

Planning & Zoning Commission



October 14, 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@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. ELECTION OF OFFICERS

1. Chair
2. Vice-Chair

E. PUBLIC COMMENT

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

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

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

F. COORDINATION OF CALENDARS

1. Monday, October 28, 2024
2. Monday, November 11, 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.

H. STAFF/DIRECTOR REPORT

1. 2025 Legislative Priorities

I. CONSENT ITEM(S)

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

1. Minutes of September 23, 2024 - Consider approval of the minutes from September 23, 2024.

J. NON-DISCRETIONARY ITEM(S)

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

1. SP23-0010 - Embree Whataburger - Consider a Site Plan (SP23-0010- Embree Whataburger) to develop a fast-food restaurant with a drive through window. The property is generally located west of Long Prairie Road and south of Sagebrush Drive.
2. SP24-0011 - Auto Zone Flower Mound Road - Consider a request for a Site Plan (SP24-0011 – Auto Zone Flower Mound Road) to develop a retail building. The property is generally located north of Flower Mound Road and west of Long Prairie Road.

K. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. SUP24-0005 - Back Nine Golf, Prairie Plaza Building 4 - Public Hearing to consider an ordinance granting Specific Use Permit No. 494 (SUP24-0005 – Back Nine Golf, Prairie Plaza Building 4) to permit an amusement and recreation (indoors) use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

L. ADJOURN

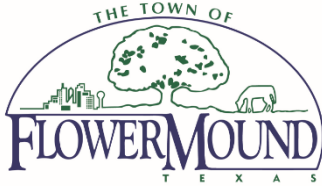
Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: October 10, 2024, at 3:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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

Planning & Zoning Commission



September 23, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

(or immediately following the Capital Improvements Advisory Committee meeting)

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
Jason Hobbs, Place 2, Vice-Chair
Gregory Schultz, Place 1
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Michelle Jackson, Place 8 Alternate

with the following member(s) absent:

Scott Jostes, Place 7
Clare Harris, Place 9 Alternate

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

Alicia Kreh, Town Attorney
Lexin Murphy, Director of Development Services
Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
Claire Barnes, Principal Planner
LauriAnn Cash, Executive Assistant

B. PUBLIC COMMENT

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

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

	Speaker name and address	Subject (as written on the form)
1.	Elaine Takacs; 2101 Beachview Dr.	Item G.1. - Dakota; In Opposition
2.	Joni Koch; 1980 Harbor View Dr.	Item G.1. - Dakota; In Opposition
3.	Stephanie Teotia; 1213 Noble Way	Item G.1. - Dakota
4.	Tom Hennessy; 2100 Paradise Ln.	Item G.1. - Dakota; In Opposition
5.	James H. Sherman; 2100 Beachview Dr.	Item G.1. - Dakota; In Opposition
6.	*Patricia Sherman; 2100 Beachview Dr.	Item G.1. - Dakota; In Opposition
7.	*Janet Takacs; 2101 Beachview Dr.	Item G.1. - Dakota; In Opposition
8.	*Richard Ratliff; 2101 Beachview Dr.	Item G.1. - Dakota; In Opposition

** Indicates person did not wish to speak*

C. COORDINATION OF CALENDARS

1. Monday, October 14, 2024
2. Monday, October 28, 2024

D. 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

E. STAFF/DIRECTOR REPORT

1. Planning Excellence Award
2. APA Texas Conference

F. CONSENT ITEM(S)

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

1. Minutes of September 9, 2024 - Consider approval of the minutes from September 9, 2024.

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

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

NAYS: None

RESULT: 6 : 0

G. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. RC23-0002 – Dakota - Consider a request for a Record Plat (RC23-0002 – Dakota) to develop a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Meadow Lark and east of Deer Path.

STAFF PRESENTATION:
Claire Barnes, Planner

APPLICANT PRESENTATION:
Terry Holmes, Holmes Builders
Jon Dostert, Holmes Builders
Dylan Holmes, Holmes Builders

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 7:41 p.m.

At 8:15 p.m., the Planning and Zoning Commission reconvened into regular session.

ACTION: Commissioner Jackson moved to recommend approval of G.1. as presented, with the condition that the slope

exception be granted, allowing slope impacts on residential lots to be limited to between 5 and 8 percent, while all other residential lot slopes must adhere to the Town's regulations. Vice-Chair Hobbs seconded the motion.

AYES:

Schultz, Hobbs, Bayuk, Geddie, Langley, Jackson

NAYS:

None

RESULT:

6 : 0

H. ADJOURN

Chair Gilmore adjourned the meeting at 8:36 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: October 14, 2024
FROM: Codie Freeman, Planner
ITEM: **Consider a Site Plan (SP23-0010- Embree Whataburger) to develop a fast-food restaurant with a drive through window. The property is generally located west of Long Prairie Road and south of Sagebrush Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an approximately 3,318 square-foot fast food restaurant with a drive through window to be located on Lot 1, Block A of Embree FM 2499 Addition. The property is zoned Planned Development District-186 (PD-186) for Retail District-2 (R-2) uses. The existing zoning allows the proposed use by right. The lot is 1.2662 acres and is currently developed with a residence.

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

Access to the site is from Long Prairie Road with mutual access easements connecting this site to properties to the north and south. The parking for the proposed use is calculated at the ratio of one space for every 75 square feet of the facility. Based on this requirement, the proposed use would require 44 parking spaces. The site plan depicts 45 on-site parking spaces.

A queuing and stacking analysis was provided, and based on the analysis, the site is expected to sufficiently accommodate the projected queues.

The landscape plan depicts the required street buffer, street yard, and parking lot trees that are in conformance with the Town's landscaping requirements.

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

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

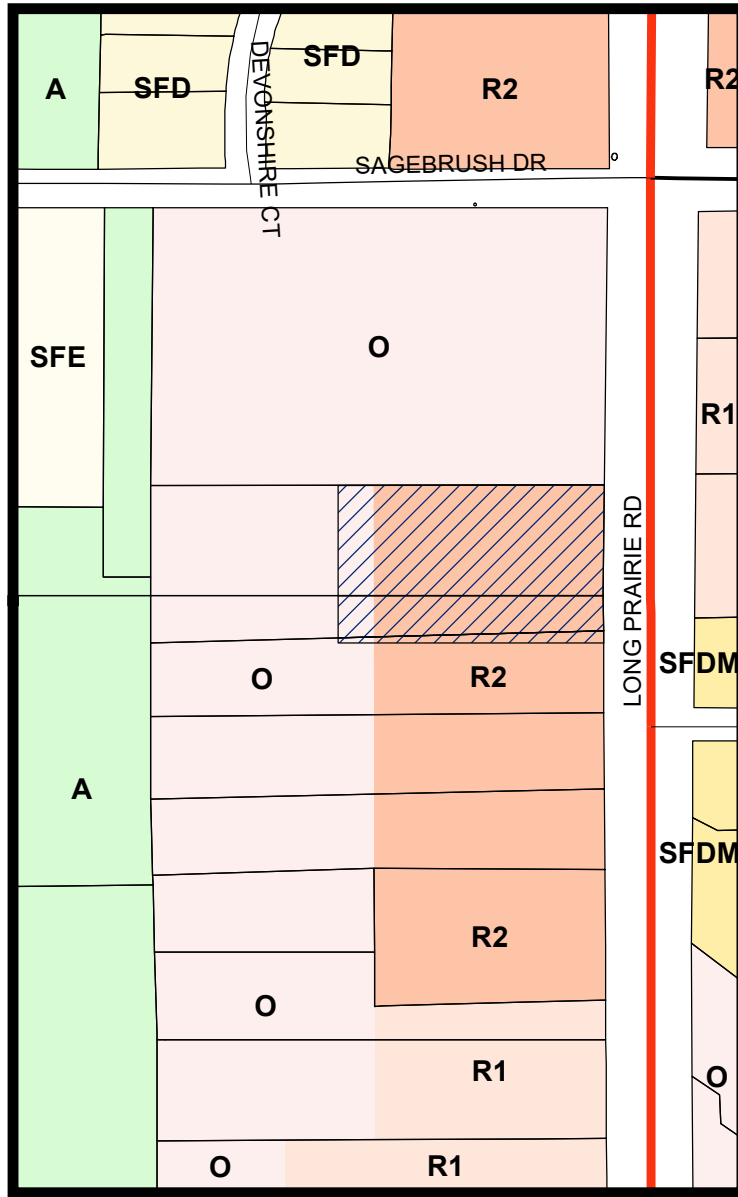
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Queueing & Stacking Analysis
4. Site Plan Package

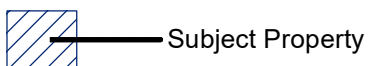
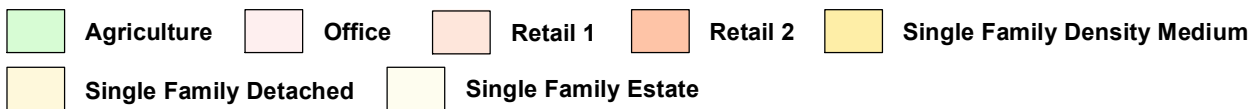
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SP23-0010: Embree Whataburger

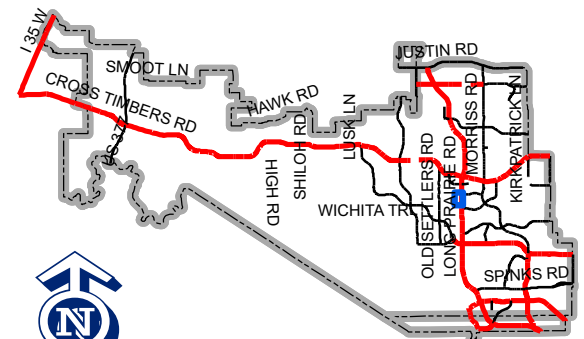


LEGEND

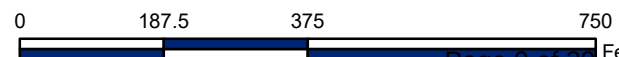


Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location





October 4th, 2024

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

RE: Whataburger Restaurant – Site Plan Application

Please accept this letter, on behalf of Slay Engineering, as an explanation of the proposed site plan application. This property is platted Lot 1 Block A, of the Embree FM 2499 Record Plat, and is located at the southwest corner of FM 2499 and Lakeside Sagebrush Drive.

This site plan is for a one-story restaurant building of ~ 3,318 SF. It includes the necessary parking to serve this building via parking areas on site. The proposed restaurant will operate 24 hours a day, 7 days a week, 365 days a year. The restaurant will provide 43 parking spaces with a required 2 accessible parking spaces for a total of 45 parking spaces. There are no exceptions or variances being requested.

The building design is consistent with the Embree 2499 Zoning.

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

Sincerely,

Michael Slay, P.E., R.P.L.S.
President
SLAY ENGINEERING CO., INC.
TBPE Firm No. 1901
123 Altgelt, San Antonio, TX 78201
P: (210) 734-4388
mslay@slayengineering.com

June 14, 2023

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

RE: Whataburger – Flower Mound, Texas– Queueing Study Letter

Dear Mr. Hotelling,

QUEUEING STUDY

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

SITE CHARACTERISTICS

The proposed development is expected to be a 3,318 square foot (sq. ft.) fast-food restaurant with a drive-thru window. The proposed Whataburger restaurant has two (2) drive-thru lanes with approximately 100-feet of stacking each, prior to converging at the pickup window 75 feet past the drive-thru menu boards – for a total of 275 feet of on-site drive-thru stacking. Assuming an average of 25-feet per vehicle, a maximum queue of 11 vehicles can be accommodated before impacts to on-site circulation or spillback is expected to occur.

DATA COLLECTION

Development traffic was estimated based on transaction data provided by the client at three (3) similar Whataburger restaurant locations for a typical Thursday, Friday, and Saturday. Based on the transaction data provided, it was determined that Friday had the highest volume of transactions observed across the three (3) locations and as such was selected to provide for a conservative analysis of the expected operations of this proposed development. A copy of this transaction data is also provided in the attachments.

TABLE 1: TRANSACTION DATA SUMMARY - FRIDAY	
Time Period	Average Transactions Observed
6:00 AM – 7:00 AM	18
7:00 AM – 8:00 AM	26
8:00 AM – 9:00 AM	26
9:00 AM – 10:00 AM	24
10:00 AM – 11:00 AM	27
11:00 AM – 12:00 PM	29
12:00 PM – 1:00 PM	34
1:00 PM – 2:00 PM	28
2:00 PM – 3:00 PM	20
3:00 PM – 4:00 PM	19
4:00 PM – 5:00 PM	19
5:00 PM – 6:00 PM	20
6:00 PM – 7:00 PM	25
7:00 PM – 8:00 PM	22

It was observed that the peak hour of operation for Whataburger typically occurs during the midday period from 12:00 PM – 1:00 PM with an average of 34 transactions recorded. Across the three (3) locations, the number of transactions observed during this midday peak hour ranged from between 27 to 44 transactions per hour.

QUEUEING ANALYSIS

A queueing analysis was performed based on the transaction data provided and assumptions of steady-state performance of Queueing Theory applied during the peak hour of operation. The M/M/1 system model was utilized to provide a conservative estimate of drive-thru operations with a single cashier servicing the drive-thru line. An average traffic rate of 34 vehicles per hour was used in this analysis to model that of a typical midday peak hour. The service rate of the drive-thru cashier was assumed to be 1 customer every 1 minute and 15 seconds. A summary of this analysis is provided in Table 2. Refer to the attachments for the detailed queueing analysis calculations.

TABLE 2: QUEUEING ANALYSIS SUMMARY		
Variable	Unit	Average
Peak Flow	Vehicles / Hour	34
Arrival Rate	Vehicles / Minute	0.57
Service Rate	Vehicles / Minute	0.80
Utilization Rate	n/a	0.71
Avg Wait + Service Time	Minutes	4.29
Avg Wait Time	Minutes	3.04
Avg # of Vehicles In Station	Vehicles	2.43
Avg # of Vehicles Waiting In Queue	Vehicles	1.72
Probability of 0 Vehicles in Queue (Idle)	%	29.2%
Probability of >11 Vehicles in Queue (Max)	%	0.7%

Based on the analysis results of the M/M/1 system model, the average peak vehicle queue was found to be 2.43 vehicles with an average peak wait time of 4.29 minutes total. The probability of the drive-thru queue being empty during the midday peak hour is approximately 29.2% and the probability of the queue exceeding the available drive-thru stacking is less than 1%.

SUMMARY

This letter presents the results of a queueing study performed for the proposed Whataburger fast-food restaurant, to be located south of Safebrush Drive and west of Long Prairie Road in Flower Mound, Texas. The purpose of this letter is to determine if the drive-thru and available on-site stacking proposed is sufficient to accommodate the anticipated traffic demand associated with the development. Based on a review of the expected drive-thru queue lengths and proposed on-site stacking to be provided, the currently proposed site plan is expected to sufficiently accommodate the projected queue on-site without spillback onto the adjacent roadway network.

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

Sincerely,

MCADAMS



Nate Bouquin, PE, PTOE



6-14-2023

SITE DATA TABLE	
PHYSICAL ADDRESS	3201 LONG PRAIRIE ROAD
GROSS SITE AREA	1.2662 AC
NET SITE AREA	1.2662 AC
ZONING	PD-186
CURRENT USE	RESIDENTIAL
PROPOSED USE	RESTAURANT

LOT COVERAGE DATA	
BUILDING COVERAGE	0.0762 AC
IMPERVIOUS AREA	0.8392 AC
PERVIOUS AREA	0.427 AC

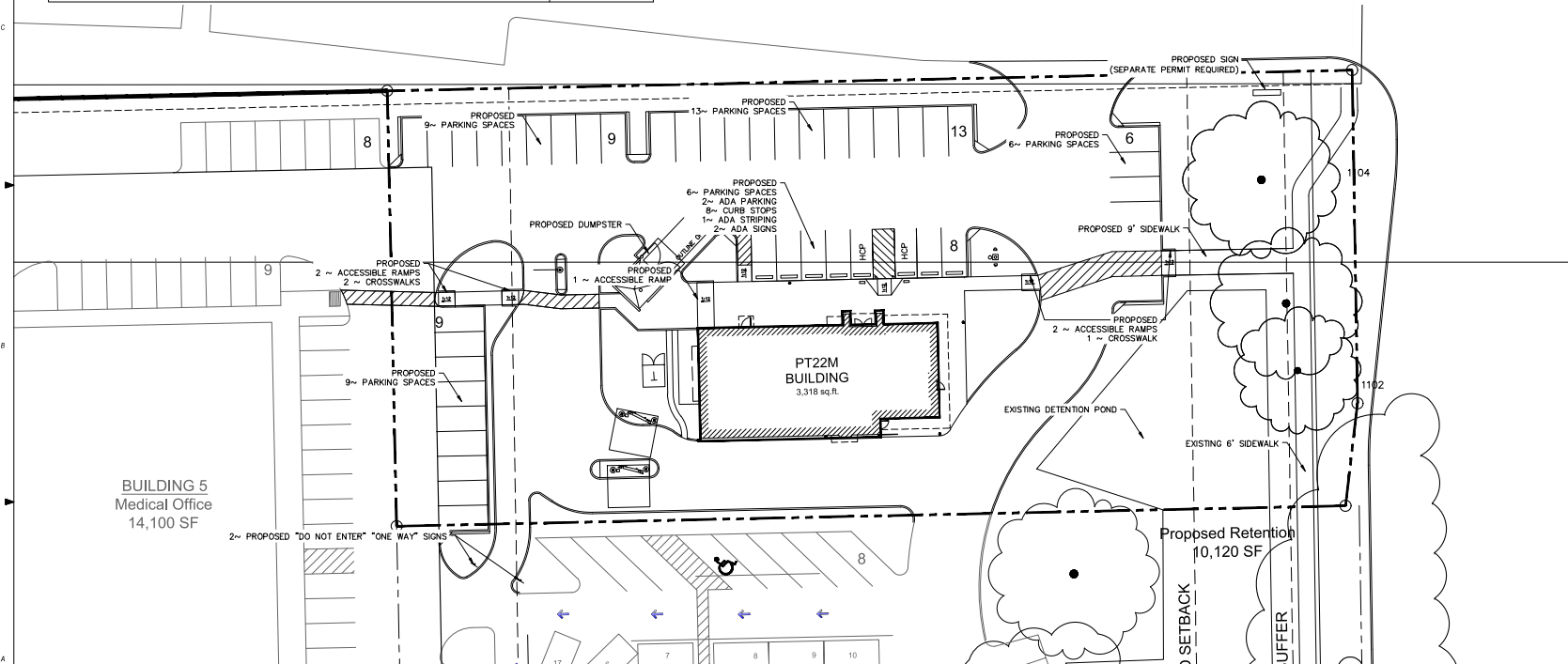
BUILDING DATA	
BUILDING	1 STORY
PEAK HEIGHT	21' - 4"
MEAN HEIGHT	17' - 9"
TOTAL SQUARE FOOTAGE	3,318 SF

PARKING SUMMARY	
REQUIRED RESTAURANT SPACES (1 SPACE PER 75 SF)	45
EXISTING PARKING SPACES (NOT INCLUDING ADA SPACES)	0
REMOVED PARKING SPACES (NOT INCLUDING ADA SPACES)	0
PROPOSED PARKING SPACES (NOT INCLUDING ADA SPACES)	43
TOTAL PROVIDED PARKING SPACES (NOT INCLUDING ADA SPACES)	43
REQUIRED ACCESSIBLE PARKING SPACES (BASED OFF 25 SPACES)	2
EXISTING ACCESSIBLE PARKING SPACES	0
PROPOSED ACCESSIBLE PARKING SPACES	2
TOTAL PROVIDED ACCESSIBLE PARKING SPACES	2
TOTAL PROVIDED PARKING SPACES (INCLUDING ADA SPACES)	45

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



VICINITY MAP
1" = 500'



BUILDING 5
Medical Office
14,100 SF



ONE CALL - DIAL 811
CALL 3 WORKING DAYS BEFORE
YOU DIG
1-800-344-8377

SCALE: 1" = 20'

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

Project No.	21-010A
Client Project No.	
Drawing Title	SITE PLAN
Date	5/15/2023
Designer	MMS
Drawn	DJB
Checked	MMS

PROPOSED PT20M
FM 2499 & SAGEBUSH DR.



REV	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DRAWING INDICATES
THE DESIGN CONCEPT AND
THE GENERAL SCOPE OF
THE PROJECT. IT IS NOT A
COMPLETED CONTRACT
DOCUMENT.

SLAY ENGINEERING CO., INC.
CIVIL - SURVEYING - CONSULTING
123 ALTGETT AVENUE
SAYRE, TEXAS 79689
TELEPHONE: 409.288.8888
FAX: 409.288.8888
TBBE FRM REGISTRATION NO. F901
S L A Y
ENGINEERING CO., INC.
EST. 1971

FLOWER MOUND DRIVE-THROUGH HOURLY SALES AND TRANSACTIONS VOLUME

Sales	Min:	\$87	Thursday	Sales	6:00:00 AM	7:00:00 AM	8:00:00 AM	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	4:00:00 PM	5:00:00 PM	6:00:00 PM	7:00:00 PM
	Max:	\$574		Store 541	\$113	\$129	\$173	\$149	\$167	\$237	\$288	\$217	\$179	\$181	\$161	\$268	\$274	\$278
	Avg:	\$260		Store 575	\$151	\$215	\$233	\$186	\$244	\$308	\$391	\$292	\$164	\$176	\$196	\$293	\$274	\$314
				Store 993	\$87	\$207	\$247	\$173	\$276	\$399	\$574	\$405	\$266	\$249	\$303	\$417	\$550	\$517
Trans	Min:	11	Friday	Trans	6:00:00 AM	7:00:00 AM	8:00:00 AM	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	4:00:00 PM	5:00:00 PM	6:00:00 PM	7:00:00 PM
	Max:	45		Store 541	15	17	19	17	16	19	24	19	16	15	13	18	19	19
	Avg:	23		Store 575	21	29	29	23	27	27	31	25	14	16	14	18	17	20
				Store 993	11	26	30	22	27	31	45	34	24	22	22	26	37	31
Sales	Min:	\$109	Saturday	Sales	6:00:00 AM	7:00:00 AM	8:00:00 AM	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	4:00:00 PM	5:00:00 PM	6:00:00 PM	7:00:00 PM
	Max:	\$560		Store 541	\$135	\$173	\$200	\$159	\$197	\$298	\$336	\$280	\$191	\$236	\$213	\$235	\$282	\$347
	Avg:	\$290		Store 575	\$176	\$264	\$209	\$252	\$285	\$322	\$440	\$323	\$267	\$219	\$271	\$229	\$327	\$323
				Store 993	\$109	\$242	\$325	\$276	\$307	\$494	\$560	\$434	\$319	\$262	\$317	\$447	\$537	\$353
Trans	Min:	14	Sunday	Trans	6:00:00 AM	7:00:00 AM	8:00:00 AM	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	4:00:00 PM	5:00:00 PM	6:00:00 PM	7:00:00 PM
	Max:	44		Store 541	16	19	20	16	20	23	27	21	15	18	15	17	19	21
	Avg:	24		Store 575	23	31	26	28	30	26	32	27	20	17	18	15	21	20
				Store 993	14	28	32	28	30	38	44	37	26	23	23	29	35	25
Sales	Min:	\$75	Monday	Sales	6:00:00 AM	7:00:00 AM	8:00:00 AM	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	4:00:00 PM	5:00:00 PM	6:00:00 PM	7:00:00 PM
	Max:	\$774		Store 541	\$75	\$161	\$147	\$234	\$274	\$280	\$299	\$298	\$283	\$261	\$196	\$272	\$230	\$236
	Avg:	\$301		Store 575	\$117	\$177	\$250	\$325	\$351	\$246	\$394	\$379	\$274	\$200	\$272	\$218	\$226	\$293
				Store 993	\$84	\$225	\$314	\$449	\$521	\$482	\$774	\$628	\$444	\$250	\$264	\$359	\$430	\$431
Trans	Min:	8	Tuesday	Trans	6:00:00 AM	7:00:00 AM	8:00:00 AM	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	4:00:00 PM	5:00:00 PM	6:00:00 PM	7:00:00 PM
	Max:	43		Store 541	8	16	15	20	24	19	22	21	18	19	15	17	16	16
	Avg:	22		Store 575	10	18	24	29	29	18	24	25	19	15	17	17	14	17
				Store 993	9	19	30	39	42	30	43	40	30	20	20	23	31	26

	Friday			
	#1	#2	#3	Avg
6:00 AM – 7:00 AM	16	23	14	18
7:00 AM – 8:00 AM	19	31	28	26
8:00 AM – 9:00 AM	20	26	32	26
9:00 AM – 10:00 AM	16	28	28	24
10:00 AM – 11:00 AM	20	30	30	27
11:00 AM – 12:00 PM	23	26	38	29
12:00 PM – 1:00 PM	27	32	44	34
1:00 PM – 2:00 PM	21	27	37	28
2:00 PM – 3:00 PM	15	20	26	20
3:00 PM – 4:00 PM	18	17	23	19
4:00 PM – 5:00 PM	15	18	23	19
5:00 PM – 6:00 PM	17	15	29	20
6:00 PM – 7:00 PM	19	21	35	25
7:00 PM – 8:00 PM	21	20	25	22
	267	334	412	337
	1013			

M/M/1 Queueing Analysis Summary Table - Whataburger				
Symbol	Variable	Value	Unit	Calculation
	Peak Flow (Veh/Hour)	34	Vehicles Per Hour	Given
λ	Arrival Rate	0.57	Vehicles Per Minute	$\lambda = \frac{34}{60}$
μ	Service Rate	0.80	Vehicles Per Minute	Given
ρ	Utilization Rate	0.71		$\rho = \frac{0.57}{0.80}$
W	Average Waiting time for each vehicle in queue plus time being served	4.35	Minutes	$W = \frac{1}{0.80 - 0.57}$
W_q	Average Waiting time for each vehicle in queue	3.10	Minutes	$W_q = \frac{1.77}{0.57}$
L	Average number of Vehicles in the station	2.48	Vehicles	$L = \frac{0.57}{0.80 - 0.57}$
L_q	Average number of Vehicles waiting in the queue	1.77	Vehicles	$L_q = 2.48 - 0.71$
P_0	Probability of 0 vehicles in Queue	28.8%	%	$P_0 = 1 - 0.71$
P_{11}	Probability of 11 Vehicles in Queue	0.7%	%	$P_{11} = .0288 * 0.71^{11}$

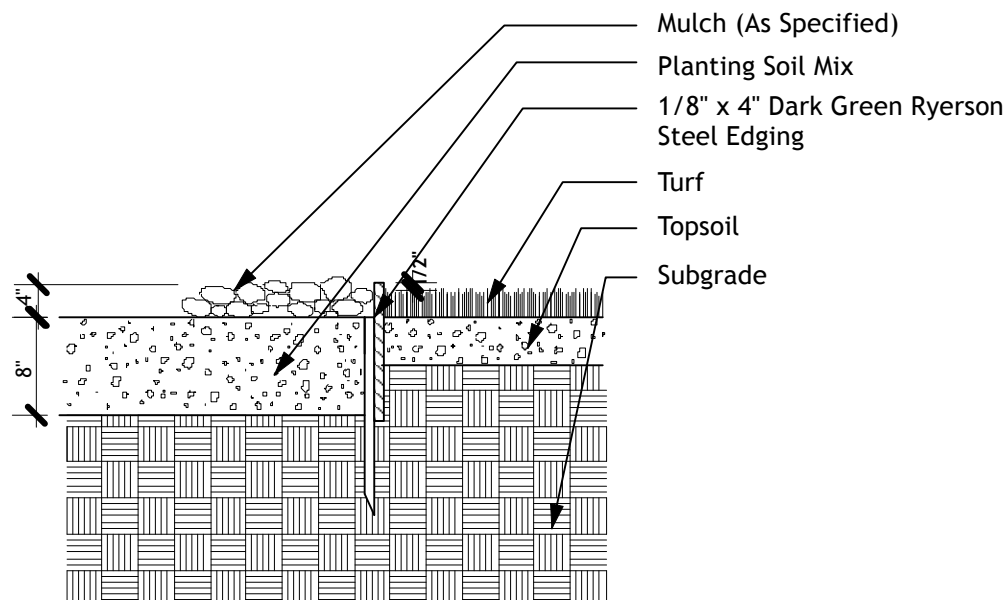
Equations
$\rho\{0\} = 1 - \rho$
$\rho\{n\} = \rho\{0\}\rho^n$
$W = \frac{1}{\mu - \lambda} = W_q + \frac{1}{\mu} = \frac{L}{\lambda}$
$W_q = \frac{\rho}{\mu - \lambda} = \frac{L_q}{\lambda}$
$L = \frac{\lambda}{\mu - \lambda} = L_q + \rho$
$L_q = \frac{\rho\lambda}{\mu - \lambda}$

Landscape Requirements & Tabulations

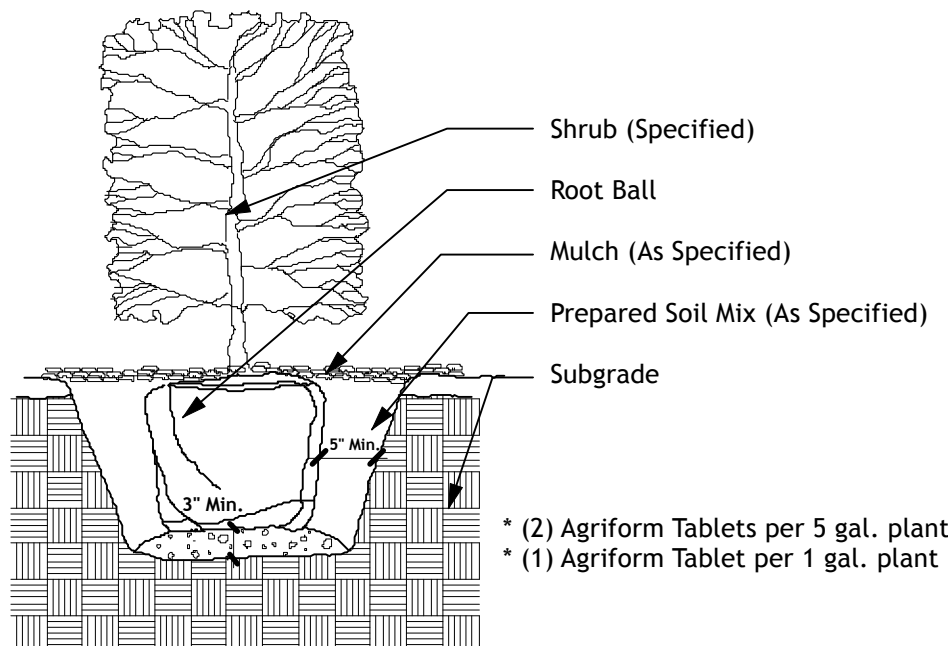
Prior to commencement of any construction activities, Contractor shall notify local utility location service to identify any underground utilities. Contractor shall immediately notify the Landscape Architect of any potential discrepancies, or obstacles. CALL 1-800-DIG-TESS for underground utility location at least two (2) days prior to excavation.

The Site Information shown on this plan has been provided by the Owner, Architect, or Civil Engineer. C2 Landgroup, Inc. is not responsible for the accuracy of that information and is using the information provided to prepare this Landscape Plan.

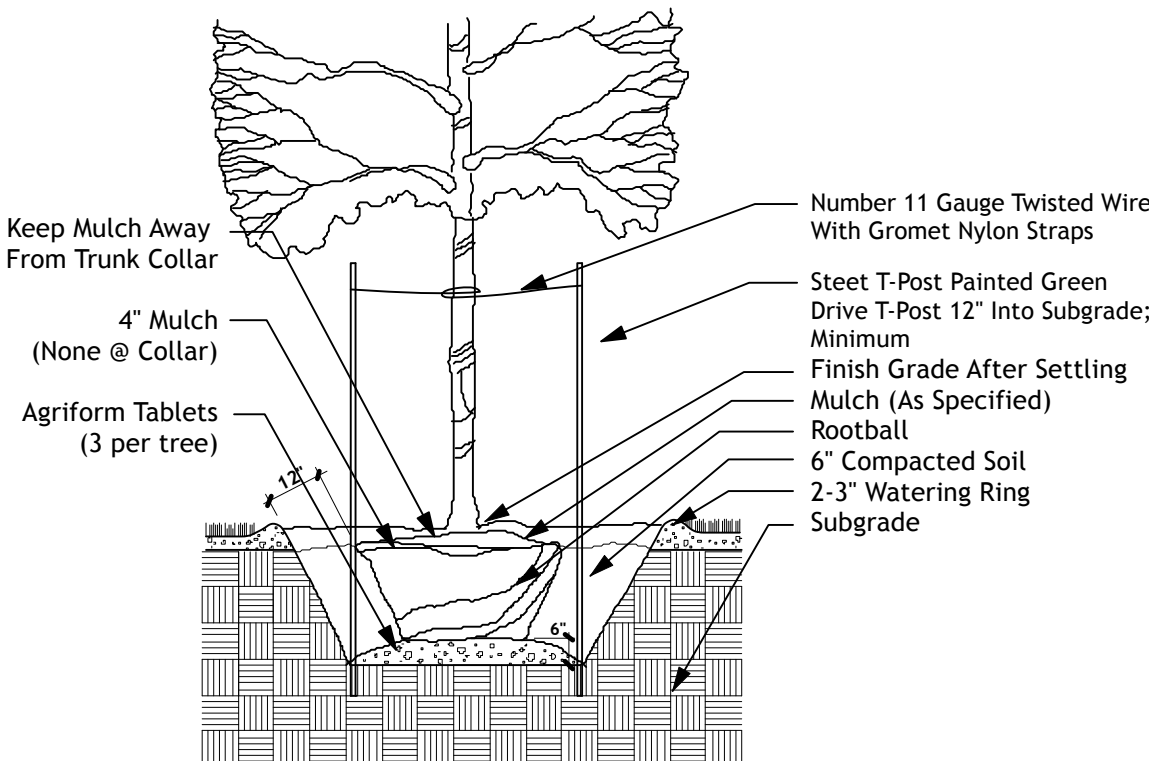
The Landscape Contractor shall verify all scales of the plans and quantities shown on the plan and is responsible for including in the bid the planting, or installation of all items shown. Any errors on the plan, or quantities should be brought to the attention of the Landscape Architect by the Contractor prior to submittal of any bid.



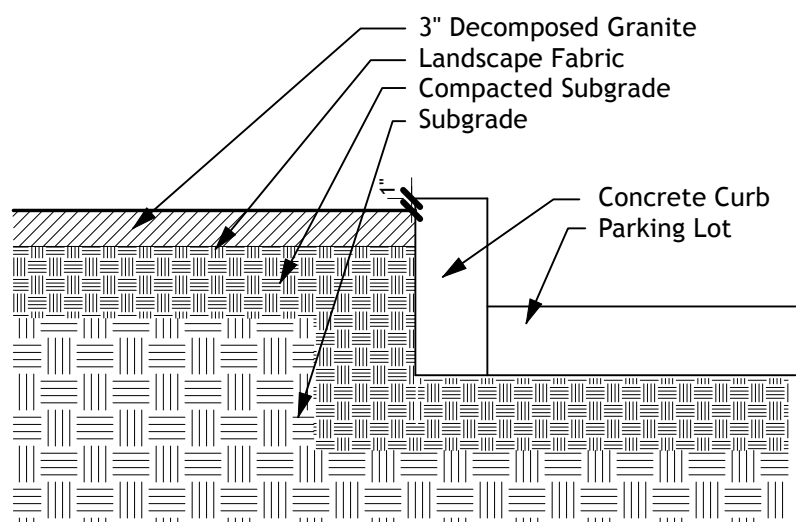
Steel Edging Detail
NO SCALE



Shrub Planting Detail
NO SCALE



Tree Planting Detail
NO SCALE



Decomposed Granite @ Curb Detail
No Scale

Plant List

Key	Qty.	Common Name	Botanical Name	Size	Height	Spread	Remarks
CE	5	Cedar Elm	Ulmus crassifolia	3" Cal.	10-12' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread
CM	3	Crape Myrtle	Lagerstroemia indica	30 Gal.	6-7' Ht.	6' width	4' Maximum Clear Trunks Full and Symmetrical
COK	5	Chinquapin Oak	Quercus muehlenbergii	3" Cal.	9-11' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread
DBH	16	Dwarf Burford Holly	Ilex burfordii	5 Gal.	18" Ht.	18" width	4' Maximum Clear Trunks Full and Symmetrical; 36" o.c.
DYH	23	Dwarf Yaupon Holly	Ilex vomitoria	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 24" o.c.
GCS	5	Green Cloud Sage	Leucophyllum frutescens	5 Gal.	24" Ht.	24" width	Full and Symmetrical; 48" o.c.
IH	7	Indian Hawthorne	Raphiolepis indica	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 42" o.c.
LMG	29	Linheimer's Muhly Grass	Muhlenbergia lindheimeri	1 Gal.	10" Ht.	12" width	Full and Symmetrical; 42" o.c.
MOK	3	Monterrey Oak	Quercus polymorpha	3" Cal.	9-11' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread
PL	9	Purple Lantana	Lantana montevidensis	1 Gal.	9-12' Ht.	12" width	4' Maximum Clear Trunks Full and Symmetrical; 24" o.c.
ROK	3	Shumard Red Oak	Quercus shumardii	3" Cal.	9-11' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread
WM	11	Wax Myrtle	Myrica cerifera	5 Gal.	24" Ht.	24" width	4' Maximum Clear Trunks; Staked Full and Symmetrical; 60" o.c.
SE		Steel Edging					1/8" x 4" Ryerson Steel Edging
SOD		Tiff 419 Bermuda		S.Y.			90% Purity Cut Prior to Shipment

STREET BUFFER WIDTH				
STANDARD		REQUIRED	PROVIDED	
Long Prairie Road		25'-0"	25'-0"	
STREET BUFFER TREES (BY DEVELOPER)				
	PROVIDED	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Total	499.94 LF of shared buffer	17 trees (3" cal.)	19 trees (3" cal.)
	Lot 1 (Whataburger)			7 trees (3" cal.)
	Lot 2 (Slim Chickens)			6 trees (3" cal.)
	Lot 3 (Dutch Bros)			6 trees (3" cal.)
STREET YARD LANDSCAPING				
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED	
Min. 20% of Street Yard	71,783sf of shared street yard	14,357sf of street yard	39,240sf of street yard	
STREET YARD TREES				
STANDARD	PROVIDED	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Between 10,000 and 110,000 sf= 10 + 1 Tree for every 2,500sf after 10,000sf	Total	71,783sf of shared street yard	35 trees (3" cal.)	30 new, 5 existing
	Lot 1 (Whataburger)			9 trees (3" cal.)
	Lot 2 (Slim Chickens)			12 trees (3" cal.)
	Lot 3 (Dutch Bros)			14 trees (3" cal.)
PARKING AREA LANDSCAPING				
STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED	
90sf per 12 spaces	45	338sf	1985sf	
PARKING AREA TREES				
STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED	
1 Tree per 10 spaces	45	5	5	
All parking spaces are located within 50'-0" of a tree				

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

General Notes

- All quantities shown on plans to be verified by Landscape Contractor. Landscape Contractor shall be responsible for installing all labeled plant material.
- Landscape Contractor shall familiarize himself with the Landscape Plan and Specifications and shall be responsible for the requirements dictated therein.
- Landscape Contractor shall familiarize himself with the location of all underground utilities and easements prior to the installation of any plant material.
- All plants must comply with the American Standards for Nursery Stock, by the American Association of Nurserymen, Inc.
- All final shaping and raking of the topsoil shall be approved by the Landscape Architect prior to application of Hydromulch or sod, shaping planting beds, installing trees and installing irrigation. Excessive slopes on berms which may cause maintenance problems shall be reviewed by the Landscape Architect. Berms shall be installed in 12" layers and compacted to 90%proctor.
- All topsoil shall be fine sandy loam, raked smooth to grade 2" below curbs, sidewalks, or edging.
- All beds to be mulched to a depth of 4" with BLACK dyed mulch from New Earth (210.661.5180). (7800 IH-10 East, 78219). Submit mulch sample to Landscape Architect prior to delivery and installation.
- All backfill to be sandy loam material and shall be the responsibility of the General Contractor. General Contractor shall allow for the installation of 2" of topsoil at hydroseed areas, 6" of topsoil at lawn areas, and 8" of specified backfill (New Earth 4-way Mx) in shrub areas to be supplied by the Landscape Contractor. Any backfill material shall be compacted sufficiently to prevent excessive settling of topsoil that may effect the finished grade or drainage.
- Landscape Contractor shall notify the Landscape Architect of any questions regarding application of proposed plant material prior to installation-especially questions that may effect or alter the warranty of said material.
- Landscape Contractor shall maintain all trees, shrubs, groundcover and turf areas in a healthy state under the contract until acceptance by the owner. A 90 day maintenance period, after acceptance, shall be included in base bid.
- Trees shall be warrantied 1 year from acceptance of owner. Shrubs and groundcovers shall be warrantied 6 months in the same period.
- All container grown shrubs and groundcovers shall be healthy, vigorous, well-rooted and established in the container in which they are growing.
- Landscape Irrigation to be provided throughout project and shall provide 100%coverage at all landscape areas.

Sod Notes

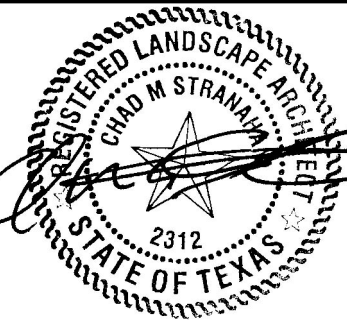
- Lawn installation shall not begin until the irrigation system has been completed and is operational.
- Before placing of topsoil, all areas shall be cultivated to a depth of four (4") inches, unless otherwise specified, or ordered by the Landscape Architect. Cultivation of the soil may be done by disc, spring tooth harrow, rototiller, or similar equipment. This operation shall be done at right angles to the natural flow of water on the slopes.
- After the topsoil has been spread to the depth specified, the area shall be mechanically tilled to a depth of 6 inches, then roll raked and dragged to remove all large clods, rocks, debris, and litter over (1") one inch in any dimension which shall be disposed of by the Contractor in a lawful manner at an off site location.
- The area shall then be rolled in 2 directions; the second shall be done at right angles to the first rolling. The roller shall be of a standard, lightweight, waterfilled type.
- Rake the area to make it smooth and level. Remove ridges and fill depressions. Add topsoil where necessary, or as directed by the Landscape Architect.
- The finished grade shall be two (2) inches below all curbs, sidewalks, and/or other appurtenances.
- Roll the area in one direction. Moisten prepared lawn areas before planting if soil is dry. Allow surface moisture to dry.
- Lay sod within 24 hours from time of stripping. Do not plant dormant sod. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
- Water sod thoroughly within one (1) hour with a fine spray immediately after planting to ensure 4" to 6" penetration of water into the soil. Roll sod with roller to ensure good contact with soil.
- Continue watering sod similar penetration for ten (10) days.
- Erect a barrier of stakes and strings, and post warning signs where necessary, or as directed by the Landscape Architect.
- Apply water as required to keep the sod damp at all times through germination and initial growth period.
- Continued maintenance (mowing, fertilization, weeding, etc) of the sodded areas should be provided by a professional landscape maintenance contractor.



317 lexington suite 1
san antonio, texas 78215

210.269.5454 tel

www.c2landgroup.com



October 8, 2024

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Issue / Revision

Owner Review 05.19.23

City Resubmittal 10.08.24

Whataburger

Flower Mound, Texas

a landscape plan for the

drawn by: cms

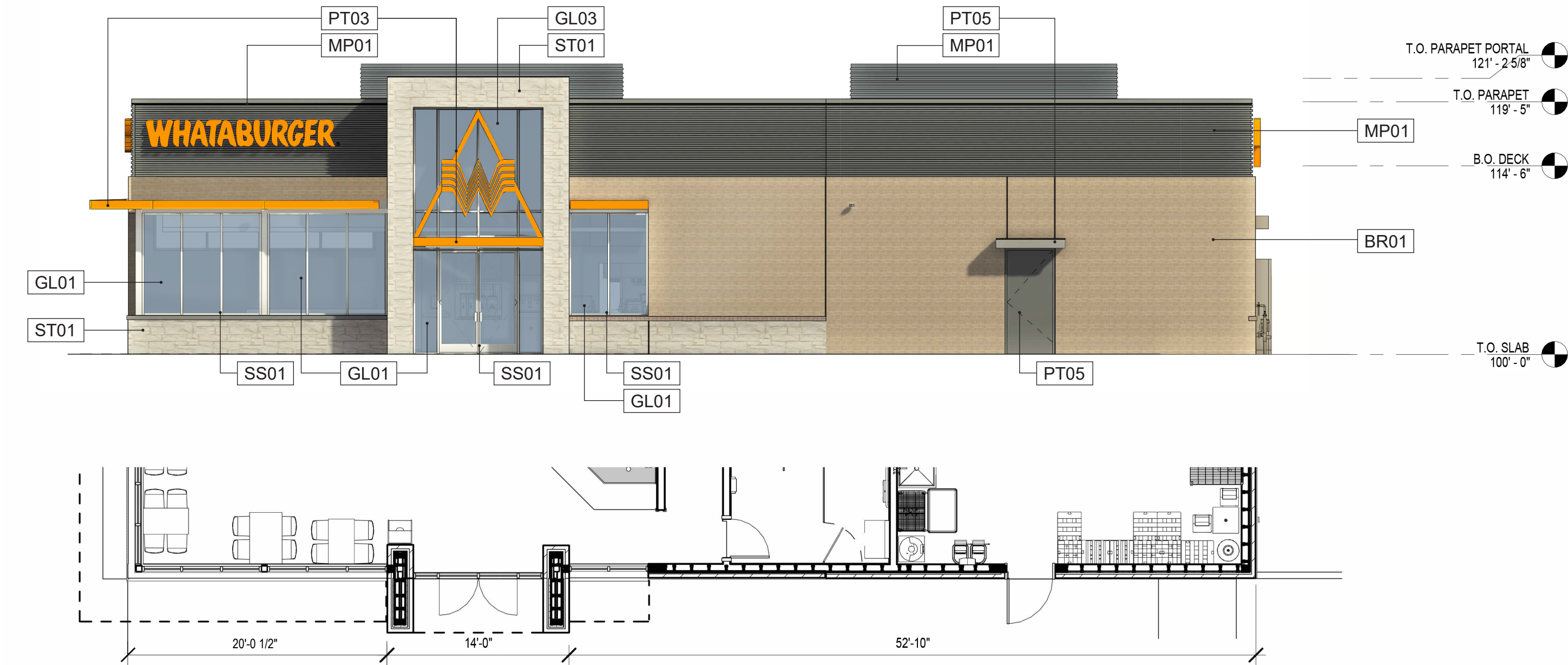
checked by: cms

date: october 8, 2024

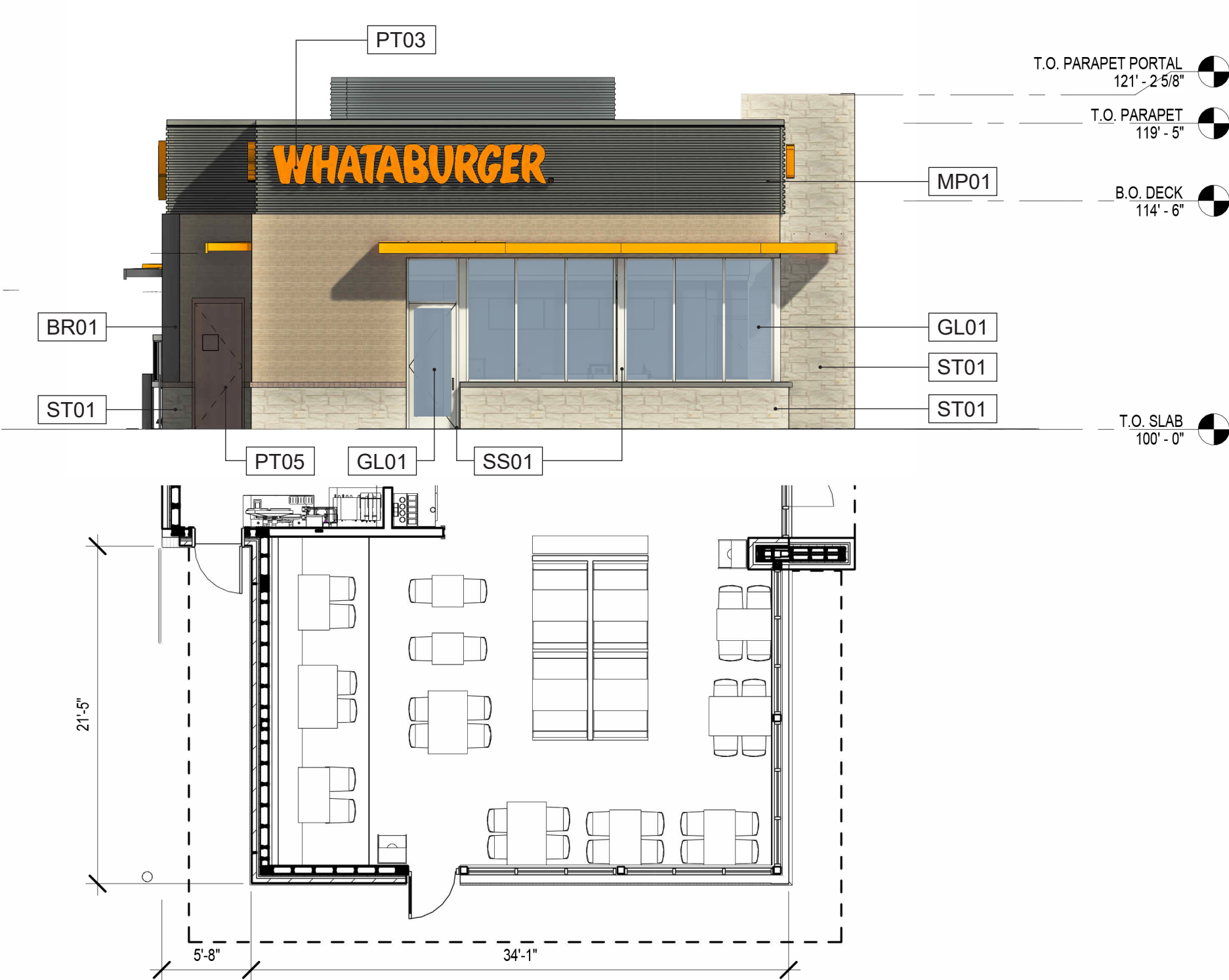
landscape notes & details

L1.O

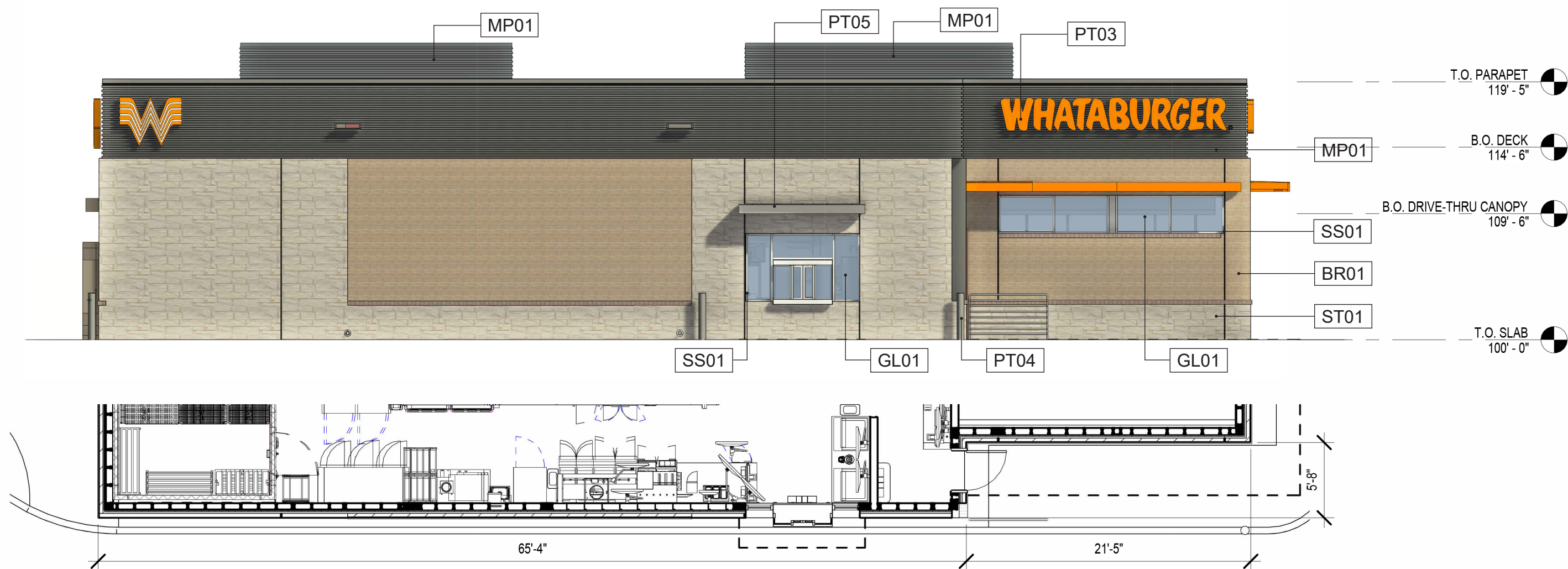
BUILDING MATERIALS



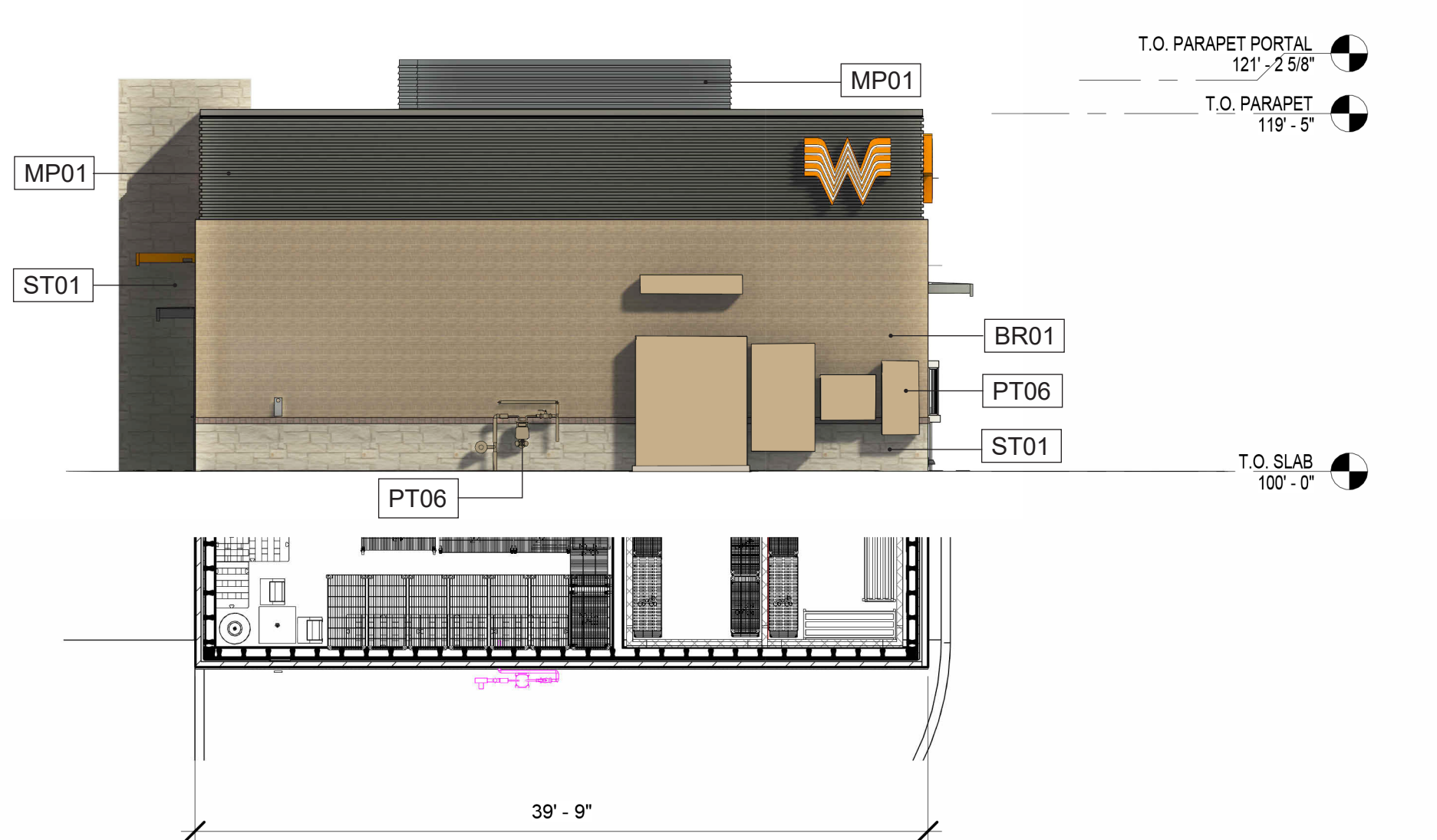
1 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



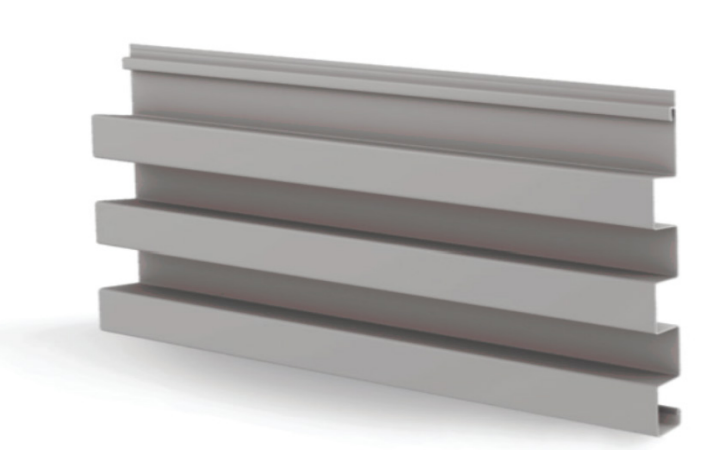
4 WEST ELEVATION
1/8" = 1'-0"



BR01 BRICK
ACME BRICK: RUNNING BOND (KING)
COLOR: MOCHA BROWN ANTIQUE



ST01 STONE VENEER
COLOR: AUSTIN WHITE



MP01 METAL PANEL
COLOR: SW7655
STAMPED CONCRETE



PT03 WHATABURGER ORANGE
COLOR: PPG - YBX18, RCX:4Y36,
GPX:2, OOX:24, NYX:36



PT04 EXTERIOR PAINT
BOLLARDS
COLOR: PANTONE 402C



PT05 EXTERIOR PAINT
COLOR: SW7655
STAMPED CONCRETE



GL01 GLAZING
IGU VISION GLASS
SOLARBAN Z75/70 (2)
OPTIBLUE + CLEAR IGU



GL03 GLAZING
IGU OPAQUE SPANDREL GLASS
#3-5323 OPTI COAT 300



SS01 STOREFRONT
OLD CASTLE
CLEAR ANODIZED



PT06 EXTERIOR PAINT
COLOR: SW 6135

MATERIAL TABULATION:

(SQUARE FOOTAGE PER FAÇADE)	NORTH:	SOUTH:	WEST:	EAST:
TOTAL FAÇADE (SF):	1723	1704	876	876
DOORS AND WINDOWS (SF):	414	92	0	214
FAÇADE (SF) : (LINE 1 - LINE 2): (EXCLUSIVE OF DOORS AND WINDOWS)	1309	1612	876	662
PRIMARY MASONRY (TOTAL %):	67.15%	68.05%	73.17%	64.50%
STONE (SF):	239	622	201	209
(% OF LINE 3):	18.26%	38.59%	22.95%	31.57%
BRICK (SF):	640	475	440	218
(% OF LINE 3):	48.89%	29.47%	50.23%	32.93%
SECONDARY MATERIAL (TOTAL %):	32.85%	31.95%	26.83%	35.50%
METAL PARAPET (SF):	430	515	235	235
(% OF LINE 3):	32.85%	31.95%	26.83%	35.50%

COLOR TABULATION:

(SQUARE FOOTAGE PER FAÇADE)	NORTH:	SOUTH:	WEST:	EAST:
TOTAL FAÇADE (SF):	1723	1704	876	876
DOORS AND WINDOWS (SF):	414	92	0	214
FAÇADE (SF) : (LINE 1 - LINE 2): (EXCLUSIVE OF DOORS AND WINDOWS)	1309	1612	876	662
EARTH TONE COLORS (TOTAL %):	67.15%	68.05%	73.17%	64.50%
STONE (AUSTIN WHITE)(SF):	239	622	201	209
(% OF LINE 3):	18.26%	38.59%	22.95%	31.57%
BRICK (MOCHA BROWN) (SF):	640	475	440	218
(% OF LINE 3):	48.89%	29.47%	50.23%	32.93%
ACCENT - STAMPED COCRETE (TOTAL %):	32.85%	31.95%	26.83%	35.50%
METAL PARAPET (STAMPED CONCRETE) (SF):	430	515	235	235
(% OF LINE 3):	32.85%	31.95%	26.83%	35.50%

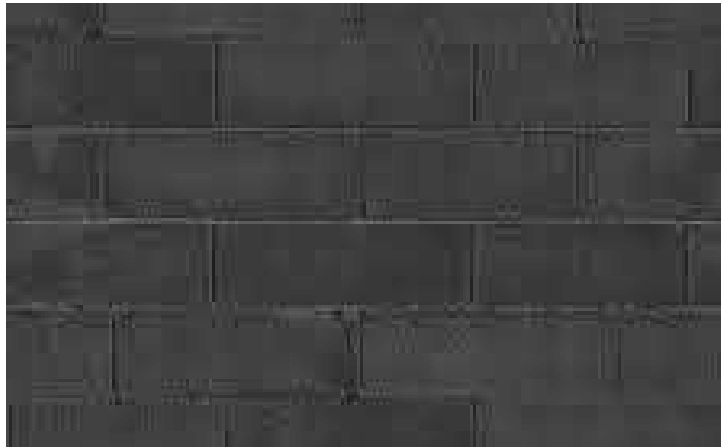
GENERAL NOTES:

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDINGS.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. 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.

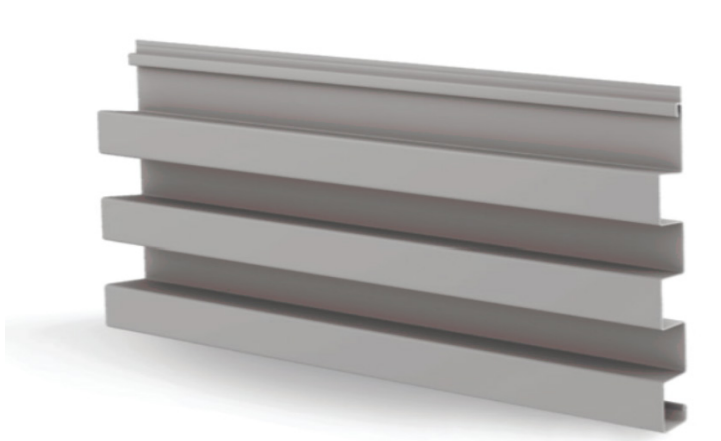
BUILDING MATERIALS



BR01 **BRICK**
ACME BRICK: RUNNING BOND (KING)
COLOR: MOCHA BROWN ANTIQUE



ST01 **CMU**
COLOR: SW6991
BLACK MAGIC



MP01 **METAL PANEL**
COLOR: SW7655
STAMPED CONCRETE



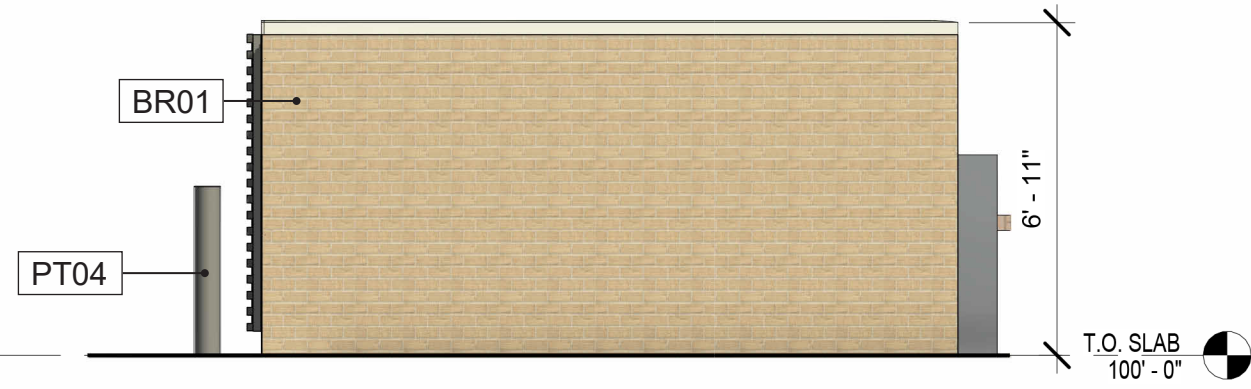
PT03 **WHATABURGER ORANGE**
COLOR: PPG - YBX18, RCX:4Y36,
GPX:2, OOX:24, NYX:36



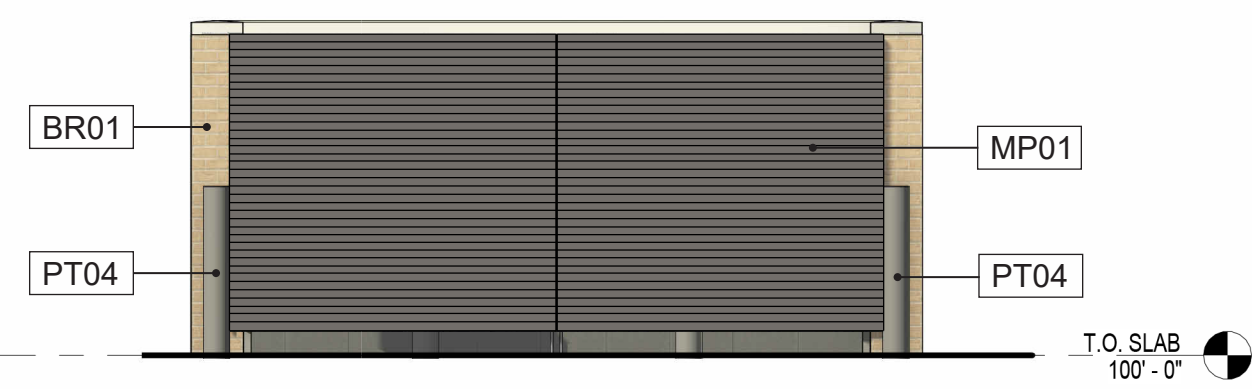
PT06 **EXTERIOR PAINT**
COLOR: SW 6135



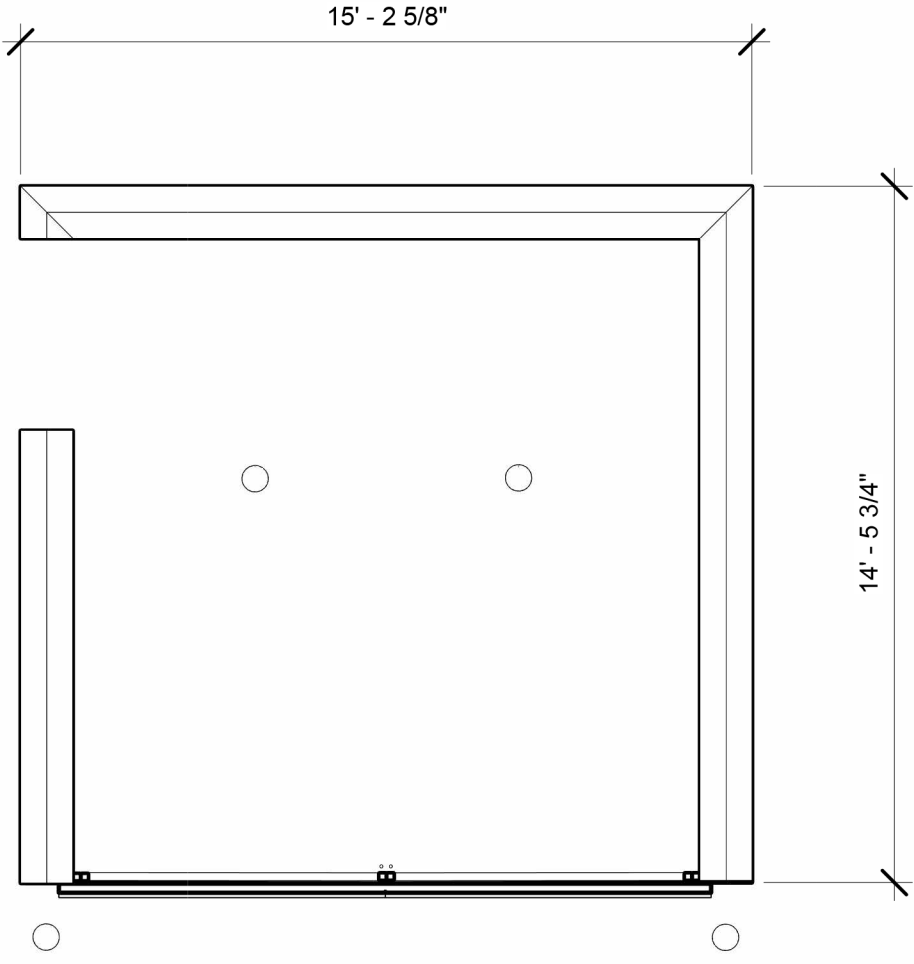
PT04 **EXTERIOR PAINT**
BOLLARDS
COLOR: PANTONE 402C



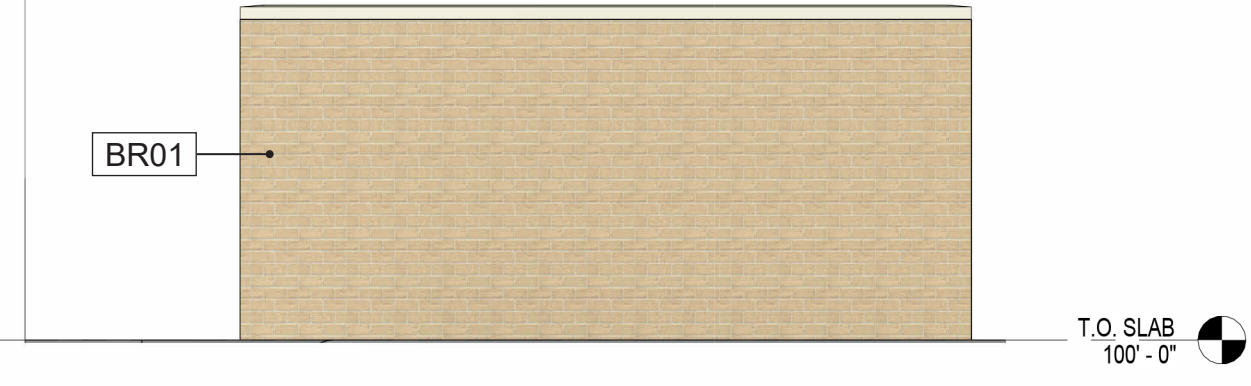
1 DUMPSTER - ELEVATION @ EAST Copy 1
1/4" = 1'-0"



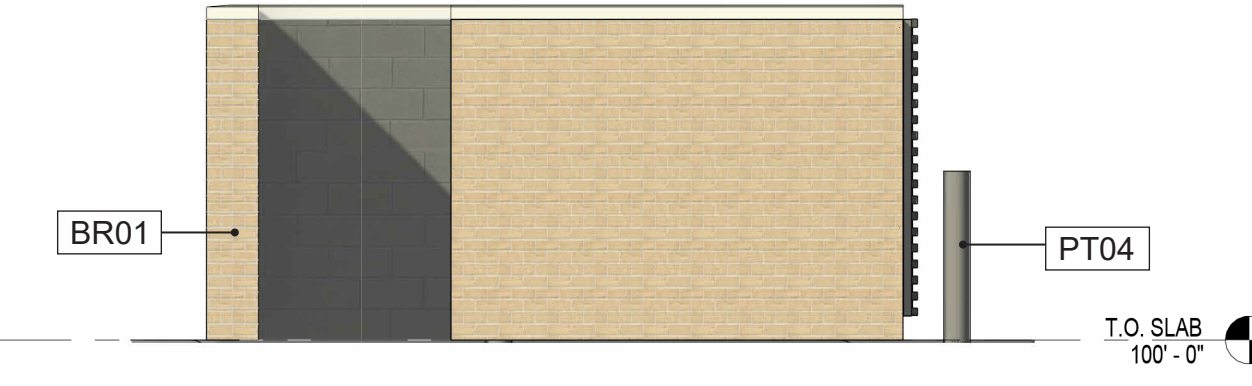
2 DUMPSTER - ELEVATION @ GATE
1/4" = 1'-0"



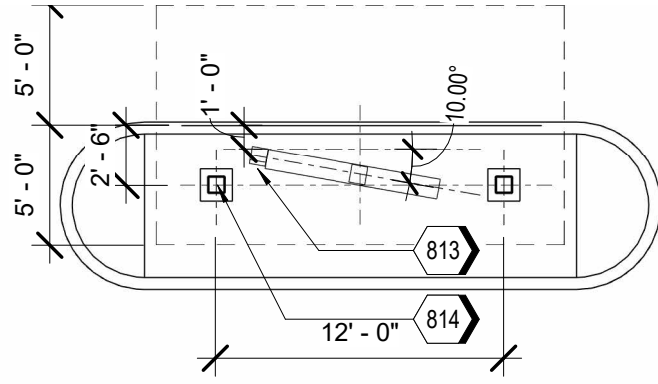
9 DUMPSTER - ENLARGED Copy 2
1/4" = 1'-0"



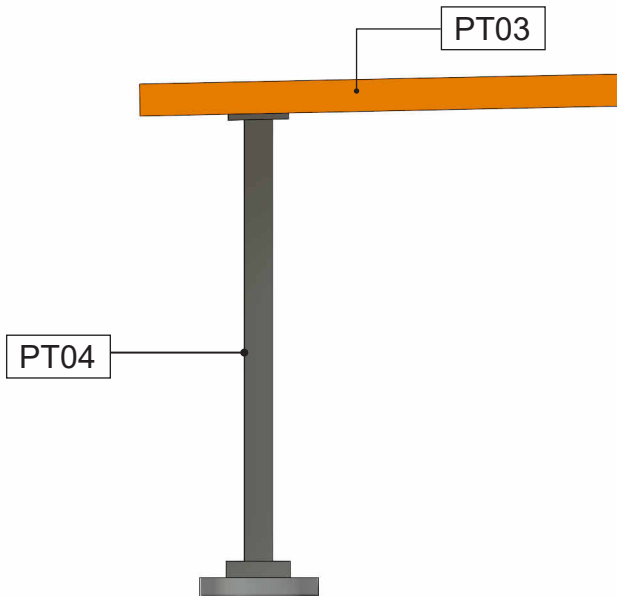
3 DUMPSTER - ELEVATION @ REAR
1/4" = 1'-0"



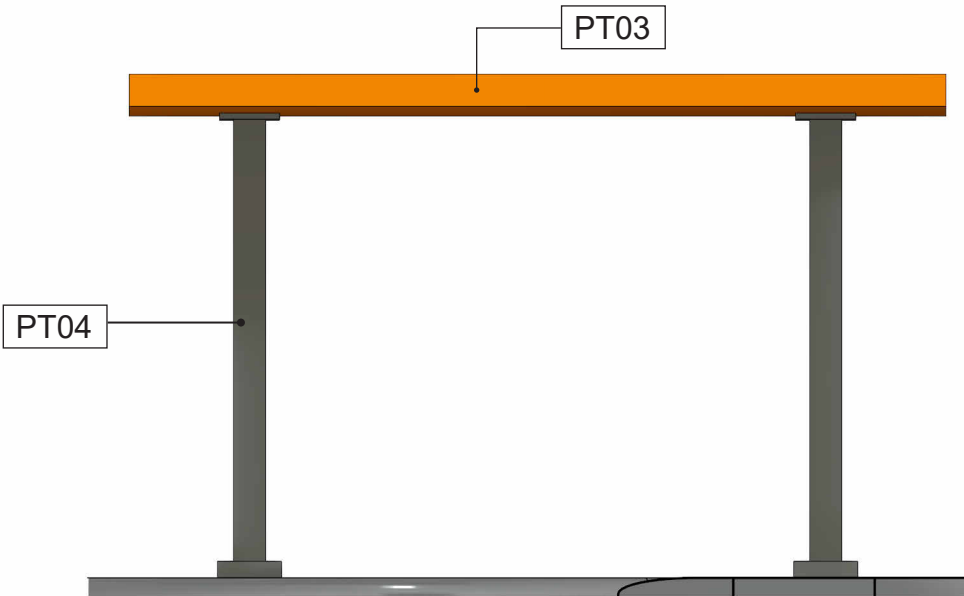
4 DUMPSTER - ELEVATION @ SIDE ENTRY
1/4" = 1'-0"



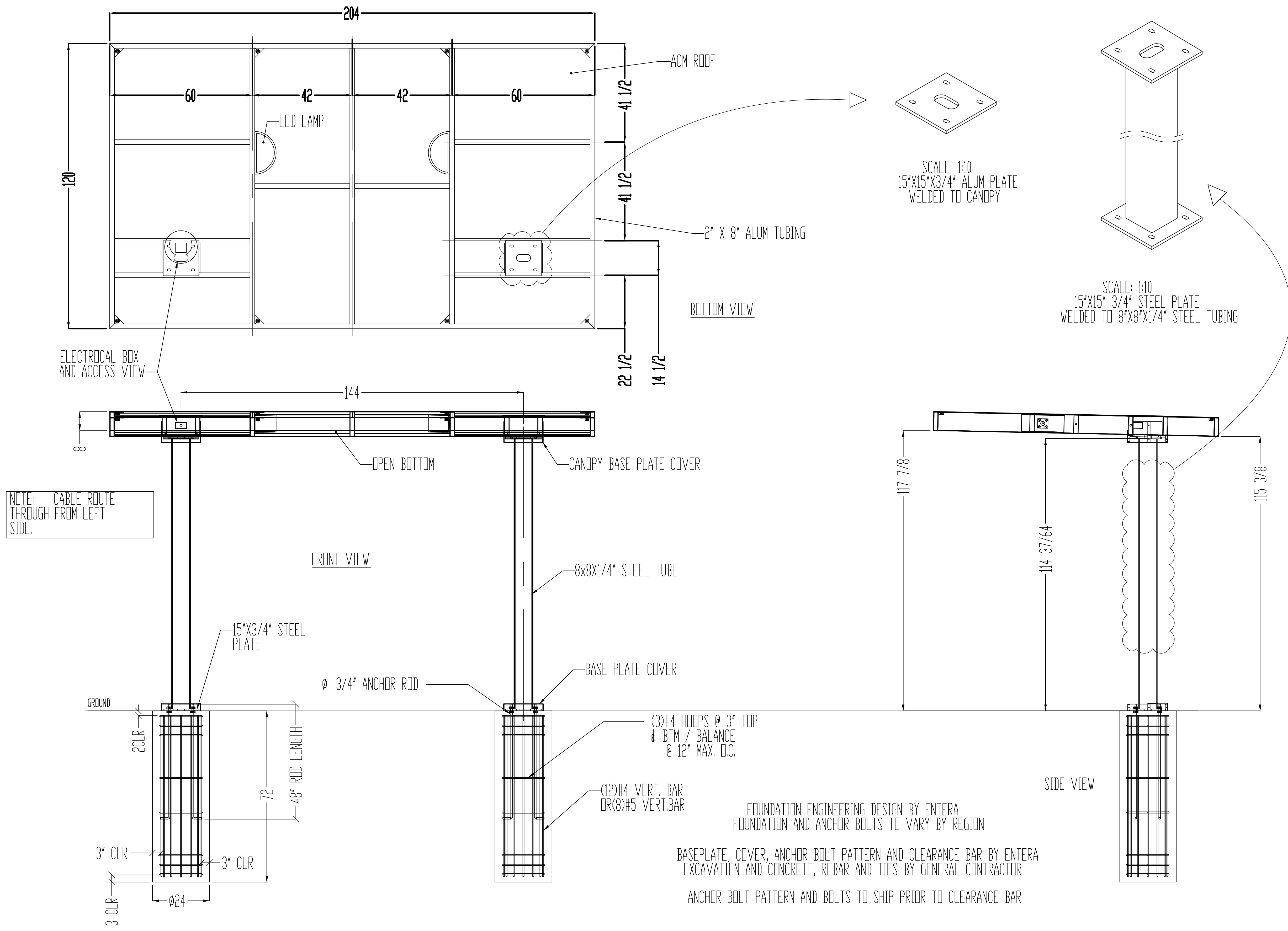
7 DRIVE-THRU CANOPY PLAN Copy 1
1/8" = 1'-0"



5 CANOPY SIDE ELEVATION
1/4" = 1'-0"



6 CANOPY FRONT ELEVATION
1/4" = 1'-0"



Gensler

229 E. Houston St.
Suite 200
San Antonio, TX 78205
United States
Tel 210.222.8059



Date	Description
10.27.2022	2022 Q4 PT22 Prototype Release
12.22.2022	2022 Q4 PT22 Prototype Update
01.20.2023	2023 Q1 PT22 Prototype Update
03.10.2023	2023 Q1 PT22 Issues Revisions
06.30.2023	2023 Q2 PT22 Prototype Release
09.29.2023	2023 Q3 PT22 Prototype Release
12.29.2023	2023 Q4 PT22 Prototype Release
03.29.2024	2024 Q4 PT22 Prototype Release

These drawings and associate specifications are the exclusive and confidential property of Whataburger LLC and shall not be reproduced without written authorization of the Owner. The prototypical drawings were not prepared for use on a specific site and are not suitable for jurisdictional review or use. Use of these drawings for reference or as example on a specific project requires the services of properly licensed architects and engineers. Reproduction of prototype drawings for reuse as construction documents is not authorized.

Seal / Signature

NOT FOR CONSTRUCTION

Project Name PT22M
1234 MAIN ST.

Project Number
122.1024.000

Description
DRIVE THRU CANOPY

Scale
1:20

PF1.05



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

DATE: October 14, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Site Plan (SP24-0011 – Auto Zone Flower Mound Road) to develop a retail building. The property is generally located north of Flower Mound Road and west of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

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

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 construct a one-story retail building that contains approximately 6,815 square feet. The subject site is currently undeveloped and is located on Lot 8, Block 1 of the Lake Forest Plaza, Phase 3 Addition. The subject property is zoned Planned Development District-29 (PD-29) with Retail-2 (R-2) District uses, which allows the proposed use by right.

The proposed use requires 27 parking spaces (one space per 250 square feet of floor area) and 22 spaces are being provided, which is within the allowable 20% deviation. Access to the site will be provided from two existing cross access easements, one of which provides access to Flower Mound Road.

The landscape plan and elevations are in compliance with the Town Code and the Town's Urban Design Plan. The 25-foot street landscape buffer will provide continuity with the buffer northwest of the site and pedestrian access across the frontage of the site. The elevations are consistent with the established pattern of colors and materials found in the adjacent buildings.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

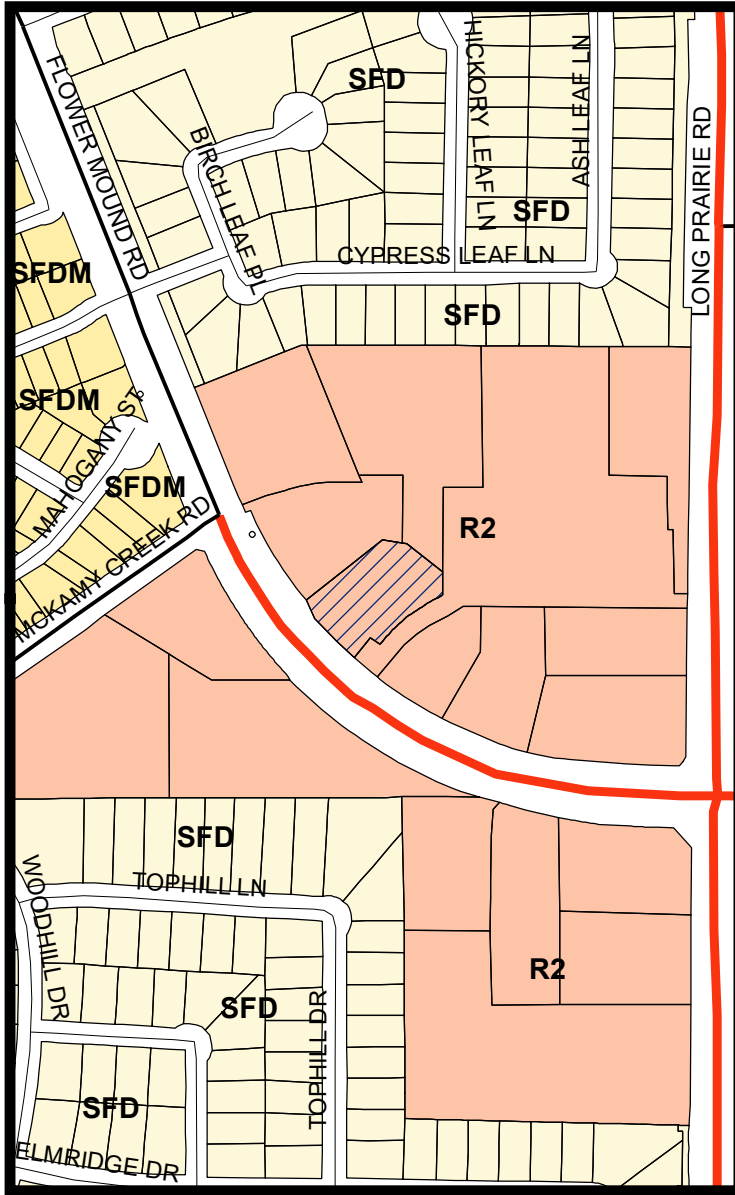
ATTACHMENTS:

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

SP24-0011: Auto Zone Flower Mound Road



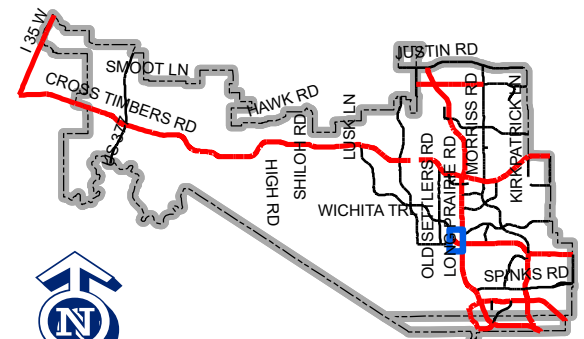
LEGEND

Retail 2 Single Family Density Medium Single Family Detached

Subject Property

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

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location

0 315 630 1,260 Feet

May 20, 2024

ATTN: Planning Department
Town of Flower Mound
planning@flower-mound.com

RE: Lake Forest Plaza Auto Parts Sales– Site Plan Submittal

Dear Plan Reviewers,

Foresite Group, LLC is providing civil engineering consulting services in support of Zaremba Group, the applicant of this AutoZone Auto Parts development project. The proposed development is located at 2810 Flower Mound Rd.

The site, consisting of 0.994 acres, is located within the Town of Flower Mound jurisdiction. The condition of the site is currently undeveloped and consists of greenfield with sparse tree cover. The subject property is platted and has the legal description of Lot 8, Block 1, Lake Forest Plaza, Phase 3. The current zoning of this property is Retail (R2). The proposed land use of the project, an auto parts retail store, is a permitted use by right – as such, no requests for modification of zoning are anticipated.

The fully developed state of the project would consist of a single ±6000 SF commercial retail store as its sole use. Construction of the site improvements are intended to be done in a single effort, with no phasing in construction operations.

Utilities required for the use of the development are all currently provided onsite. Water service is stubbed out from the adjacent lot to the NW and will be looped to the main in Flower Mound Rd ROW. Sanitary service is provided via a receiving manhole at the rear of the site, and a stormwater detention pond exists near the rear property line to serve this development as well.

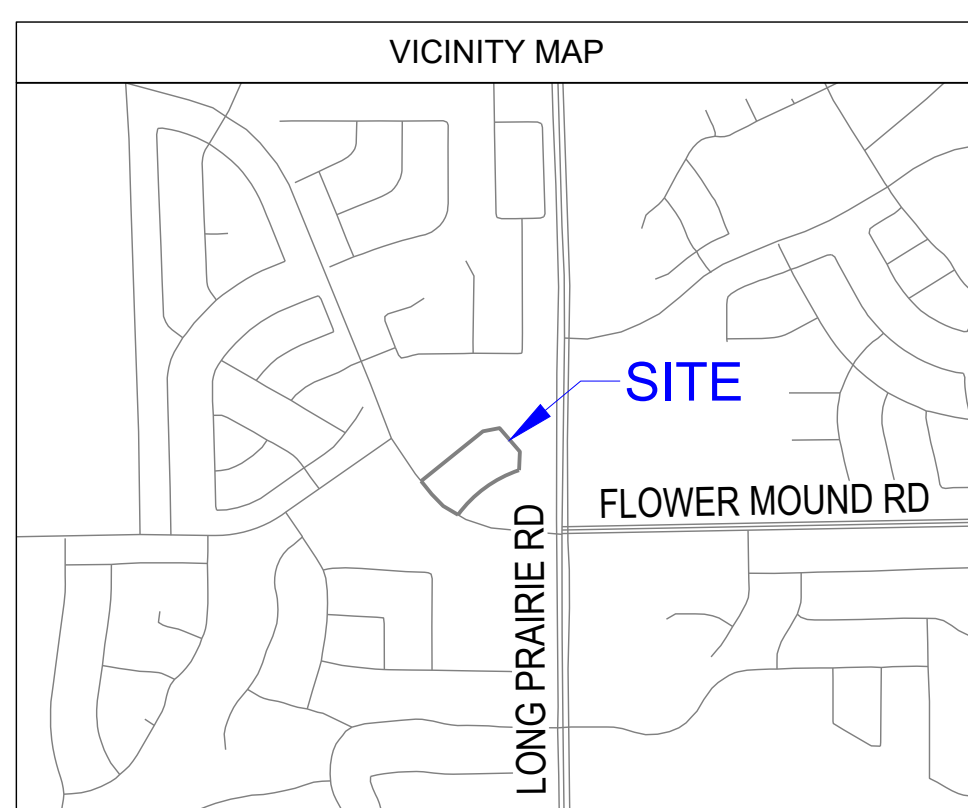
Please accept the following submittal package in accordance with the Town of Flower Mound's Site Plan submittal requirements. For more information or questions feel free to reach us at pcolliflower@fg-inc.net.

Thank you for your time and consideration.

Sincerely,
FORESITE GROUP, LLC



Patrick Colliflower
Project Manager



- GENERAL CONSTRUCTION NOTES:**
- ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
 - CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
 - ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THE 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 POLS MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4 - PROHIBITED SIGNS

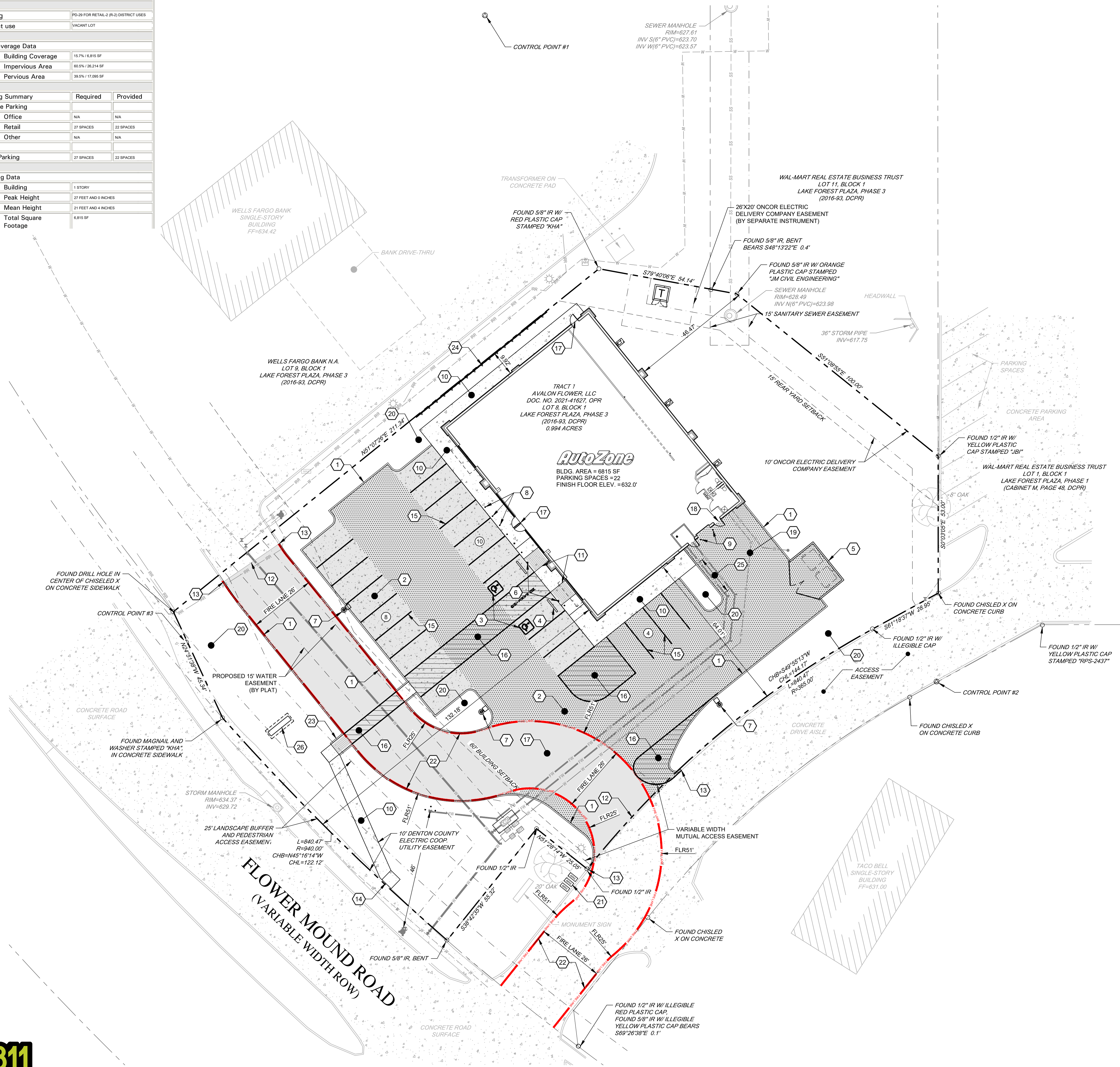
- SITE NOTES:**
- TRACT IS ZONED: R2 (RETAIL).
 - SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
 - HIGH INTENSITY LIGHTING FACILITIES MUST BE ARRANGED SO THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW, DOES NOT INTERFERE WITH TRAFFIC, AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS. (SEE MEP PLANS FOR PHOTOMETRIC PLAN).
 - ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS MUST BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
 - SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
 - ALL PAVEMENT MARKING WITHIN TOWN OF FLOWER MOUND RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH TOWN OF FLOWER MOUND SPECIFICATIONS.
 - SUBGRADE TREATMENT SHALL EXTEND UNDER THE CURBS TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.
 - ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
 - CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE BUILDING INSPECTIONS DEPARTMENT OF THE TOWN OF FLOWER MOUND.
 - ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES MUST BE INSTALLED PRIOR TO ANY GRADING.
 - THE TOWN OF FLOWER MOUND ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
 - ENGINEER CONTACT: DAVID NORRIS, (214) 939-7123.**
 - CONTRACTOR MUST COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL
AREA PLANS	N/A
URBAN DESIGN PLAN	SITE IMPROVEMENTS ARE CONSISTENT WITH THE URBAN DESIGN PLAN THROUGH A FOCUS ON OPEN SPACE AREAS BETWEEN THE EXISTING TRAIL AND PROPOSED BUILDING. THESE AREAS WILL UTILIZE NATIVE LANDSCAPING TO CREATE A DESIRABLE PATH FROM THE TRAIL TO THE BUILDING.
MEDIAN & ROW GUIDELINES	N/A
PARKS AND TRAILS	A ±5.5 FT PAVED MULTI-USE TRAIL EXISTS ALONG FLOWER MOUND ROAD
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	FLOWER MOUND ROAD (MAJOR ARTERIAL, 120' ROW)
WATER PLAN	EAST PRESSURE PLANE (20" WATER MAIN EXISTS ALONG FLOWER MOUND ROAD)
WASTEWATER PLAN	LONG PRAIRIE SERVICE AREA (6" PVC LINE AND MANHOLE EXIST IN THE NORTHERN PORTION OF THE PROPERTY)
ECONOMIC IMPACT	N/A

BENCHMARKS	
NAME	DESCRIPTION
CONTROL POINT #1	5/8 IR W/ BLUE PLASTIC CAP STAMPED "WESTWOOD" ELEV = 631.71
CONTROL POINT #2	MAGNAIL AND WASHER IN CONCRETE CURB ELEV = 628.03
CONTROL POINT #3	MAGNAIL AND WASHER IN CONCRETE CURB ELEV = 636.54



SITE DATA TABLE	
Physical Address	2810 FLOWER MOUND RD, FLOWER MOUND, TX 75022
Gross Site Area	0.994 AC / 43,308.9 SF
Net Site Area	0.994 AC / 43,308.9 SF
Zoning	PD-29 FOR RETAIL-2 (R-2) DISTRICT USES
Current use	VACANT LOT
Lot Coverage Data	
• Building Coverage	15.7% / 6,815 SF
• Impervious Area	60.5% / 26,214 SF
• Pervious Area	39.5% / 17,095 SF
Parking Summary	
Surface Parking	
• Office	N/A
• Retail	27 SPACES
• Other	N/A
Total Parking	27 SPACES
Building Data	
• Building	1 STORY
• Peak Height	27 FEET AND 0 INCHES
• Mean Height	21 FEET AND 4 INCHES
• Total Square Footage	6,815 SF



KEYNOTES	
1	CONCRETE CURB (SEE DETAIL 1 ON SHEET C7.1)
2	CONCRETE PAVING (SEE DETAILS 4, 20, & 21 ON SHEET C7.0) (MAXIMUM SPACING OF 15' FOR CONTROL JOINTS)
3	ACCESSIBLE PARKING (SEE DETAIL 5 ON SHEET C7.0)
4	CONCRETE WHEEL STOP (SEE DETAIL 7 ON SHEET C7.0)
5	DUMPSTER WITH ENCLOSURE (SEE STRUCTURAL PLANS FOR DETAILS)
6	ACCESSIBLE SIGNAGE (SEE DETAIL 12 ON SHEET C7.0)
7	MINIMUM ONE VAN ACCESSIBLE SIGN REQUIRED)
8	CONCRETE LIGHT POLE BASE (SEE DETAIL 13 ON SHEET C7.0) (SEE MEP PLANS FOR PHOTOMETRIC PLAN DETAILS)
9	BOLLARDS AT FRONT ENTRANCE (SEE DETAILS 14 & 16 ON SHEET C7.0)
10	PIPE GUARD AT SERVICE DOOR (SEE DETAILS 15 & 16 ON SHEET C7.0)
11	CONCRETE SIDEWALK (SEE DETAILS 17, 18, 23 & 24 ON SHEET C7.0)
12	ACCESSIBLE CURB RAMP (SEE DETAIL 19 ON SHEET C7.0)
13	CONTRACTOR TO TIE PROPOSED PAVEMENT INTO EXISTING AND MATCH GRADE
14	CONTRACTOR TO TIE PROPOSED CURB INTO EXISTING CURB AND MATCH GRADE
15	CONTRACTOR TO TIE PROPOSED SIDEWALK INTO EXISTING SIDEWALK AND MATCH GRADE
16	4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
17	4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FEET ON CENTER (TYP.)
18	BUILDING DOOR LOCATION (SEE ARCHITECT PLANS FOR DETAILS AND ALL DOOR LOCATIONS) (TYP.)
19	SERVICE DOOR (SEE ARCHITECT PLANS FOR DETAILS)
20	LOADING / UNLOADING AREA
21	LANDSCAPE AREA (PROVIDE 3" TOPSOIL AND SOD) (SEE SHEET L1.0 FOR ADDITIONAL DETAILS)
22	RELOCATED MAILBOXES
23	FIRE LANE PAVEMENT MARKING (SEE DETAIL 2 ON SHEET C7.1)
24	ACCESSIBLE CURB RAMP WITH RETURNED CURBS (SEE DETAIL 3 ON SHEET C7.1)
25	EXTENDED CONCRETE CURB (SEE DETAIL 4 ON SHEET C7.1)
26	CURB TO TAPER FROM 6" TO 0" OVER 15.5'
27	MONUMENT SIGN (UNDER SEPARATE PERMIT) (SEE SIGN PLANS FOR DETAILS)
28	FIRE LANE PAVING (SEE DETAILS 4, 20, & 21 ON SHEET C7.0) (MAXIMUM SPACING OF 15' FOR CONTROL JOINTS)

LEGEND	
	HEAVY DUTY CONCRETE PAVING (SEE SHEET C7.0 FOR DETAILS)
	FIRE LANE CONCRETE PAVING (SEE SHEET C7.0 FOR DETAILS)
	LIGHT DUTY CONCRETE PAVING (SEE SHEET C7.0 FOR DETAILS)
	SIDEWALK CONCRETE PAVING (SEE SHEET C7.0 FOR DETAILS)
	PROPERTY LINE
	EXTENDED CONCRETE CURB
	PARKING COUNT
	TRAFFIC SIGN

20 10 0 1" = 20' 20 40

SCALE IN FEET

SEAL:

09-26-2024

FORESITE group

TBPELS Firm No. F-12878
Foresite Group, LLC
4925 Greenville Ave.
Suite 480
Dallas, TX 75206
D/B/A Foresite Consulting Group of Texas, LLC

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f | 770.368.1944
w | www.foresitegroup.net

OWNER: **AutoZone, Inc.**
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

AutoZone STORE DEVELOPMENT
#1133
2810 FLOWER MOUND ROAD
FLOWER MOUND
TEXAS 75022

PREPARED FOR: Store No.:
SITE & PAVING PLAN

SCALE: AS SHOWN

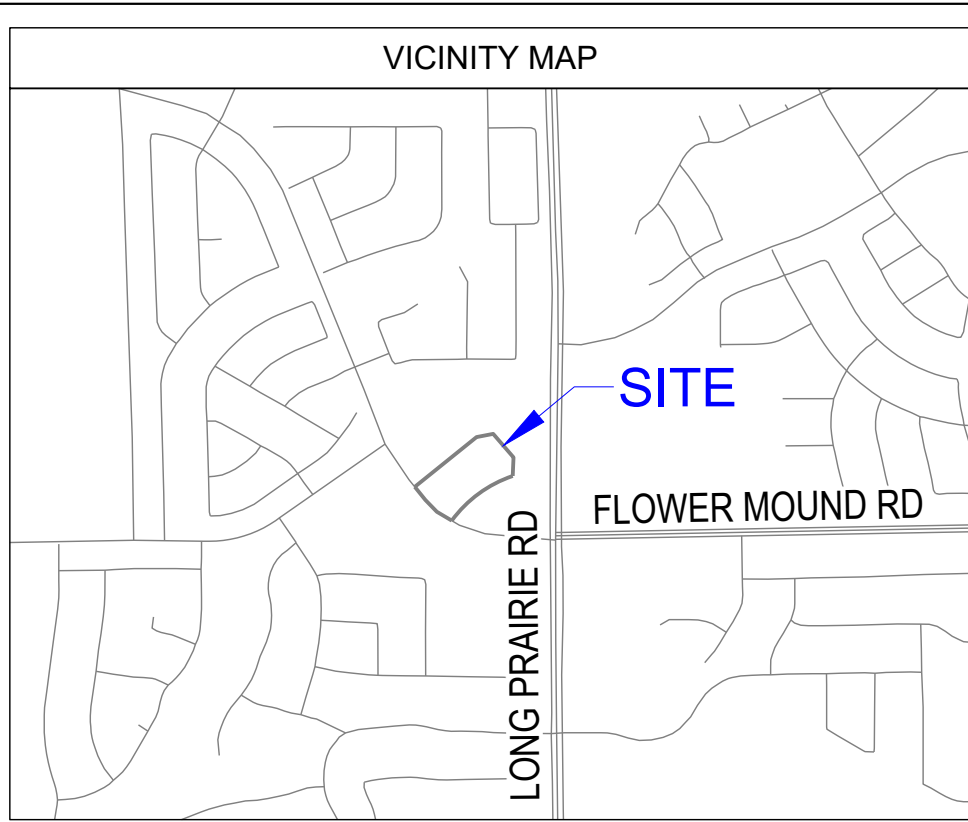
REVISIONS

1. CITY COMMENTS	2024-07-26
2. CITY COMMENTS	2024-08-28
3. CITY COMMENTS	2024-09-24
4.	
5.	
6.	

ENGINEER: DN
DRAWN BY: FG
CHECKED BY: PC
DATE: 07-03-24

PROTOTYPE SIZE
65W2 RIGHT

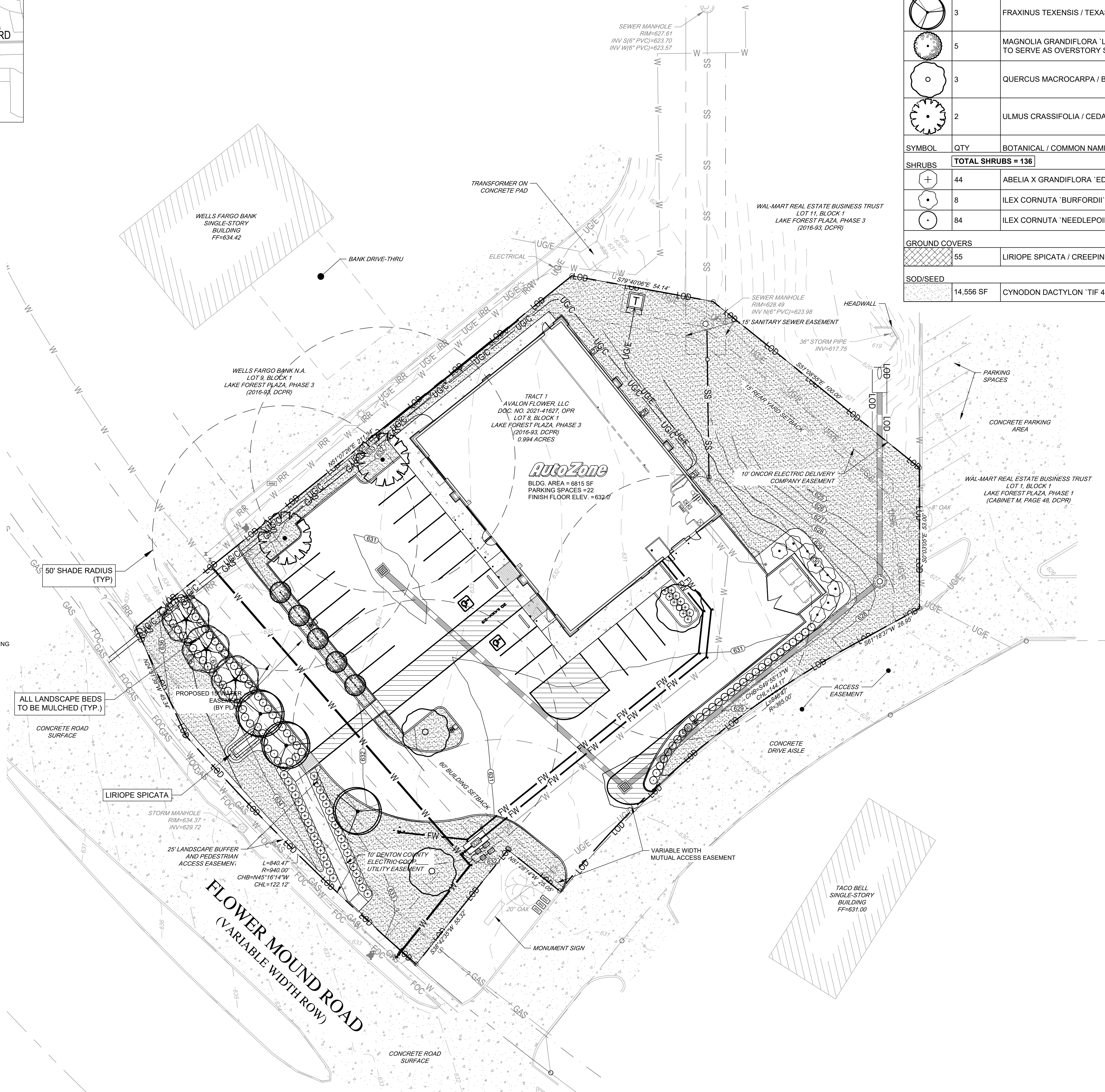
C2.1



GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE, AS OF COMPLETION OF SITE IMPROVEMENTS. THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.

REPLACEMENT TREES
NO MITIGATION IS REQUIRED AS NO TREES GRATER THAN 13 INCHES ARE BEING REMOVED. REFER TO TABLE BELOW FOR ALL TREES REMOVED & PROTECTED

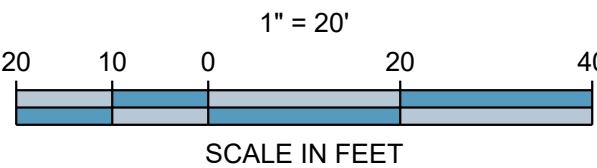


PLANT SCHEDULE

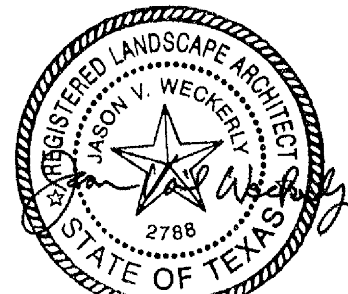
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SPECIES DIVERSITY
TREES					
TOTAL TREES = 16					
	3	FRAXINUS PENNSYLVANICA / GREEN ASH	B & B	3" CAL	19 %
	3	FRAXINUS TEXENSIS / TEXAS ASH	B & B	3" CAL	19 %
	5	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA TO SERVE AS OVERSTORY STREET YARD TREE AS APPROVED BY CITY	B & B	3" CAL	30 %
	3	QUERCUS MACROCARPA / BURR OAK	B & B	3" CAL	19 %
	2	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	3" CAL	13 %
SYMBOL QTY BOTANICAL / COMMON NAME CONT SIZE SPACING					
SHRUBS					
TOTAL SHRUBS = 136					
	44	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	7 GAL		36" o.c.
	8	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY	15 GAL		72" o.c.
	84	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY	7 GAL		36" o.c.
GROUND COVERS					
	55	LIRIOPE SPICATA / CREEPING LILY TURF	4" POT		10" o.c.
SOD/SEED					
	14,556 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD		

#	TREE SPECIES	SIZE	STATUS	SPECIMEN	RECOMPENSE
1	MESQUITE	7"	REMOVED	NO	(NOT REQ)
2	MESQUITE	9"	REMOVED	NO	(NOT REQ)
3	MESQUITE	7"	REMOVED	NO	(NOT REQ)
4	MESQUITE	12"	REMOVED	NO	(NOT REQ)
5	HACKBERRY	8"	REMOVED	NO	(NOT REQ)
6	MESQUITE	10"	REMOVED	NO	(NOT REQ)
7	MESQUITE	7"	REMOVED	NO	(NOT REQ)
8	OAK	20"	PRESERVED	NO	(NOT REQ)

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SF)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	22,366	4,473	7,287 (33%)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SF)	REQUIRED	PROVIDED
10,000 TO 100,000 SF = 10 TREES + 1 ADD. TREE / 2,500 SF	22,366	15	15
STREET BUFFER LANDSCAPING			
FLOWER MOUND ROAD	REQUIRED BUFFER WIDTH	PROVIDED	
	25	25	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LF)	REQUIRED	PROVIDED
1 TREE / 30 LF	170	6	6
PARKING AREA LANDSCAPING			
STANDARD	# PARKING SPACES	REQUIRED	PROVIDED
90 SF / 12 SPACES	22	1,080	1,507
PARKING AREA TREES			
STANDARD	# PARKING SPACES	REQUIRED	PROVIDED
1 TREE / 10 SPACES	22	2	4



SEAL:



FORESITE group

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OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

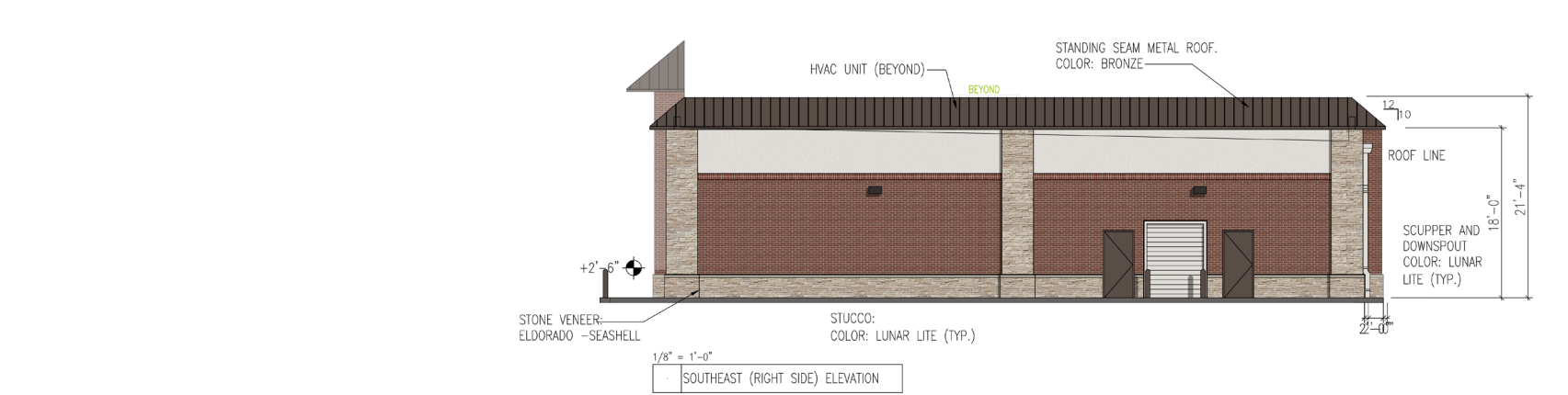
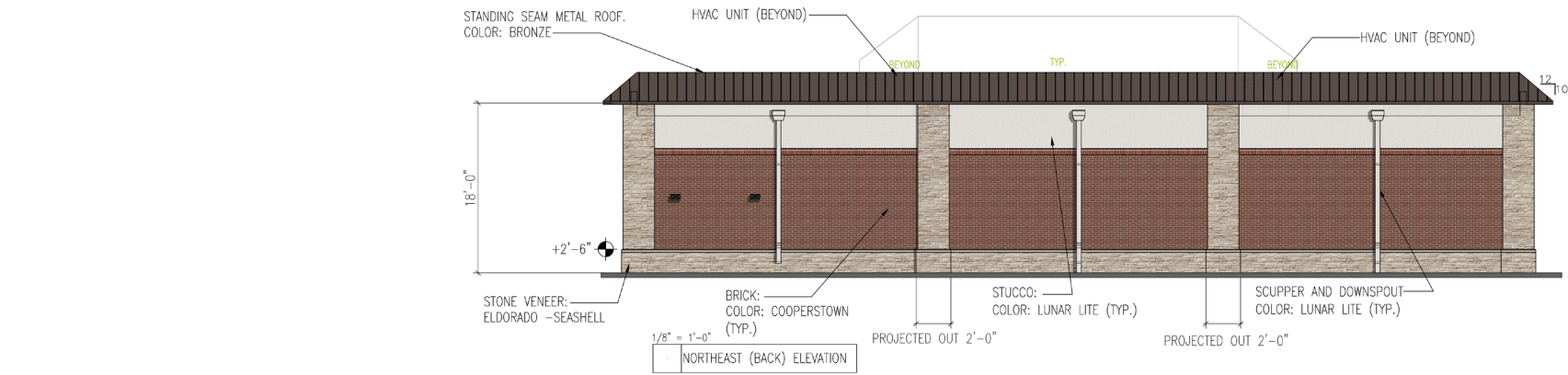
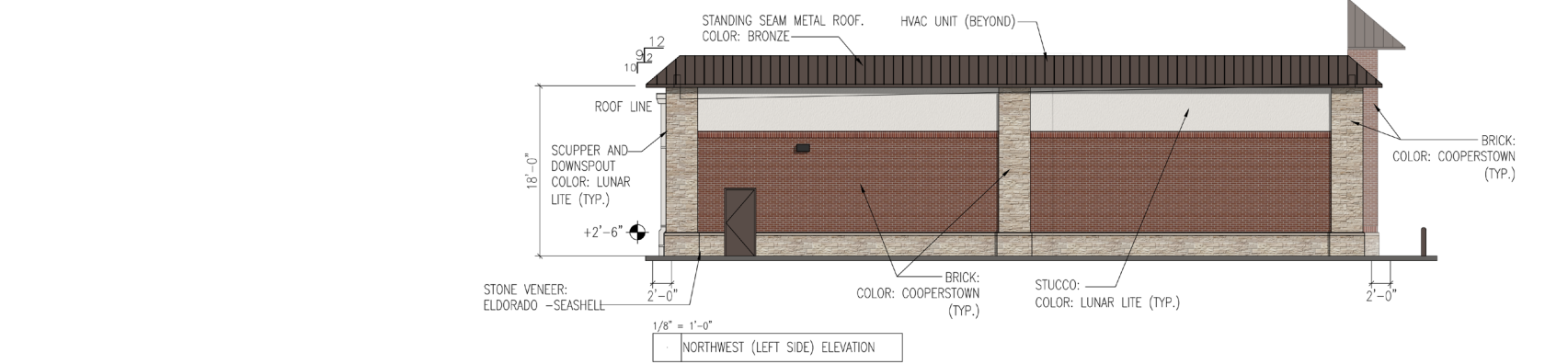
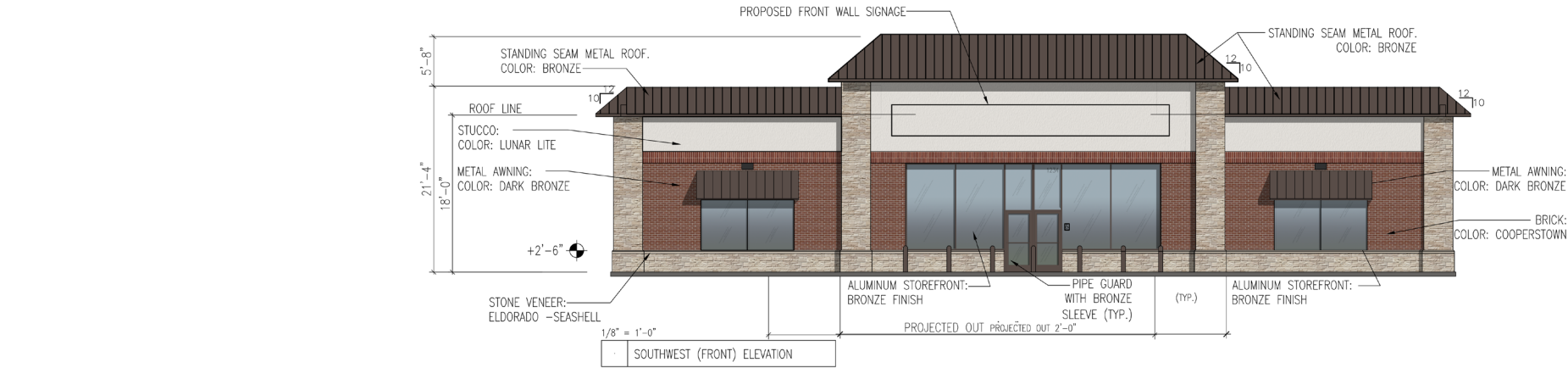
AutoZone STORE DEVELOPMENT
#1133
2810 FLOWER MOUND ROAD
FLOWER MOUND
TEXAS 75022

PREPARED FOR:
Store No.:
SCALE: AS SHOWN

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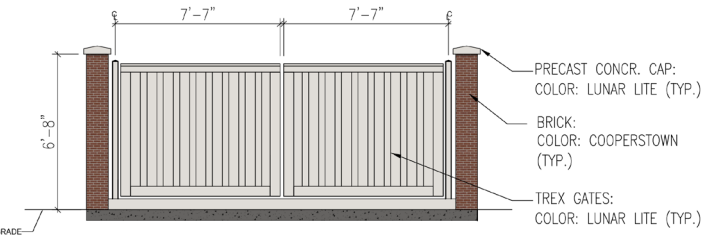
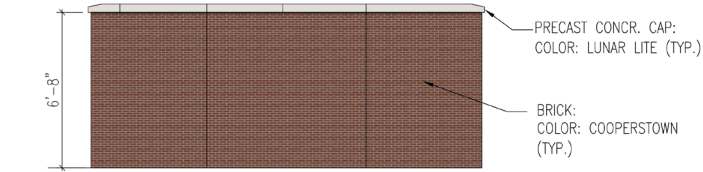
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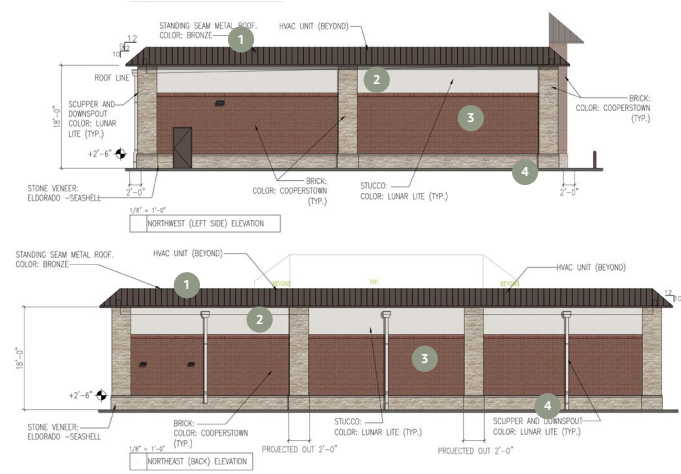




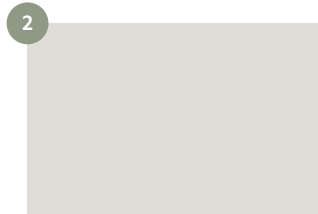
MATERIAL CALCULATION TABLE					
		SOUTHWEST	NORTHWEST	NORTHEAST	SOUTHEAST
1.	TOTAL FACADE S.F.	1880 S.F.	1300 S.F.	1720 S.F.	1300 S.F.
2.	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1438 S.F.	1276 S.F.	1720 S.F.	1222 S.F.
3.	DOORS AND WINDOWS S.F.	442 S.F.	24 S.F.	0 S.F.	78 S.F.
4.	PRIMARY MASONRY TOTALS (MIN. 80%)				
• BRICK S.F. (AS APPLICABLE)		530 S.F. AND 36% OF 2 REQUIRED	661 S.F. AND 51% OF 2 REQUIRED	610 S.F. AND 52% OF 2 REQUIRED	610 S.F. AND 50% OF 2 REQUIRED
• STONE S.F. (AS APPLICABLE)		440 S.F. AND 30% OF 2 REQUIRED	325 S.F. AND 25% OF 2 REQUIRED	445 S.F. AND 26% OF 2 REQUIRED	300 S.F. AND 25% OF 2 REQUIRED
• STUCCO S.F. (AS APPLICABLE)		480 S.F. AND 33% OF 2 REQUIRED	290 S.F. AND 22% OF 2 REQUIRED	360 S.F. AND 22% OF 2 REQUIRED	300 S.F. AND 25% OF 2 REQUIRED

EXTERIOR FINISH MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT NO./COLOR	DESCRIPTION
STONE	ELDORADO	CUT COARSE STONE - SEASHELL	
BRICK	GENERAL SHALE	COOPERSTOWN	
STANDING SEAM ROOF	MULER INC.	BRONZE	METAL ROOF
PAINT-1 COLOR	PREFERRED AUTOZONE MFG: SHERWIN WILLIAMS	SHERWIN WILLIAMS - SW9546 - LUNAR LITE	STUCCO FINISH
STOREFRONT	FIRESTONE METAL PRODUCTS	MEDIUM BRONZE	
BOLLARDS	IDEAL SHIELD	URBAN BRONZE	PLASTIC SLEEVES

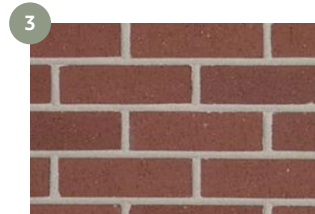




Standing Seam Metal Roof, Awnings,
Storefront, Bollards
Manufacturer: Varca Pruden Buildings
Color: Cool Dark Bronze



Stucco Paint
Manufacturer: Sherwin Williams
Color: SW9546 Lunar Lite



Brick
Manufacturer: General Shale Brick
Color: Cooperstown



Stone Veneer
Manufacturer: Eldorado; Cut Coarse Stone
Color: Seashell

AUTOZONE
2810 Flower Mound Road, Flower Mound TX

ALL COLORS AND MATERIALS REPRESENTED ARE A CLOSE APPROXIMATION AND SHOULD BE CONSIDERED VISUAL DESIGN INTENT ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BID, RELIANCE OR IMPLEMENTATION.



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

DATE: October 14, 2024
FROM: Codie Freeman, Planner
ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 494 (SUP24-0005 – Back Nine Golf, Prairie Plaza Building 4) to permit an amusement and recreation (indoors) use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 494) to permit an amusement and recreation (indoors) use to occupy approximately 3,227 square feet within the Prairie Plaza Addition, Lot 1, Block A, Building 4. The subject site contains approximately 4.756 acres and includes six buildings.

The property is zoned Planned Development District No. 150 (PD-150) with Office (O) district uses, and an amusement and recreation (indoors) use requires approval of a Specific Use Permit (SUP) within that zoning. Based on the Town's parking ratio of 10 parking spaces plus 1 space per 200 square feet over 2,000 square feet for an amusement and recreation (indoors) use, the proposed use requires 16 spaces. The site was constructed with 202 parking spaces, and there will be adequate parking spaces for current tenants and the proposed use. The applicant is proposing no exterior changes to the site.

Per Sec. 98-973, Town code requires that amusement and recreation (indoors) be wholly enclosed in a building that is treated acoustically to prevent noise from being perceptible at the property line. The proposed hours of operation are 24 hours a day, 7 days a week.

The ordinance for the SUP will include the following conditions:

1. Specific Use Permit No. 494 (SUP-494) is limited to the approximately 3,227 square-foot building labeled as "Building 4" as shown on the Conceptual Site Plan attached hereto as Exhibit "A."

2. An indoor commercial amusement enterprise shall be wholly enclosed in a building that is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line.

BOARD REVIEW/CITIZEN FEEDBACK: The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. SUP24-0005 had a total of 30 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: Alicia Kreh, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

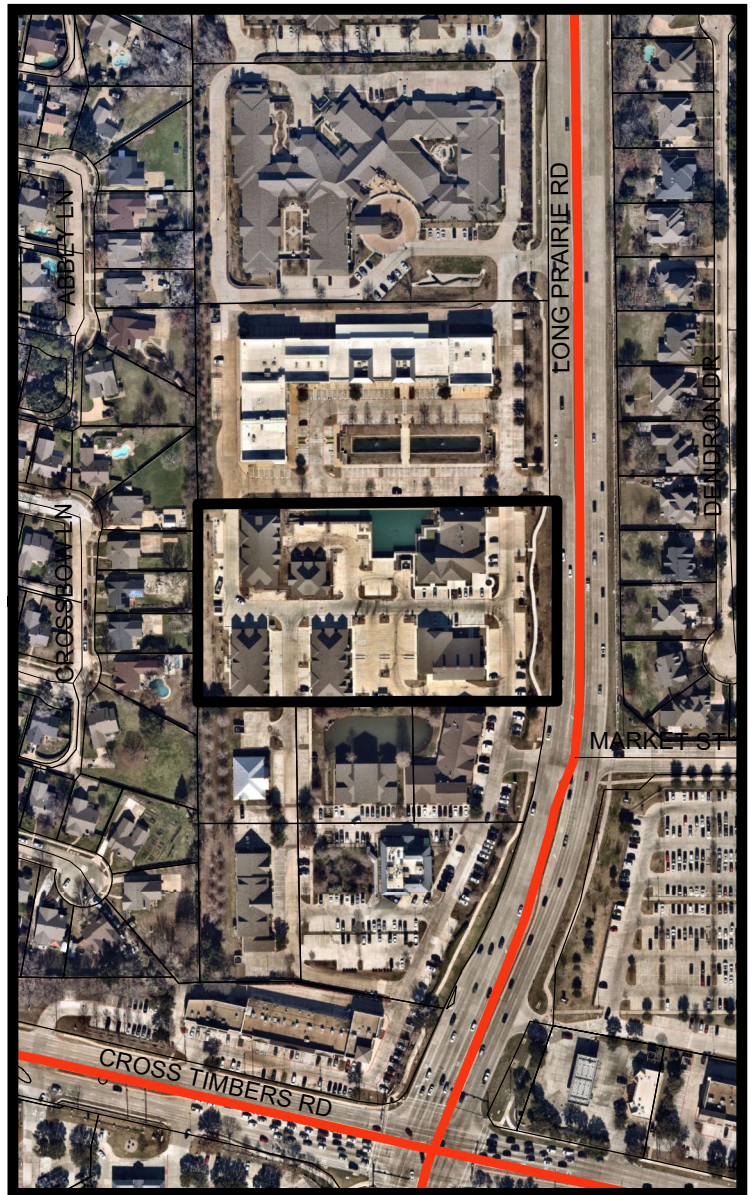
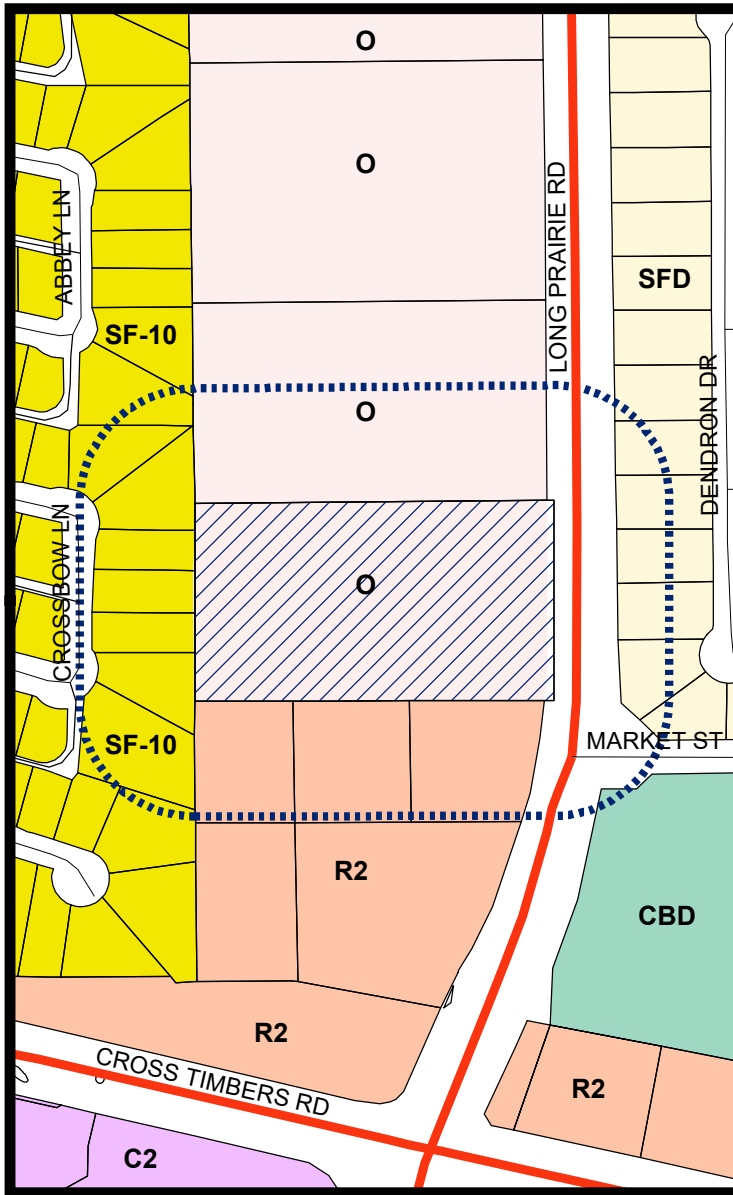
ATTACHMENTS:

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

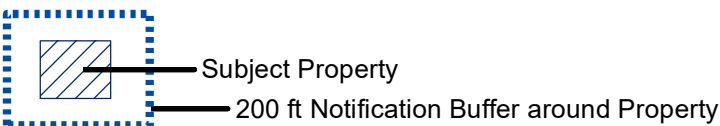
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SUP24-0005: Back Nine Golf, Prairie Plaza Building 4

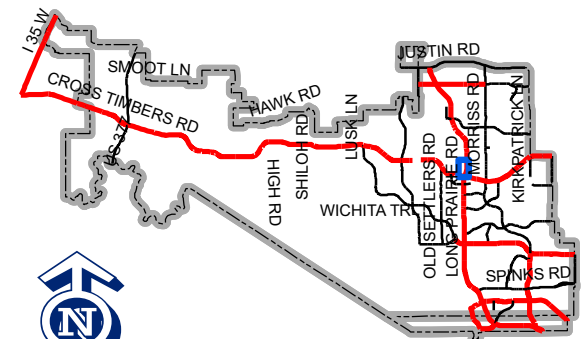


LEGEND

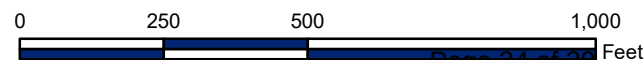


Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location



September 6, 2024

Codie Freeman
Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75022

Dear Ms. Freeman,

An application for a Special Use Permit (SUP) has been submitted to allow for an indoor amusement and recreation use in Building 4 of the development known as Prairie Plaza Planned Development 150 (PD-150) with Office District uses. Prairie Plaza is approximately 5 acres with the underlying zoning of Office. Building 4 is approximately 3,200 square feet as listed on the site plan that was administratively approved on December 11, 2023.

The SUP will allow for the development of a four bay golf simulator experience known as Back Nine Golf. Back Nine is the leader in membership based indoor golf experiences with locations in 13 states. With state of the art simulator technology, Back Nine offers its members pro-level analytics while practicing on some of the most popular golf courses in the world.

Back Nine is a quiet facility that operates 24 hours a day 7 days a week, with all operations contained inside the building. There is no onsite food or beverage service.

No changes are being proposed to the exterior of the building or the currently approved site plan.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Reagan Bluth".

Reagan Bluth
Back Nine Golf

STANDARD NOTES:

1. All Parking Spaces are 9'x18' unless otherwise noted.
2. Retention/Detention Pond shall be concrete structural walls with stone clad interior to match buildings. Bottom shall be natural earth and pond shall have aeration device. Top shall have wrought iron fence for safety. Aeration device to be Aqua Control SS2 Display Aerator - Cluster Arch - 1 HP, or approved equal.
3. All Infrastructure necessary for the full development of the property to be constructed with Phase I.
4. The 30' Road easement shown on Site Plan shall be considered the east Right-of-way line for the purposes of this project. Any areas within the easement shall be considered to be under the jurisdiction of TxDOT.

MASTER PLAN FEATURES	
LAND USE PLAN	OFFICE USE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	FUTURE 8" MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE EAST SIDE OF LONG PRAIRIE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD - MAJOR ARTERIAL WITH 150' R.O.W. - CROSS ACCESS TO BE PROVIDED WITH LIMITED ACCESS TO LONG PRAIRIE ROAD
WATER PLAN	LONG PRAIRIE DISTRICT-12" WATER ALONG WEST SIDE OF F.M. 2499
WASTEWATER PLAN	LONG PRAIRIE DISTRICT-8" SANITARY SEWER LINE AT THE SOUTHEAST CORNER OF THIS TRACT

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

NOTE:
THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

NOTES:

1. 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.
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.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. 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.
7. ALL FIRE LANES TO BE DEDICATED AS FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENTS.

Building Data:

Building	All 1 Story		
Peak Height	Building 1	31'-2"	
	Building 2	33'-5"	
	Buildings 3-6	31'-7"	
Mean Height	Building 1	21'-10"	
	Building 2	25'-7"	
	Buildings 3-6	24'-3"	
Building Square Footage	Building 1	9,345 sf	
	Building 2	7,360 sf	
	Building 3	7,200 sf	
	Building 4	3,227 sf	
	Building 5	7,226 sf	
	Building 6	7,233 sf	
Total Square Footage		41,591 sf	

Total Accessible Parking 14 Spaces

11/29/2023 : REVISION CLOUDS ADDED
TO GRAPHICALLY ILLUSTRATE
REQUESTED SITE PLAN CHANGES

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. McKinney, Texas 75069		
972.562.4409 Texas P.E. Firm No. F-5935		
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 40'

SITE PLAN		Sheet No.
PRAIRIE PLAZA PHASE 2 LOT 1, BLOCK A, PRAIRIE PLAZA		SP
DB Constructors, Inc.		Project No.
Town of Flower Mound, Texas		16047



LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Parking Count
- P.A.E. Pedestrian Access Easement
- AD Aeration Device

SITE DATA - PHASE I and II

Address:	3901 Long Prairie Road Town of Flower Mound, Texas
Gross Lot Area:	5.00 Acres (217,799 sf)
Net Lot Area:	4.7604 Acres (207,364 sf)
Zoning:	PD-150 with Office uses
Proposed Use:	Office/Medical Office Uses
	Building Coverage 41,591 sf
	Impervious Area 91,104 sf
	Pervious Area 91,710 sf

Site Parking Summary	Square Footage	Required	Provided
Building 1			
Vet Clinic	9,345	38	38
Building 2			
Vet Clinic	4,400	18	57
Dental Office	2,960	15	13
Building 3			
Medical Office	7,200	29	29
Building 4			
Amusement Recreation (Indoors)	3,227	16	13
Building 5			
Medical Office	7,226	29	29
Building 6			
Medical Office	1467	7	6
Daycare	5,766	17	17
Total		169	202

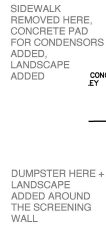
OWNER:
FM Prairie Properties, LLC
10325 Moteo Trail
Irving, TX 75063
Phone (214) 208-4160
Contact: Rajeshwari Desai

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zinn, P.E.

ARCHITECT:
DB Constructors, Inc.
2400 Great Southwest Pkwy.
Fort Worth, TX 76106
Phone (817) 626-7300
Fax (817) 626-9305
Contact: Matthew Peterson

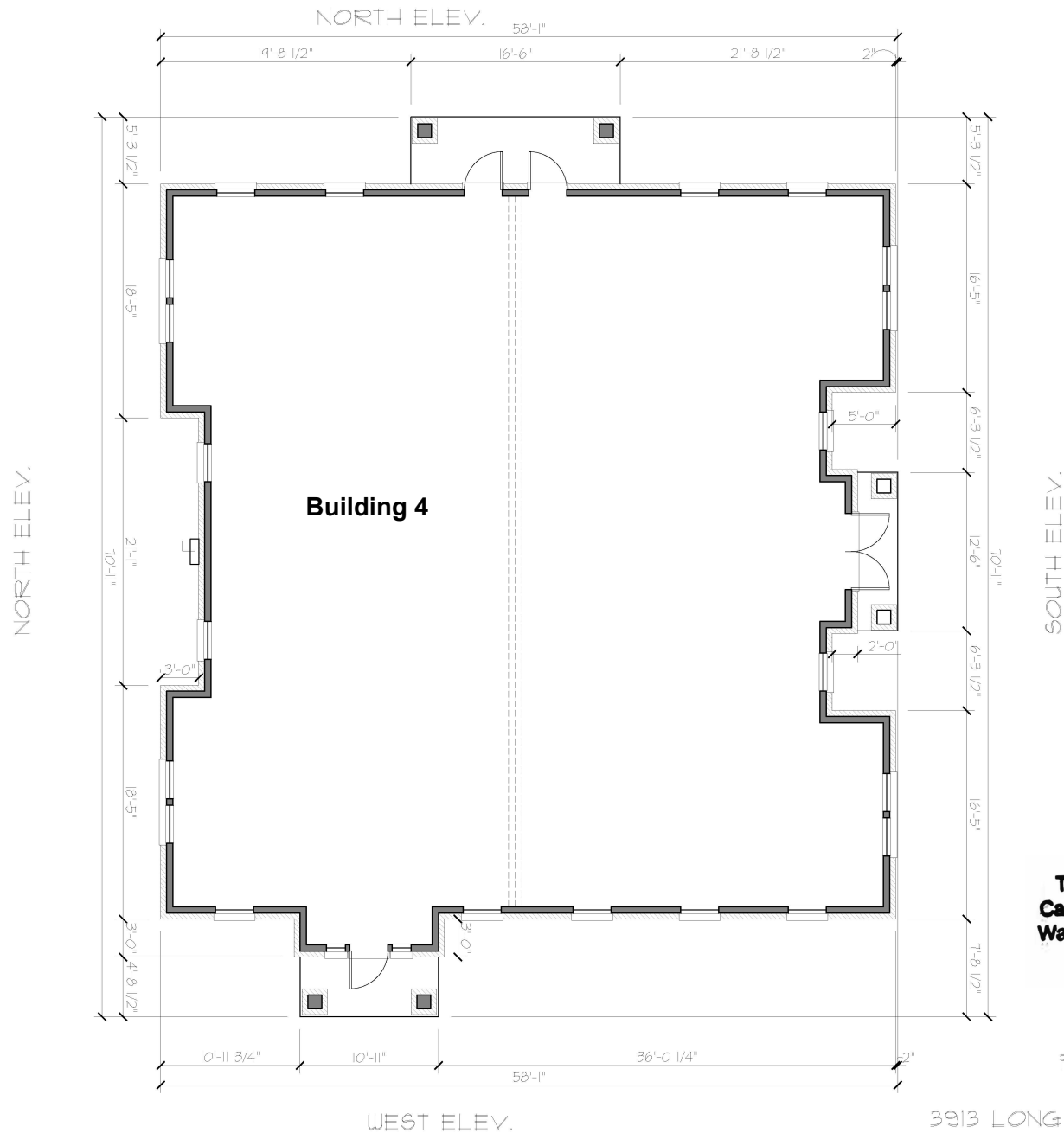
SURVEYOR:
Votex Surveying
10440 N. Central Expressway, Ste. 800
Dallas, TX 75231
Phone (469) 333-9831
Contact: Candy Hane

3901 LONG PRAIRIE ROAD



1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP PRESS JOINTS BY HAND TO FIRM TO FILL Voids.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
- | |
|--|
| <p>REVIEWED</p> <p>TOWN OF FLOWER MOUND</p> <p>Released for Construction</p> <p>Date: _____</p> <p><i>Town of Flower Mound</i></p> <p>Engineering Services Division</p> |
|--|

Page 37 of 39



NOTE : THE ASP MODIFICATIONS TO THIS BUILDING PLAN PERTAIN TO THE ADDITION OF THE BRICK / STONE LEDGE (NOT PRESENT ON THE ORIGINAL SUBMITTAL). ADDITIONAL MODIFICATIONS HAVE TO DO WITH PLAN CHANGES RESULTING FROM SITE CONDITIONS THAT MODIFIED OVER THE COURSE OF THE PROJECT.

ORIGINAL PLAN AREA : 2735 SF
 CURRENT / FINAL PLAN AREA : 3227 SF

The Following Plat/Graphic
 Case Number ASP23-0004
 Was Administratively Approved
 On Date 03/14/2023

PRAIRIE PLAZA
 BUILDING 4
 3913 LONG PRAIRIE ROAD
 16 JAN 2023



NORTH ELEV.

The Following Plat/Graphic
Case Number, ASP23-0004
Was Administratively Approved
On Date 03/14/2023



EAST ELEV.



WEST ELEV.

EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
ROOF	DAVE	Timberline Weathered Wood	Asphalt Shingles
TRIM / FASCIA	DAVE	Hardie Trim Board	Khaki Brown
BRICK	DAVE	Local Heritage Brick	Pre-finished trim and fascia
STONE	Texas Stone Designs	Hickory Stack Stone	Manufactured Stone
SD NG / PANEL	James Hardie & Co	Hardie Siding / Panel	Hardie Siding / Panel (Squares)
WINDOWS	Profa	Insulated Hollow Vinyl	Insulated Hollow Vinyl
ENTRY DOORS	Midcoor Designs	5-1021 Square	Insulated Hollow Vinyl
GLASS DOORS	Encldoor	Insulated Hollow Vinyl	Insulated Hollow Vinyl

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SOUTH ELEV.

ELEVATIONS - MATERIAL CALCULATION TABLE				
BUILDING 4 - OFFICE BUILDING - PHASE II				
	SOUTH*	EAST*	WEST*	
TOTAL FACADE SQUARE FOOTAGE:	304	318	777	735
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	888	801	651	609.5
DOORS AND WINDOWS SQ. FT.	136	113	126	125.5
PRIMARY MASONRY TOTALS (SQ. FT.)	89.39%	100.00%	99.39%	99.34%
BRICK SQ. FT.	535	555	437	387.5
STONE SQ. FT.	268	246	217	220
SECONDARY MASONRY TOTALS (SQ. FT.)	10.61%	0.00%	0.61%	0.66%
FIBERCEMENT (AKA HARD PLANK) SQ. FT.	40	0	2	2

*All numbers within the columns are in square feet (SQ. FT.) (1/16/23)

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

PRAIRIE PLAZA
BUILDING 4
3913 LONG PRAIRIE ROAD



db constructors, inc.