate Grey	Ref Elevations, Flat Perforated

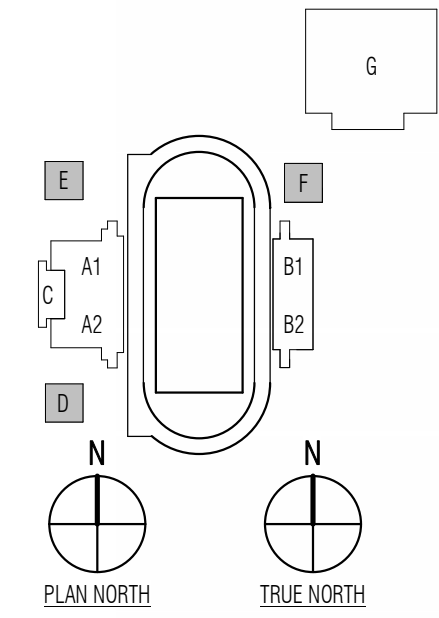
MATERIAL CALCULATION TABLE-CONCESSIONS				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	962 S.F.	1353 S.F.	1247 S.F.	1247 S.F.
2. FACADE S.F. (EXCLUSIVE OF WINDOWS & DOORS)	890 S.F.	1192 S.F.	1247 S.F.	1135 S.F.
3. DOORS AND WINDOWS S.F.	72 S.F.	161 S.F.	0 S.F.	112 S.F.
4. PRIMARY MASONRY TOTALS (MIN.80%)	890 S.F. AND 100% OF 2	926 S.F. AND 78% OF 2	1007 S.F. AND 81% OF 2	1007 S.F. AND 89% OF 2
• BRICK	890 S.F.	926 S.F.	1007 S.F.	1007 S.F.
5. SECONDARY MATERIAL TOTALS	0 S.F. AND 0% OF 2	266 S.F. AND 22% OF 2	240 S.F. AND 19% OF 2	128 S.F. AND 11% OF 2
• METAL PANEL	0 S.F.	266 S.F.	240 S.F.	128 S.F.



ARCHITECT

VLK Architects, Inc.
5801 Terryson Pkwy, Suite 100
Plano, Texas 75024
Main Phone: 972.285.1885
www.vlkarchitects.com

Argyle ISD
Flower Mound, TX.



Town Site Review

ISSUED: 04/05/2024

REVISIONS

Revision No. Revision Date

Director
Approver
Designer
Designer
Proj. Arch.
Checker

Drawn By
VLK
Quality Control

PROJECT NO.

23-013.00

SHEET TITLE

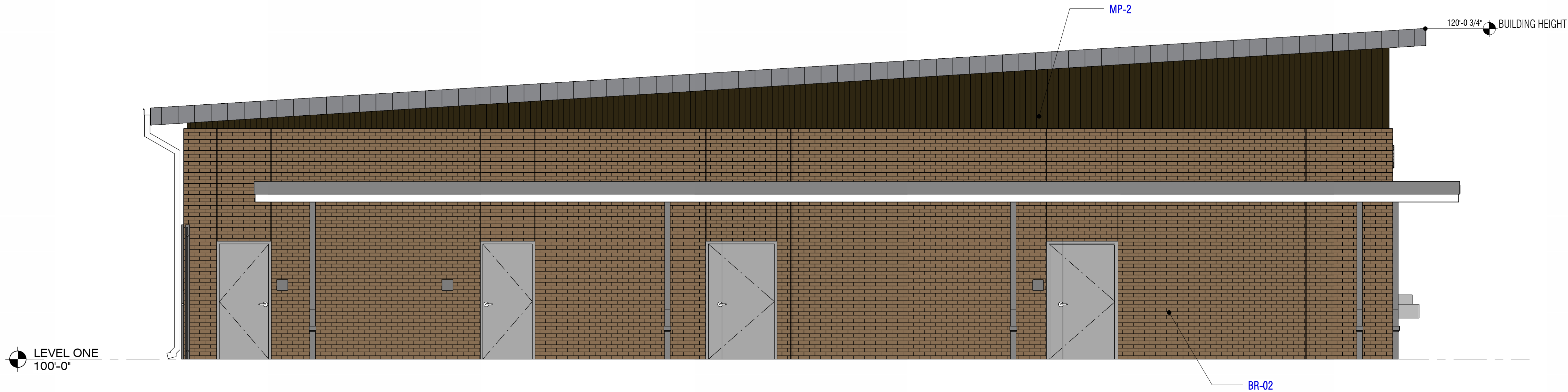
COLOR ELEVATIONS -
CONCESSIONS

SHEET NO.

SP-6B2

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New Stadium & Indoor Activity Center at Argyle HS

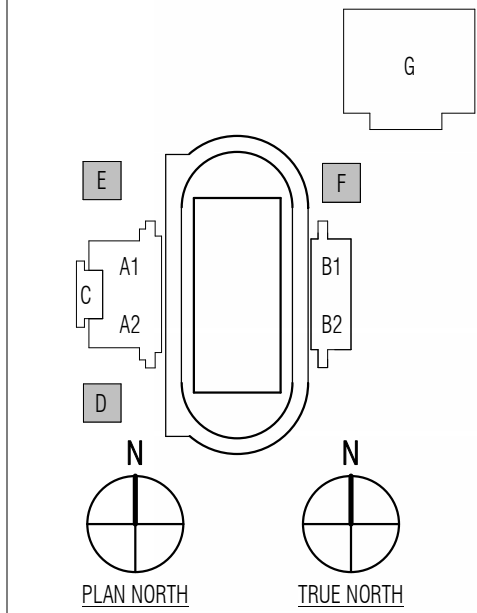


1 EAST ELEVATION - BUILDING 1(D)
SCALE: 1/4" = 1'-0"

MATERIAL FINISH SCHEDULE - TOWN OF FLOWER MOUND					
NOTE: ALL MATERIALS, PRODUCTS, SIZES, COLORS AND PATTERNS ARE THE BASIS OF DESIGN. REFERENCE PROJECT MANUAL FOR ADDITIONAL APPROVED MANUFACTURERS MEETING THE DESIGN INTENT. SUBSTITUTIONS WILL BE CONSIDERED WHEN SUBMITTED IN COMPLIANCE WITH SECTION 01 62 00 – PRODUCT OPTIONS.					
MARK	DESCRIPTION	MANUFACTURER INFO			COMMENTS
		MANUFACTURER	SERIES/ST YLE	COLOR/FI NISH	
ARCHITECTURAL FINISHES					
BR-01	Stone - Field	ACME		Oklahoma Multi-Chop	Color to match existing building. Field verify with manufacturer's rep.Grout-Standard Grey
BR-02	Field Brick	ACME		Argyle Special Blend	Color to match existing building. Field verify with manufacturer's rep.Grout-Standard Grey
BR-03	Accent Brick	OLDCASTLE	Cordova Stone	BUFF	Texture-Groundface. 4"x22"x24"
CC-01	Column Cover - Aluminum - PAC - 2000F Col Cover (Dark Bronze)	PAC-CLAD			At Column Wraps
MP-1	Metal Panel - Aluminum- 1" Flush (Slate Gray)	PAC-CLAD	Flush Panel	Slate Grey	Ref Elevations. Flush Panel
MP-2	Metal Panel - Aluminum - 1" Corrugated (Dark Bronze)	PAC-CLAD	Box Rib 1	Dark Bronze	Ref Elevations. Corrugated
MP-3	MP-3 Metal - Corrugated metal perforated (Dark Bronze)	PAC-CLAD	7.2 Panel	Dark Bronze	Ref Elevations. Corrugated Perforated
MP-4	Metal Panel - Aluminum - 1" Flush Perforated	PAC-CLAD	1/8" Round	Slate Grey	Ref Elevations. Flat Perforated

ARCHITECT

VLK Architects, Inc.
5801 Tennyson Pkwy, Suite 100
Piano, Texas 75024
Main Phone: 972.285.1885
www.vlkarchitects.com



Town Site Review

ISSUED: 04/05/2024

REVISIONS

Revision No.	Revision Date
--------------	---------------

Director
Approver
Designer
Proj. Arch.
Checker

Drawn By
Author
Quality Control

PROJECT NO.

23-013.00

SHEET TITLE

COLOR ELEVATIONS - CONCESSIONS

SHEET NO.

SP-6B3

Argyle ISD
Flower Mound, TX.

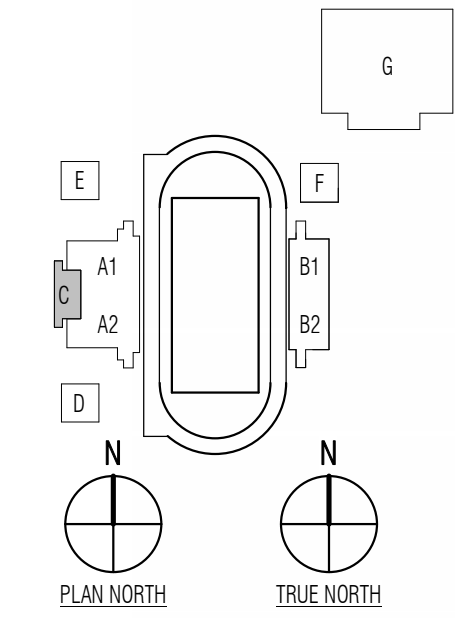
New Stadium & Indoor Activity Center at Argyle HS

ARCHITECT

VLK Architects, Inc.
5801 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main Phone: 972.285.1885
www.vlkarchitects.com

Argyle ISD
Argyle, TEXAS

New Stadium & Indoor Activity Center at Argyle HS



Town Site Review

ISSUED: 03/15/2024

REVISIONS

Revision No. Revision Date

Director MRS
Designer BM
Proj. Arch. KAL
Drawn By BSB
Quality Control

PROJECT NO.

23-013.00

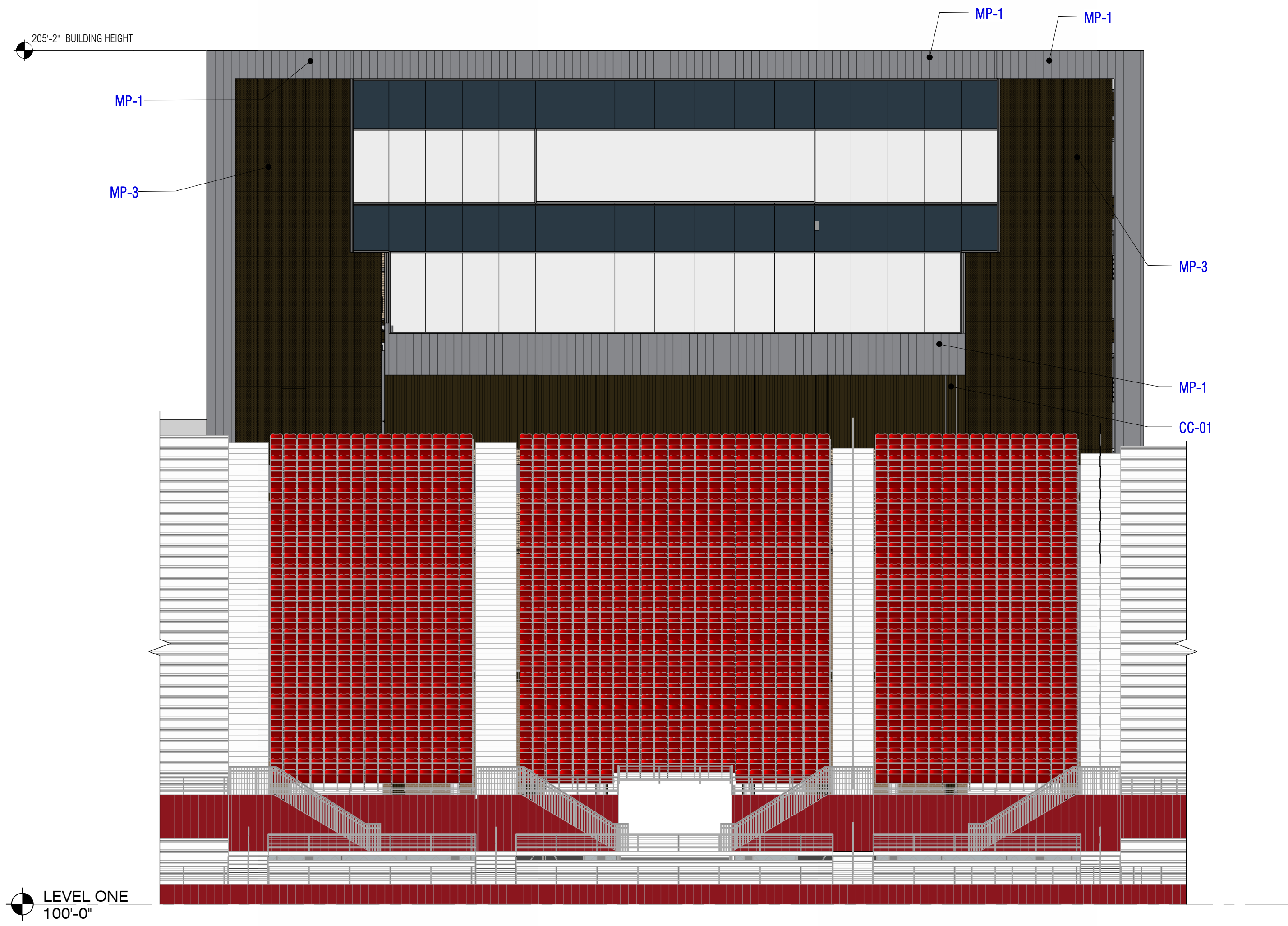
SHEET TITLE

COLOR ELEVATIONS -
PRESS BOX

SHEET NO.

SP-6BC

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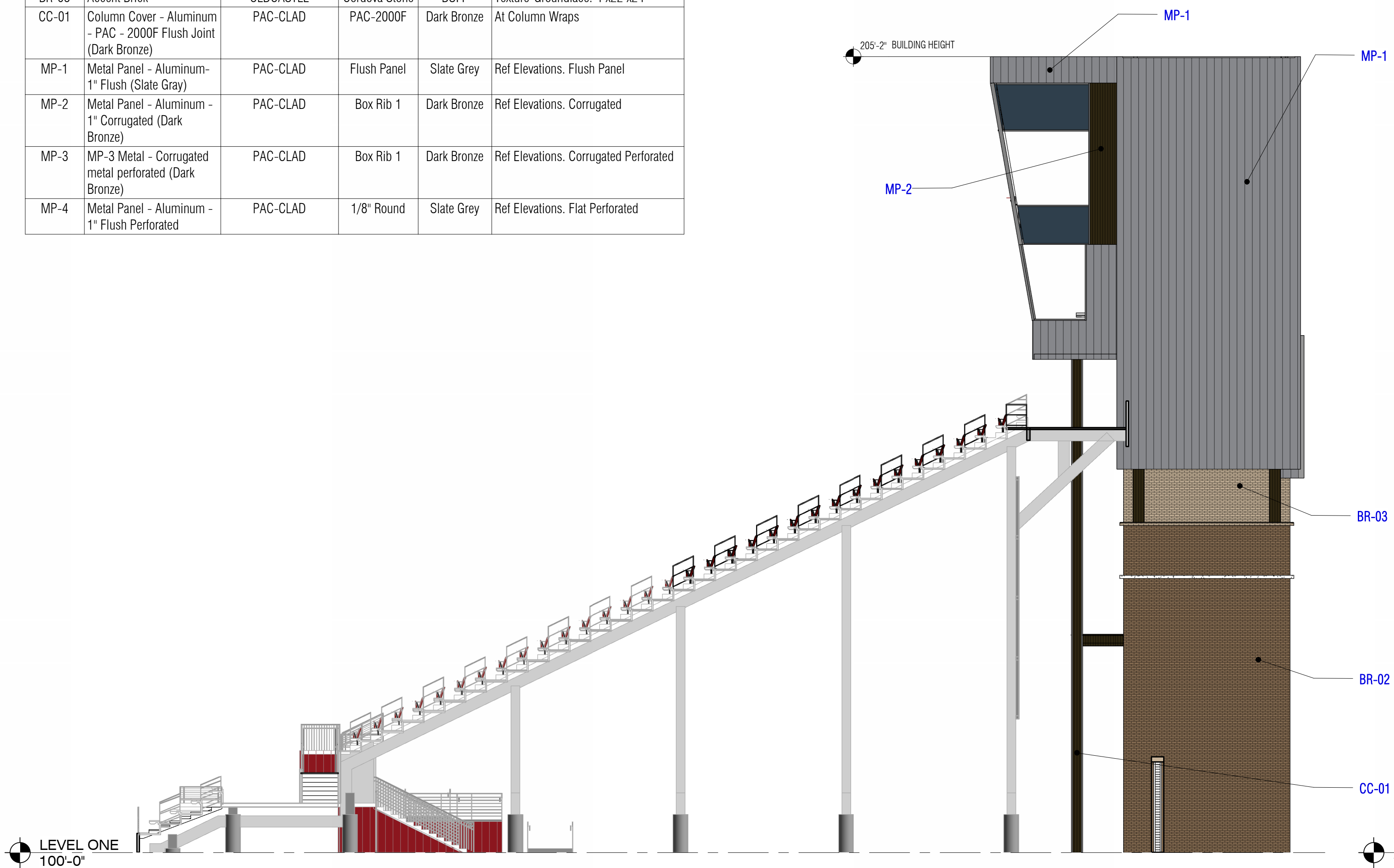
8 EXTERIOR ELEVATION - PRESS BOX EAST
SCALE: 3/32" = 1'-0"



6 EXTERIOR ELEVATION - PRESS BOX WEST
SCALE: 3/32" = 1'-0"

MATERIAL FINISH SCHEDULE - TOWN OF FLOWER MOUND					
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MARK	DESCRIPTION	MANUFACTURER INFO			COMMENTS
		MANUFACTURER	SERIES/ST YLE	COLOR/FI NISH	
ARCHITECTURAL FINISHES					
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CC-01	Column Cover - Aluminum - PAC - 2000F Flush Joint (Dark Bronze)	PAC-CLAD	PAC-2000F	Dark Bronze	Al Column Wraps
MP-1	Metal Panel - Aluminum - 1" Flush (Slate Gray)	PAC-CLAD	Flush Panel	Slate Grey	Ref Elevations. Flush Panel
MP-2	Metal Panel - Aluminum - 1" Corrugated (Dark Bronze)	PAC-CLAD	Box Rib 1	Dark Bronze	Ref Elevations. Corrugated
MP-3	MP-3 Metal - Corrugated metal perforated (Dark Bronze)	PAC-CLAD	Box Rib 1	Dark Bronze	Ref Elevations. Corrugated Perforated
MP-4	Metal Panel - Aluminum - 1" Flush Perforated	PAC-CLAD	1/8" Round	Slate Grey	Ref Elevations. Flat Perforated

MATERIAL CALCULATION TABLE-PRESS BOX				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	3056 S.F.	3056 S.F.	9966 S.F.	10712 S.F.
2. FACADE S.F. (EXCLUSIVE OF WINDOWS & DOORS)	2740 S.F.	2740 S.F.	7552 S.F.	10712 S.F.
3. DOORS AND WINDOWS S.F.	316 S.F.	316 S.F.	2414 S.F.	0 S.F.
4. PRIMARY MASONRY TOTALS (MIN. 80%)	1146 S.F. AND 42% OF 2	1146 S.F. AND 42% OF 2	3678 S.F. AND 49% OF 2	3678 S.F. AND 34% OF 2
• BRICK	1146 S.F.	1146 S.F.	3678 S.F.	3678 S.F.
5. SECONDARY MATERIAL TOTALS (MIN. 20%)	1549 S.F. AND 58% OF 2	1549 S.F. AND 58% OF 2	3874 S.F. AND 51% OF 2	7034 S.F. AND 66% OF 2
• METAL PANEL	1549 S.F.	1549 S.F.	3874 S.F.	7034 S.F.



5 EXTERIOR ELEVATION - PRESS BOX NORTH
SCALE: 3/32" = 1'-0"



7 EXTERIOR ELEVATION - PRESS BOX SOUTH
SCALE: 3/32" = 1'-0"

MASONRY



BR-01



BR-02

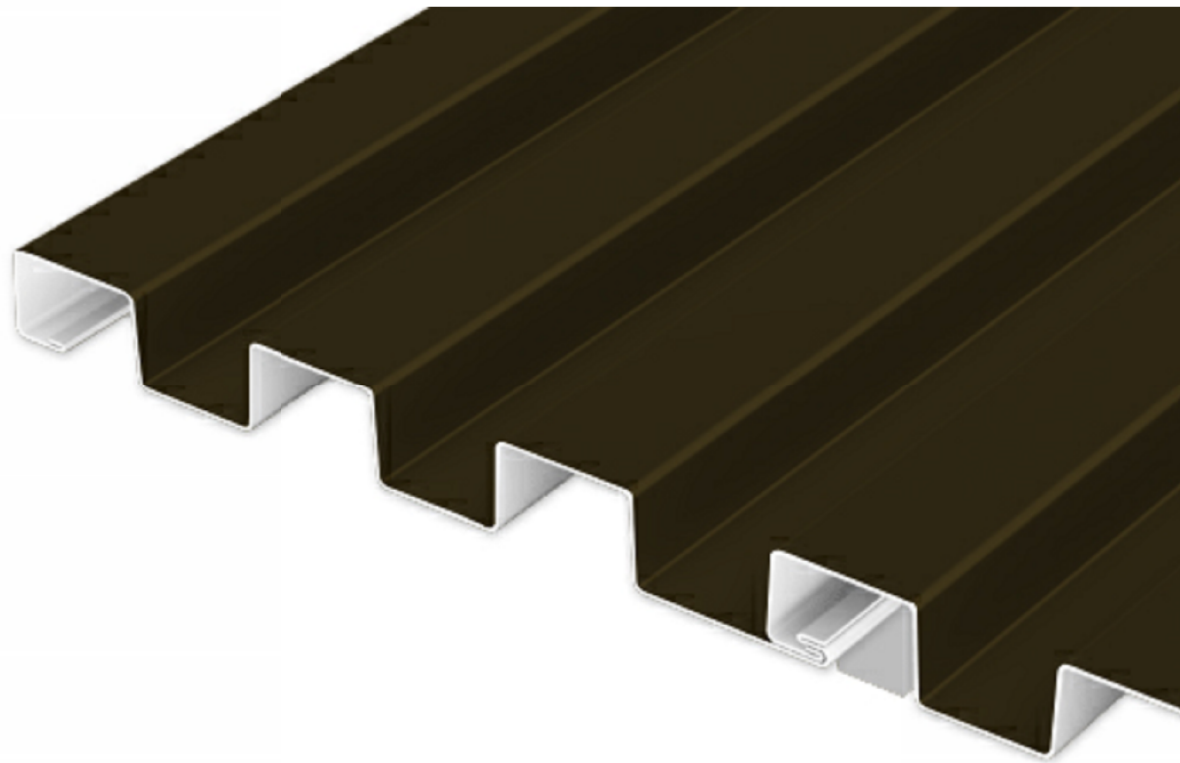


BR-03

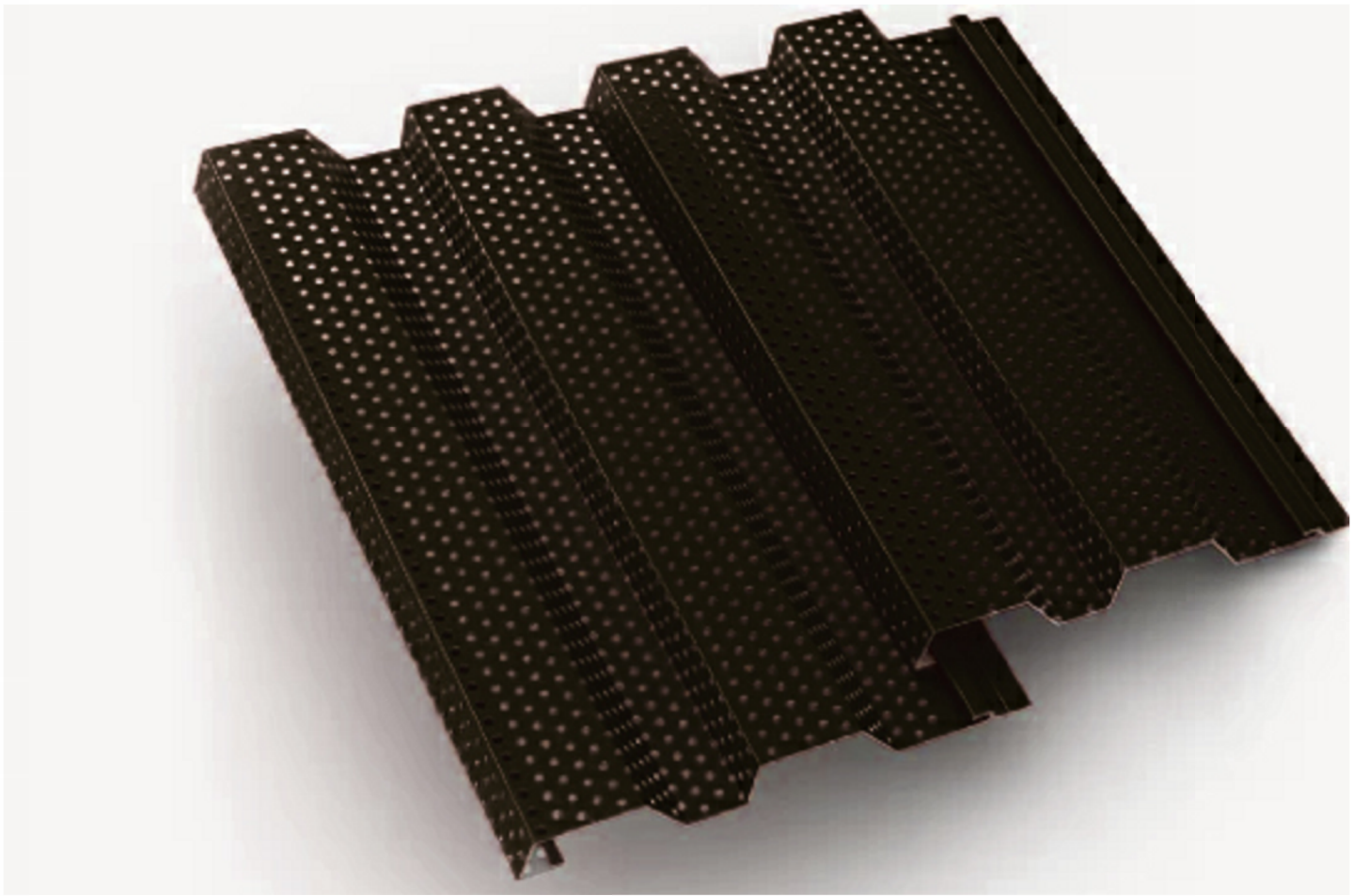
METAL PANEL



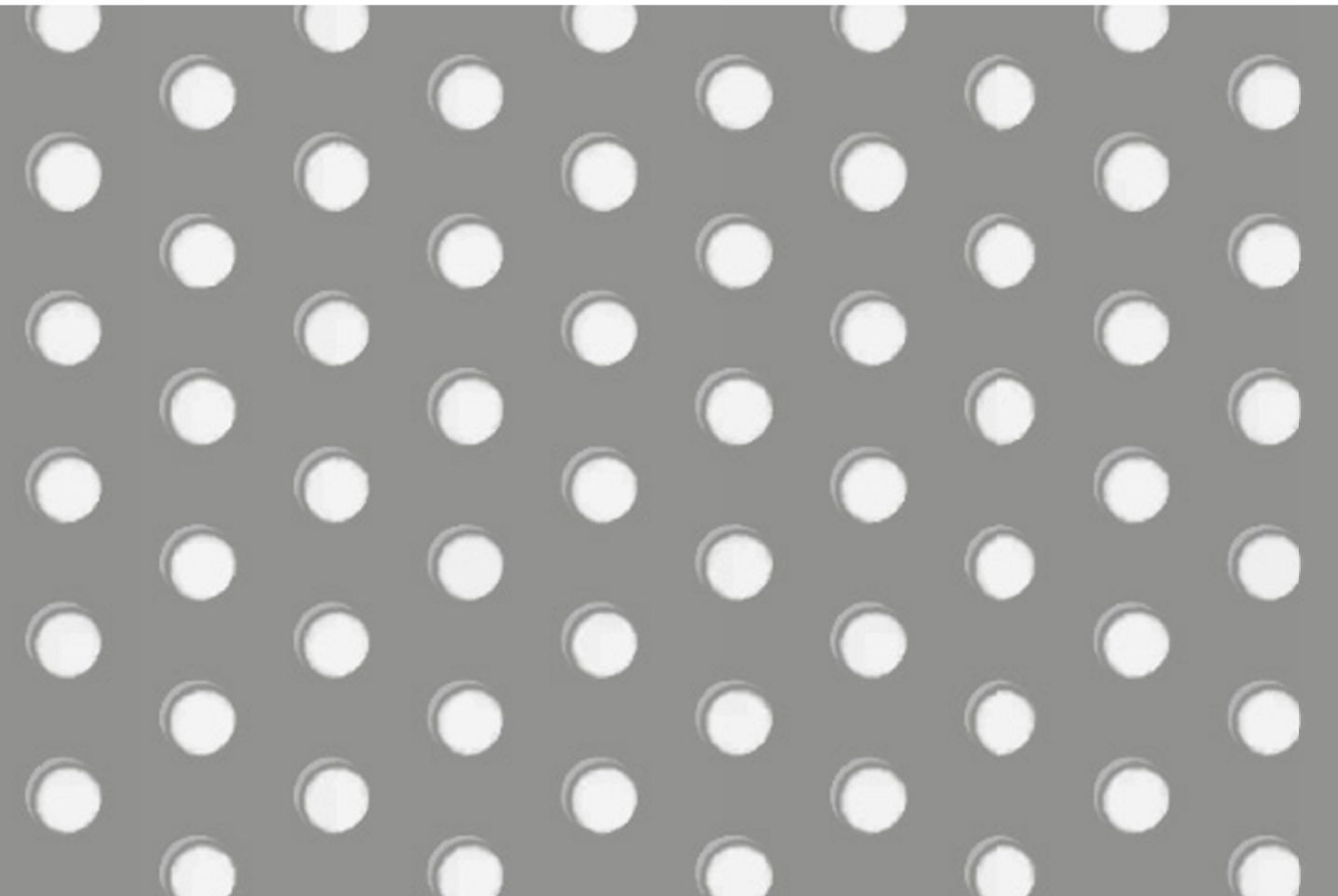
MP-01



MP-02



MP-03

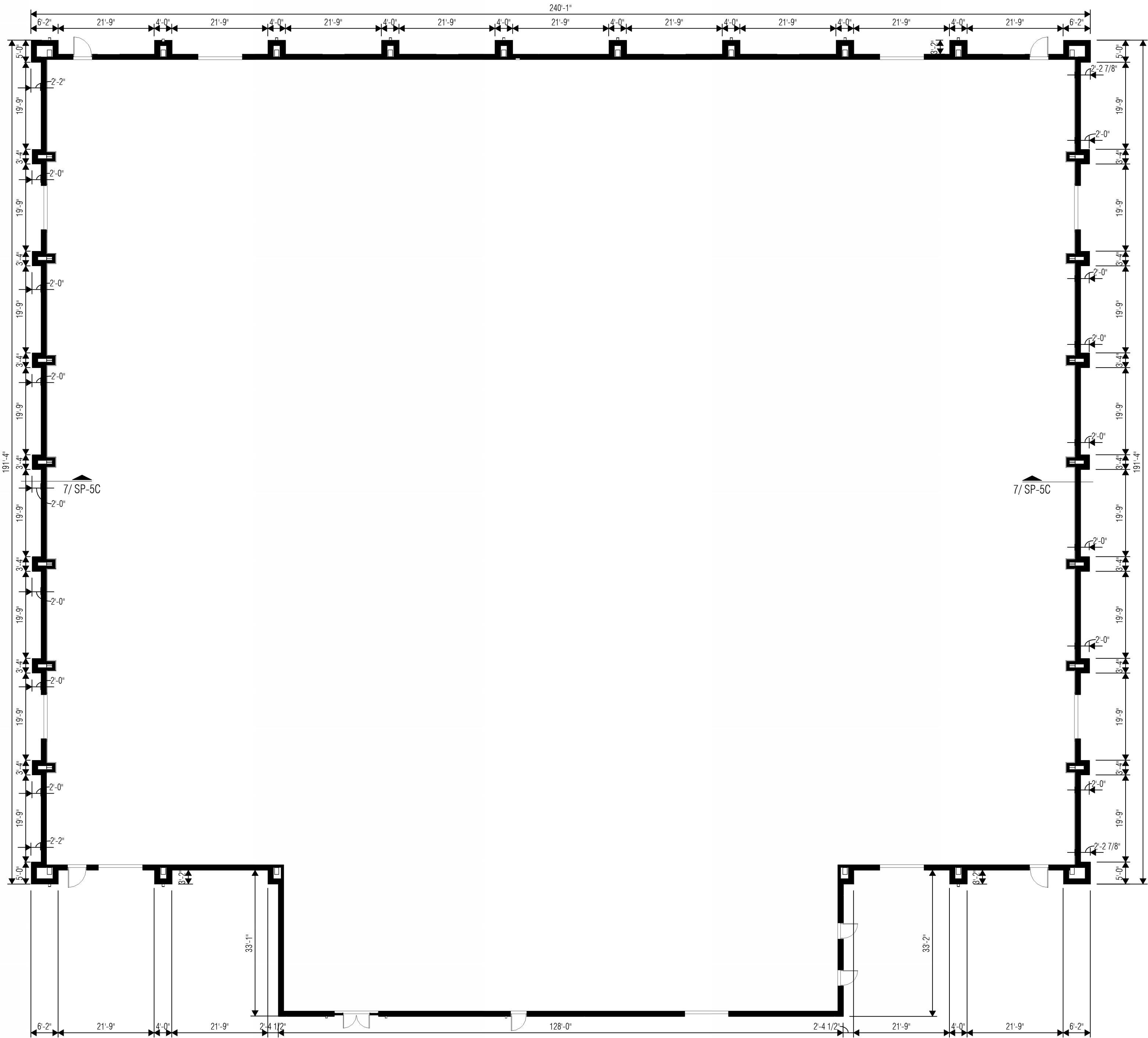


MP-04

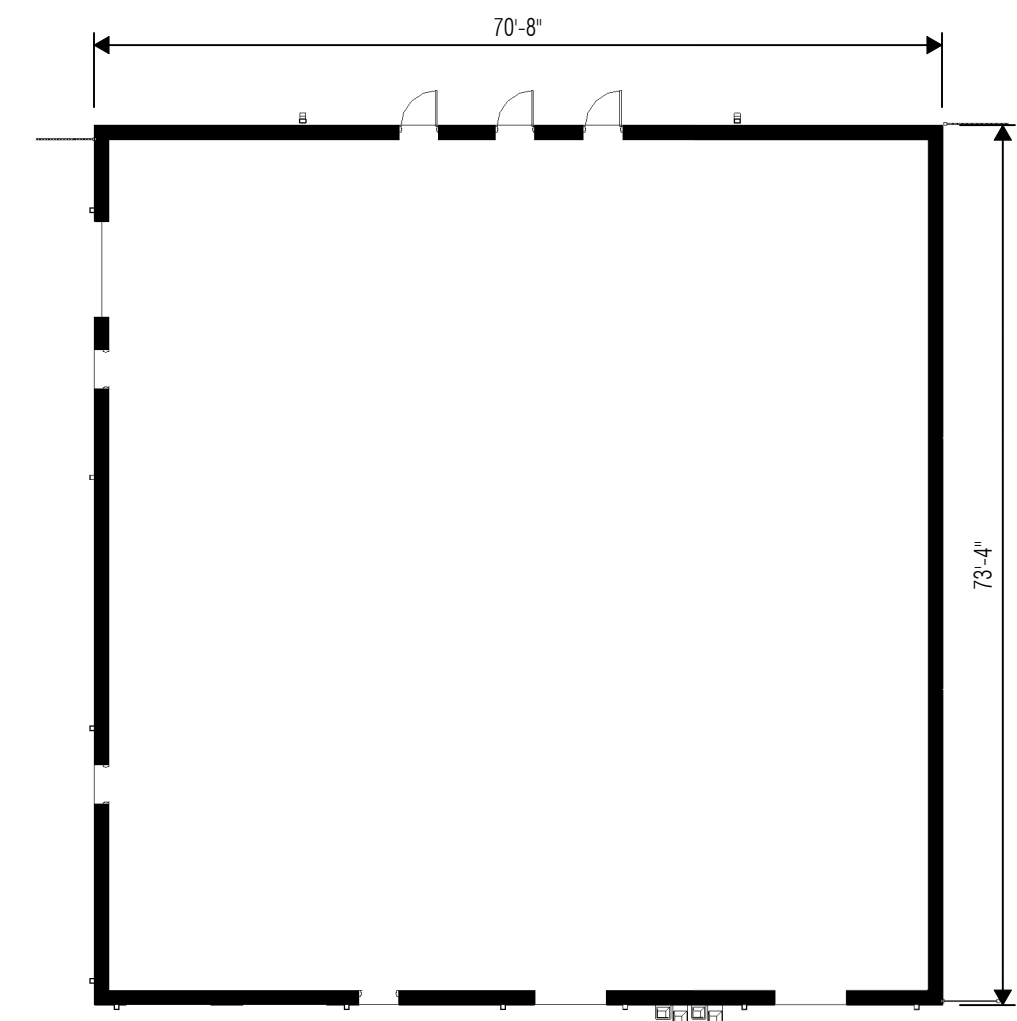


CC-01

MATERIAL FINISH SCHEDULE - TOWN OF FLOWER MOUND					
NOTE: ALL MATERIALS, PRODUCTS, SIZES, COLORS AND PATTERNS ARE THE BASIS OF DESIGN. REFERENCE PROJECT MANUAL FOR ADDITIONAL APPROVED MANUFACTURERS MEETING THE DESIGN INTENT. SUBSTITUTIONS WILL BE CONSIDERED WHEN SUBMITTED IN COMPLIANCE WITH SECTION 01 62 00 – PRODUCT OPTIONS.					
MARK	DESCRIPTION	MANUFACTURER INFO			COMMENTS
		MANUFACTURER	SERIES/ST YLE	COLOR/FI NISH	
BR-01	Stone - Field	ACME		Oklahoma Multi-Chop Argyle	Color to match existing building. Field verify with manufacturer's rep.
BR-02	Field Brick	ACME		Special Blend	Color to match existing building. Field verify with manufacturer's rep.
BR-03	Accent Brick	OLDCASTLE	Cordova Stone	BUFF	Texture-Groundface. 4"x22"x24"
CC-01	Column Cover - Aluminum - PAC - 2000F Flush Joint (Dark Bronze)	PAC-CLAD	PAC-2000F	Dark Bronze	At Column Wraps
MP-1	Metal Panel - Aluminum- 1" Flush (Slate Gray)	PAC-CLAD	Flush Panel	Slate Grey	Ref Elevations. Flush Panel
MP-2	Metal Panel - Aluminum - 1" Corrugated (Dark Bronze)	PAC-CLAD	Box Rib 1	Dark Bronze	Ref Elevations. Corrugated
MP-3	MP-3 Metal - Corrugated metal perforated (Dark Bronze)	PAC-CLAD	Box Rib 1	Dark Bronze	Ref Elevations. Corrugated Perforated
MP-4	Metal Panel - Aluminum - 1" Flush Perforated	PAC-CLAD	1/8" Round	Slate Grey	Ref Elevations. Flat Perforated

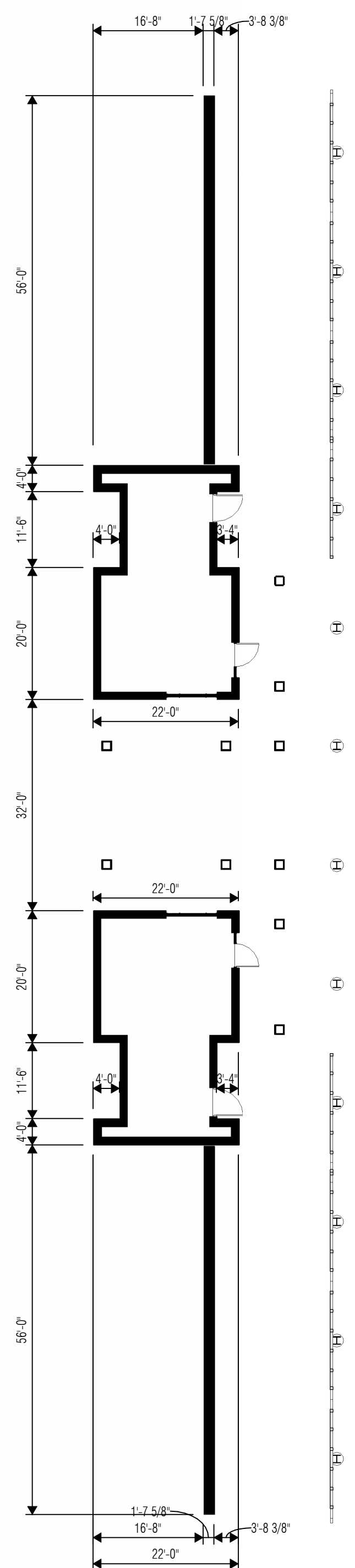


1 ARCHITECTURAL FOOTPRINT - IAC
SCALE: 1/16" = 1'-0"

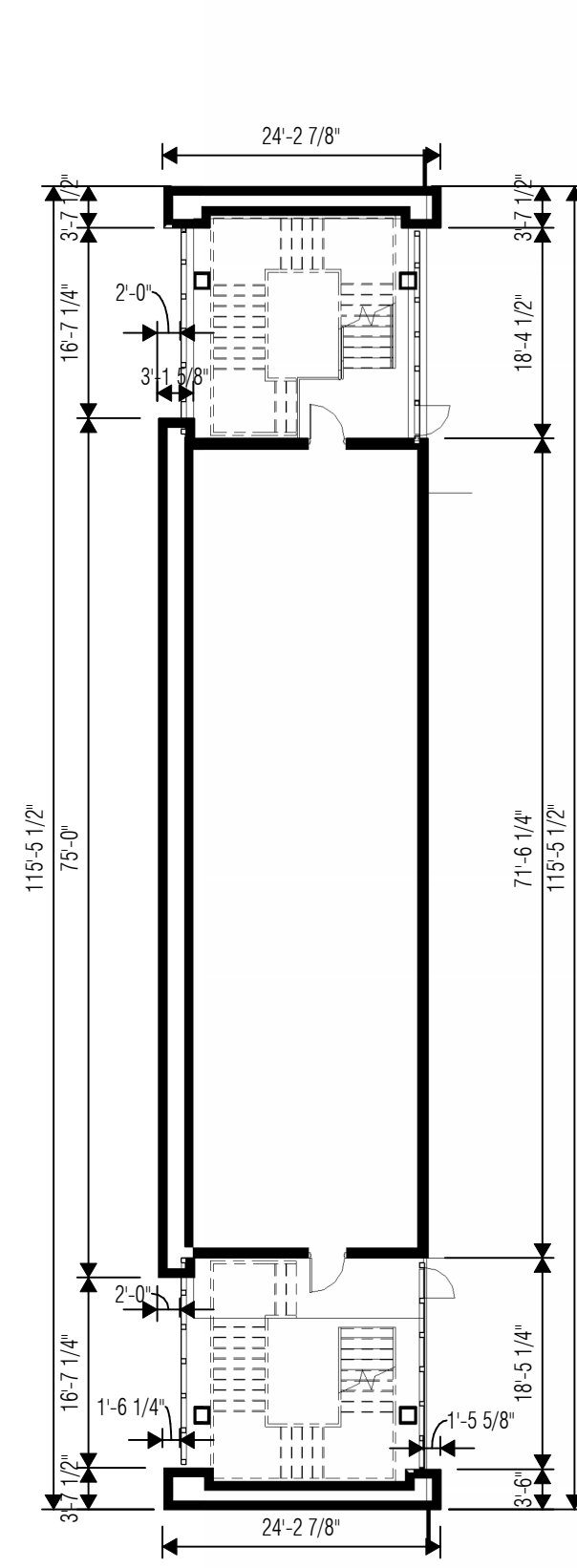


2 ARCHITECTURAL FOOTPRINT - CONCESSIONS
SCALE: 1/16" = 1'-0"

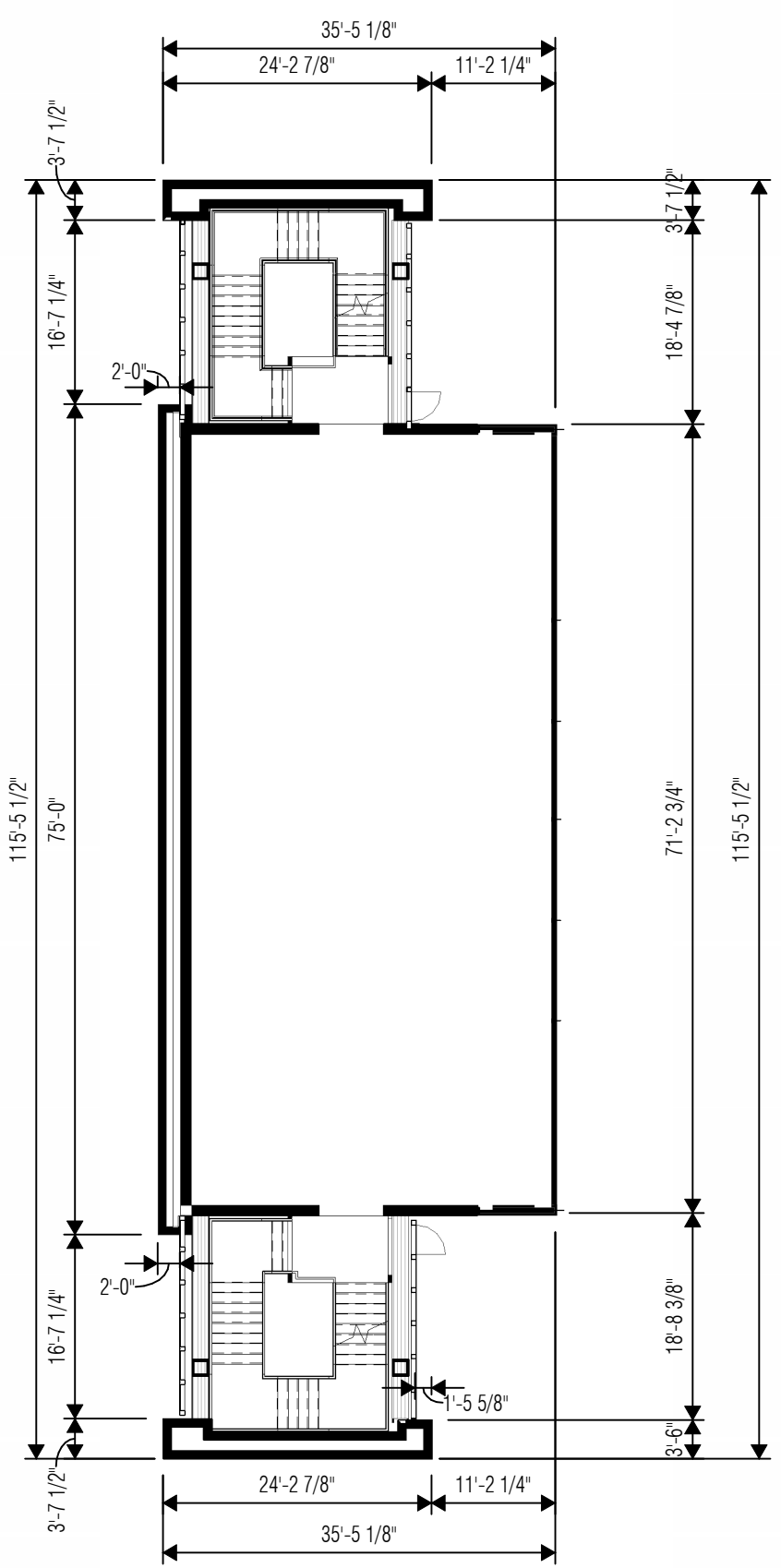
7 LEVEL ONE
100'-0"
IAC - SECTION
SCALE: 1/8" = 1'-0"



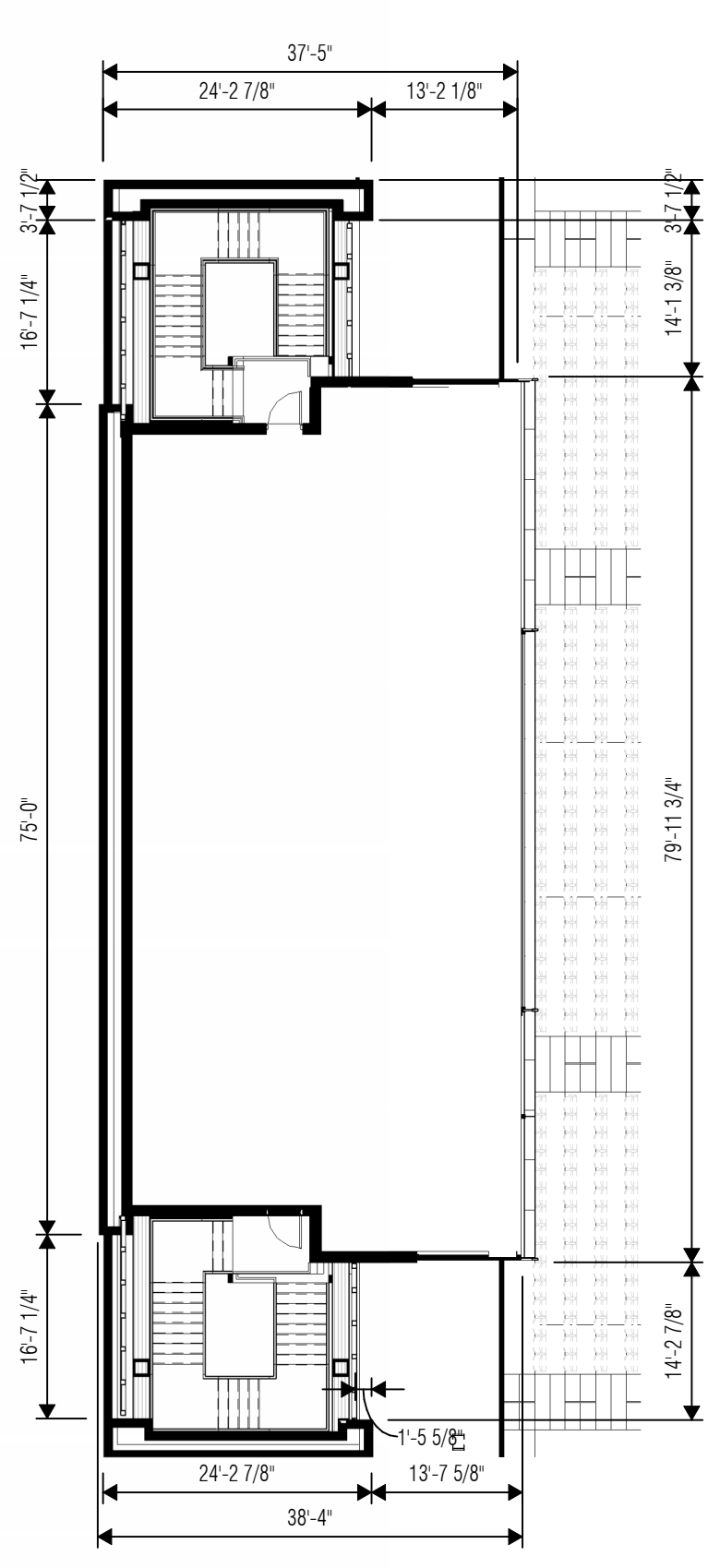
3 PRESS BOX -LEVEL ONE
SCALE: 1/16" = 1'-0"



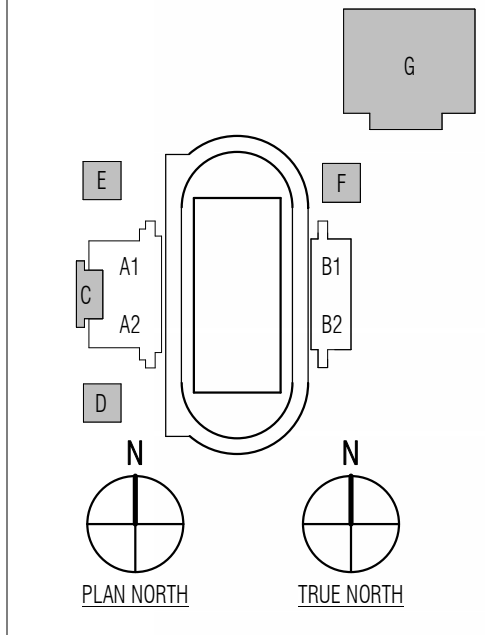
4 PRESS BOX -MEZZANINE
SCALE: 1/16" = 1'-0"



5 PRESS BOX - PRESS ONE
SCALE: 1/16" = 1'-0"



6 PRESS BOX - PRESS TWO
SCALE: 1/16" = 1'-0"



Town Site Review

ISSUED: 03/15/2024

REVISIONS

Revision No. Revision Date

Director
MRS
Designer
BM
Proj. Arch.
KAL

Drawn By
BSB
Quality Control
BM

PROJECT NO.

23-013.00

SHEET TITLE

ARCHITECTURAL
FOOTPRINT PLANS

SHEET NO.

SP-5C

ARCHITECT

VLK Architects, Inc.
5801 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main Phone: 972.285.1885
www.vlkarchitects.com

Argyle SD
Argyle, TEXAS

New Stadium & Indoor Activity Center at Argyle HS

Town Site Review

ISSUED: 03/15/2024

REVISIONS

Revision No. Revision Date

Director
MRS
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KAL

Drawn By
BSB
Quality Control

PROJECT NO.

23-013.00

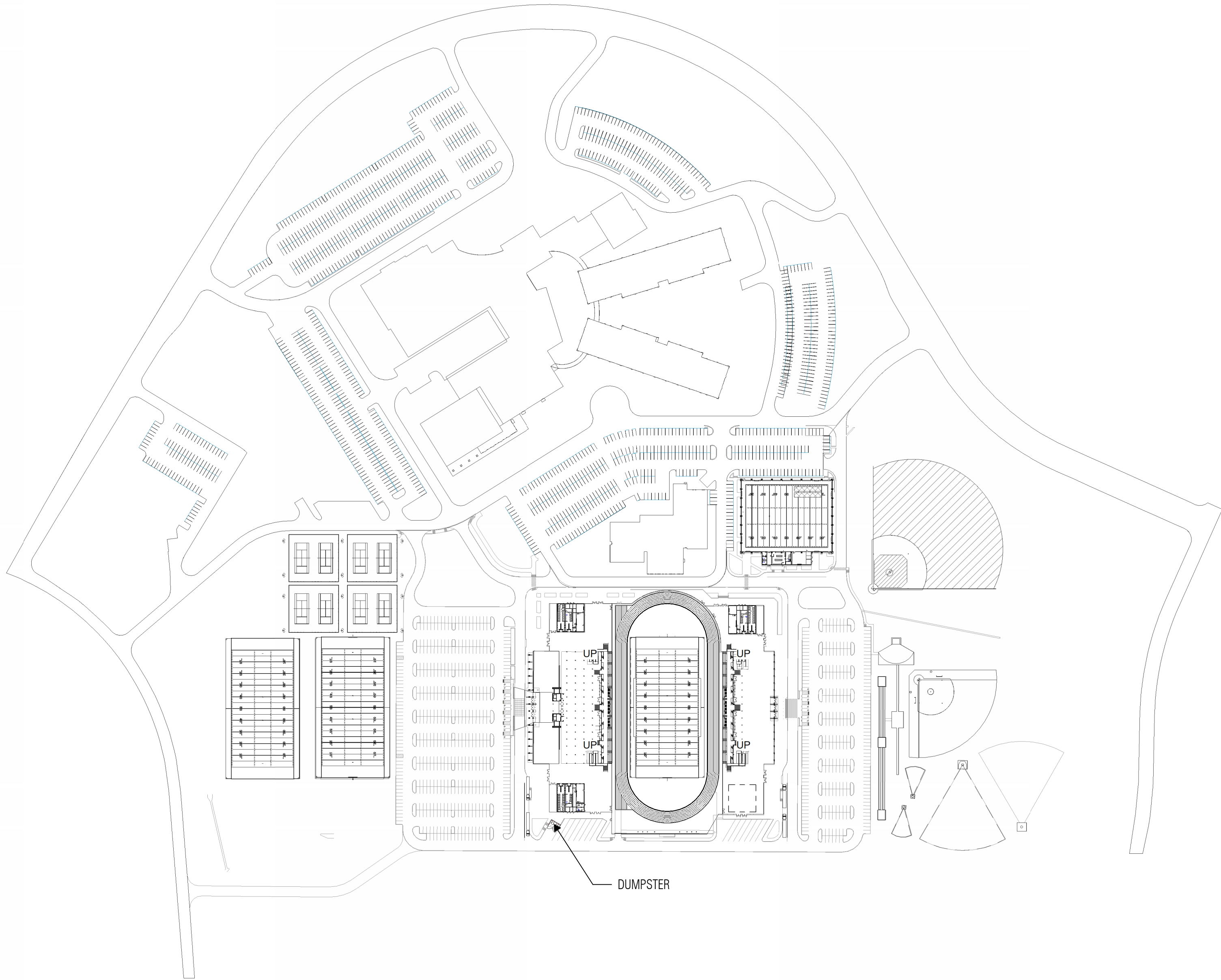
SHEET TITLE

DUMPSTER SCREENING
DETAILS

SHEET NO.

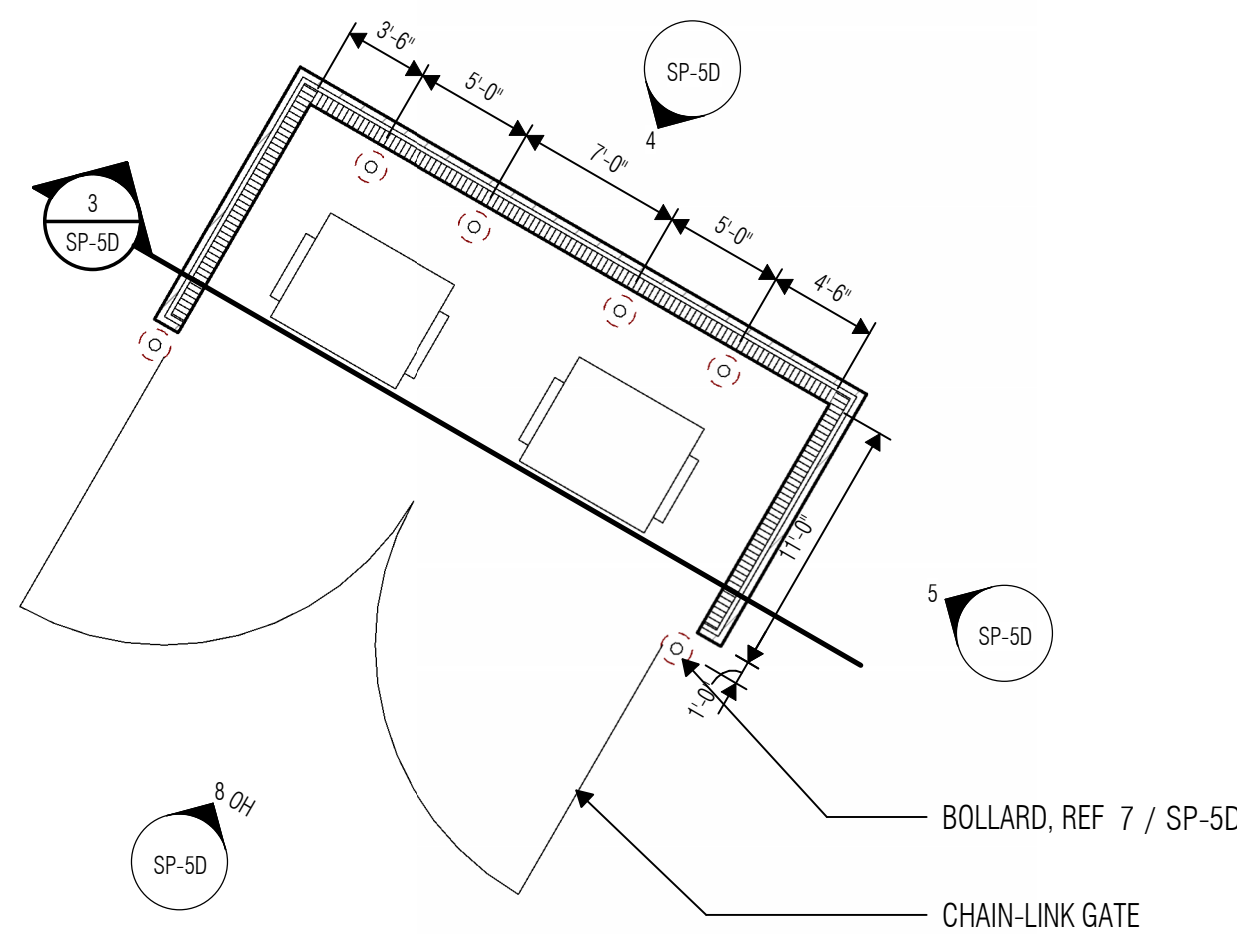
SP-5D

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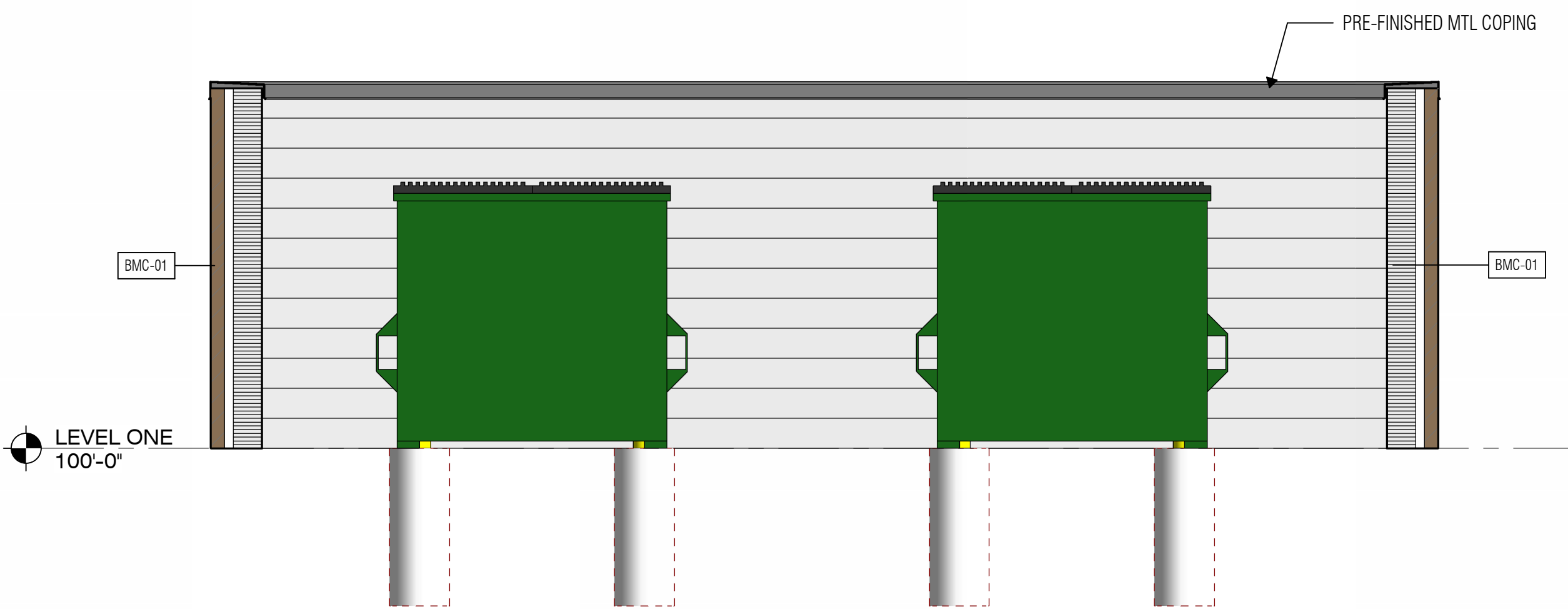
1 SITE PLAN

SCALE: 1" = 200'-0"



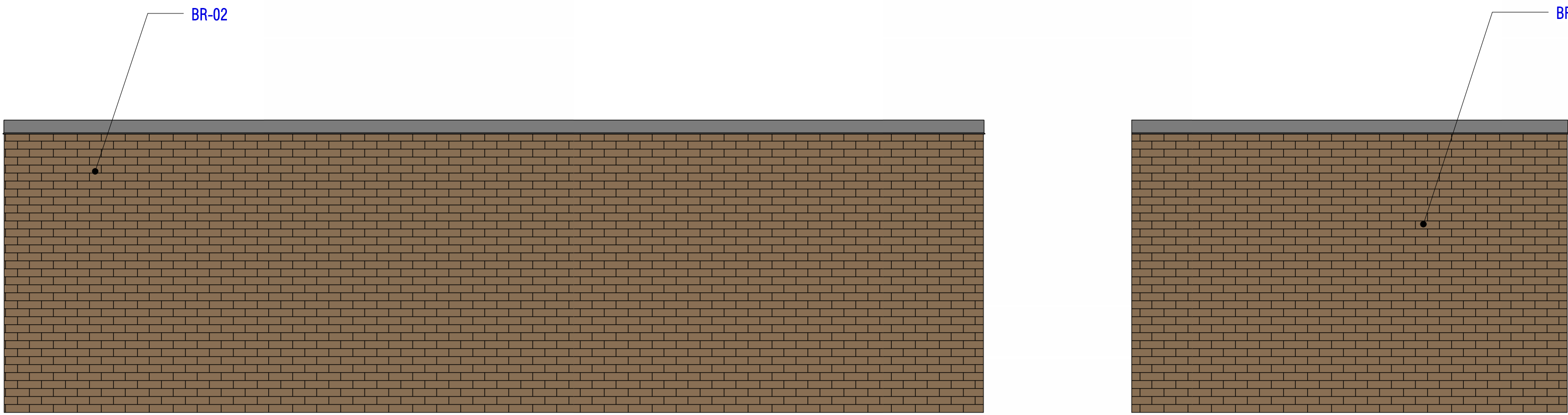
2 FLOOR PLAN - DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"



3 WALL SECTION - DUMPSTER ENCLOSURE

SCALE: 3/8" = 1'-0"

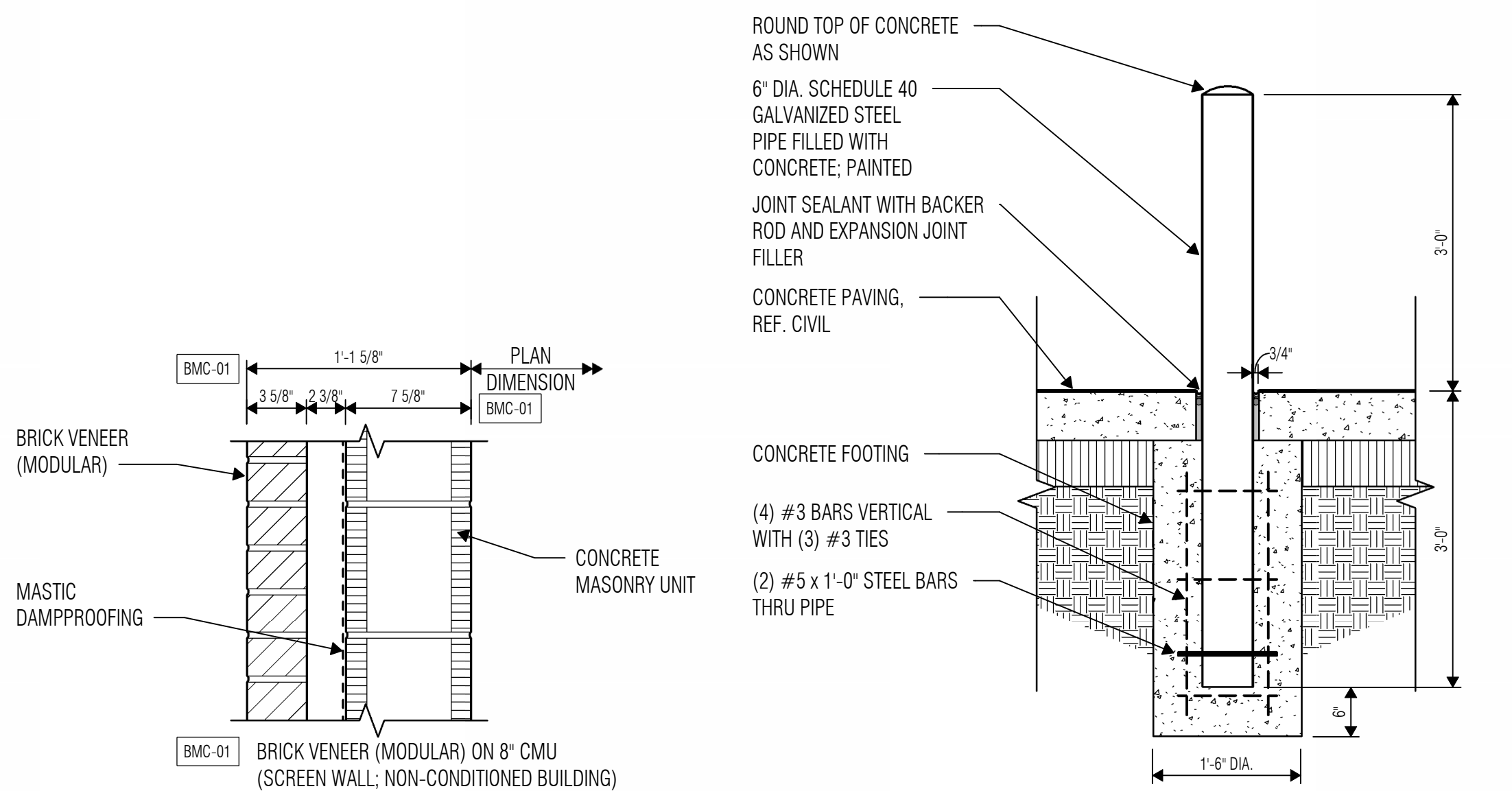


4 DUMPSTER ELEVATION 2

SCALE: 3/8" = 1'-0"

5 DUMPSTER ELEVATION 1

SCALE: 3/8" = 1'-0"



6 BMC-01 - DUMPSTER WALL

SCALE: 1 1/2" = 1'-0"

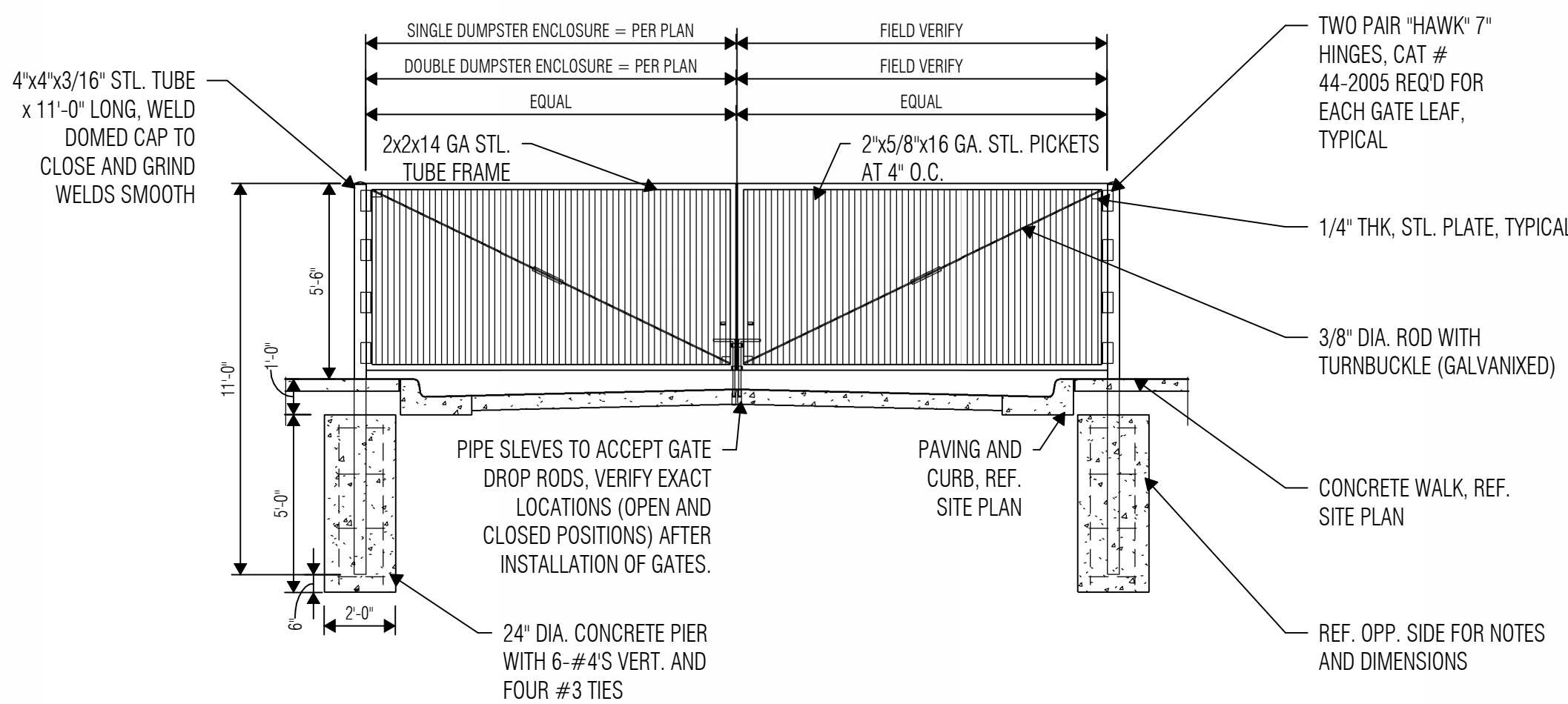
7 BOLLARD DETAIL

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

S500

8 MC607 - ELEVATION OF DUMPSTER ENCLOSURE GATE

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





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

DATE: June 24, 2024
FROM: Claire Barnes, Planner
ITEM: **Public Hearing to consider an ordinance granting a Specific Use Permit No. 493 (SUP24-0004 – Lightbridge Academy) for a day care center use, with a waiver to the roof pitch requirement pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of 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 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 a specific use permit to develop an approximately 14,353 square foot day care center building to be located on Lot 5, Block A of the Embree FM 2499 Addition. The property is zoned Planned Development No. 186 (PD-186) with Office uses. Under PD-186 standards, a day care center requires approval of a specific use permit from the Town Council. The lot is 1.47 acres.

The parking for this use is calculated at a ratio of one space for every four persons accommodated. The applicant is estimating a maximum capacity of 245 people. Therefore, the proposed use would require 61 parking spaces. Town code allows for a 20% deviation without additional Town Council approval. With this permissible deviation, the use requires 49 spaces. The site plan depicts 40 on-site parking spaces. The Embree 2499 development is subject to a cross-parking agreement, and the additional nine parking spots would be located on adjacent lots within the development. As required by the Town's Traffic Engineer, the applicant has provided a parking study to confirm adequate on-site parking during peak pick-up and drop-off times.

The proposed development includes an outdoor play area that will be enclosed with a six-foot-tall wrought iron fence. Access to the site is from Long Prairie Road and Sagebrush Drive via mutual access easements, including a 31-foot spine road.

The landscape plan depicts required buffer and parking lot trees that are in conformance with the Town's landscaping requirements. The proposed elevation utilizes a combination of primarily stone, brick, and stucco in colors complying with the Town's Urban Design Plan and the PD-186

development standards.

The ordinance for the SUP will include the following conditions for the day care center use:

1. The Specific Use Permit is limited to Lot 5, Block A of the Embree FM 2499 Addition as depicted in Exhibit "A".
2. Queuing for pick-up and drop-off is not permitted. All pick-up and drop-off traffic is required to utilize parking spaces.
3. All required parking spaces (minimum 49 parking spaces), subject to Section 82-73 of the Town Code of Ordinances, must be installed prior to the final development permit inspection.

III. EXCEPTIONS:

A. Architectural waiver to Section 98-1163, Exterior wall construction for nonresidential buildings, 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 14,353 square feet. Although a pitched roof is being provided on the proposed building, the pitch of the roof is 4/12, which falls outside the parameters established in the Urban Design Plan, necessitating the waiver request. The applicant's letter of intent explains the reason for this request is to provide a roof pitch design that is consistent with roof pitch design at other Lightbridge Academy locations.

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 200ft of the subject property for all zoning application requests. SUP24-0004 had a total of 14 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:

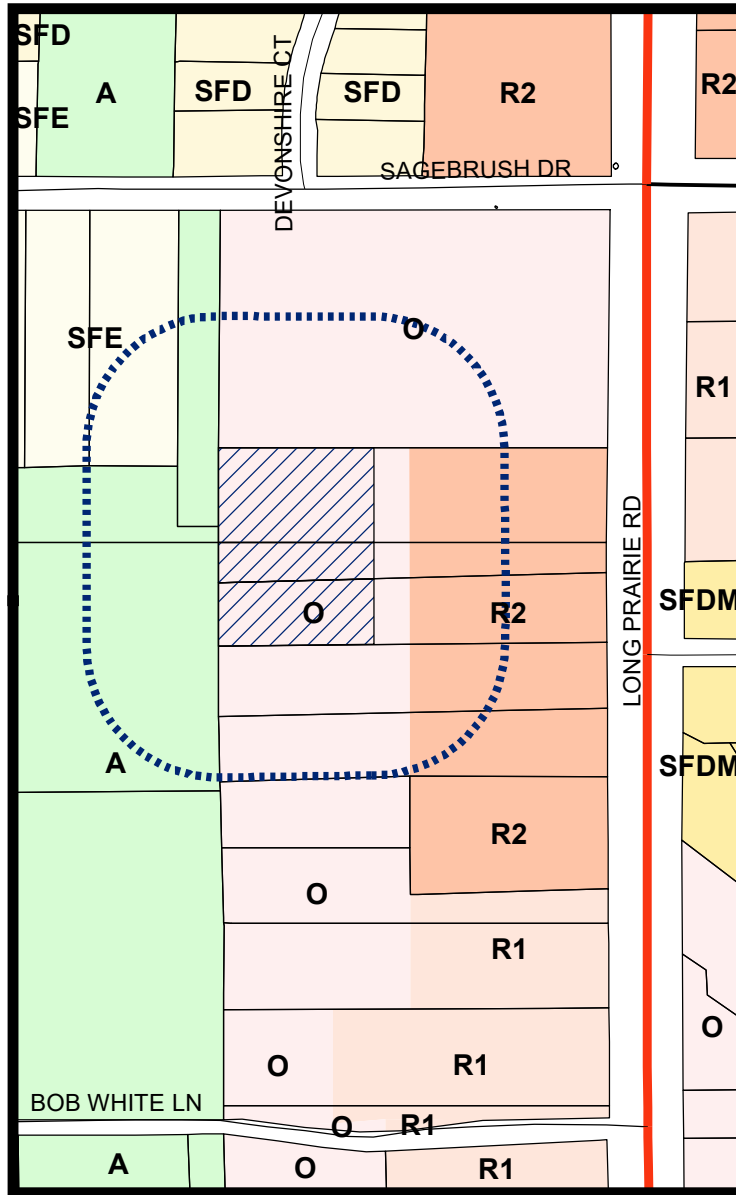
1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Demand Study

4. Specific Use Permit Package

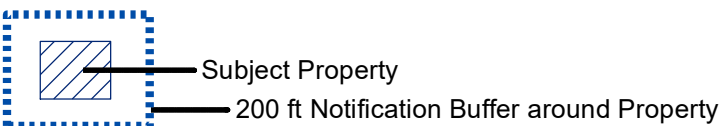
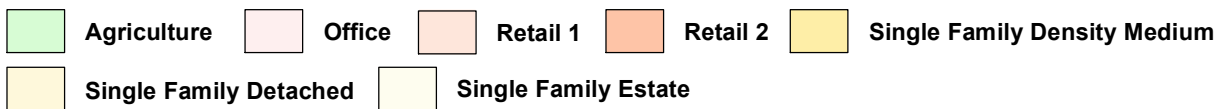
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SUP24-0004: Lightbridge Academy

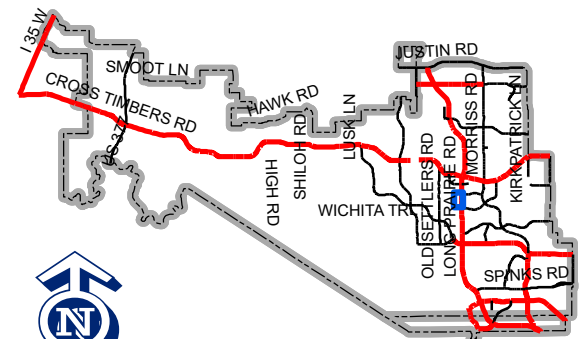


LEGEND

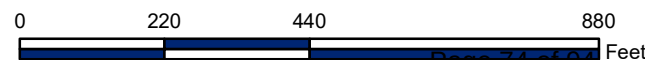


Visit www.fmdevmap.com to learn more about this project.

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



Map Location



June 5, 2024

Lexin Murphy, AICP
Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Lightbridge
Specific Use Permit
Letter of Intent**

Ms. Murphy,

Please accept this letter, on behalf of Embree Development Group, as an explanation of the proposed Specific Use Permit on 1.470 acres within PD-186. PD-186 covers approximately 6.81 acres of land and is divided into 5 lots. With the eastern side zoned as retail and the western zoned for office. Out of the 6.81 acres, the Embree Development Group is requesting an SUP on Lot 5 Block A per the approved concept plan. The entire development is Zoned PD-198 with Retail and Office. The Specific Use Permit is limited to Lot 5, Block A of the Embree FM 2499 Addition as depicted in Exhibit "A".

The proposed development will provide a one story, 14,353 square foot day care building, and a 5,000 square foot playground. For safety, the playground will be fenced in and will provide two access gates, one on the north and one on the south side for pedestrian use. There will be roughly 245 occupants and 40 parking spaces provided, there is a parking agreement with the entire property. Currently, all parking on the entire Embree property will be built before any CO's are given. On the backside of the property the development is proposing a trail that will tie into the existing trail as well as the eight-foot sidewalks around the building. The elevations will meet the intent of the approved PD.

MODIFICATIONS

We respectfully request a few modifications to the Development Ordinance:

Roof Pitch: This exception is to allow for 4/12 Roof Pitch Roof. The towns Urban Design Plan roofs are set to have a slope between 6/12 to 9/12, with the goal to replicate similar characteristics of a residential home. The current code within PD-186 also follows those requirements by requiring either an 8/12 or 6/12 roof pitch. The exception is needed to reduce the slope requirement for pitch roofs. The requested modification language from Lightbridge, "Lightbridge Academy would like to propose an exception to the roof pitch requirement since the building in elevation is a brand expansion design that is being rolled out as a brand standard for other Texas sites in 2024 and 2025. We have abided by all design regulations which have deviated from the Lightbridge standard plan. However, in elevation height, we kindly ask that Flower Mound respectfully considers this roof pitch per Lightbridge Academy Brand and Business goals in their expansion and construction of the said Day Care Centers. We thank you for your consideration and understanding."

The need of the Specific Use Permit is to comply with the town's regulations on Daycare Centers within the Office District, which is only permitted through SUP. Except for the modification listed above, the Lightbridge development intends to meet the towns regulation and would be in the parameter of the PD by following all other regulation that are outlined.

MCADAMS



Patricia Fant, AICP
Land Planner, Planning + Design

May 13, 2024

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

RE: Lightbridge Academy – Flower Mound, Texas – Parking Demand Study

Dear Mr. Hotelling,

PARKING DEMAND STUDY

This letter presents a summary of the internal stacking needs along with a trip generation and parking study of the proposed Lightbridge Academy development to be located at Lot 5, Block A of the Embree FM-2499 Multi-Tenant development in the Town of Flower Mound, Texas. Site access is proposed via connection to the adjacent The Oaks at Flower Mound development which provides full-movement access to Sagebrush Drive and right-in-right-out (RIRO) access to Long Prairie Road.

The Town of Flower Mound (Town) requires a minimum number of parking for proposed developments as outlined in Section 82-74 of the Town’s Code of Ordinances (COO). Per the Section 82-73 of the Town’s COO, a parking study must be provided and approved by Town Council for parking reductions in excess of 20% from the minimum standards outlined in Section 82-74. The purpose of this study is to demonstrate that sufficient parking supply is to be provided to accommodate the expected demand of the proposed development.

The proposed Lightbridge Academy is expected to consist of a 14,353 square foot (sq. ft.) daycare with a maximum capacity of 245 persons operating with 27 staff members. This daycare is expected to operate without a carpool lane, with parents expected to park and walk into the facility for drop-off and pick-up.

SIMILAR SITE DATA

Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, trips for the proposed development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour time periods. Refer to Table 1 below for the trip generation for the proposed land use.

TABLE 1: TRIP GENERATION									
Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Day Care Center (565)	14,353 sq. ft.	Adjacent / Rate	683	84	74	158	75	85	160

The proposed daycare is expected to generate 158 total trips (84 entering, 74 exiting) during the weekday AM peak hour and 160 total trips (75 entering, 85 exiting) during the weekday PM peak hour.

MINIMUM PARKING REQUIREMENT

The Town of Flower Mound's Code of Ordinance outlines minimum parking requirements for various developments within Section 82-74. Refer to Table 2 below for a summary of the parking requirements based on the proposed development maximum capacity of 245 persons.

TABLE 2: MINIMUM PARKING & STACKING REQUIREMENTS		
Scenario	Required Parking Rate	Total Parking Required
Minimum Parking Requirement	1 space per 4 persons accommodated	61 spaces

The proposed Lightbridge Academy development is to be located within the Embree FM-2499 Multi-Tenant development which has a shared parking agreement with the other proposed land uses. Table 3 below, provides a summary of the proposed land uses within the Multi-Tenant development and the required parking as well as the number of designated parking spaces expected to be provided.

TABLE 3: MINIMUM PARKING & STACKING REQUIREMENTS		
Proposed Tenant / Use	Required Parking	Parking Provided
Slims Chicken (Fast Food w/ DT)	44 spaces	33 spaces
Dutch Bros Coffee (Coffee Shop)	13 spaces	25 spaces
TBD (Medical Office)	54 spaces	40 spaces
Lightbridge Academy (Daycare)	61 spaces	40 spaces
Total	172 Spaces	138 spaces

The overall development is required to provide a total of 172 parking spaces per the Town's Code of Ordinances. With an approximately 20% reduction in parking, the development is proposed to provide a total of 138 parking spaces for the overall FM-2499 Multi-Tenant development.

EXPECTED PARKING DEMAND

Parking demand for the proposed development is expected to be accommodated by dedicated on-site and adjacent shared parking within the overall multi-tenant development. The proposed development is expected to provide for a total of 40 parking spaces (38 regular, 2 handicap) on-site with additional parking to be provided via shared parking with the other tenants. The Embree FM 2499 Multi-Tenant development is expected to provide a complimentary mix of land uses consisting of a fast food restaurant, a coffee shop, and a medical office building in addition to this proposed daycare. These land uses are expected to operate with peak demand periods at different times of the day, allowing for the ability of shared parking to accommodate the overall needs for the site.

The proposed daycare facility is expected to operate without a circulating carpool for drop-off and pick-up. Instead of a carpool operation, pick-up and drop-off at the daycare will be accommodated by parent walk-ins to/from their

vehicles. A copy of the expected operational schedule of the proposed Lightbridge Academy is provided in the attachments which indicates that peak periods of traffic generation are expected to occur from 7:30 AM to 9:30 AM for drop-off and 4:00 PM – 6:00 PM for pick-up. For purposes of estimating the parking demand of the development, the expected peak hour trip generation of the facility was determined based on hourly distribution of entering and exiting vehicle trips from 19 similar sites during a typical 24-hour weekday period as reported within the ITE Trip Generation Manual 11th Edition. Based on this information, the peak hour operations are expected to occur from 7:15 AM to 8:15 AM and from 4:45 PM to 5:45 PM with approximately 19.6% and 18.3% of the total daily trips occurring during these weekday AM and PM peak hour periods, respectively. A summary of the peak parking demand during the weekday AM and PM peak hours is provided in Table 4.

TABLE 4: PARKING DEMAND CALCULATIONS	
Weekday AM Peak Hour – Parking Demand	
$683 \frac{\text{Trips}}{\text{Day}} \times 19.6\% \frac{\text{AM Peak Hour}}{\text{Total Daily Trips}} \times \frac{1}{2} \frac{\text{Entering Trips}}{\text{Total Trips}} 10 \frac{\text{minutes}}{\text{pick-up / drop-off}} = \mathbf{11.15 \text{ pick-up/drop-off spaces needed}}$	
Weekday PM Peak Hour – Parking Demand	
$683 \frac{\text{Trips}}{\text{Day}} \times 18.3\% \frac{\text{PM Peak Hour}}{\text{Total Daily Trips}} \times \frac{1}{2} \frac{\text{Entering Trips}}{\text{Total Trips}} 10 \frac{\text{minutes}}{\text{pick-up / drop-off}} = \mathbf{10.42 \text{ pick-up/drop-off spaces needed}}$	

Note: An average 10-minute pick-up/drop-off window assumed based on previous studies of similar developments.

Based on a review of the expected operations of the proposed development, 11 parking spaces for pick-up/drop-off are expected to be necessary to facilitate operations during peak hours of operation without negatively impacting adjacent businesses or roadways. Including an estimated 27 spaces for staff parking, assuming one space per staff person, a minimum of 38 parking spaces are required for typical operations. Although the individual development is expected to provide less dedicated spaces than required per the Town's Code of Ordinances, sufficient dedicated on-site parking is expected to be provided for drop-off/pick-up operations not accounting for the 2 handicap spaces provided for the development in order to be conservative. It should be noted that eight (8) additional spaces are also provided for the development by the shared parking agreement for the overall Embree FM-2499 Multi-Tenant development, if needed.

SUMMARY / RECOMMENDATIONS

This letter presents a summary of the trip generation potential of the proposed Lightbridge Academy development to be located at Lot 5, Block A of the Embree FM-2499 Multi-Tenant development in the Town of Flower Mound, Texas. Site access is proposed via connection to the adjacent The Oaks at Flower Mound driveways which provide full-movement access to Sagebrush Drive and right-in-right-out (RIRO) access to Long Prairie Road.

The purpose of this letter is to demonstrate that sufficient parking is provided through the use of dedicated on-site parking spaces and the shared use agreement with the overall Embree FM 2499 Multi-Tenant development agreement. The proposed Lightbridge Academy is expected to consist of a 14,353 square foot (sq. ft.) daycare with a maximum capacity of 245 persons operating with 27 staff members. This daycare is expected to operate without a carpool lane, with parents expected to park and walk into the facility for drop-off and pick-up.

Based on the findings of this study, the proposed development is expected to provide sufficient dedicated parking to facilitate normal pick-up/drop-off operations without causing a negative impact to adjacent businesses or roadways. Additional parking is provided for overflow staff parking in the form of a shared parking agreement per the overall Embree FM-2499 Multi-Tenant development.

If you should have any questions or comments relative to this study, please feel free to contact me at 919.961.4065.

Sincerely,
MCADAMS

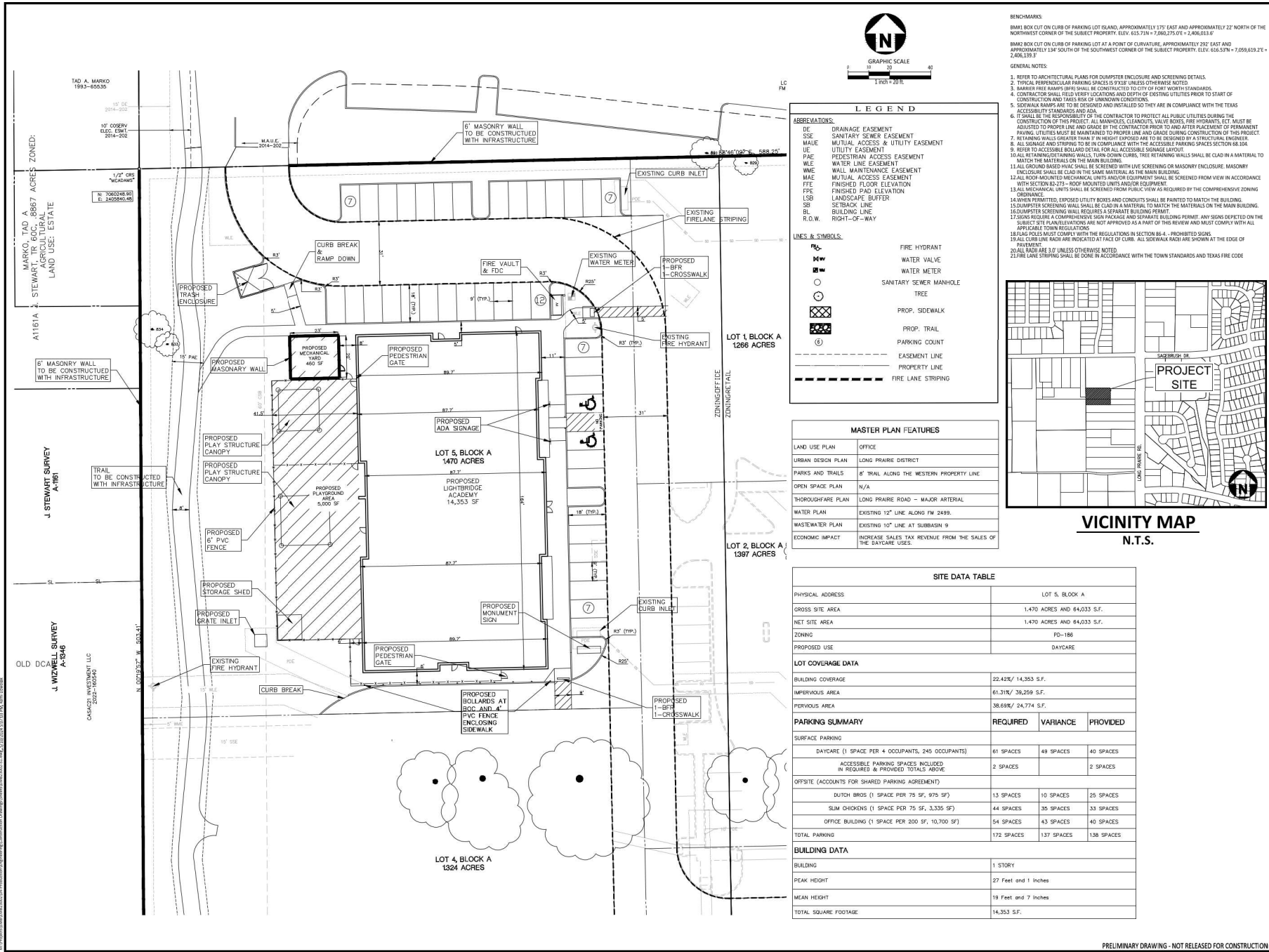


Nate Bouquin, PE, PTOE
Traffic Engineering Lead



The John R. McAdams Company, Inc.
TX License #F-19762

Attachments: Preliminary Site Plan
Lightbridge Academy Operational Plan
ITE Trip Generation Manual Data
Shared Parking Agreement



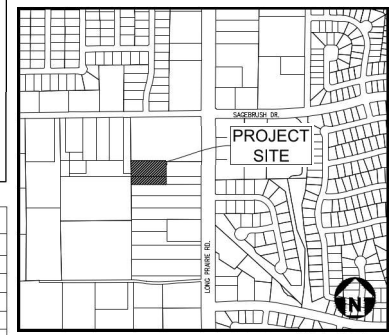
BENCHMARKS

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. 615.73N + 7,060,275.0'E + 2,406,013.0'

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. 616.57N + 7,059,819.2'E + 2,406,139.3'

GENERAL NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE AND SCREENING DETAILS.
2. TYPICAL PERPENDICULAR PARKING SPACES IS 7'10" UNLESS OTHERWISE NOTED.
3. BARRIER FREE RAMP (BFR) SHALL BE CONSTRUCTED TO CITY OF FORT WORTH STANDARDS.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND FILL IN UNKNOWN CONDITIONS.
5. SIDEWALK RAMP SHALL BE DESIGNED AND INSTALLED TO THEY ARE IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS AND ADA.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEAROUTS, VALVE BOXES, FIRE HYDRANTS, ETC. 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.
7. RETAINING WALLS GREATER THAN 7' IN HEIGHT CANNOT BE TO BE DESIGNED BY A STRUCTURAL ENGINEER.
8. ALL SIGNAGE AND STRIPING TO BE IN COMPLIANCE WITH THE ACCESSIBLE PARKING SPACES SECTION 68.104.
9. REFER TO ACCESSIBLE BOLLARDS DETAIL FOR ALL ACCESSIBLE SIGNAGE LAYOUT.
10. ALL RETAINING/RETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
11. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
12. ALL ROOF MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW IN ACCORDANCE WITH SECTION 68.273 - ROOF MOUNTED UNITS AND/OR EQUIPMENT.
13. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
14. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
15. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
16. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
17. SIGNS REQUIRE A COMPREHENSIVE SIGN PACKAGE AND SEPARATE BUILDING PERMIT. ANY SIGNS DEPicted ON THE SUBJECT SITE IN PLANS/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
18. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 68.4 - PROHIBITED SIGNS.
19. ALL CURB LINE MARK ARE INDICATED AT FACE OF CURB. ALL SIDEWALK MARK ARE SHOWN AT THE EDGE OF PAVEMENT.
20. ALL ADA IN 10' UNLESS OTHERWISE NOTED.
21. FIRE LANE STRIPING SHALL BE DONE IN ACCORDANCE WITH THE TOWN STANDARDS AND TEXAS FIRE CODE.



VICINITY MAP
N.T.S.

McADAMS
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CLIENT
EMORE DEVELOPMENT GROUP, INC.
MR. JUSTIN COLLEY
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GEORGETOWN, TEXAS 78633

LIGHTBRIDGE ACADEMY
PRELIMINARY PLANS
3201 LONG PRAIRIE ROAD
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



REVISIONS

NO.	DATE	DESCRIPTION
1	04/15/2024	2ND SUBMITTAL
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO. EMB23002
FILENAME EMB23002-51
CHECKED BY TL
DRAWN BY RP
SCALE 1" = 20'
DATE 03/11/2024
SHEET

SITE PLAN
C2.00

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



September 26, 2023

To Whom It May Concern:

Lightbridge Academy locations follow traffic patterns in line with drop off and pick up times of children. This would consist of traffic in the morning and evening hours with slower traffic mid-day. A typical traffic pattern would consist of the following:

- 6:30 am – Center opening, minor traffic
- 7:30 – 9:30 am – Moderate drop off traffic
- 12:00 – 3:00 pm – Light traffic of teachers going to and from their lunch breaks
- 4:00 – 6:00 pm – Moderate pick up traffic
- 6:30 pm – Center closing, minor traffic

Traffic patterns shown above are consistent throughout Lightbridge Academy locations. Patterns however, can vary during holidays or inclement weather.

Sincerely,

Lauren Standfast

Vice President of Quality and Regulations

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use			
Source: ITE Trip Generation Manual , 11th Edition			
Land Use Code	565		
Land Use	Day Care Center		
Setting	General Urban/Suburban		
Time Period	Weekday		
# Data Sites	19		
	% of 24-Hour Vehicle Trips		
Time	Total	Entering	Exiting
12:00 - 1:00 AM	0.0%	0.0%	0.0%
1:00 - 2:00 AM	0.0%	0.0%	0.0%
2:00 - 3:00 AM	0.0%	0.0%	0.0%
3:00 - 4:00 AM	0.0%	0.0%	0.0%
4:00 - 5:00 AM	0.0%	0.0%	0.0%
5:00 - 6:00 AM	0.6%	1.0%	0.2%
6:00 - 7:00 AM	5.3%	6.2%	4.3%
7:00 - 8:00 AM	17.9%	19.5%	16.3%
8:00 - 9:00 AM	13.0%	13.2%	12.8%
9:00 - 10:00 AM	5.0%	5.4%	4.6%
10:00 - 11:00 AM	2.7%	2.6%	2.9%
11:00 - 12:00 PM	2.6%	2.6%	2.6%
12:00 - 1:00 PM	2.4%	2.1%	2.6%
1:00 - 2:00 PM	3.1%	3.0%	3.2%
2:00 - 3:00 PM	4.3%	4.1%	4.5%
3:00 - 4:00 PM	7.2%	7.5%	6.9%
4:00 - 5:00 PM	13.8%	13.6%	14.0%
5:00 - 6:00 PM	17.7%	16.7%	18.7%
6:00 - 7:00 PM	4.3%	2.4%	6.3%
7:00 - 8:00 PM	0.0%	0.0%	0.0%
8:00 - 9:00 PM	0.0%	0.0%	0.0%
9:00 - 10:00 PM	0.0%	0.0%	0.0%
10:00 - 11:00 PM	0.0%	0.0%	0.0%
11:00 - 12:00 AM	0.0%	0.0%	0.0%

Time	Total	Entering	Exiting
6:00 - 7:00 AM	5.3%	6.2%	4.3%
6:15 - 7:15 AM	8.1%	8.9%	7.3%
6:30 - 7:30 AM	11.4%	12.4%	10.5%
6:45 - 7:45 AM	15.3%	16.9%	13.8%
7:00 - 8:00 AM	17.9%	19.5%	16.3%
7:15 - 8:15 AM	19.6%	21.1%	18.0%
7:30 - 8:30 AM	18.1%	19.4%	16.7%
7:45 - 8:45 AM	15.5%	16.0%	15.0%
8:00 - 9:00 AM	13.0%	13.2%	12.8%
8:15 - 9:15 AM	10.1%	10.7%	9.6%
8:30 - 9:30 AM	8.3%	8.7%	8.0%
8:45 - 9:45 AM	6.4%	6.9%	6.0%
9:00 - 10:00 AM	5.0%	5.4%	4.6%
3:00 - 4:00 PM	7.2%	7.5%	6.9%
3:15 - 4:15 PM	9.1%	9.4%	8.7%
3:30 - 4:30 PM	10.2%	10.3%	10.2%
3:45 - 4:45 PM	12.2%	12.1%	12.3%
4:00 - 5:00 PM	13.8%	13.6%	14.0%
4:15 - 5:15 PM	15.1%	14.9%	15.4%
4:30 - 5:30 PM	17.6%	17.4%	17.9%
4:45 - 5:45 PM	18.3%	17.5%	19.1%
5:00 - 6:00 PM	17.7%	16.7%	18.7%
5:15 - 6:15 PM	15.2%	13.7%	16.8%
5:30 - 6:30 PM	11.6%	9.4%	13.8%
5:45 - 6:45 PM	7.6%	5.7%	9.6%
6:00 - 7:00 PM	4.3%	2.4%	6.3%

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

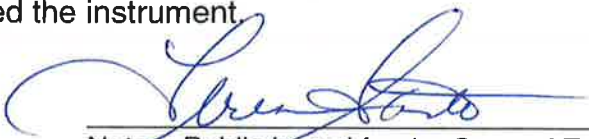
Executive Vice President/CFO of Embree Development Group, Inc.

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

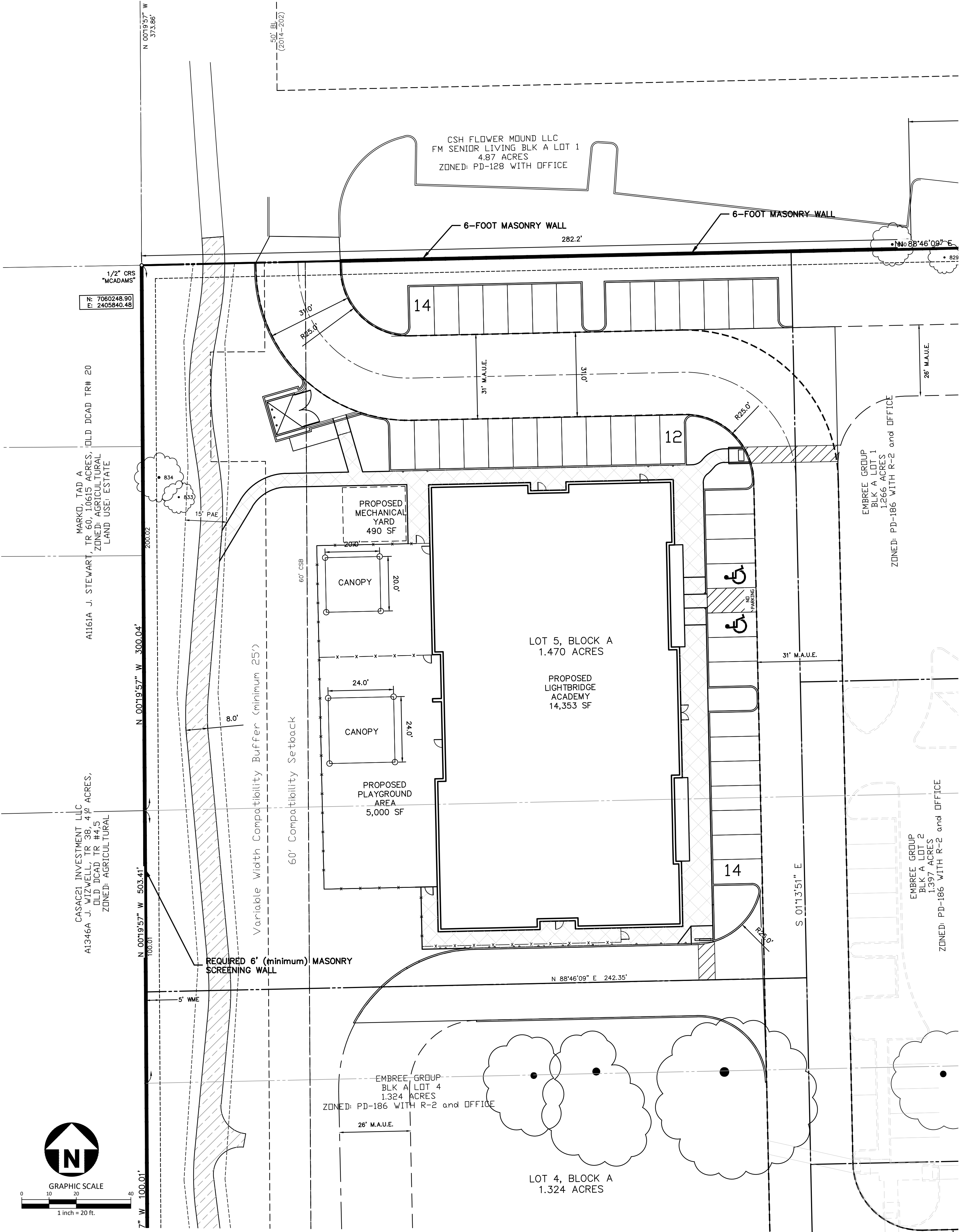
My Commission Expires:

10/31/2024

Teresa Santi

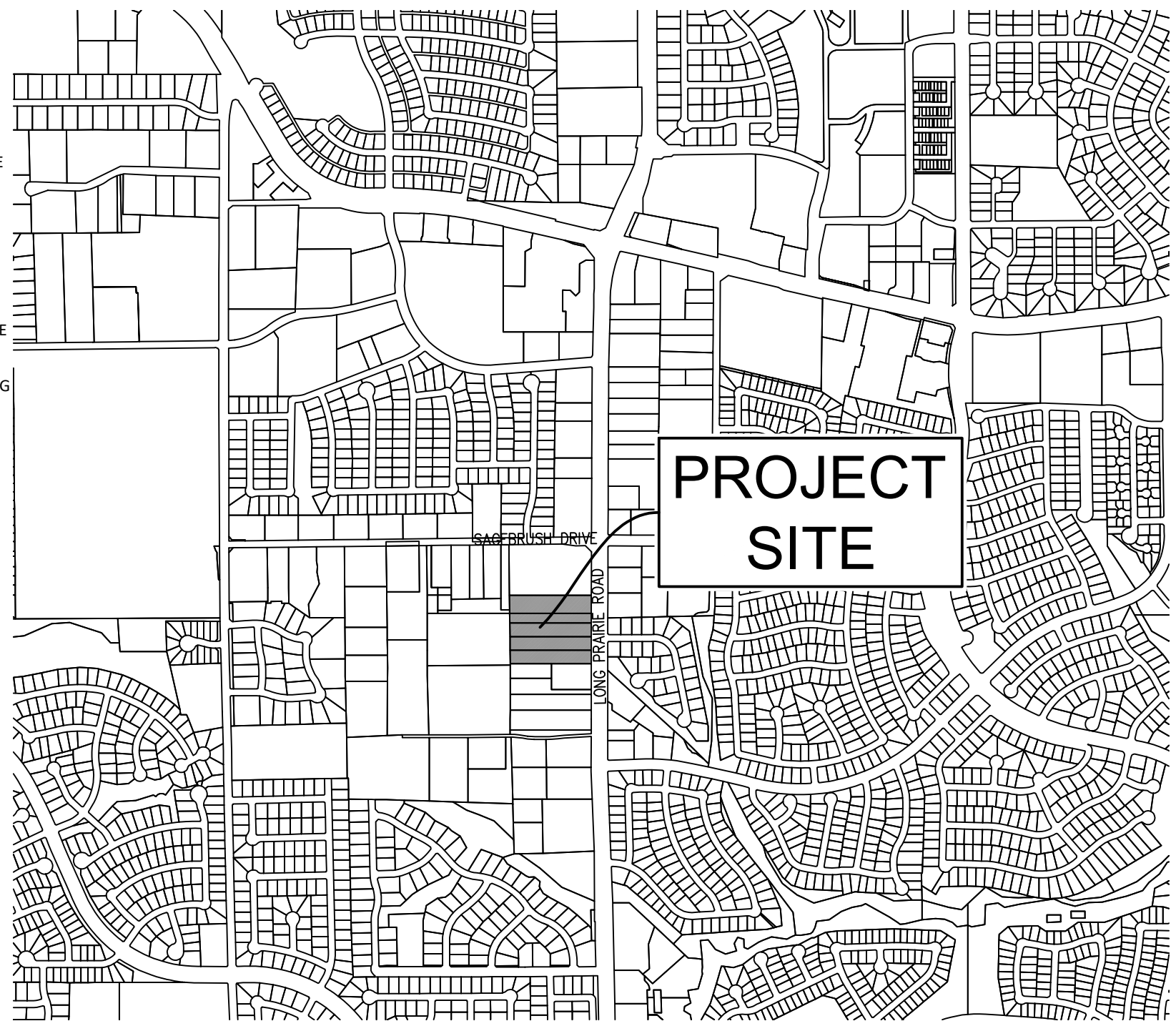
Type or Print Name





GENERAL NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. 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.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW IN ACCORDANCE WITH SECTION 82-273 - ROOF MOUNTED UNITS AND/OR EQUIPMENT.
4. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
5. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
6. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
7. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
8. SIGNS REQUIRE A COMPREHENSIVE SIGN PACKAGE AND 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.
9. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
10. FIRE LANE STRIPING SHALL BE DONE IN ACCORDANCE WITH THE TOWN STANDARDS AND TEXAS FIRE CODE.



PROJECT
SITE

OWNER
SEBIAN BARDHI
14486 BANDERA AVE
FRISCO TX 75035

SITE DATA TABLE			
PHYSICAL ADDRESS	LOT 5, BLOCK A		
GROSS SITE AREA	1.470 ACRES AND 64,033 S.F.		
NET SITE AREA	1.470 ACRES AND 64,033 S.F.		
ZONING	PD-186		
PROPOSED USE	DAYCARE		
LOT COVERAGE DATA			
BUILDING COVERAGE	22.42%/ 14,353 S.F.		
IMPERVIOUS AREA	61.31%/ 39,259 S.F.		
PERVIOUS AREA	38.69%/ 24,774 S.F.		
PARKING SUMMARY	REQUIRED	VARIANCE	PROVIDED
SURFACE PARKING			
DAYCARE (1 SPACE PER 4 OCCUPANTS, 245 OCCUPANTS)	61 SPACES	49 SPACES	40 SPACES
ACCESSIBLE PARKING SPACES INCLUDED IN REQUIRED & PROVIDED TOTALS ABOVE	2 SPACES		2 SPACES
OFFSITE (ACCOUNTS FOR SHARED PARKING AGREEMENT)			
DUTCH BROS (1 SPACE PER 75 SF, 975 SF)	13 SPACES	10 SPACES	25 SPACES
SLIM CHICKENS (1 SPACE PER 75 SF, 3,335 SF)	44 SPACES	35 SPACES	33 SPACES
OFFICE BUILDING (1 SPACE PER 200 SF, 10,700 SF)	54 SPACES	43 SPACES	40 SPACES
TOTAL PARKING	172 SPACES	137 SPACES	138 SPACES
BUILDING DATA			
BUILDING	1 STORY		
PEAK HEIGHT	27 Feet and 1 inches		
MEAN HEIGHT	19 Feet and 7 inches		
TOTAL SQUARE FOOTAGE	14,353 S.F.		

Zoning Standard	PD-186 O SUP	
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Floor Area	None	None
Minimum Front Yard	None	None
Minimum Side Yard	None	None
Minimum Rear Yard	15 ft.	15 ft.
Maximum Lot Coverage	50 %	50 %
Max Height (stories/ft.)	1/35 ft.	1/35 ft.
Maximum Floor: Area Ratio	1:1	1:1

*Comprehensive sign package is required for the monument sign shown on this plan

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

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EMBREE DEVELOPMENT GROUP
4747 WILLIAMS DRIVE
BRYAN BRADY
BBRADY@EMBREEGROUP.COM
214-724-9011

PREPARED BY

McADAMS
4400 STATE HWY 121
LEWISVILLE, TEXAS
PATRICIA FANT
PFANT@McADAMSCO.COM

LIGHTBRIDGE ACADEMY
CONCEPT PLAN

1.47 AC

Lot 5, Block A

FM 2499, Town of Flower Mound,
Denton County, Texas

REVISIONS

NO. DATE DESCRIPTION

PLAN INFORMATION

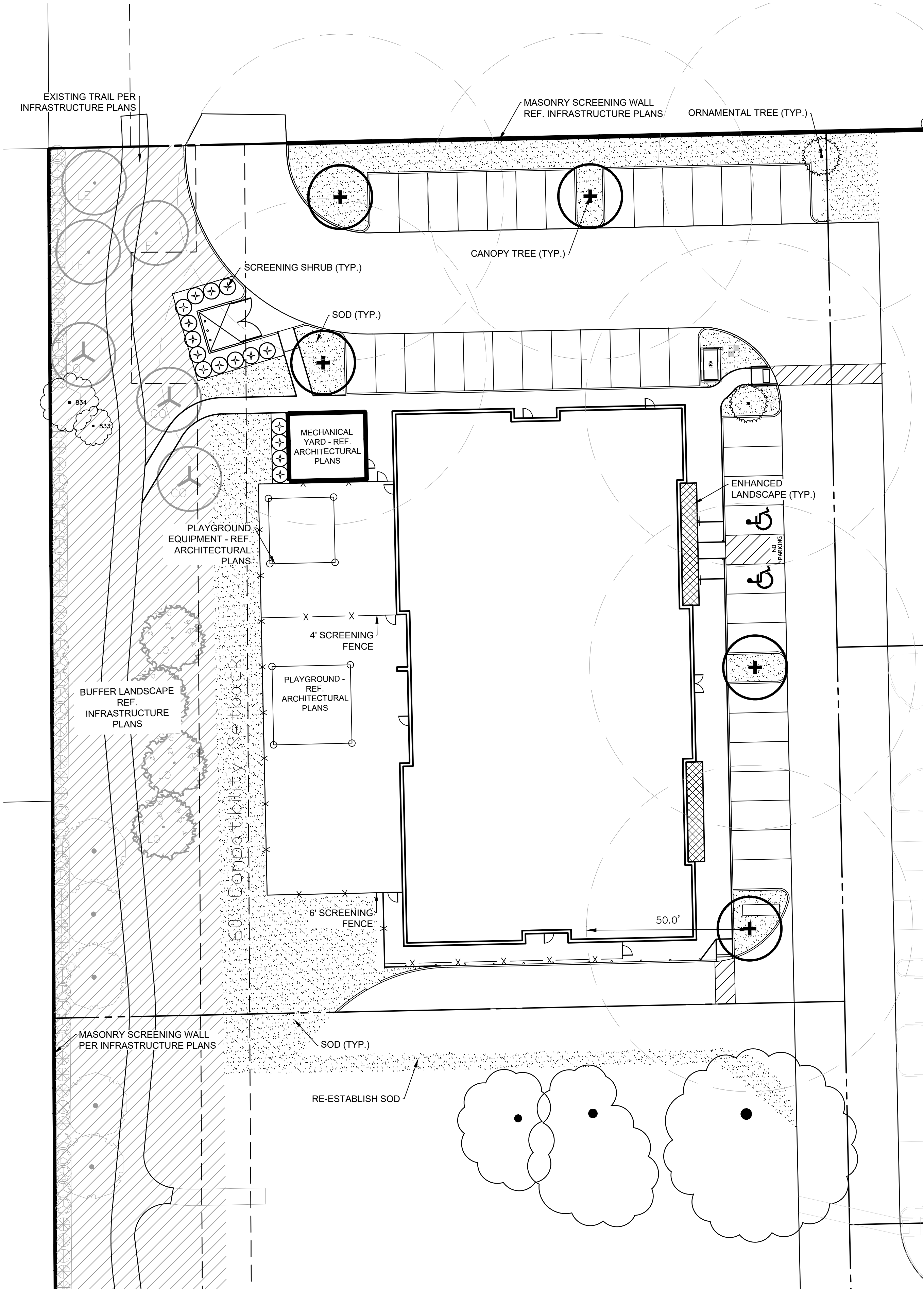
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FILENAME 2024-02-27 EMBR23002 CONCEPT PLAN.DWG
CHECKED BY PF
DRAWN BY MB
SCALE 20 SCALE
DATE 04/15/2024

SHEET

Concept Plan

CP.1

M:\Projects\EMB\EMB23002\04-Production\Drawing\Concept\EMB23002-Concept LS.dwg, 6/7/2024 9:11:24 AM, Purvinder Pant



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

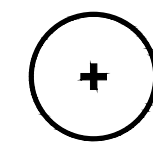
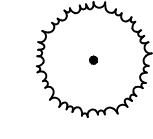
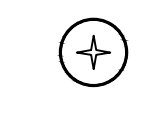
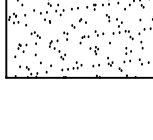
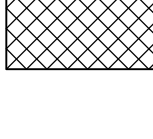
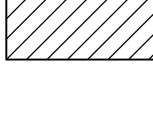
- CONTRACTOR SHALL REMOVE ALL BRUSH, SHRUBS, AND DEBRIS AND ESTABLISH VEGETATION AS DIRECTED BY THE LANDSCAPE AND IRRIGATION DRAWINGS. MAINTENANCE OF LOT 5 SHALL BE MOWED AND MAINTAINED TO COMPLY WITH TOWN OF FLOWER MOUND ORDINANCES.
- ALL GROUND HVAC UNITS TO BE SCREENED PER TOWN CODE.
- THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDRO-MULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACTOR'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND LIGHTBRIDGE AT EMBREE

COMPATIBILITY BUFFER REQUIREMENTS			
STANDARD (WEST PROPERTY)	TOTAL AREA	REQUIRED	PROVIDED
25' compatibility buffer along west property		25 ft.	Variable width- avg. 45 ft. per infrastructure plans
1 shade tree per 400 s.f.	12,575 s.f. per infrastructure plans	31 trees (3" cal.) per infrastructure plans	31 trees (3" cal.) per infrastructure plans
Understory Screening Plants		6' screening shrubs per infrastructure plans	6' screening shrubs per infrastructure plans
Min. 6' Masonry Wall		6' masonry wall per infrastructure plans	6' masonry wall per infrastructure plans
60' compatibility buffer setback		60 ft. per infrastructure plans	60 ft. per infrastructure plans
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	40 spaces at Lot 4	300 s.f.	1,705 s.f.
1 tree per 10 parking spaces	40 spaces at Lot 4	4 trees (3" cal.) at Lot 4	5 canopy trees and 2 ornamental trees
**All parking spaces to be located within 50 ft. of Parking lot tree.			

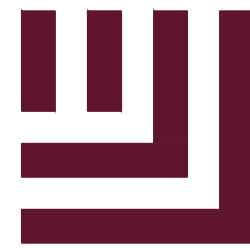
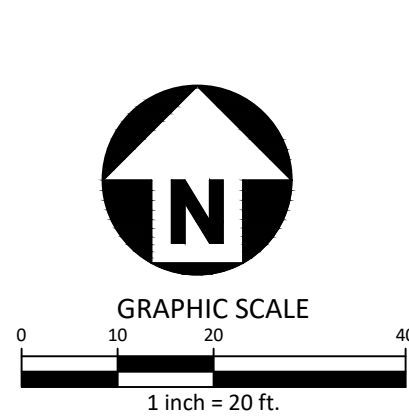
REFERENCE RC23-001 INFRASTRUCTURE PLANS FOR BUFFER LANDSCAPE LAYOUT.

CONCEPT PLANT SCHEDULE

-  CANOPY TREE
3" min. caliper
-  ORNAMENTAL TREE
-  SCREENING SHRUB
-  SOD
-  ENHANCED LANDSCAPE
-  BUFFER LANDSCAPE
Ref. Infrastructure plans
-  6' SCREENING FENCE

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.



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

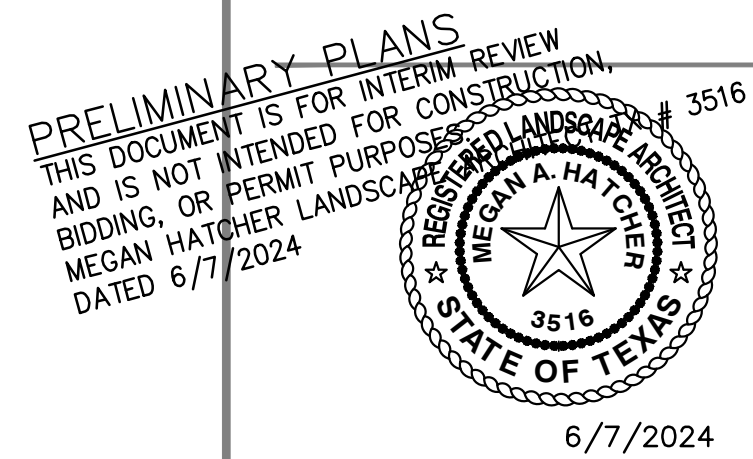
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

EMBREE DEVELOPMENT GROUP, INC.
MR. AUSTIN COLLEY
4747 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633

LIGHTBRIDGE ACADEMY CONSTRUCTION PLANS LOT 5, BLOCK A TOWN OF FLOWER MOUND DENTON COUNTY, TEXAS



6/7/2024

REVISIONS

NO.	DATE	DESCRIPTION
1	04/15/2024	2ND SUBMITTAL
2	05/13/2024	3RD SUBMITTAL

PLAN INFORMATION

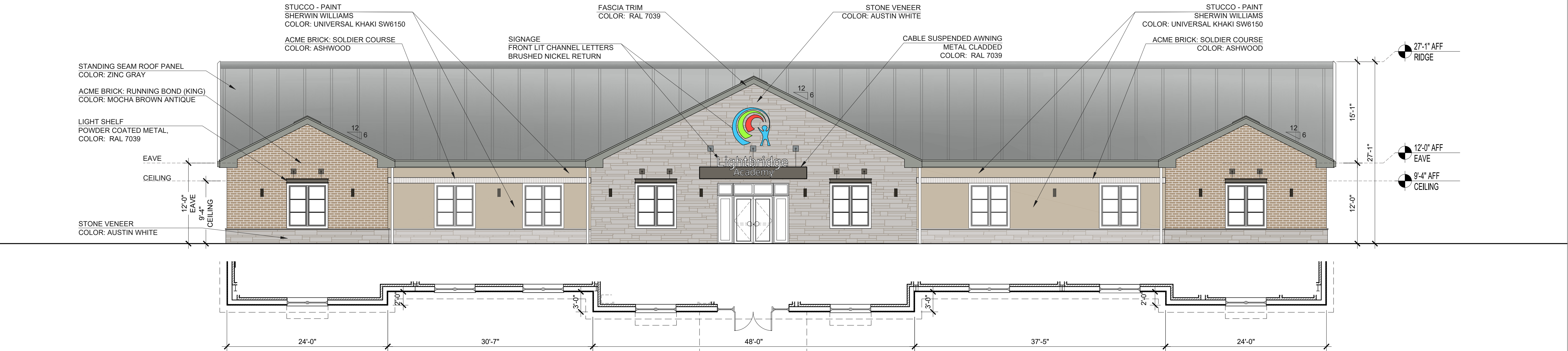
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SCALE 20 SCALE
DATE 03/11/2024

SHEET

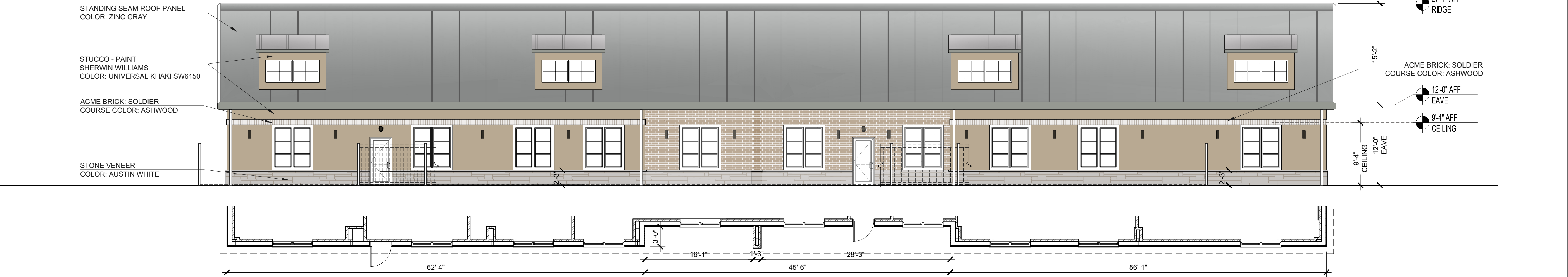
**CONCEPT
LANDSCAPE PLAN
L5.00**



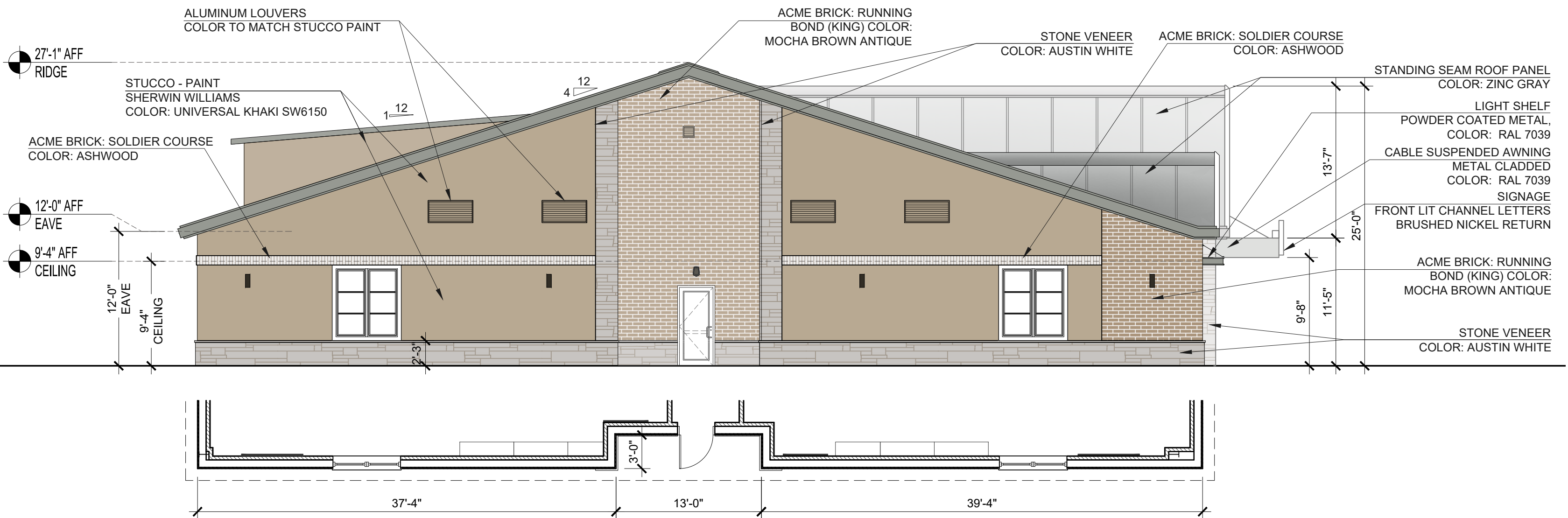
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



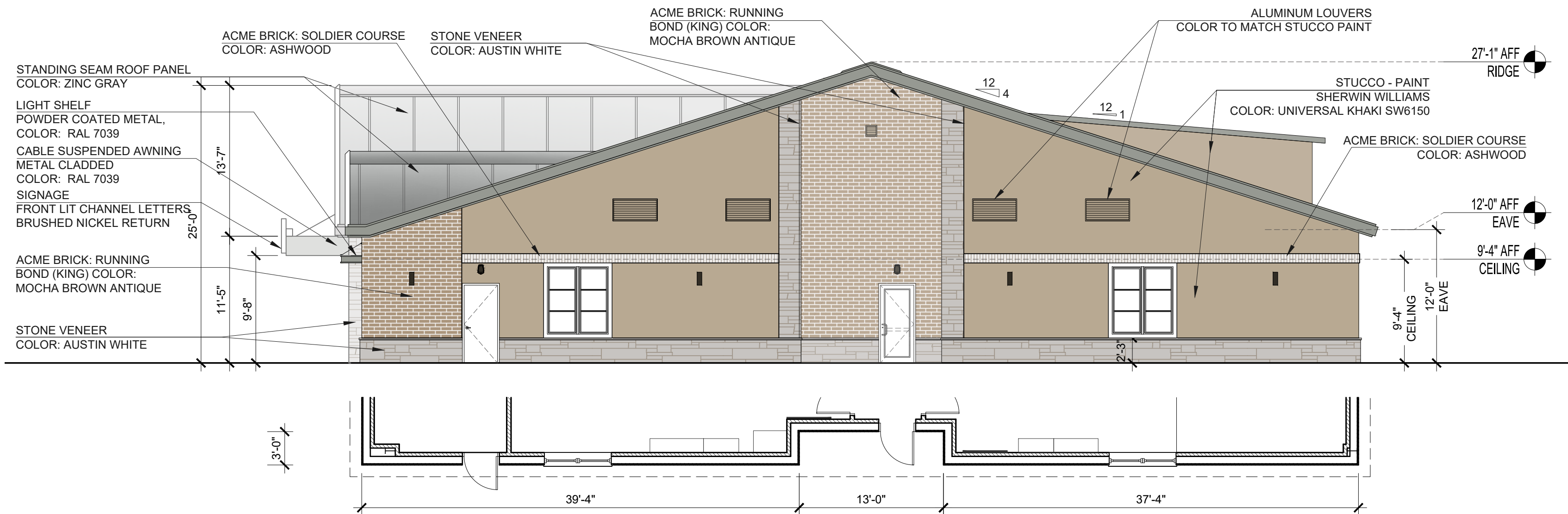
FRONT ELEVATION - EAST FACADE
SCALE 1/8"=1'-0" 1



REAR ELEVATION - WEST FACADE
SCALE 1/8"=1'-0" 2



LEFT SIDE ELEVATION - SOUTH FACADE
SCALE 1/8"=1'-0" 3



RIGHT SIDE ELEVATION - NORTH FACADE
SCALE 1/8"=1'-0" 4

FINISHES:



NOTE: ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

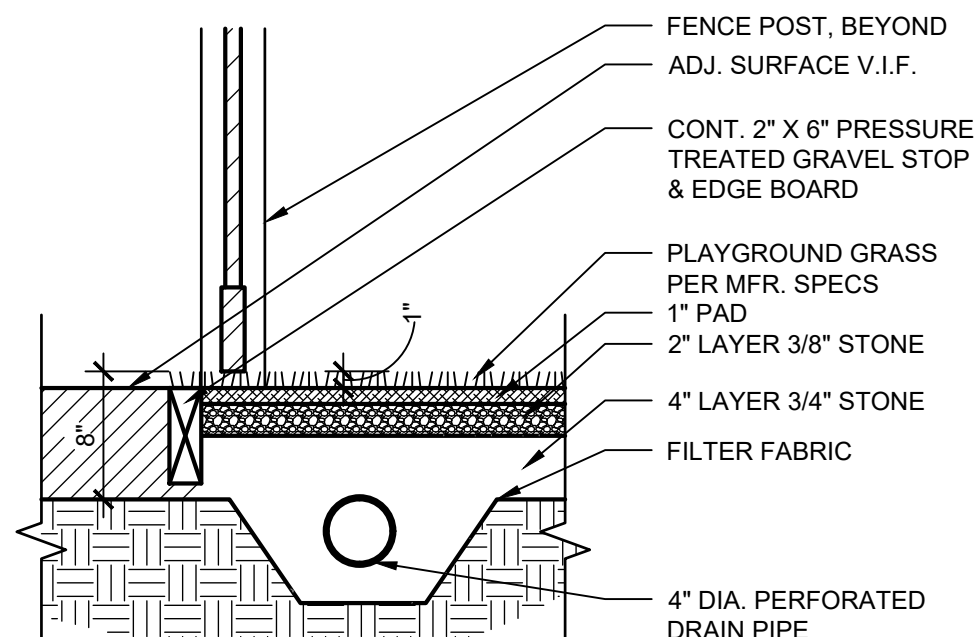
MATERIAL TABULATIONS:

(SQUAREFOOTAGEPERFACADE)

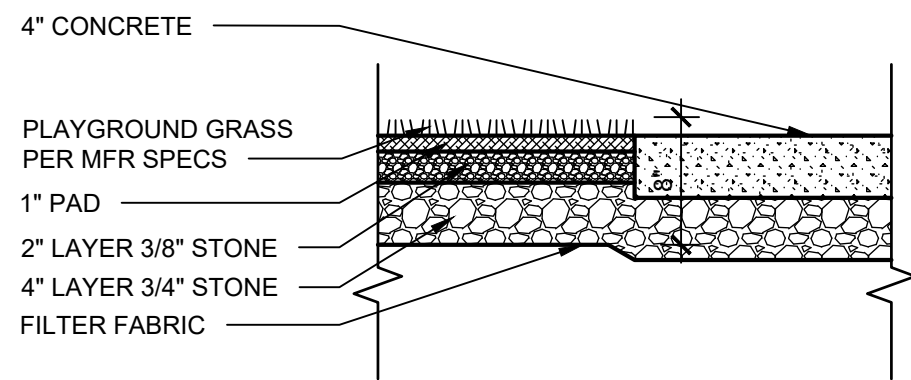
	NORTH	SOUTH	EAST	WEST
1 TOTAL FAÇADE (SF):	1,924	1,924	2,652	2,410
2 FAÇADE (SF):				
[excl usive of doors and windows]	1,760	1,784	2,223	1,839
3 DOORS AND WINDOWS	164	140	429	571

PRIMARY MASONRY TOTALS (% OF 2):	93.4%	93.5%	90.5%	89.6%
[Min. 80%]				
PRIMARY MASONRY TOTALS (SF):	1,644	1,668	2,012	1,649
STONE (SF)	415	422	1,018	385
STONE (% OF 3):	23.6%	23.7%	45.8%	20.9%
BRICK (SF)	413	413	605	430
BRICK (% OF 3):	23.5%	23.2%	27.2%	23.4%
STUCCO (SF)	816	833	389	834
STUCCO (% OF 3):	46.4%	46.7%	17.5%	45.4%

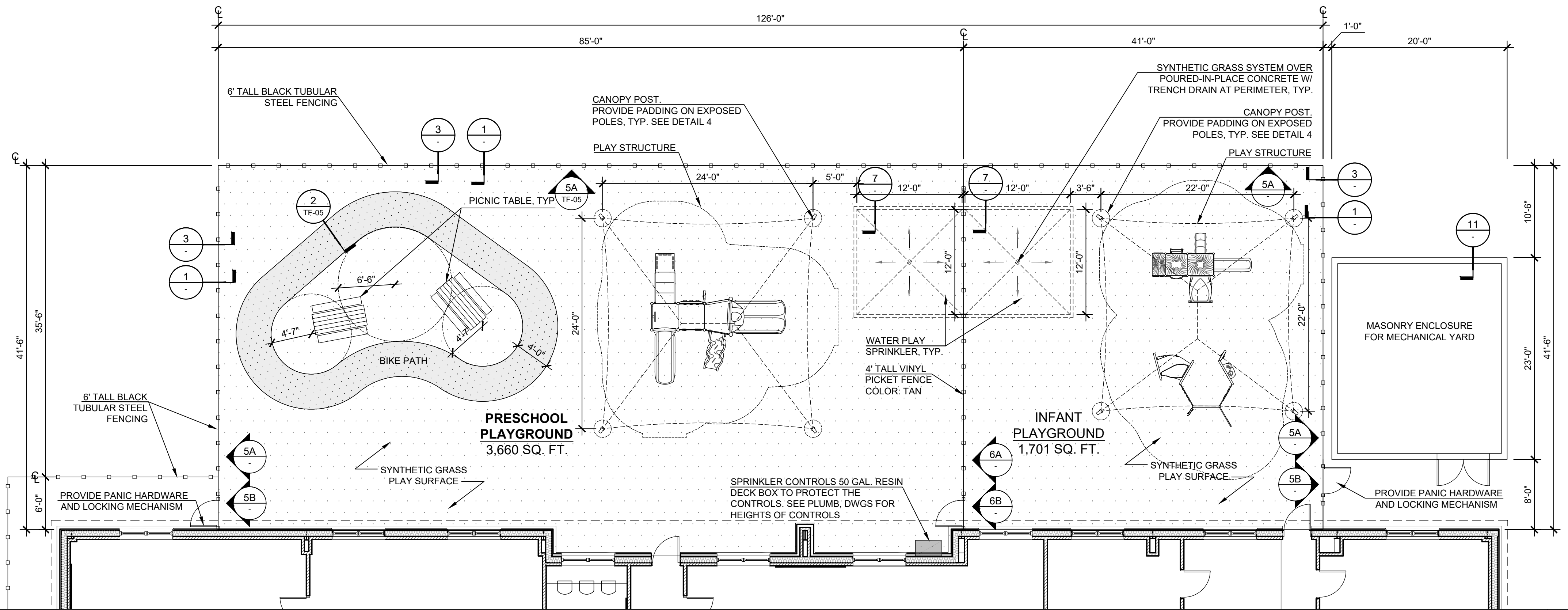
SECONDARY MASONRY TOTALS (% OF 2):	6.6%	6.5%	9.5%	10.4%
[Max. 20%]				
METAL ROOF TRIM (SF)	116	116	211	190



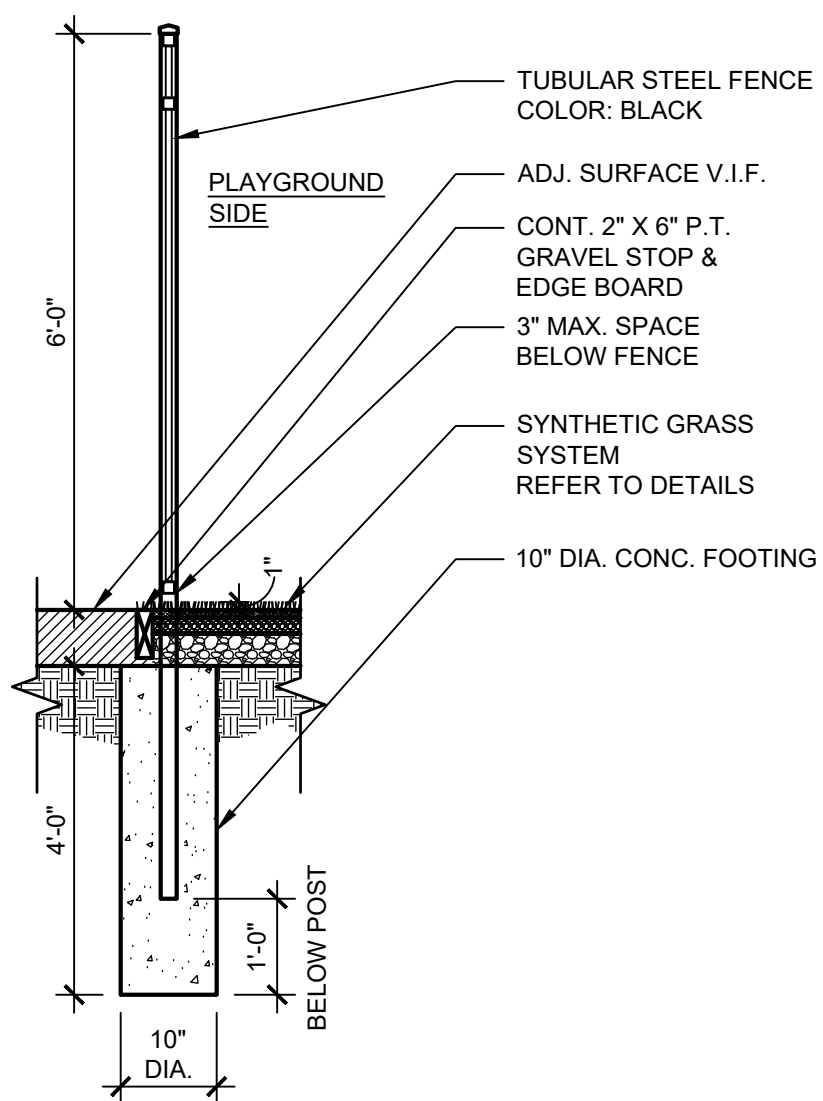
PLAYGROUND DETAIL
SCALE: 1" = 1'-0" **1**



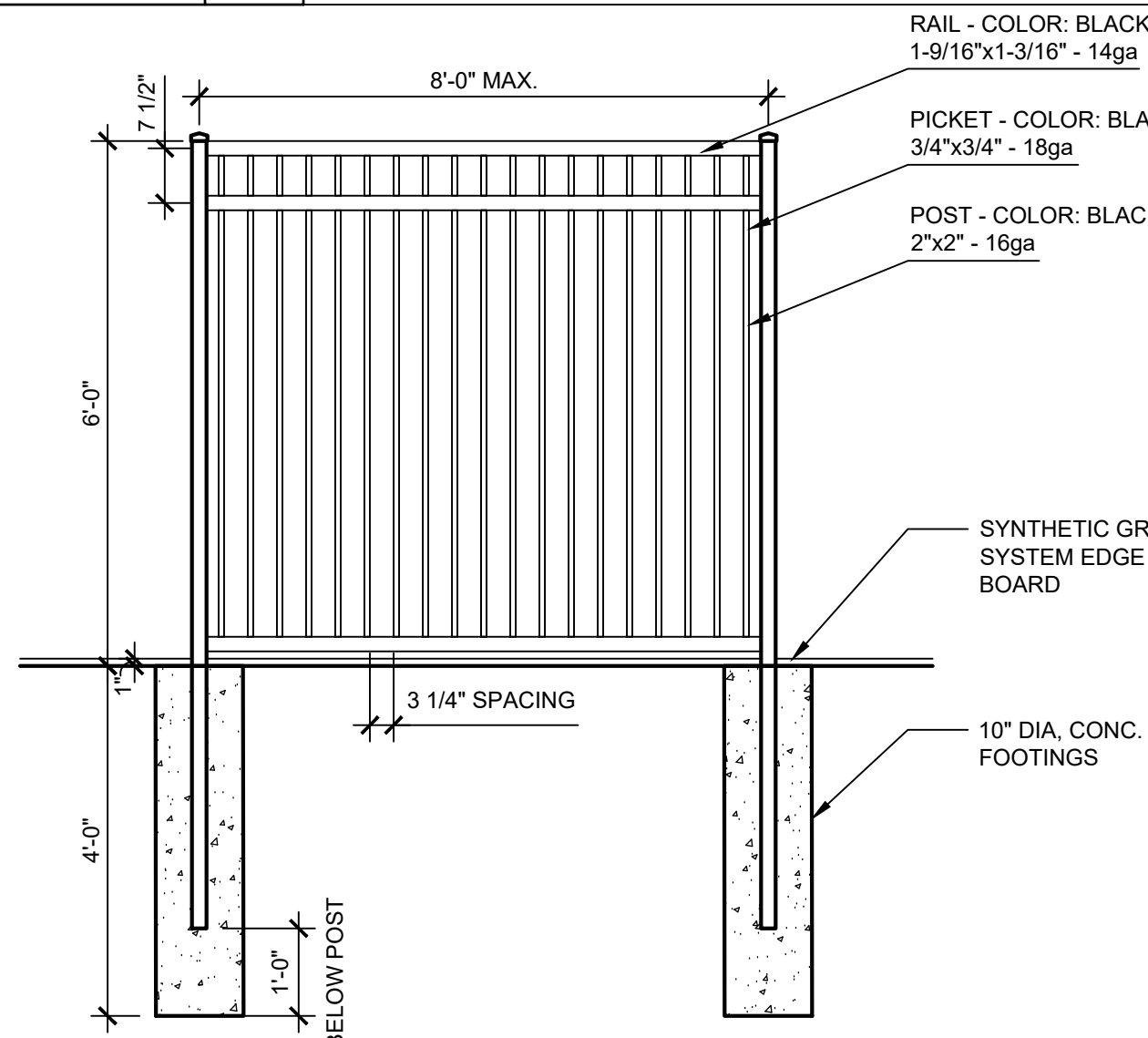
BIKE TRACK DETAIL
SCALE: 1" = 1'-0" **2**



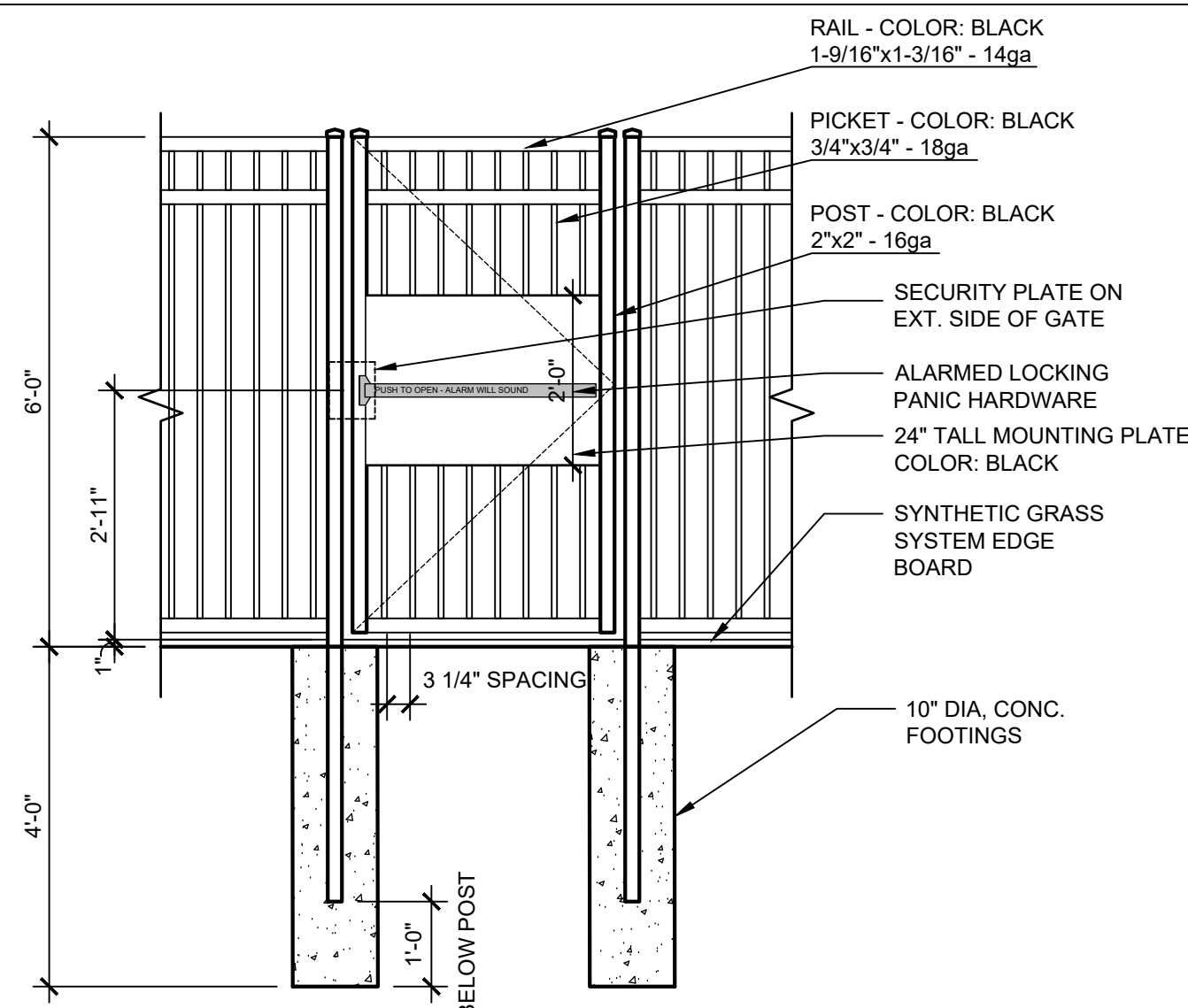
ENLARGED PLAYGROUND REFERENCE PLAN
SCALE: NTS **12**



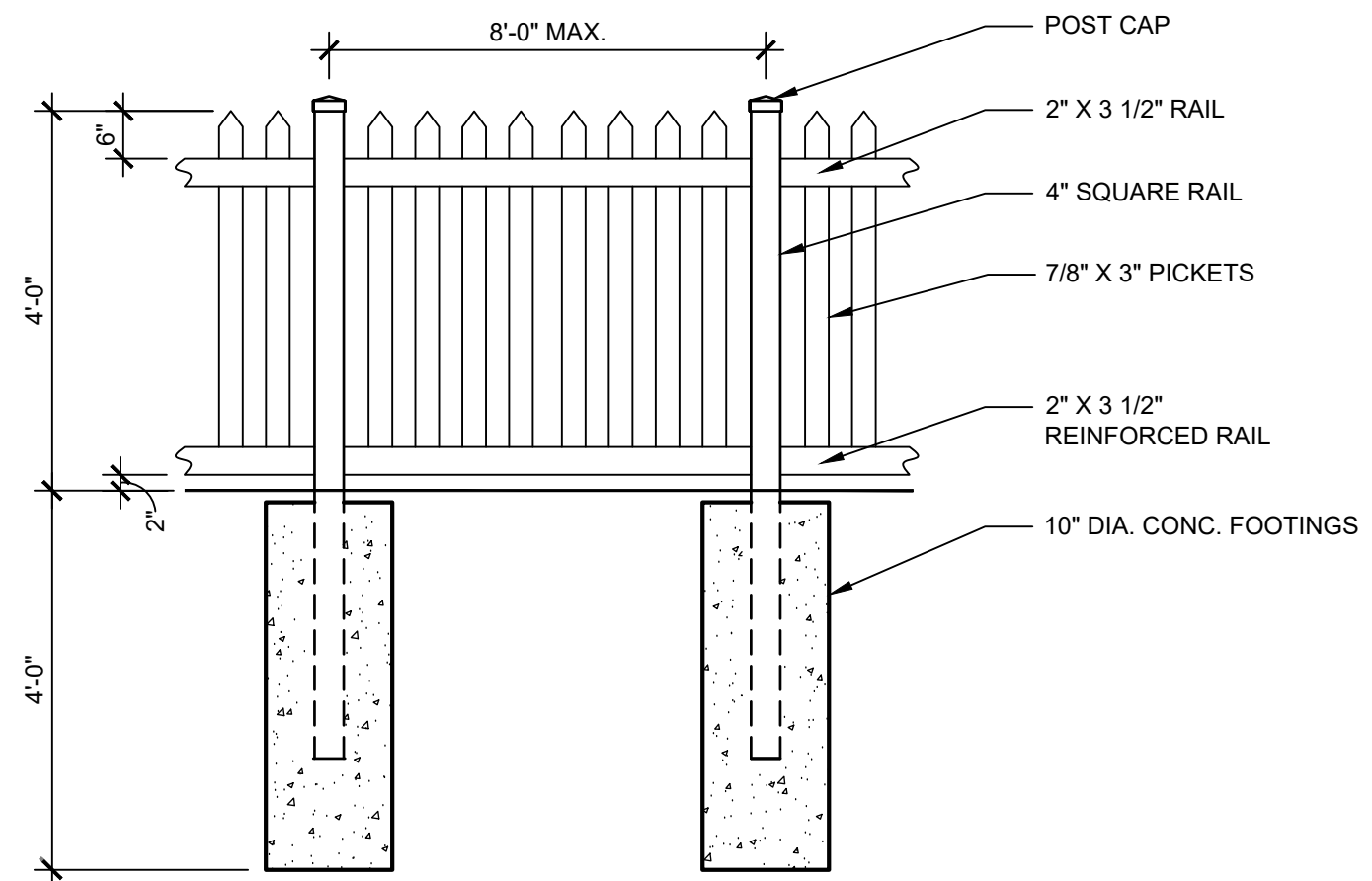
FENCE SECTION
SCALE: 1/2" = 1'-0" **3**



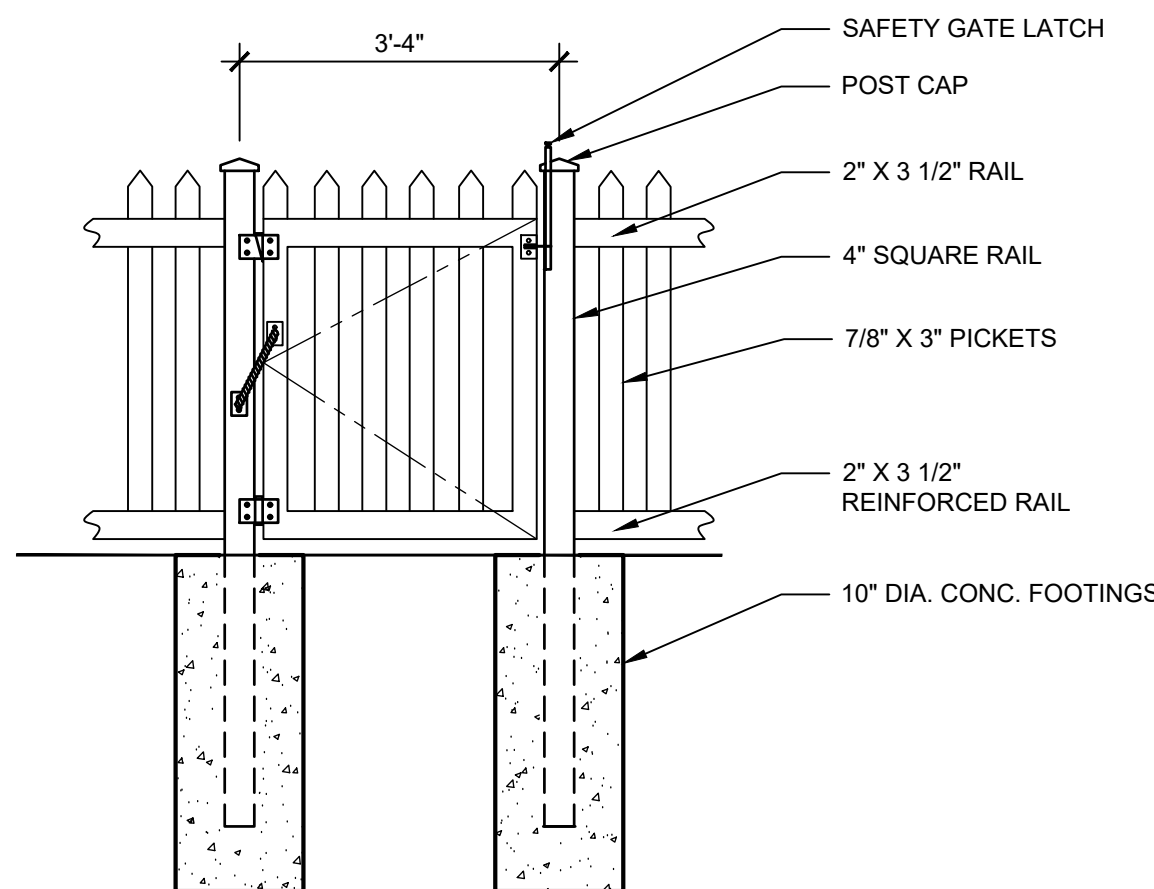
PRIVACY FENCE ELEVATIONS - PANEL
SCALE: 1/2" = 1'-0" **5A**



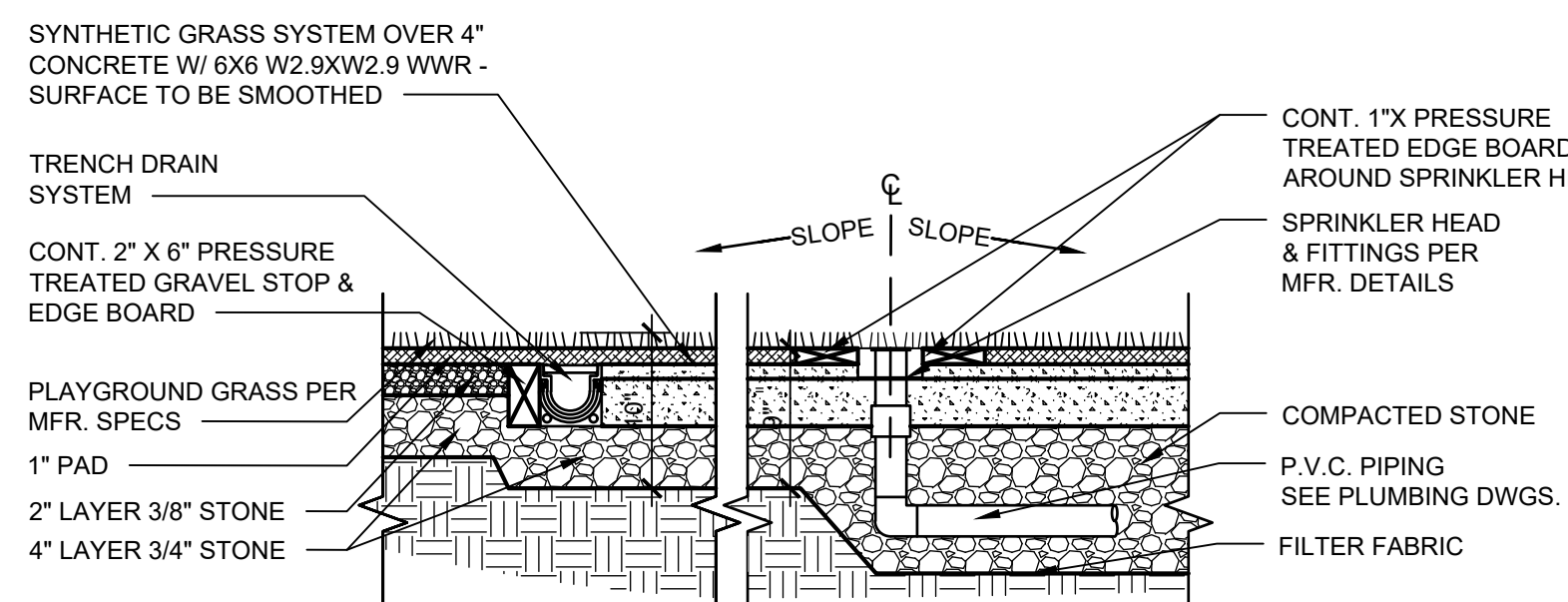
PRIVACY FENCE ELEVATIONS - GATE
SCALE: 1/2" = 1'-0" **5B**



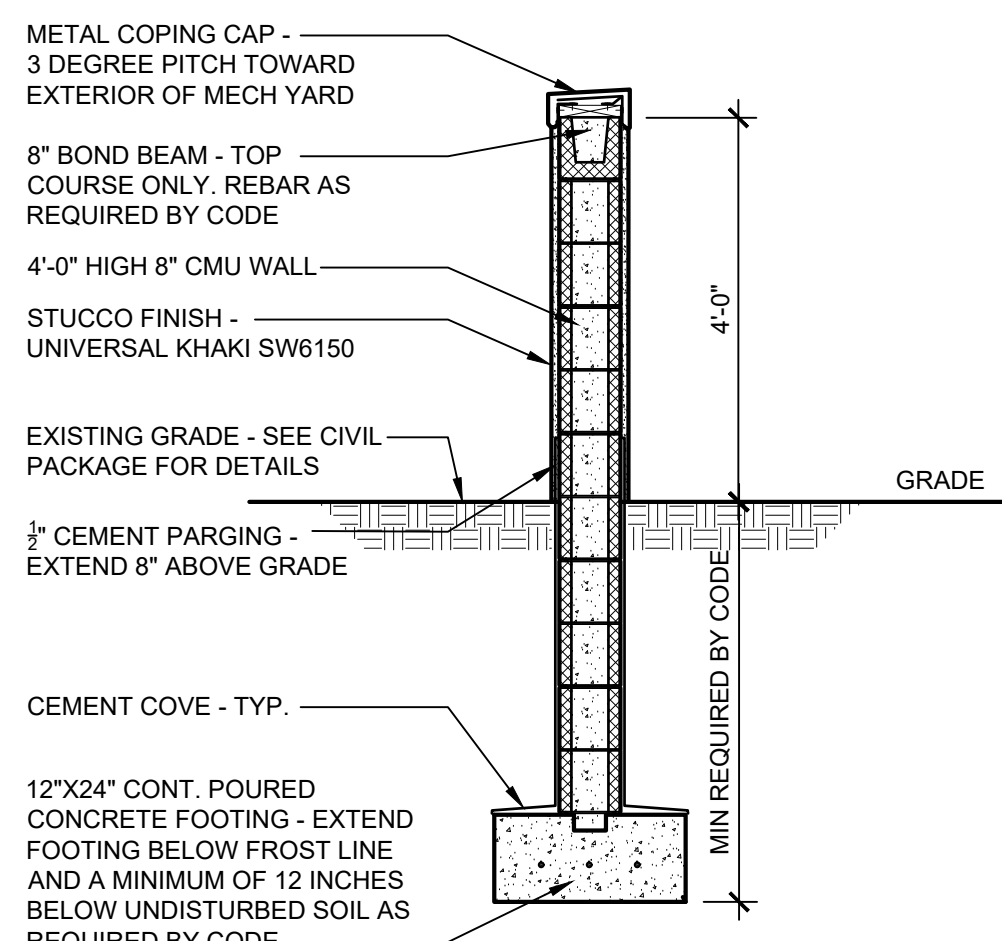
PRIVACY FENCE ELEVATION - PANEL
SCALE: 1/2" = 1'-0" **6A**



PRIVACY FENCE ELEVATION - GATE
SCALE: 1/2" = 1'-0" **6B**



SPRINKLER DETAIL
SCALE: 1" = 1'-0" **7**



MECHANICAL YARD MASONRY WALL DETAIL
SCALE: 1/2" = 1'-0" **11**

			FINISHES
MECHANICAL SCREENING WALL - FRONT ELEVATION SCALE 1/4"=1'-0" 9	MECHANICAL SCREENING WALL - SIDE ELEVATION SCALE 1/4"=1'-0" 10	MECHANICAL SCREENING WALL - REAR ELEVATION SCALE 1/4"=1'-0" 11	MECHANICAL SCREENING WALL - SIDE ELEVATION SCALE 1/4"=1'-0" 12



Product Description

One of the most economical ways to provide shade to a playground, park, or pool space is to incorporate a square or rectangular hip shade structure. Our square shade units come in widths between 8 ft. and 60 ft. and offer excellent sun protection. Standard sizes are available with surface or in-ground mounting and your choice of 8 ft., 10 ft., or 12 ft. entry eave heights. What's more, you can customize your shade colors with our collection of powder-coated frame and fabric colors.

Standard Features

- 8 ft., 10 ft., 12 ft. Entry Heights
- Surface or In-Ground Mount
- Without or With Glide Elbow™ (Up to 1,100 Sq. Ft.)
- Traditional Shade Fabric
- Size Minimum: 8'
- Size Maximum: 60'
- 20-Year Warranty on Framework

10-Year Warranty on Fabric

Custom Options

Custom sizes are available from 8 ft. to 60 ft.

Custom entry heights are available from 8 ft. to 20 ft.

Coastal or Northern Customers:

For customers in coastal areas or northern climates, we recommend adding our optional Glide Elbow™ fabric tensioning accessory. Not only does this accessory makes it easier to install and tension your fabric, but it also makes it easier to remove the fabric in the event of bad weather. Remove fabric before bad weather, such as heavy snow or hurricanes, to protect the shade's fabric and frame. Our frames are rated for wind gusts up to 150 mph when the shade's fabric is removed.

Quick Highlights

Product Resources:

[Color Options](#)

[General Product Specifications](#)

[Downloadable CAD & 3D Files](#)

[Glide Elbow Quick Release](#)

[Warranty](#)

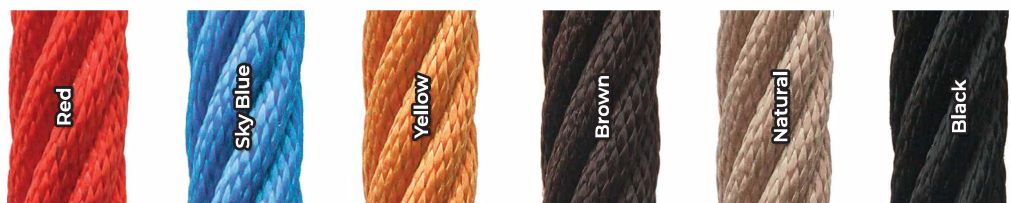


MATERIAL COLOR OPTIONS

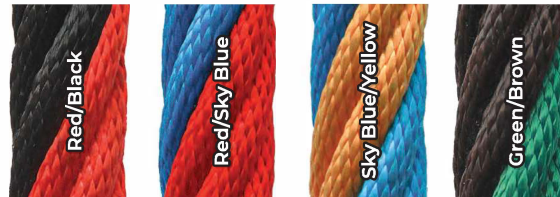
SHADE FABRIC



VISTAROPETM STANDARD

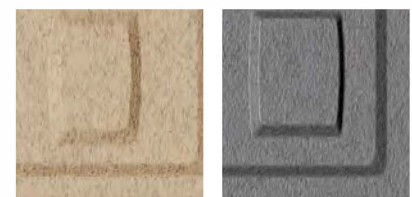


VISTAROPETM CUSTOM



*Colors for VistaRope products only. All standard GameTime ropes are black.

SPECIAL ROCK



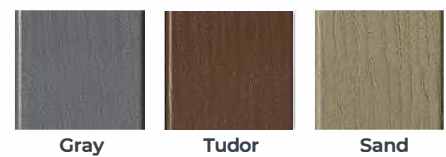
Sandstone

Deep Granite

WALLCANO® HANDHOLDS



SITE RECYCLED PLASTIC LUMBER



DECKS

