

Planning & Zoning Commission



November 11, 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. 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, November 25, 2024 - CANCELED
2. Monday, December 9, 2024
3. Monday, December 23, 2024 - CANCELED

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. Boards & Commissions Banquet
2. Upcoming Training Opportunity

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 October 28, 2024 - Consider approval of the minutes from October 28, 2024.

I. REGULAR ITEM(S)

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

1. SUP24-0003 - Lakeside Kiddie Academy - Public Hearing to consider an ordinance granting Specific Use Permit No. 492 (SUP24-0003 – Lakeside Kiddie Academy) to permit a day care center use. The property is generally located east of International Parkway and south of Lakeside Parkway.
2. MPA24-0001 - Wager Road Nursing or Congregate Facility - Public Hearing to consider an ordinance amending the Master Plan (MPA24-0001 – Wager Road Nursing or Congregate Facility) to amend Section 1.0, Land Use Plan, of the Master Plan, to change the current land use designation from Estate Residential uses to Office uses. The property is generally located west of Garden Ridge Boulevard and south of Kirkpatrick Lane.
3. ZPD23-0011 - Wager Road Nursing or Congregate Facility - Public Hearing to consider an ordinance amending the zoning (ZPD23-0011 – Wager Road Nursing or Congregate Facility) from Agricultural District (A) uses to Planned Development District-205 (PD-205) with Office District (O) uses with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances. The property is generally located west of Garden Ridge Boulevard and south of Kirkpatrick Lane.

J. ADJOURN

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

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: November 7, 2024, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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

Planning & Zoning Commission



October 28, 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 6:34 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Scott Langley, Place 5
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:

Ryan Geddie, Place 4
Scott Jostes, Place 7

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

Alicia Kreh, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
Chuck Russell, Principal Planner
Codie Freeman, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

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

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

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. Monday, November 11, 2024
2. Monday, November 25, 2024 - CANCELED
3. Monday, December 9, 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.

None

G. STAFF/DIRECTOR REPORT

1. Upcoming P&Z Meetings
2. APA Texas Conference
3. October 17, 2024 Town Council Work Session

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 October 14, 2024 - Consider approval of the minutes from October 14, 2024.

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

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

NAYS: None

RESULT: 6 : 0

I. REGULAR ITEM(S)

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

1. Z24-0005 - Sunrise Circle Lot 7, Block 2 - Public Hearing to consider an ordinance amending the zoning (Z24-0005 - Sunrise Circle Lot 7, Block 2) from Interim Holding (IH) uses to Single Family District-10 (SF-10) uses. The property is generally located east of Stonecrest Road and south of Sunrise Circle.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Applicant not present

ACTION: Commissioner Harris moved to recommend approval of I.1. as presented in the agenda caption. Commissioner Jackson seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. MPA24-0004 - Watermere at Flower Mound Phase II - Public Hearing to consider an ordinance amending the Master Plan (MPA24-0004 – Watermere at Flower Mound Phase II) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Office uses to High Density Residential uses. The property is generally located south of Dixon Lane and west of Whyburn Drive.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Andrew Chapin, Integrated Real Estate Group

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

AYES: Schultz, Hobbs, Bayuk, Langley, Jackson, Harris
NAYS: None
RESULT: 6 : 0

3. ZPD24-0005 - Watermere at Flower Mound Phase II - Public Hearing to consider an ordinance amending the zoning (ZPD24-0005 – Watermere at Flower Mound Phase II) by replacing Tract 1 of Planned Development District No. 167 (PD-167) with Office District uses with a new Tract 1 of Planned Development District No. 167 (PD-167) with Age-Restricted, High Density Residential uses, with certain modifications to the Code of Ordinances including but not limited to a modification to Section 82-242 “Street buffer landscaping” and a modification to Section 94-62 “Street buffer trees” of the Town’s Code of Ordinances. The property is generally located south of Dixon Lane and west of Whyburn Drive.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Andrew Chapin, Integrated Real Estate Group

ACTION: Commissioner Schultz moved to recommend approval of I.3. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 7:27 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: November 11, 2024
FROM: Codie Freeman, Planner
ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 492 (SUP24-0003 – Lakeside Kiddie Academy) to permit a day care center use. The property is generally located east of International Parkway and south of Lakeside Parkway.**

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 this request is to obtain a Specific Use Permit (SUP-452) to permit an approximately 10,765 square-foot daycare to occupy the southern portion of the proposed 15,151 square-foot building to be located on Lot 1R, Block A of the Home Depot Silveron Addition. The property is zoned Planned Development No. 31 (PD-31) with Campus Commercial uses. Under PD-31 standards, a day care center requires approval of a specific use permit from the Town Council. The lot is 1.56 acres and is currently undeveloped.

Access to the site is provided from Lakeside Parkway through existing mutual access easements and through mutual access easements located on the adjacent Home Depot site to the south.

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 188 people. Therefore, the proposed use would require 47 parking spaces. The remaining 4,386 of the building will be dedicated toward general office or retail uses, which requires a parking ratio of 1 space per 250 square feet. The required number of parking spaces is 65, with 52 being provided, which is within the 20% allowable parking deviation. As required by the Town's Traffic Engineer, the applicant has provided a parking study to confirm adequate parking on site during peak pick-up and drop-off times.

The proposed development includes an outdoor play area that will be enclosed with a minimum four foot-tall wrought iron fence.

The landscape plan depicts the required number of 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 primarily brick, stone, and stucco in colors complying with the Town's Urban Design

Plan and the PD-31 development standards. The proposed elevation complements existing buildings within the Home Depot Silveron Addition Development Design Plan and the PD-31 development standards. The proposed elevation complements existing buildings within the Home Depot Silveron Addition development.

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

A.) Queuing for pick-up and drop-off is not permitted. All pick-up and drop-off traffic is required to utilize parking spaces.

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. SUP24-0003 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:

Alicia Kreh, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

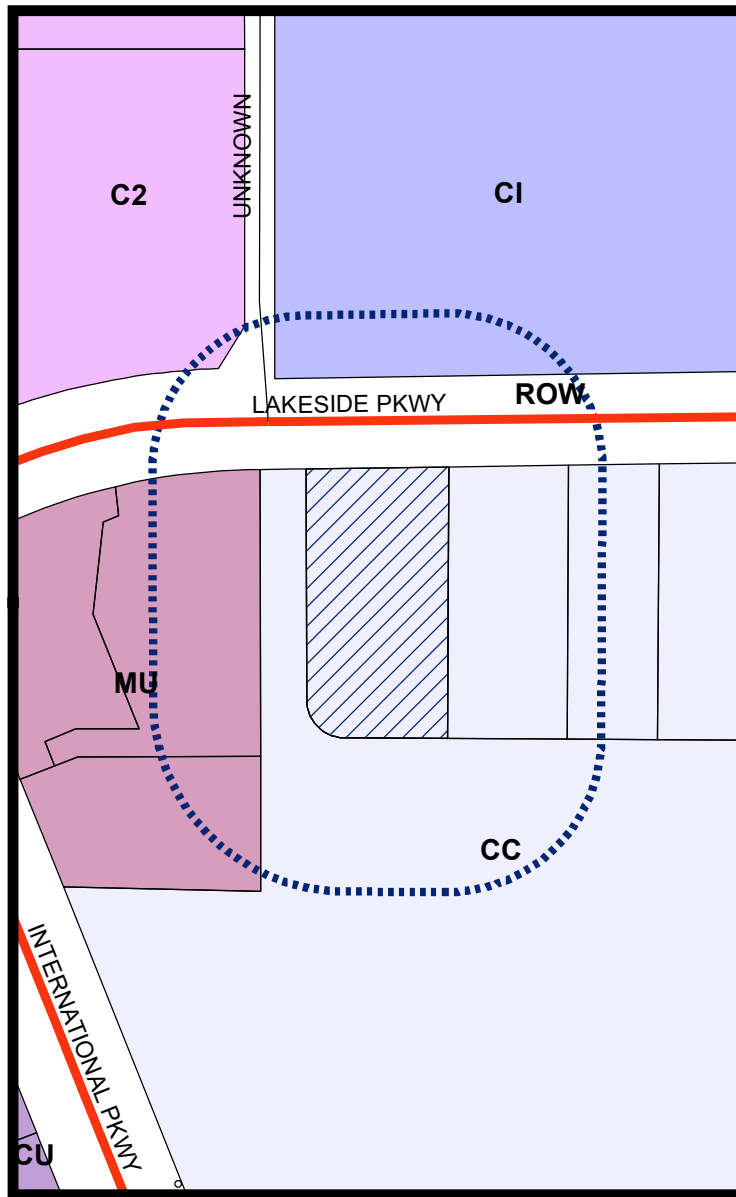
ATTACHMENTS:

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

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

Vicinity Map

SUP24-0003: Lakeside Kiddie Academy



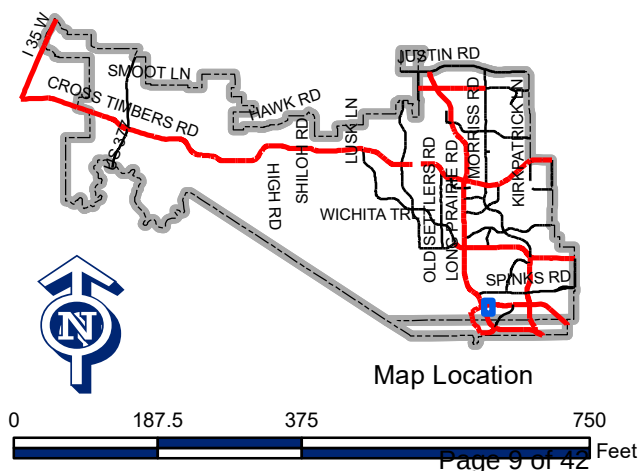
LEGEND

- Campus Commercial
- Campus Industrial
- Commercial 2
- Mixed Use

- Subject Property
- 200 ft Notification Buffer around 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.



Oct 30th, 2024

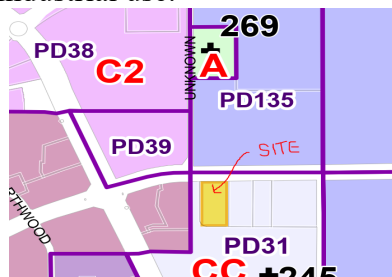
City of Flower mound
Planning Services
2121 Cross Timbers Rd,
Flower mound
TX 75028
Ph: (972)874-6350

EXHIBIT A- STATEMENT OF INTENT

To Whom It May Concern:

We Request SUP for a daycare center which is required by current zoning district. The site is land located at 2031 Lakeside Parkway and identified by parcel number R692505 with zoning PD-31 with campus commercial uses.

The property on the south and east are part of the same zoning district and the property to the north is zoned PD-135 with Campus Industrial use.



The Purpose of the SUP is to allow the property to be developed for a Day care (approx. 10,765 SF) and an office Retail approx. (4,386 SF) with a total of 52 parking spaces.

We also intend to adhere to all city regulations and requirements, including but not limited to all sign requirements.

The developer has determined that the developed property will meet the need for Kiddie academy (Day care Center) where teachers nurture imagination, foster creativity and prepare children for school and for life in the City of Flower mound. The hours of operation will be 6.30AM to 6.30 PM Monday~ Friday. Once in a while held the events such as Parents's/Mom's Day out, open house on some of the weekend Saturday 9:00 AM~2:00PM

The site plan will be designed to comply with the city of Flower mound Zoning Ordinance, Master Thoroughfare Plan and Comprehensive Plan. We look forward to working with the city staff towards successful completion of our project. For more questions or information feel free to reach us.

Sincerely,
Shai Patel

Cell: 214-684-5111

Fax: 1-844-456-0623

Email: shai@ascendgrowth.com



October 01, 2024

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

10-01-2024

RE: Parking Demand Study for Kiddie Academy in Flower Mound, Texas

Please accept this letter as a technical memo prepared by Promet Engineers, LLC (Promet) on October 01, 2024, to report the findings and recommendations from the parking demand analysis performed on the proposed Kiddie Academy Day Care located at 2031 Lakeside Parkway, Flower Mound, Texas - 75028 as shown in the site location map (**Exhibit 1**).

- 1. Project Description**—The property is approximately 1.560 acres at 2031 Lakeside Parkway, Flower Mound, Texas—75028. The proposed project will include a one-story building with a Day Care facility and a future small office space. The site is zoned as campus commercial.

The site accesses Lakeside Parkway through two driveways: the Existing Driveway and the Proposed Driveway. The existing driveway currently serves as an access driveway to the office buildings adjacent to the proposed site.

- 2. Site Plan**—The proposed project is a Day Care facility with a building area of 10,765 SF and a small office space of 4,386 SF for future use. No new curb cuts on Lakeview Parkway are being proposed. As per the site plan, the Existing Driveway width is approximately 30 feet, and the Proposed Driveway width is approximately 26 feet. The site plan prepared by Triangle Engineering LLC is shown in **Exhibit 2**. The total number of parking spaces being provided is 52, with 3 handicapped parking spaces.

The Town of Flower Mound requires a parking demand study for the proposed project to ensure that the provided parking spaces are sufficient to accommodate the projected demand.

- 3. Trip Generation**—The ITE Trip Generation Manual, 11th Edition, was used to estimate vehicle trips during adjacent streets' AM and PM peak hours. For a conservative estimate, no mode-split reductions were applied to the weekday and peak-hour volumes. The project consists of a Day Care and a small professional office space. **Table 1** provides the projected trip generation for the proposed land uses.

Table 1. Projected Trip Generation – Adjacent Street AM Peak Hour & PM Peak Hours

Land Use Category	Land Use Code	Quantity	Weekday Trips ¹	Weekday AM Peak Trips ¹			Weekday PM Peak Trips ¹		
			Total Trips	Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting
Day Care Center	565	10,765 SF	512	118	63	55	120	56	64

Small Office Building	712	4,386 SF	63	7	6	1	9	3	6
Totals			575	125	69	56	129	59	70

1 Average rate

4. **Parking Requirements**—The proposed Day Care will have a maximum capacity of 186 students with 10 staff persons based upon occupancy. The school does not expect total enrollment in the first three years of opening. Based on the Town of Flower Mound's Code of Ordinance Section 82.74 Off-Street Parking requirements, the total parking spaces required is as shown in **Table 2** below:

Table 2. Projected Trip Generation – Adjacent Street AM Peak Hour & PM Peak Hours

Land Use	Parking Ratio	Maximum Capacity	Parking Spaces Required	Parking Provided
Day Care Center	1 space per 4 persons accommodated	186	46.5 ~ 47	52
Small Professional Office	1 space per 250 square feet	4,386 SF	17.5 ~ 18	
TOTAL			65	

The Code of Ordinance requires 65 parking spaces as the minimum for the total development. However, the Town of Flower Mound allows a 20% reduction in parking, which results in 52 spaces. Based on the site plan, the project proposes providing 52 parking spaces (including 3 handicapped ones).

5. **Parking Demand**—52 parking spaces will accommodate the parking demand for the proposed project, which consists of a Day Care and an office. About 14 of the 52 spaces will be dedicated to office tenants, and the Day Care will utilize 38 spaces. The Day Care will have 10 staff members, so 10 parking spaces of the 38 spaces will be occupied by staff. The available parking spaces for parents to park and walk in their kids and exit the site will be approximately 28 spaces. No queue will be formed at the site during drop-off and pick-up periods. The following is the timing schedule the Day Care will implement on a typical day:

Table 3. Official Day Care Timings

Time	Activity
6:00 AM	Staff Arrival
7:30 AM – 9:30 AM	Drop-Off
4:30 PM	School Ends
4:30 PM – 6:00 PM	Pick-Up
7:00 PM	Staff Leaves

The ITE Trip Generation Manual 11th Edition estimated the parking demand during the morning and afternoon peak hours. The manual provides hourly distributions of entering and exiting traffic at similar

Day Care centers 24 hours a weekday. Based on the available information, the following are the percentage of traffic compared to the daily traffic during the morning drop-off and evening pick-up hours:

Table 4: Highest Hourly Percentages

Time	% Of 24-Hour Vehicle Trips	% Entering
7:15 AM – 8:15 AM	19.6%	21.1%
4:45 PM – 5:45 PM	18.3%	17.5%

The parking demand for the Day Care was calculated based on the hourly percentages above. The analysis assumed that the average time for pick-up/drop-off operation from when a car is parked and leaves the site is approximately 10 minutes. Additionally, the study assumes that a conservative 60% of trips entering the site occur during peak hours. The parking demand during the AM peak hour (7:15 AM – 8:15 AM) and PM peak hour (4:45 PM – 5:45 PM) is shown in **Table 5**:

Table 5: Parking Demand

Time	Parking Demand
7:15 AM – 8:15 AM	10
4:45 PM – 5:45 PM	9.3 (~10)

Appendix A provides detailed calculations. The parking demand calculations show that at least 10 parent parking spaces are required during the drop-off and pick-up periods to ensure no cars wait on the adjacent roadway or developments. Assuming all staff occupy 10 parking spaces, a minimum of 20 parking spaces is necessary during peak hours on a typical weekday. The proposed development will be able to provide 38 dedicated parking spaces for the Day Care at the site.

- Conclusion**—Based on the parking demand study performed on the proposed Day Care and office development located at 2031 Lakeside Parkway, Flower Mound, Texas—75028, it was determined that the site will have sufficient parking spaces to accommodate the site traffic without causing any need for cars to queue or wait on the adjacent roadway or developments. The proposed number of parking spaces (52) provided per the site plan meets the allowed 20% reduction. This study finds the proposed parking spaces sufficient to accommodate the expected demand during the Day Care's morning and evening drop-off and pick-up periods.

Please let us know if you have any questions or need further details.

Sincerely,

Somesh R. Katukuri, P.E.

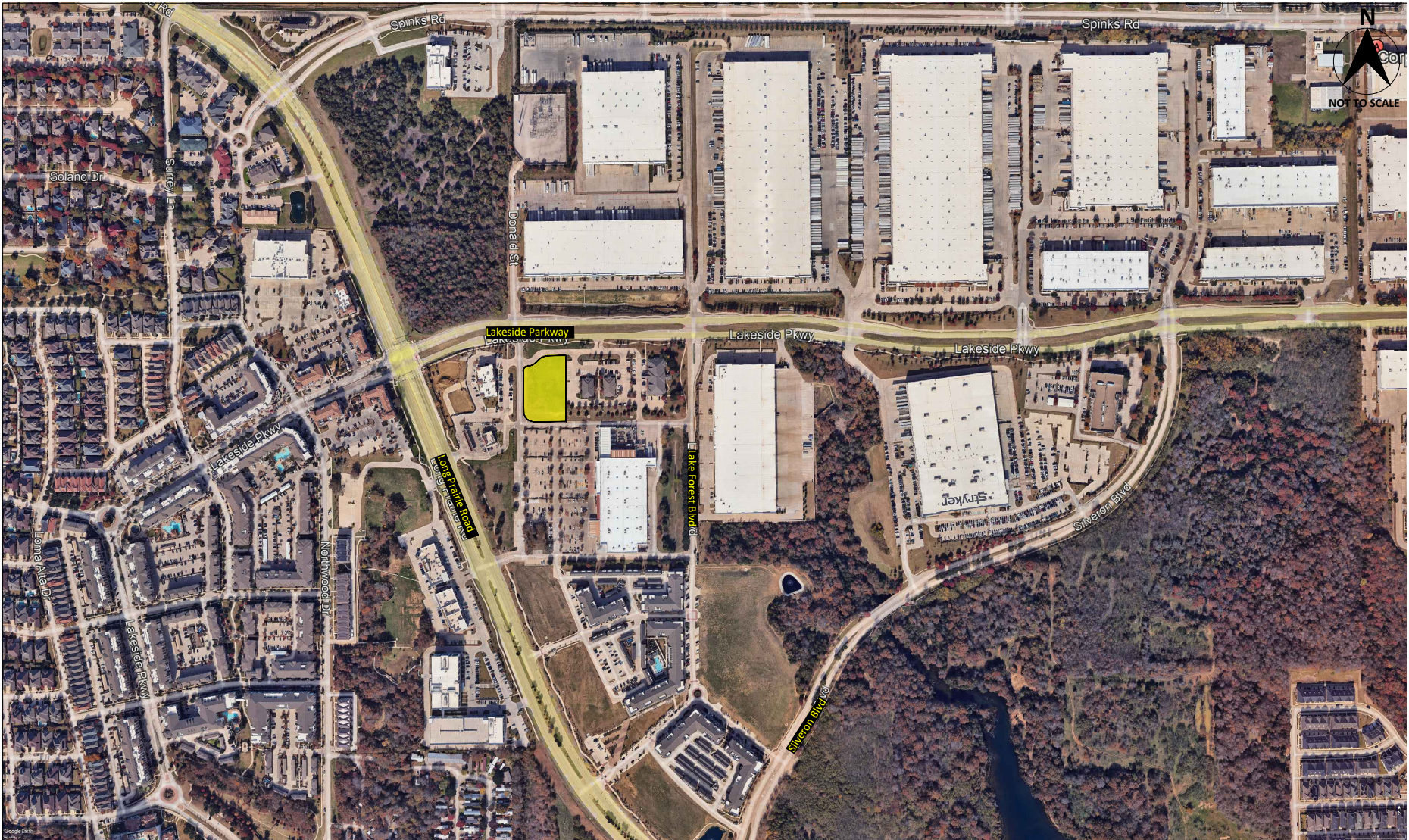
Traffic Engineer

Promet Engineers, LLC

TBPE Firm Registration No.: F-25044

Email: somesh@prometengineers.com

9550 Forest Lane, Suite 342, Dallas, Texas - 75243



LEGEND:

- Project Site

PROMET ENGINEERS

TRANSPORTATION ENGINEERING & PLANNING

TBPE Firm Registration No.: F-25044
Phone 469-640-7708 Web www.prometengineers.com
9550 Forest Lane, Suite 342, Dallas, Texas 75243

EXHIBIT: 1

TITLE: Site Location Map

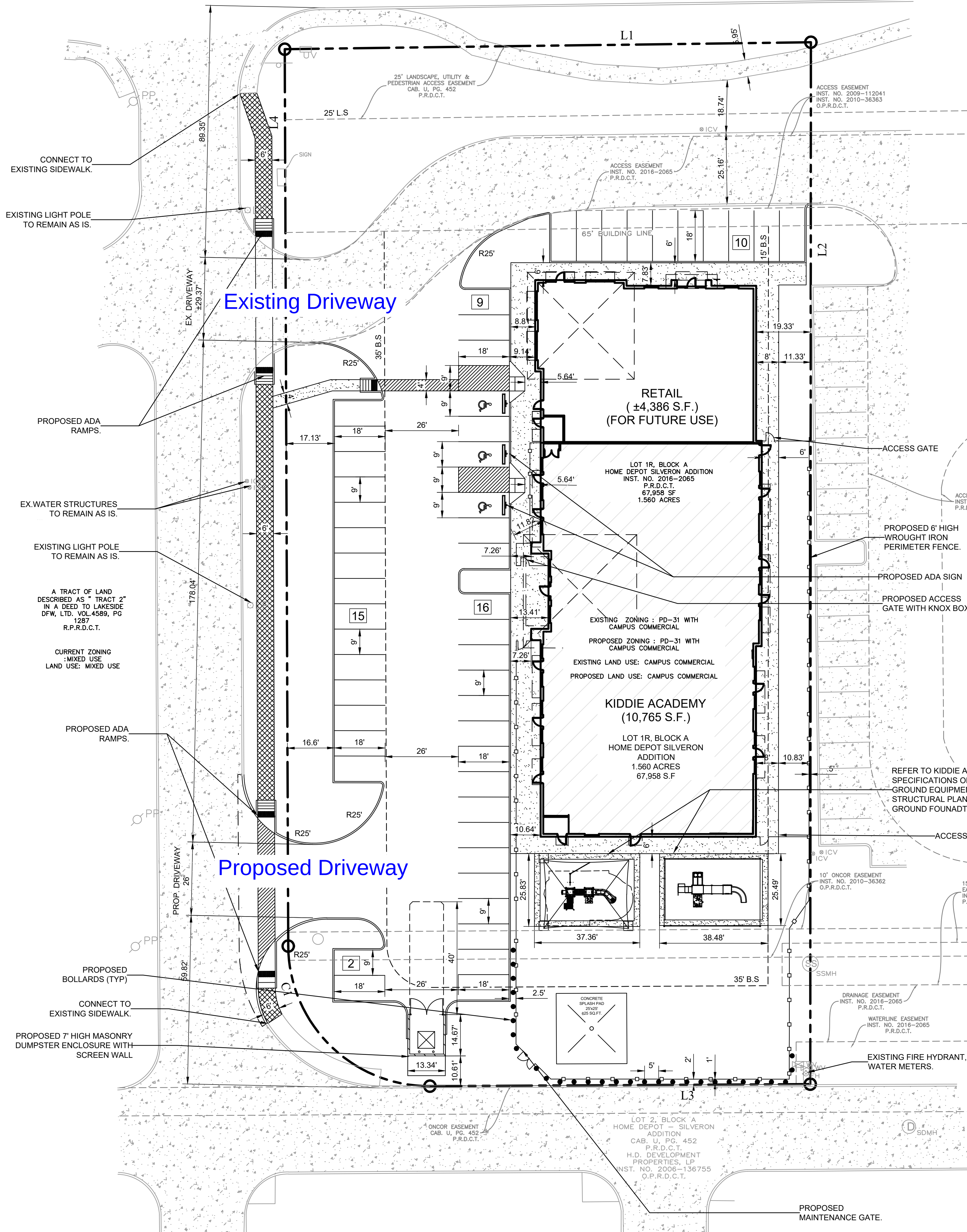
DATE: September 30, 2024

PARKING DEMAND STUDY FOR KIDDIE ACADEMY IN FLOWER MOUND, TEXAS

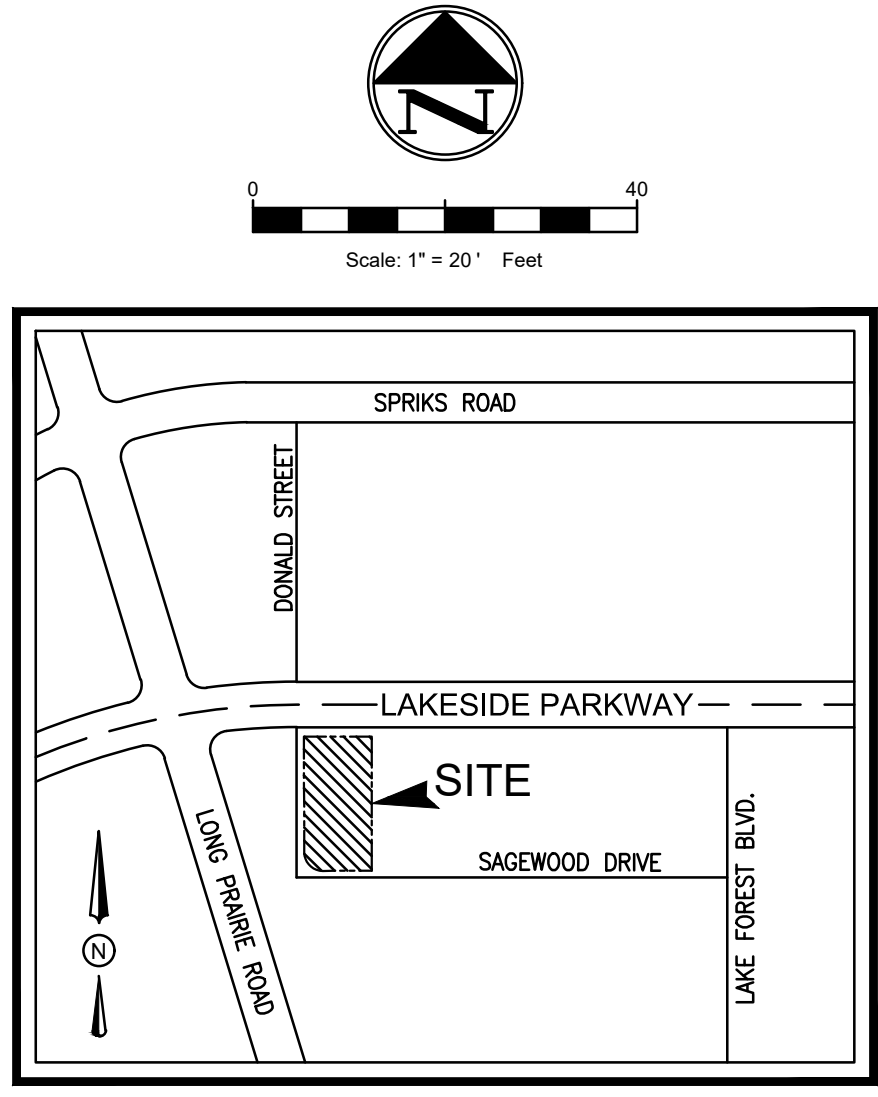
LAKE SIDE PARKWAY
(120' RIGHT-OF-WAY)

EXHIBIT 2. SITE PLAN

LOT 2, BLOCK A



EXISTING LEGEND		
1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
12" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
STORM DRAIN MH	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH		



SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.560 ACRES (67,958 S.F.)
ZONING:	CAMPUS COMMERCIAL
PROPOSED USE:	DAY CARE
TOTAL BUILDING AREA:	15,151 S.F.
DAY CARE BUILDING AREA:	10,765 SF
RETAIL BUILDING AREA:	4,386 SF
NUMBER OF STORIES:	1
BUILDING HEIGHT:	37'-11"
BUILDING COVERAGE:	22.29 %
FLOOR AREA RATIO:	0.22
IMPERVIOUS AREA:	46,069 S.F. (68.11%)
PERVIOUS/LANDSCAPE AREA:	21,579 S.F. (31.89%)
REGULAR PARKING REQUIRED(DAYCARE):	47 SPACES
REGULAR PARKING REQUIRED (OFFICE):	4,386 S.F
1 SPACE PER 250 S.F	18 SPACE
TOTAL PARKING REQUIRED	65 SPACE (DAYCARE+OFFICE)
REGULAR PARKING PROVIDED:	49 SPACES
HANDICAP PARKING REQUIRED:	3 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	3 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	52 SPACES

NOTE
TOWN CODE PERMITS UP TO 20% DEVIATION OF PROVIDING LESS PARKING OR MORE PARKING THAN WHAT THE CALCULATED AMOUNT REQUIRED IS FOR PARKING BASED ON USE.

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	X X
FIRE LANE	
STRIPING	
PUBLIC SIDEWALK	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

- NOTE**
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 - ALL GROUND BASED HVAC SHALL BE 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/ELEVATION ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 - FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4-PROHIBITED SIGNS.
 - ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 - THE TOWN OF FLOWER MOUND STANDARDS APPLY WEATHER INDICATED ON THESE PLANS OR NOT.

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 89°14'29" E	186.60'
L2	S 00°02'07" W	369.50'
L3	S 89°42'07" W	134.88'
L4	N 00°13'23" W	308.06'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50.00'	78.45'	89°54'06"	N 45°19'32" W	70.65'

CONCEPT SITE PLAN

KIDDIE ACADEMY

2031 LAKESIDE PARKWAY

CITY OF FLOWER MOUND

DENTON COUNTY, TX 75028

LOT 1R, BLOCK A, HOME DEPOT- SILVERON ADDITION

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com

W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

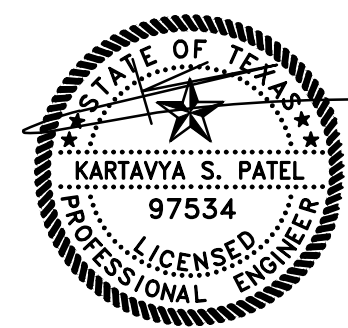
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-26-24	SCALE BAR	088-24	C-3.0

TX. P.E. FIRM #11525



NO.	DATE	DESCRIPTION	BY
1	08-19-21	1st CITY SUBMITTAL	AP
2	09-24-24	REVISED PER CITY COMMENTS	AP
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09/24/2024

APPENDIX A

Parking Demand Calculations:

1. AM Peak Hour Parking Demand: 512 (Weekday Trips) x 19.6% (Hourly %) x 0.6 (60% Entering) * 10/60 (10 minutes pick-up/drop-off) = **10.03**
2. PM Peak Hour Parking Demand: 512 (Weekday Trips) x 18.3% (Hourly %) x 0.6 (60% Entering) * 10/60 (10 minutes pick-up/drop-off) = **9.36**

LAKESIDE PARKWAY

(120' RIGHT-OF-WAY)

LOT 2, BLOCK A
DFW AIRPORT NORTH
DISTRIBUTION CENTER II
INSTRUMENT NO. 2015-566
P.R.D.C.T.
CURRENT ZONING : PD-135
CAMPUS INDUSTRIAL
LAND USE: CAMPUS INDUSTRIAL

A TRACT OF LAND
DESCRIBED AS "TRACT 2"
IN A DEED TO LAKESIDE
DFW, LTD. VOL. 4589, PG
1287
R.P.R.D.C.T.

CURRENT ZONING
- MIXED USE
LAND USE: MIXED
USE

LOT 1R, BLOCK A
HOME DEPOT SILVERON ADDITION
INST. NO. 2016-2065
P.R.D.C.T.
67,958 SF
1.560 ACRES
EXISTING ZONING : PD-31 WITH
CAMPUS COMMERCIAL
PROPOSED ZONING : PD-31 WITH
CAMPUS COMMERCIAL
EXISTING LAND USE: CAMPUS COMMERCIAL
PROPOSED LAND USE: CAMPUS COMMERCIAL

MORTGAGE FINANCIAL SERVICES, LLC, A
LOUISIANA LIMITED LIABILITY COMPANY
INST. NO. 2022-149044
O.P.R.D.C.T.

"THERE ARE NO BUILDINGS ON THE SITE"

LOT 3, BLOCK A
HOME DEPOT - SILVERON ADDITION
INST. NO. 2016-2065
P.R.D.C.T.
2021 LAKESIDE
PARKWAY, LLC
INST. NO. 2022-165278
O.P.R.D.C.T.
CURRENT ZONING : PD-31 WITH
CAMPUS COMMERCIAL
LAND USE: CAMPUS COMMERCIAL

LOT 2, BLOCK A
HOME DEPOT - SILVERON
ADDITION
CAB. U. PG. 452
P.R.D.C.T.
H.D. DEVELOPMENT
PROPERTIES, LP
INST. NO. 2006-136755
O.P.R.D.C.T.

EXISTING LEGEND

● 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND	○ 3/8" IR FOUND	● 60-D NAIL FOUND	● PK NAIL SET	● 1/2" IP FOUND	● X-FOUND	● X-SET	● 1" IR FOUND	● 1" IP FOUND	○ POINT FOR CORNER	■ CON. MONUMENT	● 3/4" IP FOUND	■ TELE. BOX	■ CABLE BOX	■ ELECTRIC BOX	□ BRICK COLUMN	□ STONE COLUMN	○ STORM DRAIN MH.	○ SAN. SEW. CO.	○ BOLLARD POST	★ LIGHT POLE	○ SAN. SEW. MH.	○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT	○ IR. VALVE	○ UTILITY POLE	○ WATER METER	○ GAS METER	○ A.C. PAD	■ TRANS. BOX	○ GAS MARKER	○ OVERHEAD UTILITY LINE	○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE	○ IRON FENCE	○ CHAINLINK FENCE	○ WOOD FENCE	○ PIPE RAIL FENCE	○ COVERED AREA	○ ASPHALT	○ FIRE LANE STRIPE	○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL	▨ NO PARKING	▨ CONCRETE	▨ GRAVEL	▨ BRICK	▨ STONE	▨ WOOD DECK	▨ BUILDING WALL	▨ TILE	— BUILDING LINE	--- EASEMENT	--- BOUNDARY	--- HIGHBANK LINE	--- PARKING STRIPE	♿ HANDICAP SPACE
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CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
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MASTER PLAN 2001 FEATURES

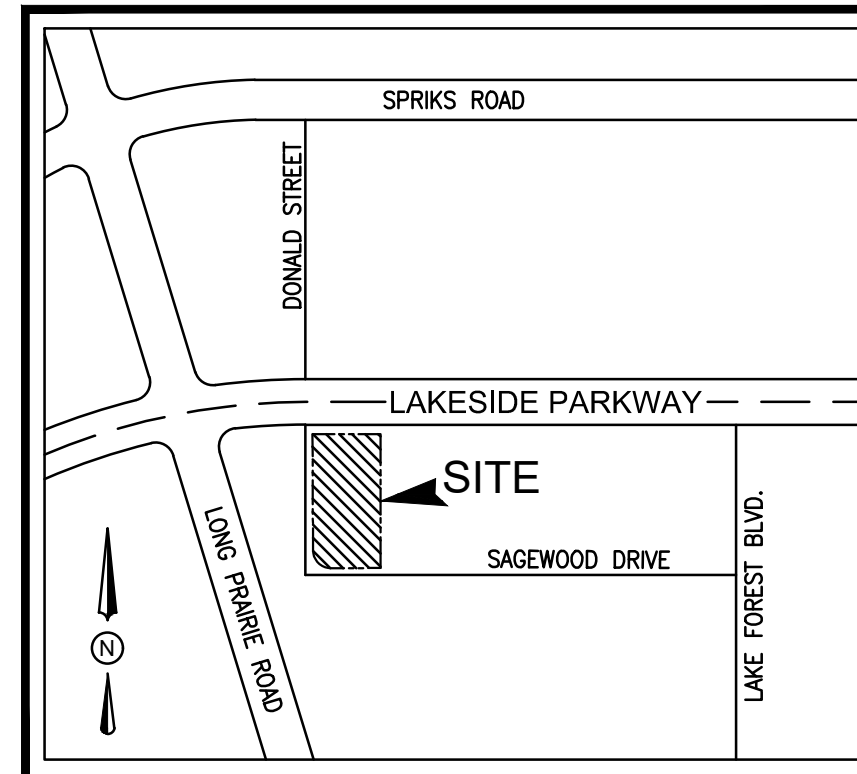
LAND USE PLAN	CAMPUS COMMERCIAL
AREA PLAN	LAKESIDE BUSINESS DISTRICT
PARKS & TRAILS	NOT APPLICABLE
OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	LAKESIDE PARKWAY-MAJOR ARTERIAL
WATER PLAN	LAKESIDE BUSINESS DISTRICT-EXISTING 16 INCH WATER LINE
WASTE WATER PLAN	LAKESIDE BUSINESS DISTRICT-EXISTING 8 INCH SEWER LINE
URBAN DESIGN PLAN	SITE ELEVATION WILL BE IN COMPLIANCE WITH THE PD-31 STANDARDS AND MASTER URBAN DESIGN PLAN PLEASE REFER TO MATERIAL TABLE ON SHEETS FP-1 & FP-2, FP-4 & FP-5. - MORE THAN 80% MASONRY FINISH IS PROVIDED ON ALL FOUR SIDES. - EVERY FACADE HAS LESS THAN 50% FENESTRATIONS/GLASS. - NO FACADE EXTENDS FOR MORE THAN 80' WITHOUT PROVIDING REQUIRED ARTICULATION OF MINIMUM 2'-0".

ZONING : PD-31 WITH CAMPUS COMMERCIAL USE

MIN. LOT AREA	NO MIN. LOT AREA
MIN. LOT WIDTH	NO MIN. LOT WIDTH
MIN. FLOOR AREA / UNIT	NO MIN. FLOOR AREA
MIN. FRONT YARD	THE MIN. FRONT YARD IS 65 FEET
MIN. SIDE YARD	NO MIN. SIDE YARD
MIN. REAR YARD	MIN. REAR YARD IS 15 FEET
MAX. LOT COVERAGE	MAX. BUILDING LOT COVERAGE IS 50 PERCENT.
MAX. FLOOR AREA RATIO	MAX. FLOOR AREA RATIO IS 1:1
MAX. HEIGHT	MAX. HEIGHT OF BUILDING AND STRUCTURES IS BE TEN STORIES ABOVE GRADE OR 120 FEET FOR ALL USES.



Scale: 1" = 20' Feet



VICINITY MAP
N.T.S.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR. ALLEN, TX. 75013 KARTAVYA PATEL 214-609-9271	OWNER/DEVELOPER SKS GROWTH PARTNERS 2209 LORING DRIVE, ALLEN, TX 75013 SHAI PATEL 214-684-5111
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD SUITE 130, DALLAS, TX 75244 GRAYSON CEBALLOS 469-784-9321	ARCHITECT RASHMI C INC. 4117 OLD PLEASANT RIDGE RD ARLINGTON, TX 76016 RASHMINDER CHANDEL 817-891-7818

ZONING EXHIBIT

KIDDIE ACADEMY

2031 LAKESIDE PARKWAY

TOWN OF FLOWER MOUND

DENTON COUNTY, TX 75028

LOT 1R, BLOCK A, HOME DEPOT- SILVERON ADDITION



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Planning | Civil Engineering | Construction Management

P.E. DES. DATE SCALE PROJECT NO. SHEET NO.

KP AP 06-26-24 SCALE BAR 088-24

TX. P.E. FIRM #11525

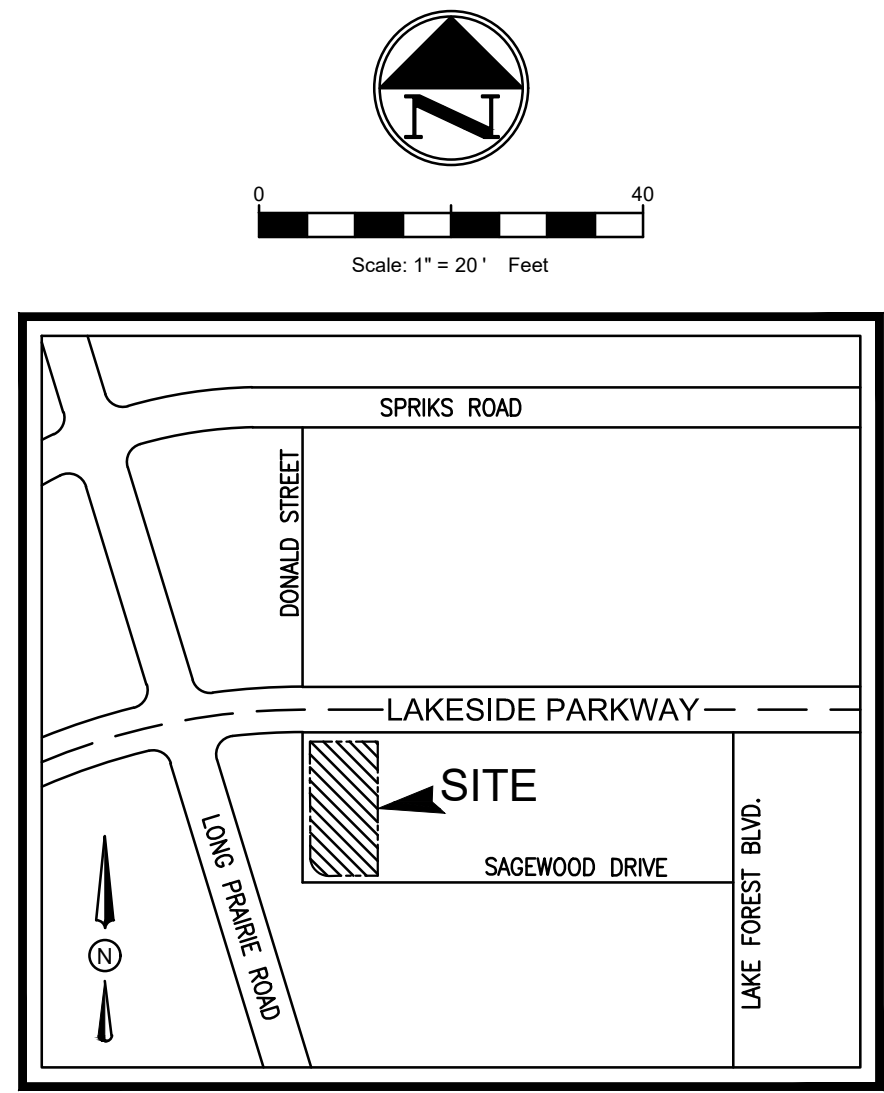
LAKESIDE PARKWAY

(120' RIGHT-OF-WAY)

LOT 2, BLOCK A
DFW AIRPORT NORTH
DISTRIBUTION CENTER II
INSTRUMENT NO.2015-366
P.R.D.C.T.
CURRENT ZONING : PD-135
CAMPUS INDUSTRIAL
LAND USE: CAMPUS INDUSTRIAL

OWNER :
OWNER ID:948373
PROPERTY ID:670751
IPT LAKESIDE DC LLC
C/O PROLOGIS, LP
1800 WAZEE ST, STE 500
DENVER, CO 80202-2526

EXISTING LEGEND		
● 1/2" IR FOUND	◇ IRRIGATION VALVE	▨ NO PARKING
○ 1/2" IR SET	◇ WATER VALVE	▨ CONCRETE
● 5/8" IR FOUND	◇ FIRE HYDRANT	▨ GRAVEL
● 3/8" IR FOUND	◇ IR VALVE	▨ BRICK
● 60-D NAIL FOUND	◇ UTILITY POLE	▨ STONE
● PK NAIL SET	◇ WATER METER	▨ WOOD DECK
● 12" IP FOUND	◇ GAS METER	▨ BUILDING WALL
● X-FOUND	◇ A.C. PAD	▨ TILE
● X-SET	◇ TRANS. BOX	▨ BUILDING LINE
● 1" IR FOUND	◇ GAS MARKER	▨ EASEMENT
● 1" IP FOUND	◇ OHU- OVERHEAD UTILITY LINE	▨ BOUNDARY
● POINT FOR CORNER	◇ GUY WIRE ANCHOR	▨ HIGHBANK LINE
● CON. MONUMENT	◇ BARBED WIRE FENCE	▨ PARKING STRIPE
● 3/4" IP FOUND	◇ IRON FENCE	♿ HANDICAP SPACE
● TELE. BOX	◇ CHAINLINK FENCE	
● CABLE BOX	◇ WOOD FENCE	
● ELECTRIC BOX	◇ PIPE RAIL FENCE	
● BRICK COLUMN	◇ COVERED AREA	
● STONE COLUMN	◇ ASPHALT	
● STORM DRAIN MH	◇ FIRE LANE STRIPE	
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● BOLLARD POST	◇ STONE RET. WALL	
● LIGHT POLE	◇ CON. RET. WALL	
● SAN. SEW. MH		



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.560 ACRES (67,958 S.F.)
ZONING:	PD-31 WITH CAMPUS COMMERCIAL
PROPOSED USE:	DAY CARE
TOTAL BUILDING AREA:	15,151 S.F.
DAY CARE BUILDING AREA:	10,765 SF
RETAIL BUILDING AREA:	4,386 SF
NUMBER OF STORIES:	1
BUILDING MEAN HEIGHT:	31'-8"
BUILDING PEAK HEIGHT:	37'-11"
FLOORING COVERAGE:	22.29 %
FLOOR AREA RATIO:	0.22
IMPERVIOUS AREA:	46,069 S.F. (68.11%)
PERVIOUS/LANDSCAPE AREA:	21,579 S.F. (31.89%)
REGULAR PARKING REQUIRED(DAYCARE):	47 SPACES
1 SP PER 4 PEOPLE	
REGULAR PARKING REQUIRED (OFFICE):	4,386 S.F
1 SPACE PER 250 S.F	18 SPACE
TOTAL PARKING REQUIRED	65 SPACE (DAYCARE+OFFICE)
REGULAR PARKING PROVIDED:	49 SPACES
HANDICAP PARKING REQUIRED:	3 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	3 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	52 SPACES

SITE GENERAL NOTES

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- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
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NOTE

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BOUNDARY LINE DATA

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L1	N 89°14'29" E	186.60'
L2	S 00°02'07" W	369.50'
L3	S 89°42'07" W	134.88'
L4	N 00°13'23" W	308.06'

SITE LEGEND

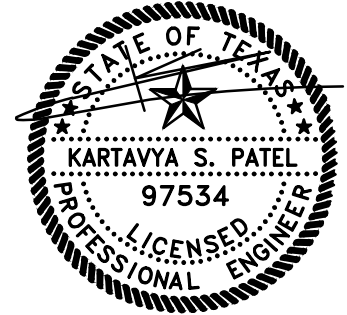
CONCRETE CURB	▬
SAW-CUT LINE	▬
FENCE	▬ X ▬
FIRE LANE	▬
STRIPING	▬
PUBLIC SIDEWALK	▨
PARKING SPACES	▨
MONUMENT/PYLON SIGN	▨
WHEEL STOPS	▨
HANDICAP LOGO	♿
HANDICAP SIGN	▨
RAMP	▨
BOLLARD	▨
TRAFFIC ARROW	▨
FIRE HYDRANT	▨
DUMPSTER	▨
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊙
SANITARY SEWER DOUBLE CLEANOUT	⊙
SANITARY SEWER SAMPLE PORT	⊙
GREASE TRAP	⊙
DOMESTIC WATER METER	⊙
IRRIGATION METER	⊙
GAS METER	⊙

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50.00'	78.45'	89°54'06"	N 45°19'32" W	70.65'



NO.	DATE	DESCRIPTION	BY
1	08-19-21	1st CITY SUBMITTAL	AP
2	10-01-24	REVISED PER CITY COMMENTS	AP
3	10-28-24	REVISED PER CITY COMMENTS	AP
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10/28/2024

CONCEPT SITE PLAN

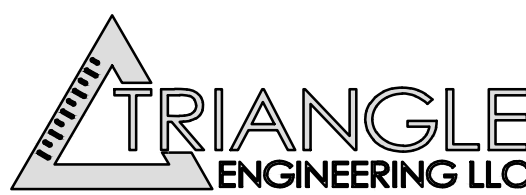
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BENCHMARKS
THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALL TERRA RTK NETWORK.
TOWN BENCHMARK NO.2=591.60' TOWN BENCHMARK NO.1=600.65'
BENCHMARK NO.1. FROM THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:86.78' SOUTH THENCE 0.35' EAST. ELEVATION=607.06'.
BENCHMARK NO.2. FROM THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:45.03' WEST THENCE 303.52' EAST. ELEVATION=601.61'.

FLOOD PLAIN NOTE
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.48121C0685G, DATED APRIL 18,2011.THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "Z", (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN)

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MASTER PLAN 2001 FEATURES	
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OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	LAKESIDE PARKWAY-MAJOR ARTERIAL
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WASTE WATER PLAN	LAKESIDE BUSINESS DISTRICT-EXISTING 8 INCH SEWER LINE
URBAN DESIGN PLAN	SITE ELEVATION WILL BE IN COMPLIANCE WITH THE PD-31 STANDARDS AND MASTER URBAN DESIGN PLAN.PLEASE REFER TO MATERIAL TABLE ON SHEETS FP-1 & FP-2, FP-4 & FP-5. - MORE THAN 80% MASONRY FINISH IS PROVIDED ON ALL FOUR SIDES. - EVERY FACADE HAS LESS THAN 50% FENESTRATIONS/GLASS. - NO FACADE EXTENDS FOR MORE THAN 80' WITHOUT PROVIDING REQUIRED ARTICULATION OF MINIMUM 2'-0".

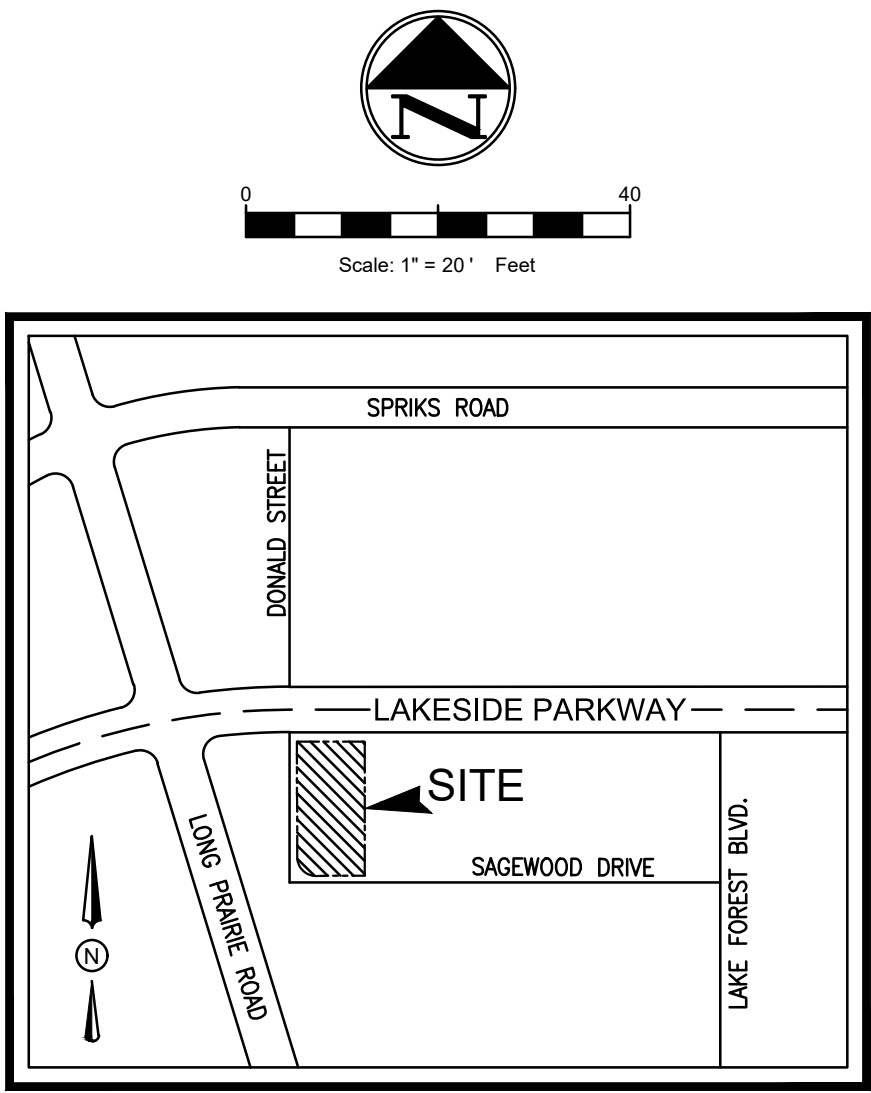
ZONING : PD-31 WITH CAMPUS COMMERCIAL USE	
MIN. LOT AREA	NO MIN. LOT AREA
MIN. LOT WIDTH	NO MIN. LOT WIDTH
MIN. FLOOR AREA / UNIT	NO MIN. FLOOR AREA
MIN. FRONT YARD	THE MIN. FRONT YARD IS 65 FEET
MIN. SIDE YARD	NO MIN. SIDE YARD
MIN. REAR YARD	MIN. REAR YARD IS 15 FEET
MAX. LOT COVERAGE	MAX. BUILDING LOT COVERAGE IS 50 PERCENT.
MAX. FLOOR AREA RATIO	MAX. FLOOR AREA RATIO IS 1:1
MAX. HEIGHT	MAX HEIGHT OF BUILDING AND STRUCTURES IS BE TEN STORIES ABOVE GRADE OR 120 FEET FOR ALL USES.

NOTE

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE 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/ELEVATION ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4-PROHIBITED SIGNS.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
- THE TOWN OF FLOWER MOUND STANDARDS APPLY WEATHER INDICATED ON THESE PLANS OR NOT.

NOTE

TOWN CODE PERMITS UP TO 20% DEVIATION OF PROVIDING LESS PARKING OR MORE PARKING THAN WHAT THE CALCULATED AMOUNT REQUIRED IS FOR PARKING BASED ON USE.



VICINITY MAP
N.T.S.

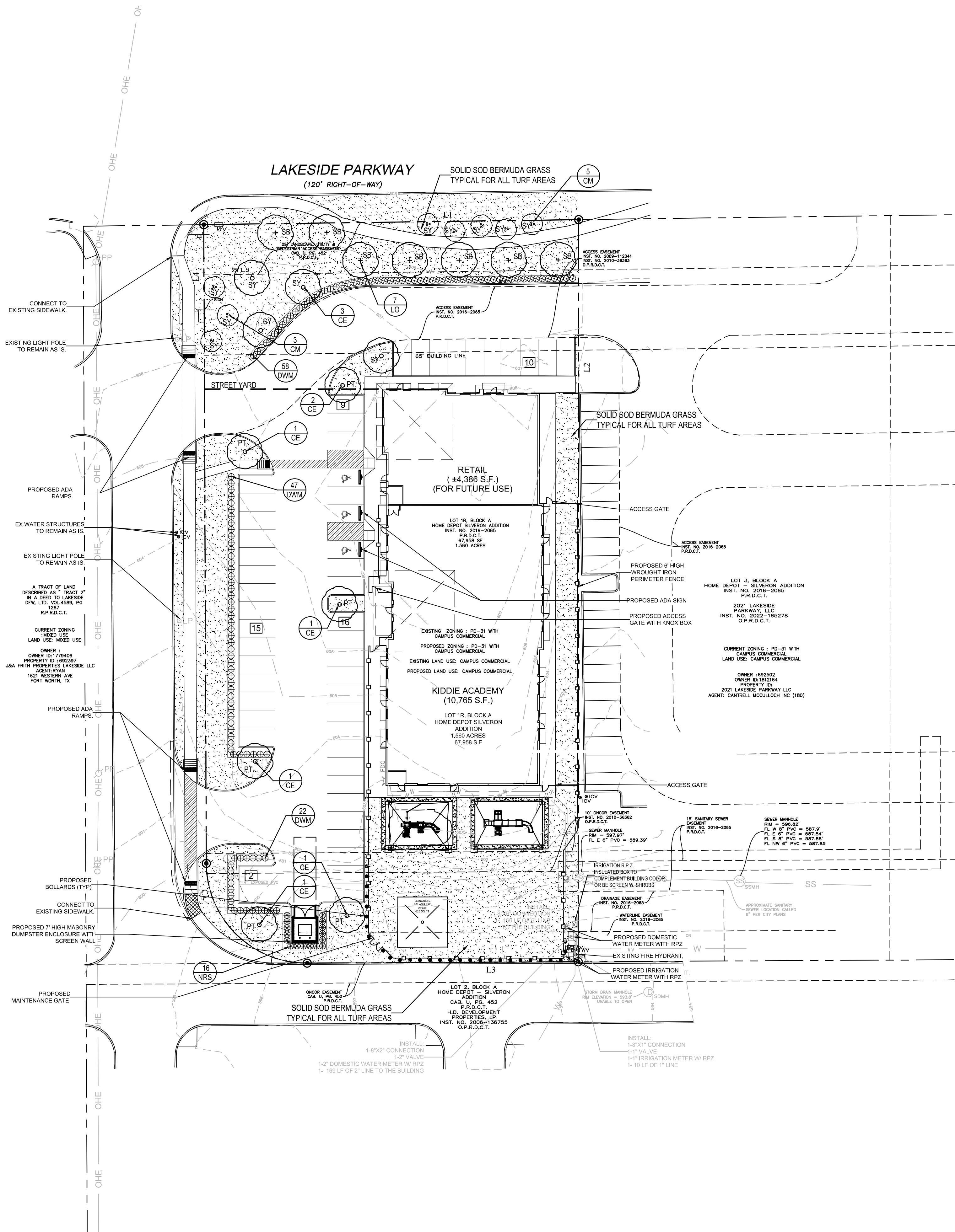


NO.	DATE	DESCRIPTION	BY
1	08-19-21	1st CITY SUBMITTAL	AP
2	10-01-24	REVISED PER CITY COMMENTS	AP
3	10-28-24	REVISED PER CITY COMMENTS	AP
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10/28/2024

CONCEPT SITE PLAN					
KIDDIE ACADEMY					
2031 LAKESIDE PARKWAY					
TOWN OF FLOWER MOUND					
DENTON COUNTY, TX 75028					
LOT 1R, BLOCK A, HOME DEPOT- SILVERON ADDITION					
 T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1784 McDermott Drive, Suite 110, Allen, TX 75013					
Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-26-24	SCALE SEE SCALE BAR	088-24	C-3.1
TX. P.E. FIRM #11525					



GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

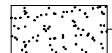
SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE LEGEND

- SB- STREET BUFFER TREES
SY- STREET YARD TREES
PT- PARKING TREES

PLANT MATERIAL SCHEDULE

SYMBOL	TREES		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	TYPE	QTY				
	LO	7	Southern Live Oak	Quercus virginiana	4" cal.	container, 13' ht., 5' spread, 6" clear straight trunk
	CE	10	Cedar Elm	Ulmus crassifolia	4" cal.	container, 13' ht., 5' spread, 6" clear straight trunk
	CM	8	Crepe Myrtle	Lagerstroemia indica	3" cal.	B&B, 10' ht., multi-trunk- 3 trunks, 5' spread
SYMBOL	SHRUBS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	TYPE	QTY				
	DWM	127	Dwarf Wax Myrtle	Myrica cerifera	10 gal.	container, 36" ht., 32" spread
	NRS	16	Nellie R. Stevens	Ilex x 'Nellie R. Stevens'	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS						
	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			419' Bermudagrass	Cynodon dactylon '419'	solid sod	refer to solid sod notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.						

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

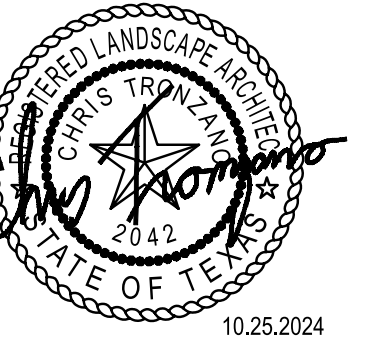
IRRIGATION NOTE

- ALL LANDSCAPE TO BE 100% IRRIGATED.

LANDSCAPE TABULATIONS

Street Buffer Landscaping			
Street		Required Buffer Width	Provided Buffer Width
Lakeshore Pkwy.		25'	25'
Street Buffer Trees			
Standard	Street Frontage	Required	Provided
1 Tree per 30 L.F.	Lakeshore Pkwy. - 187 L.F.	7 Trees (3" cal.)	7 Trees (3" cal.)
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 - 110,000 S.F. = 10 - 11 trees every 2,500 S.F. After 10,000 S.F.	15,464 S.F.	12 Trees (3" cal.)	12 Trees (3" cal.)
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 S.F. per 12 Spaces	52 Spaces	390 S.F.	1,516 S.F.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 Tree per 10 Spaces	52 Spaces	5 Trees (3" cal.)	5 Trees (3" cal.)
All parking spaces to be located within 50' of a parking lot tree			
Parking Area Screening			
Standard		Required	Provided
All hedges in parking to be screened from street view		Landscape berm of screening shrubs (2' ht.)	Screening Shrubs (3' ht.)

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



KIDDIE ACADEMY
2031 LAKESHORE PKWY.
FLOWER MOUND, TEXAS

ISSUE:
FOR APPROVAL 08.13.2024
CITY COMMENTS 10.02.2024
CITY COMMENTS 10.25.2024

DATE:
10.25.2024

SHEET NAME:
CONCEPT LANDSCAPE PLAN

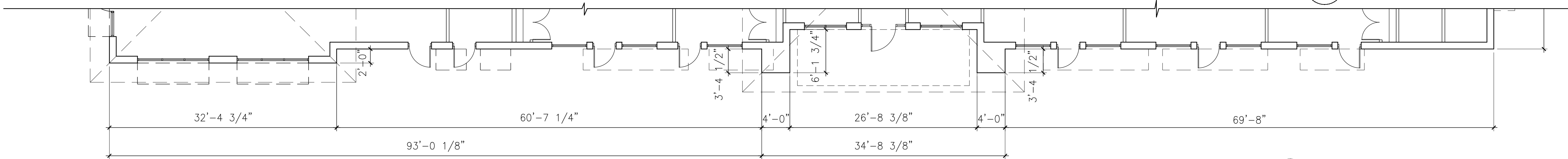
SHEET NUMBER:

L.1

01 CONCEPT LANDSCAPE PLAN
SCALE 1"=30'-0"



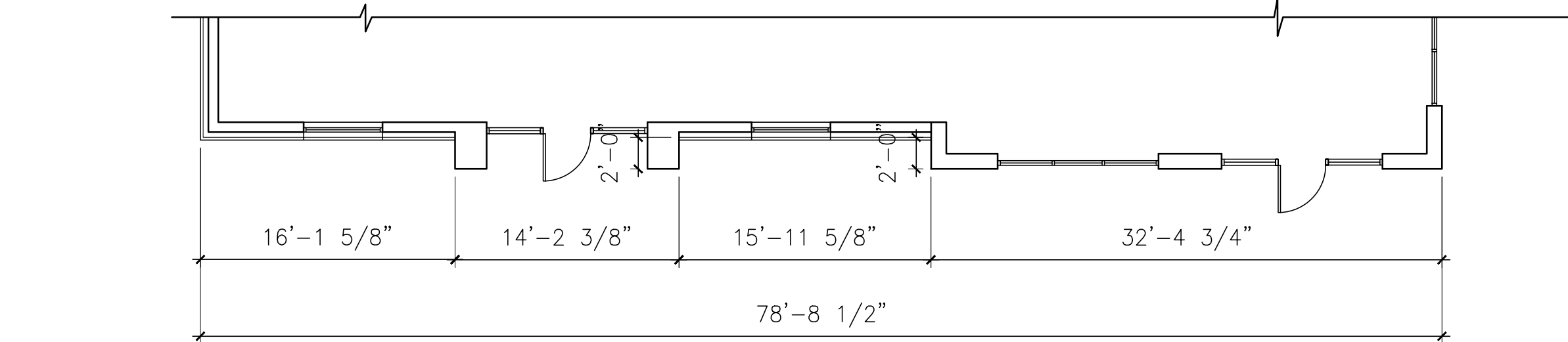
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST FACADE PLAN
SCALE: 1/8"=1'-0"



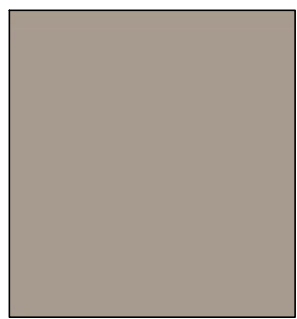
3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



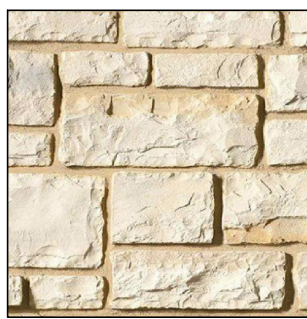
4 NORTH FACADE PLAN
SCALE: 1/8"=1'-0"

	NORTH	SOUTH	EAST	WEST
TOTAL FACADE AREA	1890 SF	1722 SF	4395 SF	4705 SF
DOOR/WINDOWS AREA	468 SF (28%)	100 SF (6%)	468 SF (11%)	980 SF (21%)
NET FACADE AREA	1422 SF	1622 SF	3927 SF	3725 SF
PRIMARY MASONRY AREA	1398 SF (98%)	1592 SF (98%)	3830 SF (98%)	3507 SF (98%)
BRICK AREA	445 SF (31%)	1132 SF (70%)	2686 SF (69%)	1672 SF (45%)
STONE AREA	295 SF (21%)	180 SF (11%)	428 SF (11%)	769 SF (21%)
STUCCO AREA	658 SF (46%)	280 SF (17%)	716 SF (18%)	1166 SF (32%)
SECONDARY MATERIALS AREA EIFS	24 SF (02%)	30 SF (02%)	97 SF (02%)	118 SF (02%)

FINISHES:



STUCCO PLASTER
COLOR: SW-7039
VIRTUAL TAUPE



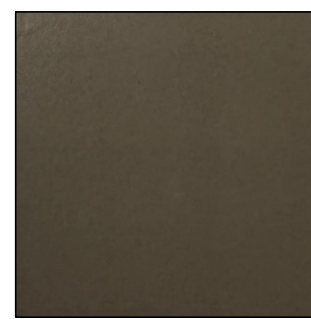
NATURAL STONE
AUSTIN CREAM



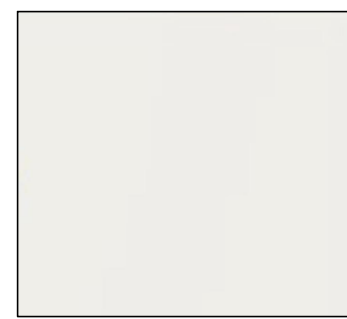
ASPHALT ROOF SHINGLES
OWENS CORNING
COLOR: DESERT TAN



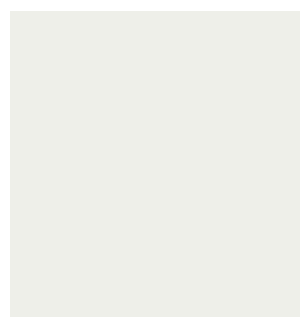
BRICK VENEER
-BY ACME BRICK
SIZE: KING SIZE BRICK
COLOR: CLIFF SIDE BRICK



ALUMINUM AWNINGS &
INSULATED MTL DOORS
COLOR: VICTORY AWNING
MEDIUM BRONZE



EIFS TRIM
COLOR: SW-7008
ALABASTER



CAST STONE
COLOR: WHITE

STUCCO PLASTER: COLOR: SW-7039 VIRTUAL TAUPE
CLICK LINK HERE:
<https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7039-virtual-taupe>

EIFS TRIM COLOR: SW-7008 ALABASTER
CLICK LINK HERE:
<https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7008>

NATURAL STONE: AUSTIN CREAM STONE
CLICK LINK BELOW:
<https://www.southwestboulder.com/products/austin-cream-stone-veneer>

ASPHALT ROOF SHINGLES BY OWENS CORNING- SUPREME SHINGLES- DESERT TAN
CLICK LINK BELOW:
<https://www.homedepot.com/p/GAF-Timberline-HD-Driftwood-Lifetime-Architectural-Shingles-33-3-sq-ft-per-Bundle-0632258/202725168>

BRICK VENEER -BY ACME BRICK, SIZE: KING SIZE BRICK, COLOR: CLIFFSIDE
CLICK LINK BELOW:
<https://brick.com/827448>

METAL COLOR: MBCI, MEDIUM BRONZE ALUMINUM AWNINGS & INSULATED MTL DOORS
CLICK LINK BELOW:
<https://www.mbc.com/resources/color-charts/>

ELEVATION NOTES

- [01] STUCCO PLASTER
COLOR-SHERWIN WILLIAMS (SW-7039) VIRTUAL TAUPE
- [02] BRICK VENEER- BY ACME BRICK
SIZE: KING SIZE BRICK
COLOR: CLIFF SIDE BRICK
- [02A] SOLDIER BRICK COURSE- BY ACME BRICK
SIZE: KING SIZE BRICK
COLOR: CLIFF SIDE BRICK
- [03] NATURAL STONE VENEER
AUSTIN CREAM
- [04] CAST STONE WATER TABLE/ WINDOW SILL PIECE
COLOR: WHITE
- [05] ALUMINUM STOREFRONT
EQUAL TO KAWNEER- TRIFAB-451
W/ 1" INSULATED CLEAR GLASS COLOR-BLACK#29
- [06] DOUBLE PANE, LOW-E, PRE-FINISHED,
VINYL FRAME WINDOWS-BY ELEVATE
U-0.35, SHGC-0.23
INSIDE COLOR- WHITE, OUTSIDE COLOR- BLACK
- [07] INSULATED HOLLOW METAL PAINTED DOOR
TO MATCH VICTORY AWNING MEDIUM BRONZE COLOR
U-VALUE-0.7
- [08] INSULATED METAL/GLASS DOOR
TO MATCH VICTORY AWNING MEDIUM BRONZE COLOR
U-VALUE-0.7
- [09] OWENS CORNING SUPREME ASPHALT ROOF SHINGLES
COLOR: DESERT TAN
- [10] PRE-FINISHED METAL PARAPET CAP FLASHING
COLOR-LOW GLOSS WHITE
- [11] ALUMINUM AWNING WITH HANG RODS
BY VICTORY AWNING COMPANY
COLOR: MEDIUM BRONZE
- [11A] SLOPED ALUMINUM AWNING
BY VICTORY AWNING COMPANY
COLOR: MEDIUM BRONZE
- [12] PAINTED EIFS FOAM TRIM
COLOR-SW 7008 ALABASTER
- [12A] PAINTED EIFS FOAM BRACKET
COLOR-MATCH VICTORY AWNING MEDIUM BRONZE COLOR

- NOTE:
- A. BUILDING DESIGN FOLLOWS UNIFIED DESIGN THEME PER CITY
AS THERE ARE THREE OR MORE BUILDINGS WITHIN THIS
DEVELOPMENT.
- B. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO
MATCH THE ADJACENT MATERIAL AND COLOR OF THE
BUILDING.
- C. THERE IS NO CANOPY STRUCTURES FOR PLAY
GROUND.

KIDDIE ACADEMY (CONCEPT ELEVATION PLAN)

2301 LAKESIDE PARKWAY

LOT 1R, BLOCK A, HOME DEPOT-SILVERON
ADDITION, TOWN OF FLOWER MOUND,
DENTON COUNTY, TX-75028

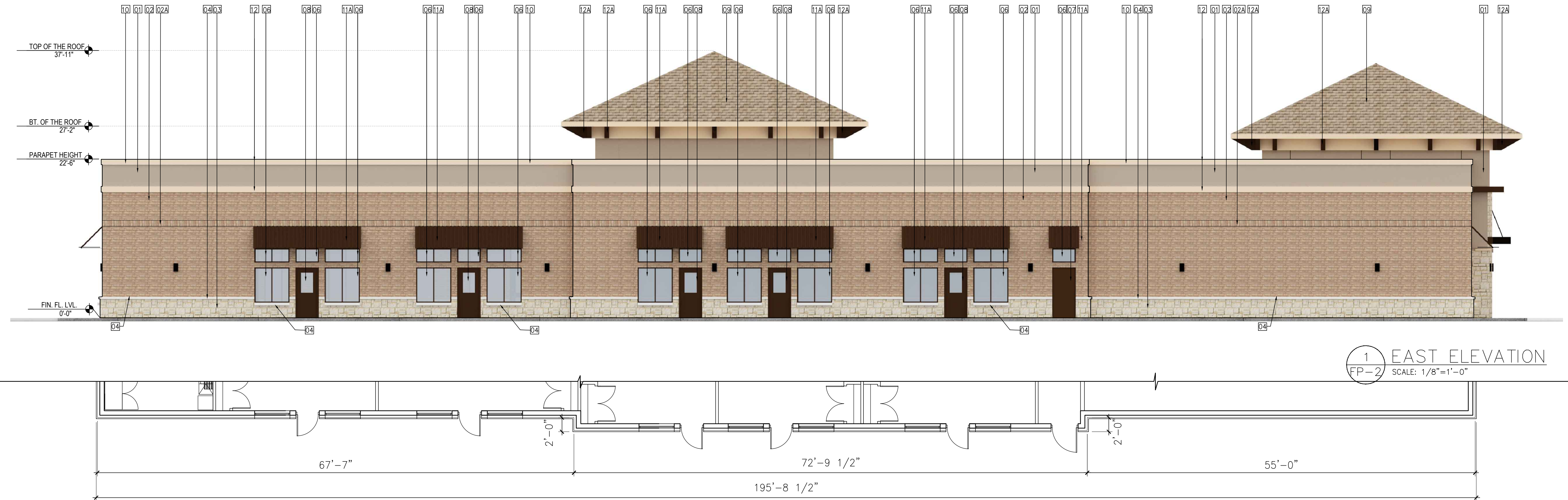
DATE OF PREPARATION : 08/27/2024

OWNER/DEVELOPER	#	REVISION DATE
SKJ GROWTH PARTNERS CONTACT: SHAI PATEL		09/23/2024
		11/01/2024
Cell: 214-684-5111 Fax: 1-844-456-0623 Email: shai@ascendgrowth.com		

rashmi C Inc.

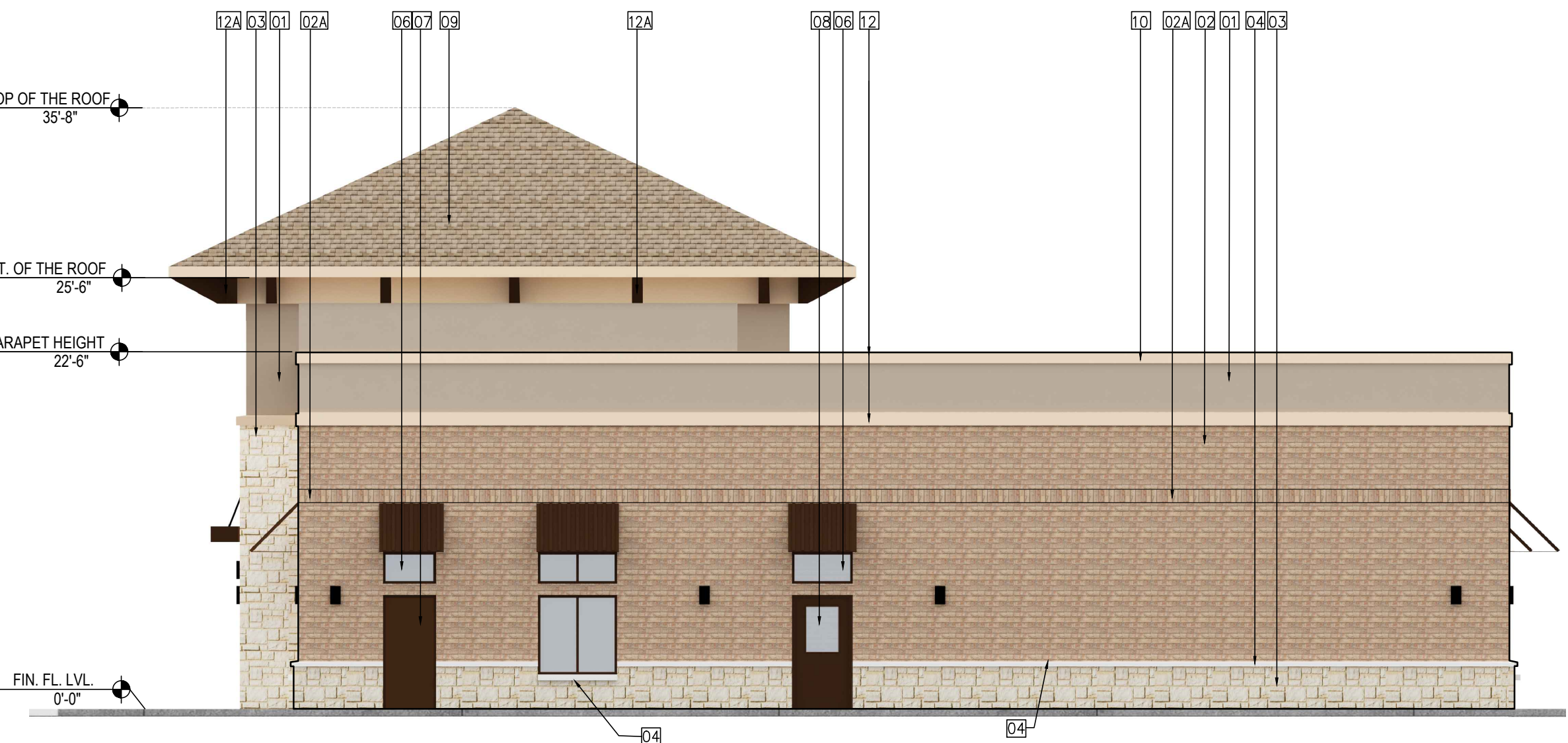
ARCHITECTURE. PLANNING. INTERIORS
4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX-76016
CONTACT: RASHMINDER CHANDEL
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

SHEET NO.
FP-1



1 EAST ELEVATION
FP-2 SCALE: 1/8"=1'-0"

2 EAST FACADE PLAN
FP-2 SCALE: 1/8"=1'-0"

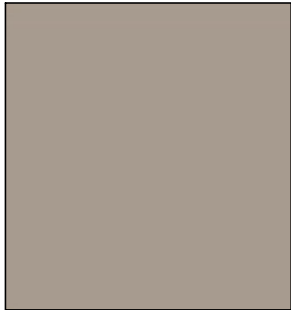


3 SOUTH ELEVATION
FP-2 SCALE: 1/8"=1'-0"

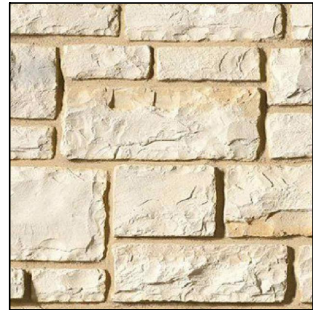
4 SOUTH FACADE PLAN
FP-2 SCALE: 1/8"=1'-0"

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FINISHES:



STUCCO PLASTER
COLOR: SW-7039
VIRTUAL TAUPE



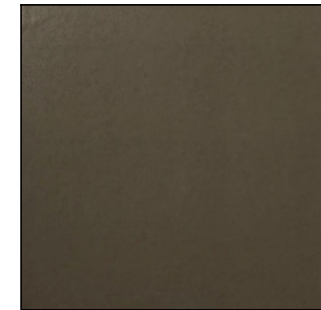
NATURAL STONE
AUSTIN CREAM



ASPHALT ROOF SHINGLES
OWENS CORNING
COLOR: DESERT TAN



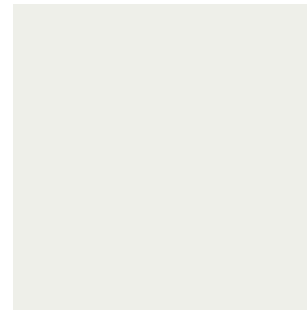
BRICK VENEER
-BY ACME BRICK
SIZE: KING SIZE BRICK
COLOR: CLIFF SIDE BRICK



ALUMINUM AWNINGS &
INSULATED MTL DOORS
COLOR: VICTORY AWNING
MEDIUM BRONZE



EIFS TRIM
COLOR: SW-7008
ALABASTER



CAST STONE
COLOR: WHITE

STUCCO PLASTER: COLOR: SW-7039 VIRTUAL TAUPE
CLICK LINK HERE:
<https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7039-virtual-taupe>

EIFS TRIM COLOR: SW-7008 ALABASTER
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NATURAL STONE: AUSTIN CREAM STONE
CLICK LINK BELOW:
<https://www.southwestboulder.com/products/austin-cream-stone-veneer>

ASPHALT ROOF SHINGLES BY OWENS CORNING- SUPREME SHINGLES- DESERT TAN
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<https://www.homedepot.com/p/GAF-Timberline-HD-Driftwood-Lifetime-Architectural-Shingles-33-3-sq-ft-per-Bundle-0632258/202725168>

BRICK VENEER -BY ACME BRICK, SIZE: KING SIZE BRICK, COLOR: CLIFFSIDE
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METAL COLOR: MBCI, MEDIUM BRONZE ALUMINUM AWNINGS & INSULATED MTL DOORS
CLICK LINK BELOW:
<https://www.mbc.com/resources/color-charts/>

ELEVATION NOTES

01	STUCCO PLASTER COLOR-SHERWIN WILLIAMS (SW-7039) VIRTUAL TAUPE
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02A	SOLDIER BRICK COURSE- BY ACME BRICK SIZE: KING SIZE BRICK COLOR: CLIFF SIDE BRICK
03	NATURAL STONE VENEER AUSTIN CREAM
04	CAST STONE WATER TABLE/ WINDOW SILL PIECE COLOR: WHITE
05	ALUMINUM STOREFRONT EQUAL TO KAWNEER- TRIFAB-451 W/ 1" INSULATED CLEAR GLASS COLOR-BLACK#29
06	DOUBLE PANE, LOW-E, PRE-FINISHED, VINYL FRAME WINDOWS-BY ELEVATE U-0.35, SHGC-0.23 INSIDE COLOR- WHITE, OUTSIDE COLOR- BLACK
07	INSULATED HOLLOW METAL PAINTED DOOR TO MATCH VICTORY AWNING MEDIUM BRONZE COLOR U-VALUE-0.7
08	INSULATED METAL/GLASS DOOR TO MATCH VICTORY AWNING MEDIUM BRONZE COLOR U-VALUE-0.7
09	OWENS CORNING SUPREME ASPHALT ROOF SHINGLES COLOR: DESERT TAN
10	PRE-FINISHED METAL PARAPET CAP FLASHING COLOR-LOW GLOSS WHITE
11	ALUMINUM AWNING WITH HANG RODS BY VICTORY AWNING COMPANY COLOR: MEDIUM BRONZE
11A	SLOPED ALUMINUM AWNING BY VICTORY AWNING COMPANY COLOR: MEDIUM BRONZE
12	PAINTED EIFS FOAM TRIM COLOR-SW 7008 ALABASTER
12A	PAINTED EIFS FOAM BRACKET COLOR-MATCH VICTORY AWNING MEDIUM BRONZE COLOR

NOTE:

- A. BUILDING DESIGN FOLLOWS UNIFIED DESIGN THEME PER CITY AS THERE ARE THREE OR MORE BUILDINGS WITHIN THIS DEVELOPMENT.
- B. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE ADJACENT MATERIAL AND COLOR OF THE BUILDING.
- C. THERE IS NO CANOPY STRUCTURES FOR PLAY GROUND.

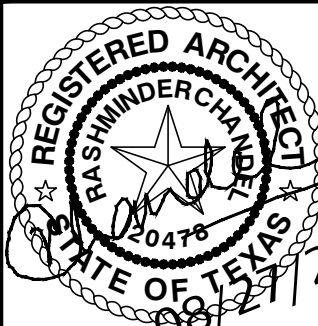
KIDDIE ACADEMY (CONCEPT ELEVATION PLAN)

2301 LAKESIDE PARKWAY

LOT 1R, BLOCK A, HOME DEPOT-SILVERON
ADDITION, TOWN OF FLOWER MOUND,
DENTON COUNTY, TX-75028

DATE OF PREPARATION : 08/27/2024

OWNER/DEVELOPER	#	REVISION DATE
SKJ GROWTH PARTNERS CONTACT: SHAI PATEL	⚠	09/23/2024
	⚠	11/01/2024
Cell: 214-684-5111 Fax: 1-844-456-0623 Email: shai@ascendgrowth.com		

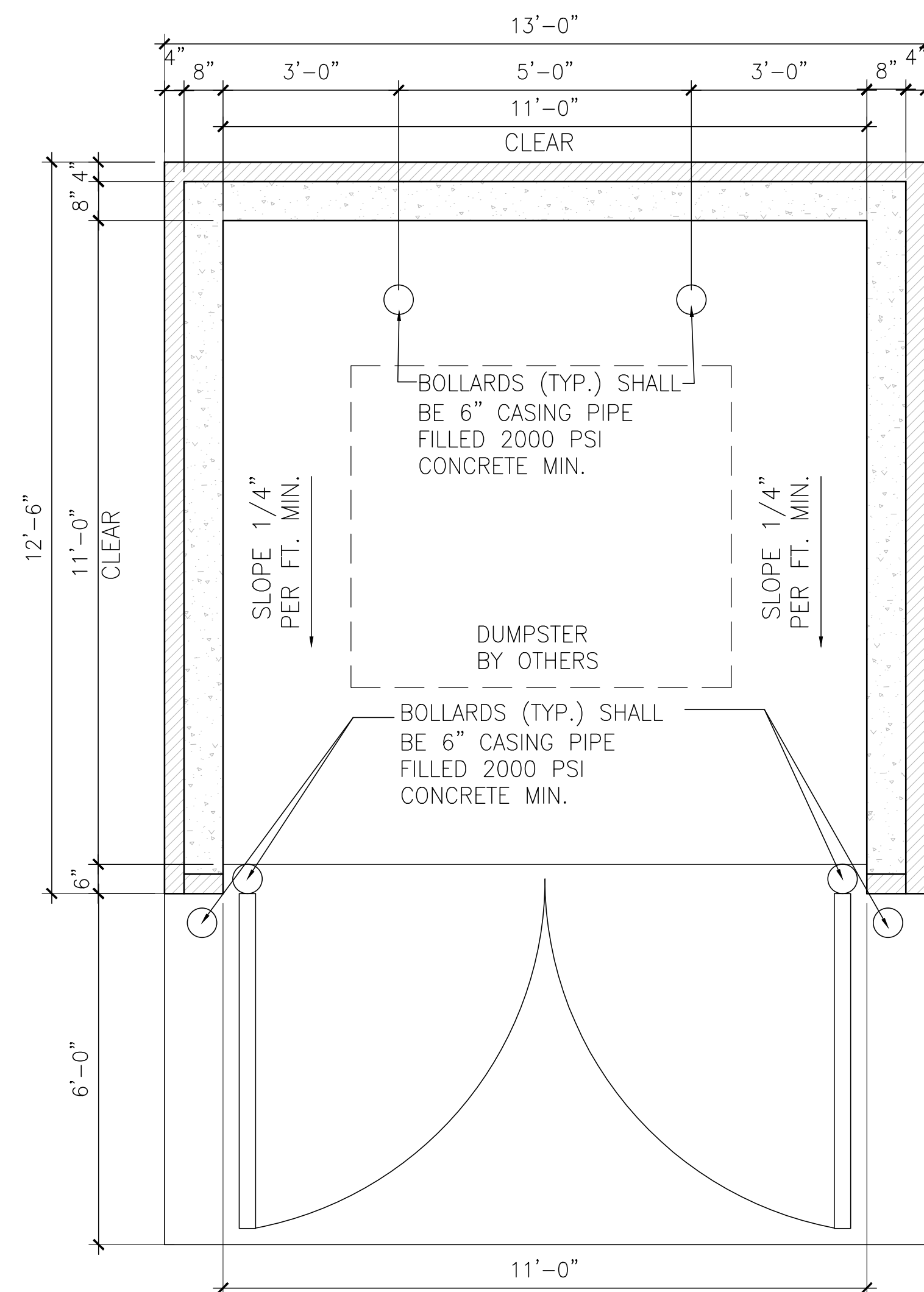


rashmi C Inc.

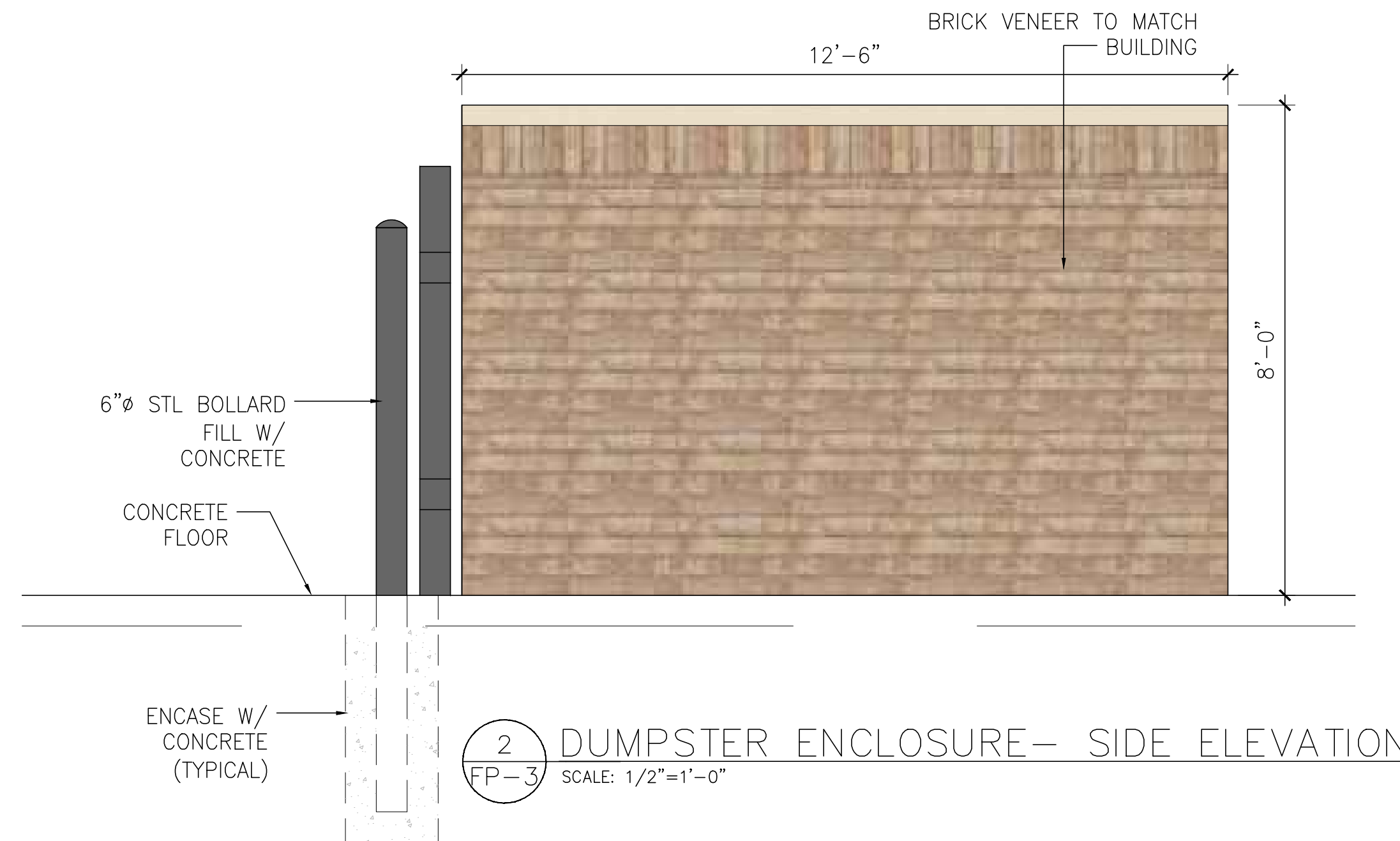
ARCHITECTURE. PLANNING. INTERIORS
4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX-76016
CONTACT: RASHMINDER CHANDEL
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

SHEET NO.

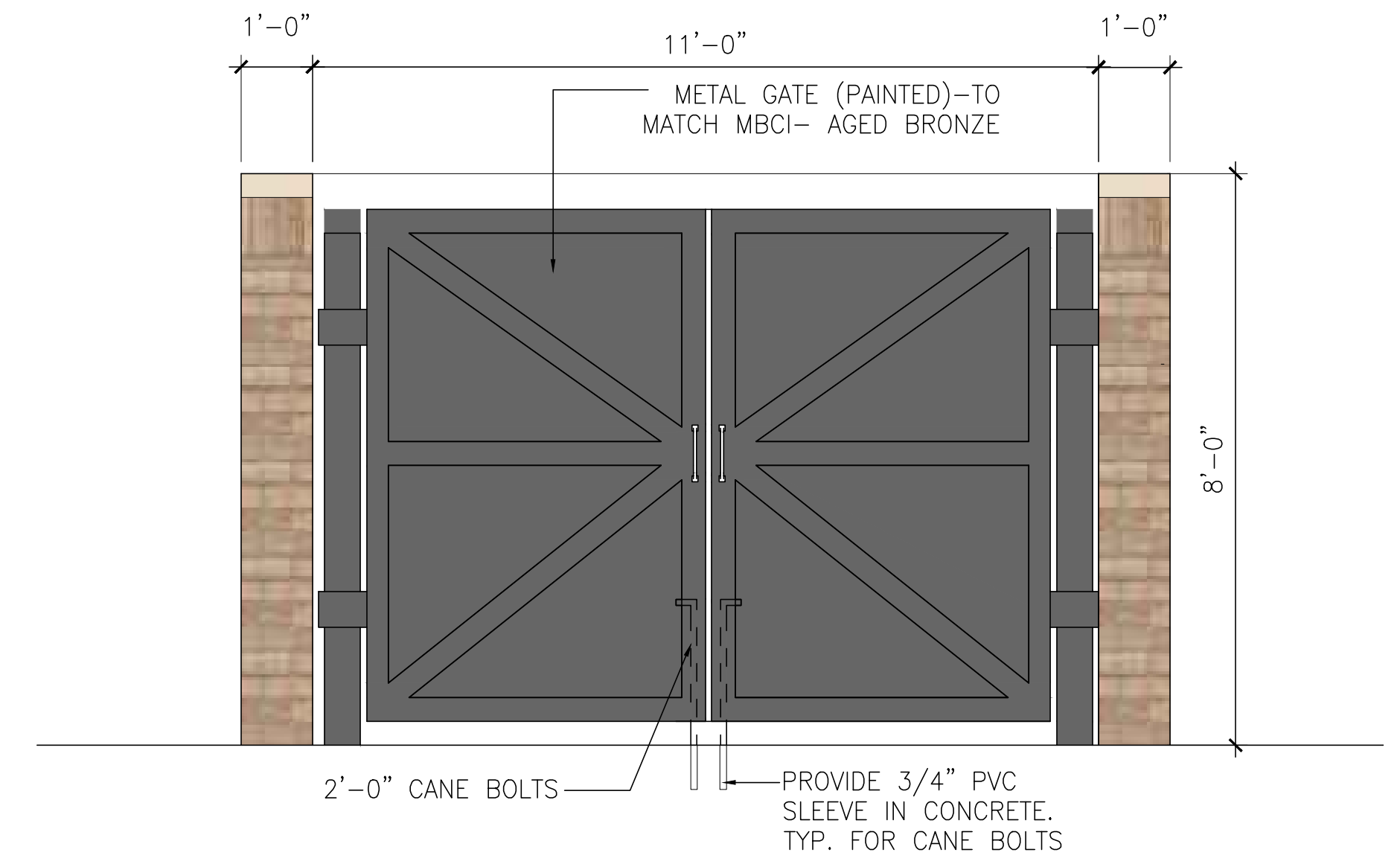
FP-2



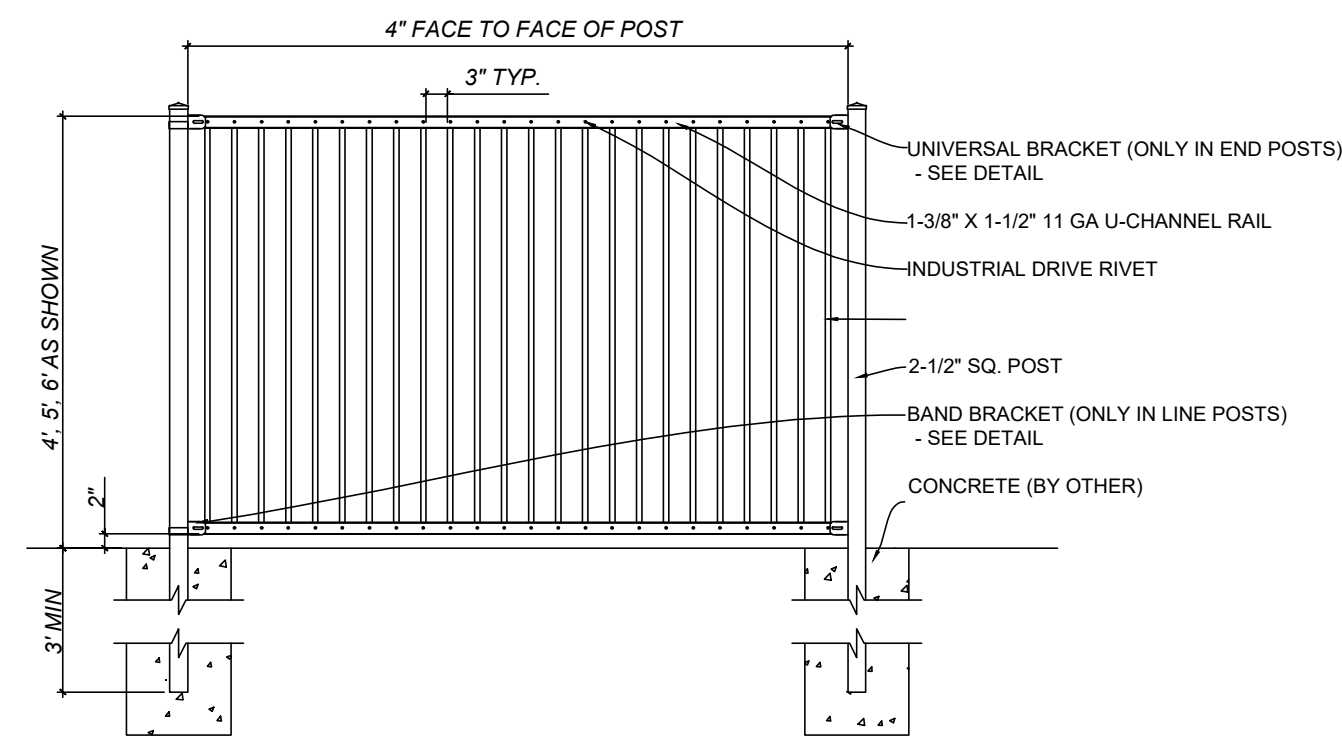
1 DUMPSTER ENCLOSURE- PLAN
FP-3 SCALE: 1/2"=1'-0"



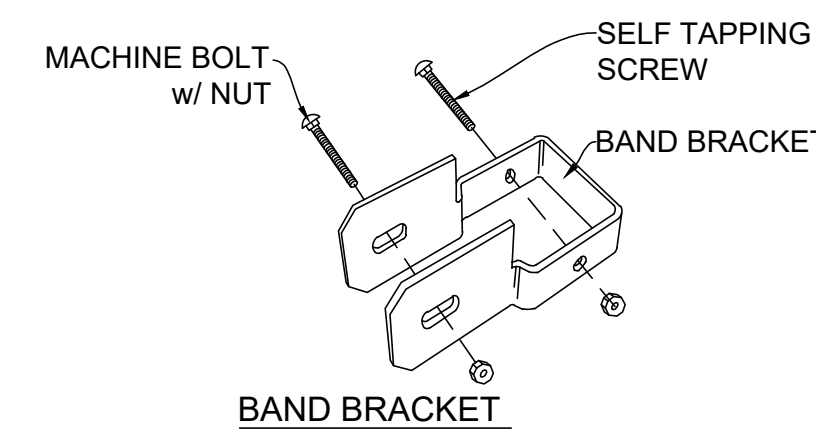
2 DUMPSTER ENCLOSURE— SIDE ELEVATION
FP-3 SCALE: 1/2"=1'-0"



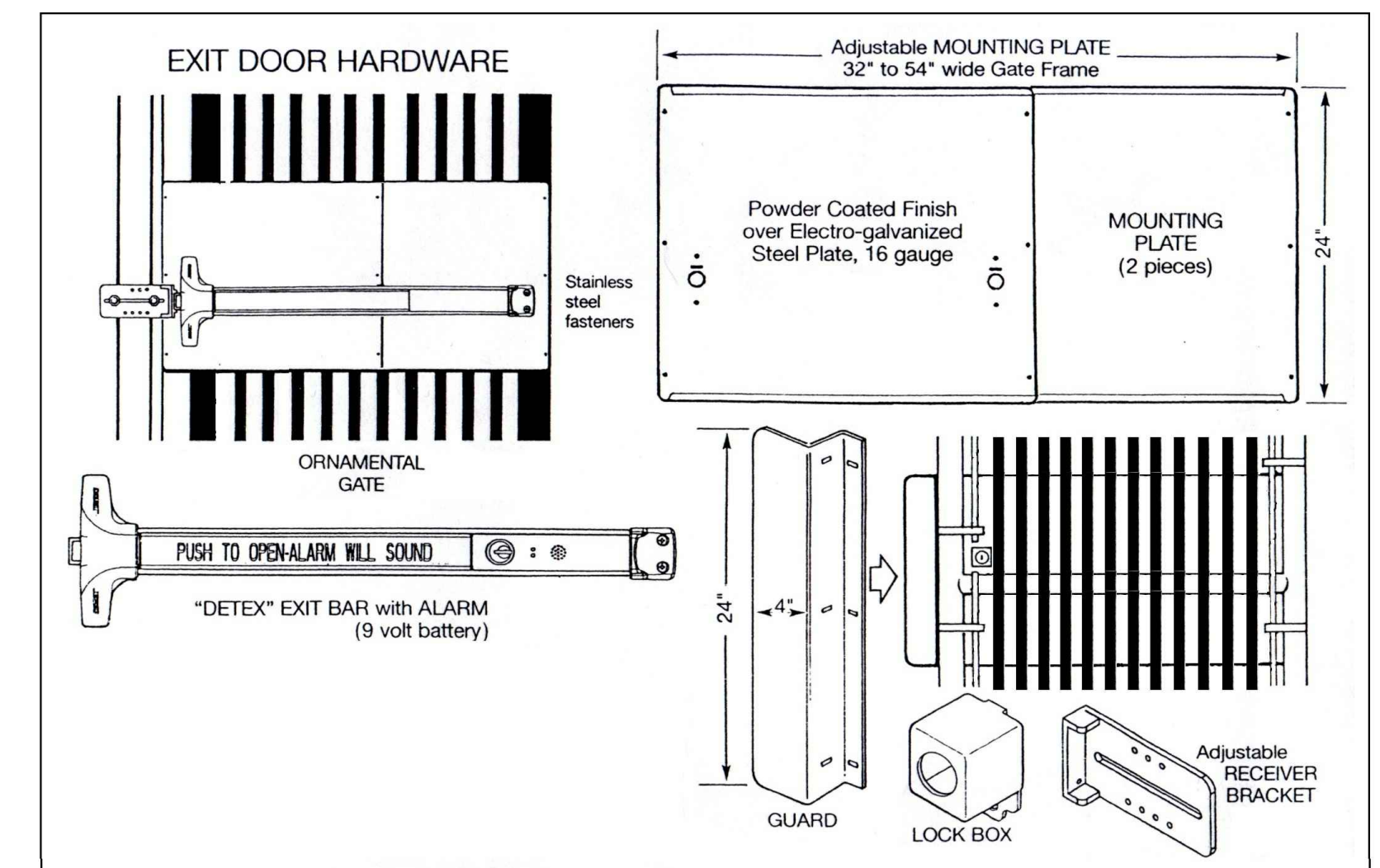
3 DUMPSTER ENCLOSURE—FRONT ELEVATION
FP-3 SCALE: 1/2"=1'-0"



7 TYPICAL FENCE PANEL DETAIL
FP-3 SCALE: 1/4"=1'-0"

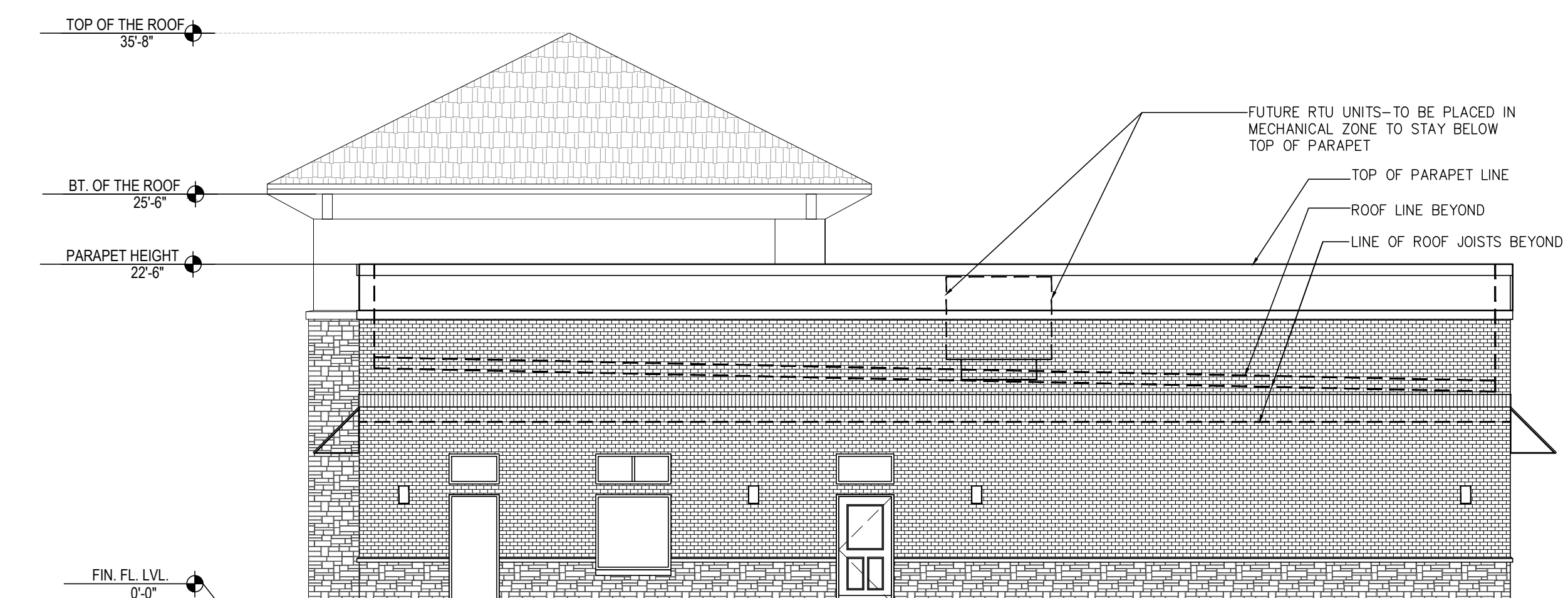


8 TYPICAL FENCE BRACKET DETAIL
FP-3 SCALE: NTS

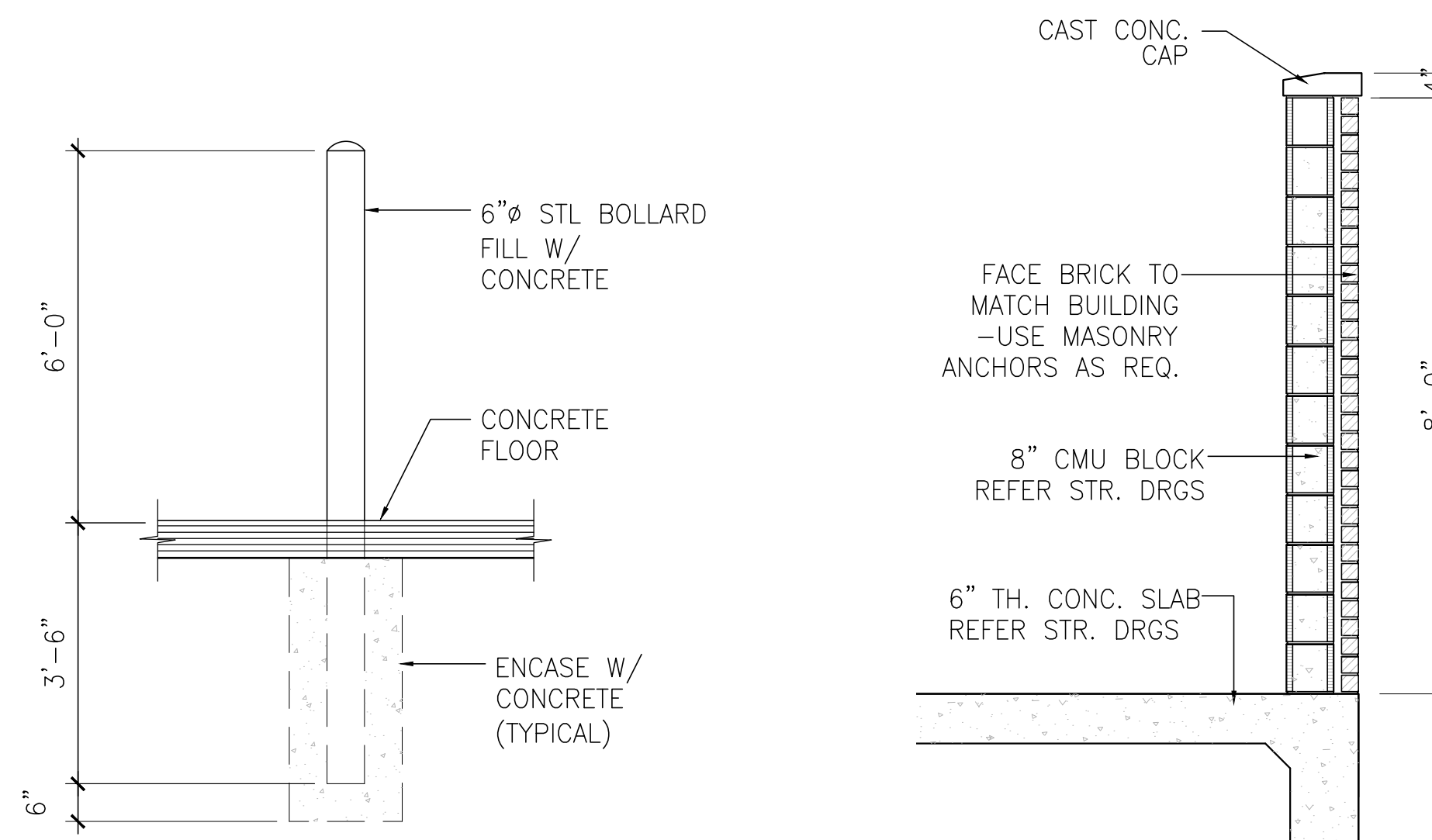


9 TYPICAL FENCE GATE EXIT DEVICE
FP-3 SCALE: NTS

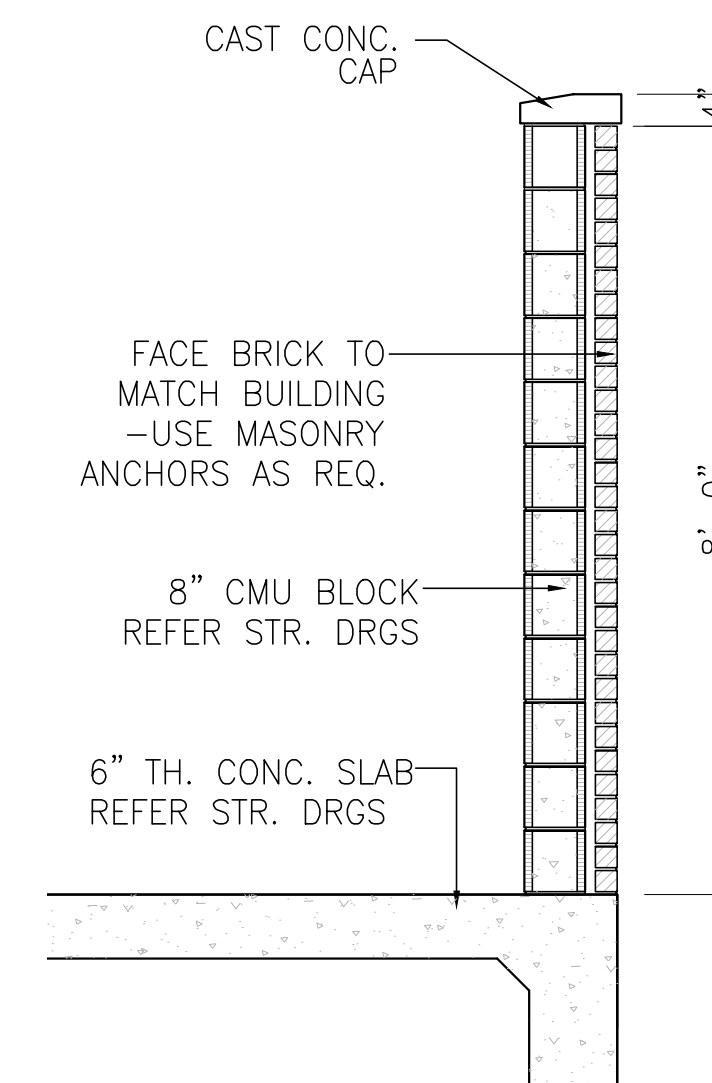
FOR EXTERIOR USE
V4008BN x EB X W (08BN)



6 GRAPHICAL REPRESENTATION FOR FUTURE RTU UNITS SCREENING
 FP-3 SCALE: 1/8"=1'-0"



4 BOLLARD DETAIL
FP-3 SCALE: 1/2"=1'-0"



5 DUMPSTER ENCLOSURE- WALL SECTION
FP-3 SCALE: 1/2"=1'-0"

KIDDIE ACADEMY (CONCEPT ELEVATION PLAN)			
2301 LAKESIDE PARKWAY			
LOT 1R, BLOCK A, HOME DEPOT-SILVERON ADDITION, TOWN OF FLOWER MOUND, DENTON COUNTY, TX-75028			
DATE OF PREPARATION : 08/27/2024			
OWNER/DEVELOPER			
SKJ GROWTH PARTNERS CONTACT: SHAI PATEL Cell: 214-684-5111 Fax: 1-844-456-0623 Email: shai@ascendgrowth.com	#	REVISION DATE	
		09/23/2024	
		11/01/2024	
 ARCHITECTURE. PLANNING. INTERIORS 4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX-76016 CONTACT: RASHMINDER CHANDEL PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com			SHEET NO. FP-3



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

DATE: November 11, 2024
FROM: Codie Freeman, Planner
ITEM: **Public Hearing to consider an ordinance amending the Master Plan (MPA24-0001 – Wager Road Nursing or Congregate Facility) to amend Section 1.0, Land Use Plan, of the Master Plan, to change the current land use designation from Estate Residential uses to Office uses. The property is generally located west of Garden Ridge Boulevard and south of Kirkpatrick 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.

The project has a companion application, Zoning Planned Development (ZPD23-0011), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the current land use designation from Estate Density residential uses to Office uses on approximately 1.43 acres of land. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to utilize the existing development on this property for a nursing or congregate care facility under the Office zoning district regulations. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

The Town's Master Plan defines Estate Density Residential uses as "Residential development, typically being single family detached residential development with minimum 1-acre lots (43,560 square feet) or greater."

The Town's Master Plan defines Office uses as "Office and service uses ranging from garden office developments for small professional practices to larger, multi-story facilities for large tenants. This category would not typically include retail uses, except for incidental service or convenience retail for the office building tenants. In larger office districts, restaurants are encouraged within walking distance of the office buildings."

The property to the west across from Wager Road is master planned for Institutional uses and is developed with a school; the properties to the north across from Kirkpatrick Lane are master planned for Low Density Residential uses and are developed with a residential subdivision; the properties to the west across from Garden Ridge Road are located within the City of Lewisville boundary; and the

property to the immediate south is a developed residential property that is master planned for Estate Density residential uses.

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 Master Plan Amendment application requests. MPA24-0001 had a total of 13 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.

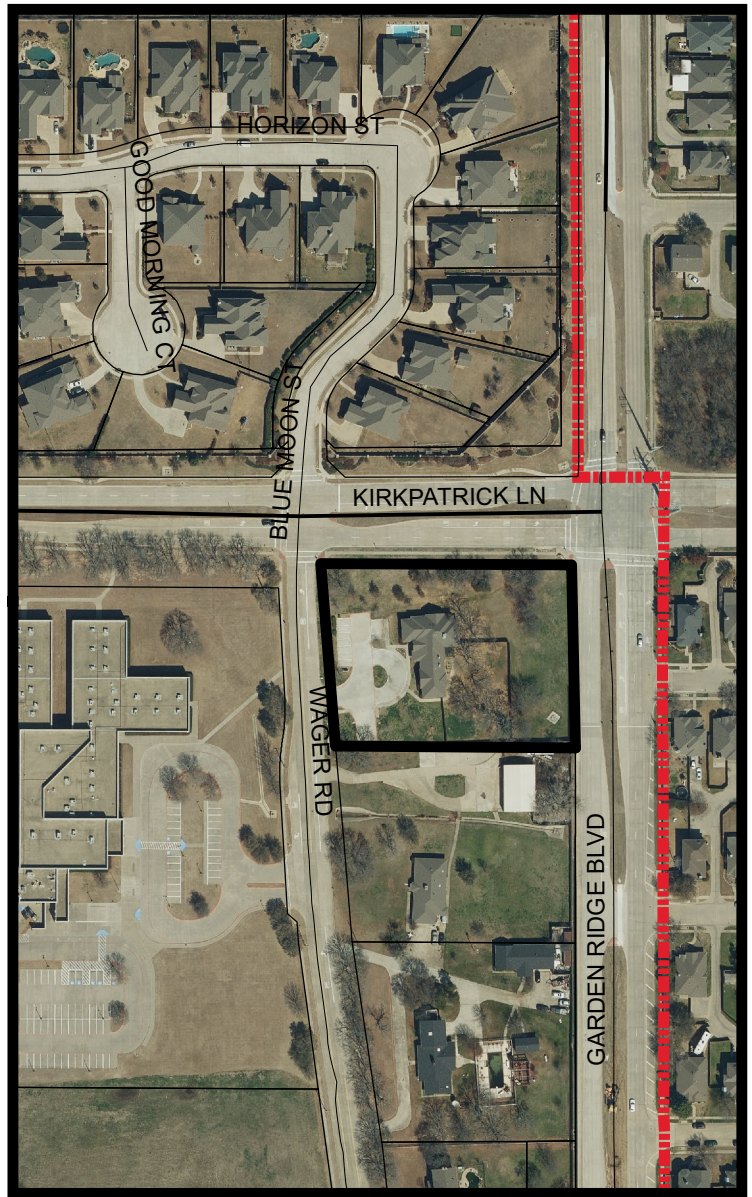
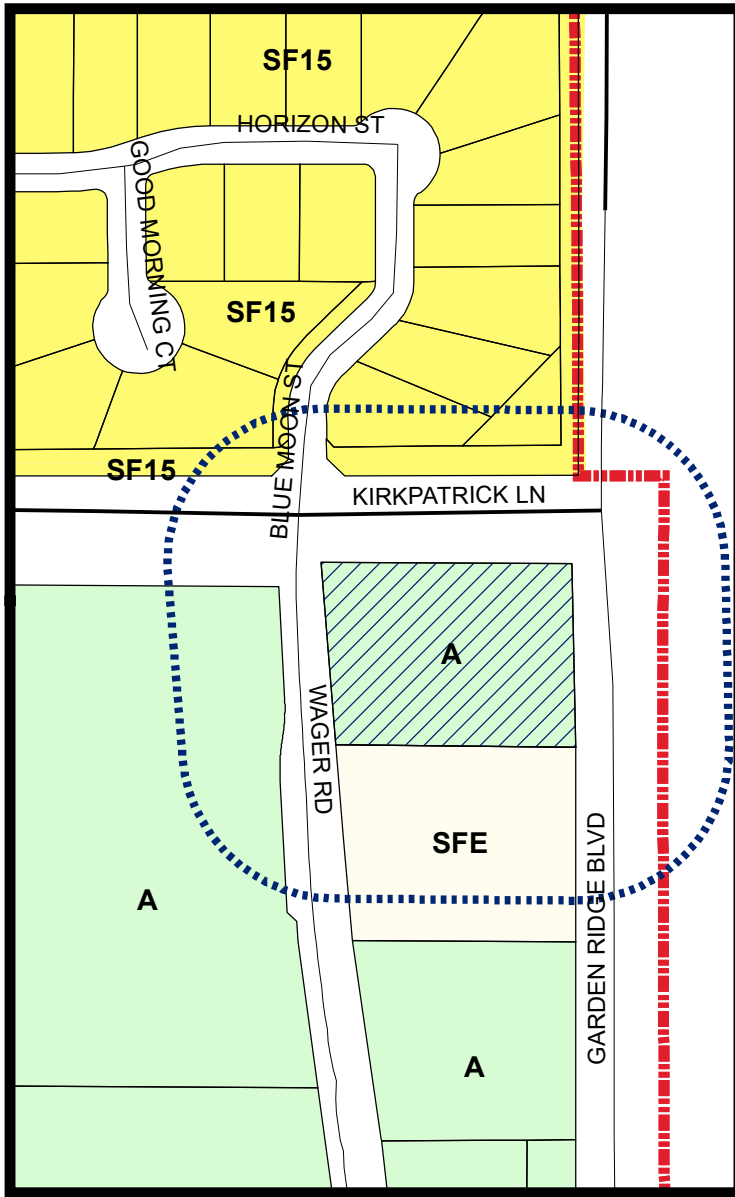
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Master Plan Amendment Exhibit

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

Vicinity Map

MPA24-0001 & ZPD23-0011: Wager Road Assisted Living



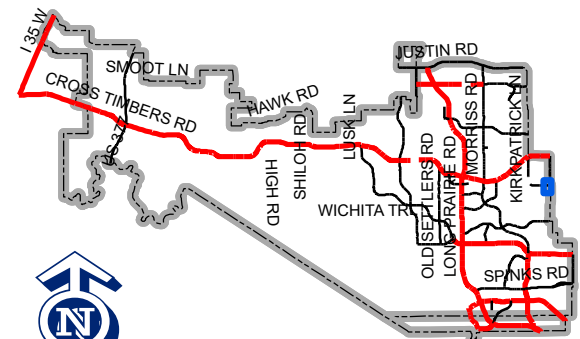
LEGEND

Agriculture Single Family 15 Single Family Estate

Subject Property
 200 ft Notification Buffer around 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

0 187.5 375 750 Feet

ROBERT GLOYNA

ATTORNEY & COUNSELOR
2633 MCKINNEY AVE., #130-167
DALLAS, TEXAS 75204

(214) 557-4998
FAX: (214) 666-8975
gloynalaw@hotmail.com

September 30, 2024

Chuck Russell,
Town Planner Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Mr. Russell

Applicant KTL-Wager LLC (“Applicant”) is proposing a master plan amendment to amend the land use from Estate Density Residential to Office Use to the property and improvements located at the corner of Wager Rd, Kirkpatrick Ln and Garden Ridge Blvd., 3428 Wager Rd, Flower Mound, Tx 75028-1410 (the “Property”). The Applicant is proposing to amend the zoning from Agricultural (A) zoning district to a Planned Development with Office uses that will propose language to permit the use of a nursing or congregate facility by right to the property.

Development Standards proposed are acceptable to the Applicant.

Additionally, the Applicant is requesting that the compatibility buffer and the masonry wall requirements shall not apply along the southern property line

The properties bordering the proposed nursing or congregate care facility include Wager Road School to the west across from Wager Rd., zoned Agricultural, a residential area to the North of Kirkpatrick Ln., zoned residential, to the south a single residential property, zoned residential and to the East across Garden Ridge Blvd., a City of Lewisville residential area, zoned residential. The architectural features of the building elevations were constructed to enhance/complement the surrounding developed property and the landscape plan is consistent with existing landscape features in this area. The exterior of building on the Property currently meets the criteria for Master Plan – Urban Design Plan (non-residential). The exterior of building has not changed since the building was constructed over ten years ago and the Applicant will not be making any changes to the façade/building. The building’s façade is over 80% brick with the natural beige color of the stone. There is no roof mounted mechanical equipment and the Property has 9 dedicated parking spaces.

We look forward to working with you on this project and we are available to answer any questions you may have regarding the proposed nursing or congregate care facility.

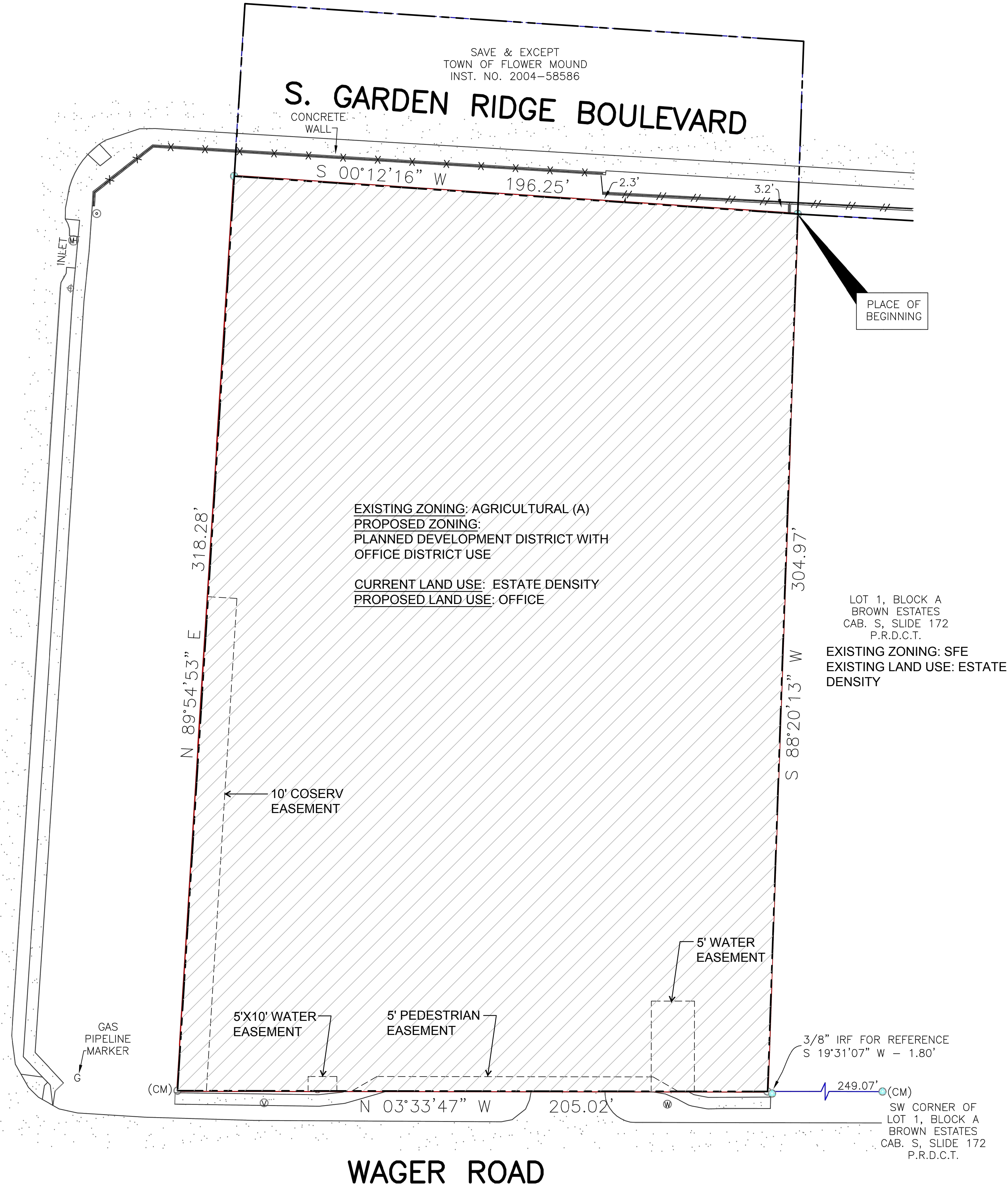
Thank you for your cooperation and prompt attention to this matter. If you have any questions, please contact me at (214) 557-4998.

Sincerely,

/s/ Robert Gloyna

Robert Gloyna

KIRKPATRICK LANE

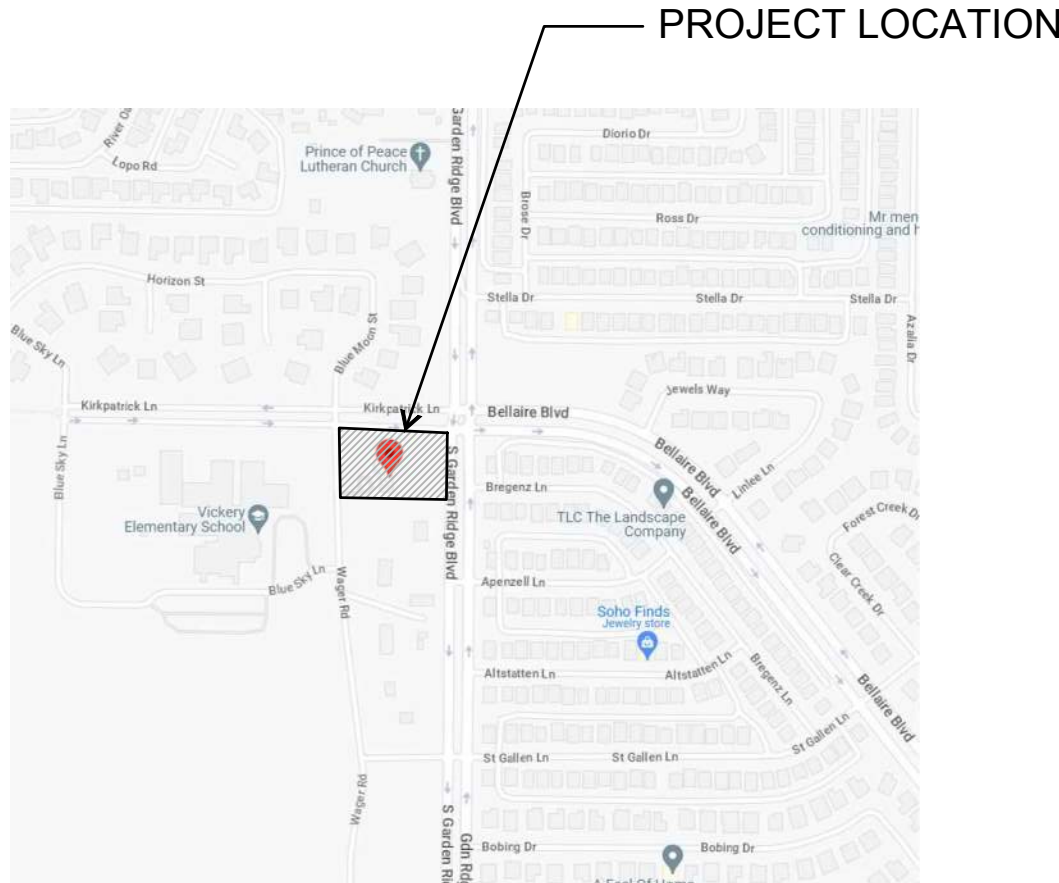


WAGER ROAD



SCALE: 1 IN. = 20 FT.

BEING all that certain lot, tract or parcel of land situated in the M.J. Owens Survey, Abstract No. 981, Denton County, Texas, being a tract of land described in deed to George and Elise Bennett Living Trust, recorded under Instrument No. 11219, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:		
BEGINNING at a 1/2 inch yellow-capped iron rod set for corner in the West line of S. Garden Ridge Boulevard, at the Northeast corner of Lot 1, Block A, Brown Estates, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Cabinet S, Slide 172, Plat Records, Denton County, Texas (P.R.D.C.T.), being the Southeast corner of said Bennett tract;		
THENCE South 88 deg. 20 min. 13 sec. West, a distance of 304.97 feet to a 1/2 inch iron rod found for corner in the East line of Wager Road, at the Northwest corner of said Lot 1, from which a 3/8 inch iron rod found for reference bears South 19 deg. 31 min. 07 sec. West, a distance of 1.80 feet;		
THENCE North 03 deg. 33 min. 47 sec. West, a distance of 205.02 feet to a 1/2 inch iron rod found for corner at the intersecting East line of Wager Road and the South line of Kirkpatrick Lane;		
THENCE North 89 deg. 54 min. 53 sec. East, a distance of 318.28 feet to a 1/2 inch yellow-capped iron rod set for corner at the intersecting South line of Kirkpatrick Lane and the West line of S. Garden Ridge Boulevard;		
THENCE South 00 deg. 12 min. 16 sec. West, a distance of 196.25 feet to the PLACE OF BEGINNING and containing 62,477 square feet or 1.43 acres of land.		
<u>ZONING STANDARD</u>	<u>PROPOSED:</u> PLANNED DEVELOPMENT DISTRICT WITH OFFICE DISTRICT USE	<u>EXISTING:</u> AGRICULTURAL (A)
MIN. LOT AREA	NO MIN. LOT AREA	2 ACRES OR 87,120 SF
MIN. LOT WIDTH	NO MIN. LOT WIDTH AREA	200 FT.
MIN. FLOOR AREA	NO MIN. FLOOR AREA	1,800 SF.
MIN. FRONT YARD	NO MIN. FRONT YARD AREA REQUIREMENT : SUBJECT TO SECTION 98-1026	40 FT.
MIN. SIDE YARD	NO MIN. SIDE YARD AREA REQUIREMENT : SUBJECT TO SECTION 98-1027	25 FT.
MIN. REAR YARD	MIN. 15' REAR YARD : SUBJECT TO SECTION 98-1028	20 FT.
MAX. LOT COVERAGE	50% - SUBJECT TO SECTION 98-1027	25 %
MAX HEIGHT (stories/ft)	3 / 35 FT. - SUBJECT TO SECTION 98-1027	3 / 35 FT.
MAX FLOOR AREA RATIO	1:1	
<u>MASTER PLAN FEATURES</u>		
LAND USE PLAN	<u>EXISTING:</u> ESTATE DENSITY <u>PROPOSED:</u> OFFICE	
SPECIFIC PLANS	NONE	
URBAN DESIGN PLAN	Existing building is in compliance with the Master Plan	
OPEN SPACE PLAN	N/A	
THOROUGHFARE PLAN	S GARDEN RIDGE BLVD - MAJOR ARTERIAL KIRKPATRICK LANE - URBAN MINOR ARTERIAL	
WATER PLAN	CONNECTED TO EXISTING 8" ON WAGER ROAD	
WASTEWATER PLAN	CONNECTED TO EXISTING 6" SANITARY SYSTEM ON WAGER ROAD	
<u>PARKING</u>		
EXISTING PARKING TOTAL	9	
EXISTING ACCESSIBLE	1	



VICINITY MAP
N.T.S.

KTL WAGER ROAD

3428 WAGER RD
FLOWER MOUND
TEXAS 75028
DENTON COUNTY

OWNER: KTL CAPITAL INC.
CONTACT: KENNETH LIN
EMAIL: ktlcapitalinc@gmail.com

ISSUE LOG	
DATE	DESCRIPTION
04/21/24	MASTER PLAN EXHIBIT

KTL WAGER ROAD
MASTER PLAN EXHIBIT

PATRA PHILLIPS, RA
Reg # 26877
patra@fanningphillips.com
214-264-8734

ARCH. PROJ. #:
24700

SCALE:
1" = 20'-0"

SHEET NO.

1

MASTER PLAN
AMENDMENT EXHIBIT



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

DATE: November 11, 2024
FROM: Codie Freeman, Planner
ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD23-0011 – Wager Road Nursing or Congregate Facility) from Agricultural District (A) uses to Planned Development District-205 (PD-205) with Office District (O) uses with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances. The property is generally located west of Garden Ridge Boulevard and south of Kirkpatrick Lane.**

BACKGROUND:

I. ITEM SUMMARY

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

The project has a companion application, Master Plan Amendment (MPA24-0001), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to amend the zoning of an unplatted lot of record from Agricultural District uses to Planned Development District No. 205 (PD-205) with Office District uses and to allow the nursing or congregate care facility use to be allowed by right within the Office zoning district. The site is currently developed with one building on 1.43 acres. Approval of this proposal will allow the applicant to operate a nursing or congregate care facility within the existing building.

In 2009, the Town Council approved a Specific Use Permit (SUP-378) to develop the site for a nursing or congregate care facility. At the time of approval, a nursing or congregate care use was permitted within the Agricultural zoning district with the approval of a Specific Use Permit (SUP) by the Town Council. Since the approval of this SUP, the existing building has obtained a Certificate of Occupancy for other uses that are permitted within the Agricultural zoning district. In 2021, the Town Council approved a land development regulation amendment that removed nursing or congregate care use from the list of specific uses under Agricultural and Single-Family-Estate (SF-E) zoning districts. As the existing building has not been occupied by a nursing or congregate care use since 2021, both land use and zoning amendments are necessary to reestablish the property as a nursing or congregate care facility in compliance with the current regulations.

The concept plan depicts a one-story building containing a total of 4,615 square feet of floor area. The proposed use has a parking ratio of 2 spaces per 3 beds. The applicant is proposing 16 beds which requires 11 parking spaces, and the site has 9 existing spaces which is within the 20%

allowable deviation. Access to the site is provided from an existing driveway on Wager Road.

The landscape plan depicts the required landscaping and replacement street yard and landscape buffer trees along Wager Road and Kirkpatrick Lane. The applicant is proposing to add a small section of the missing sidewalk connection from Wager Road to Kirkpatrick Lane. This site was granted an exception to the compatibility buffer requirement along the southern property line at the time of SUP-378 approval. The applicant is requesting the same waiver to reflect existing site conditions.

There are no proposed changes to the previously approved building elevations and the existing building is in compliance with the Town's Urban Design Plan standards.

III. REQUESTED EXCEPTION

A. Compatibility Buffer Exception

Section 82-302 of the Town Code requires that nonresidential developments provide a minimum 25-foot-wide landscape buffer and a minimum six-foot masonry wall along the property line 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.

This development shares the entire southern boundary with developed residential property. The applicant is requesting to waive both landscaping and the masonry wall requirements. However, there are 10 existing trees located within this compatibility area that will remain.

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. ZPD23-0011 had a total of 13 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.

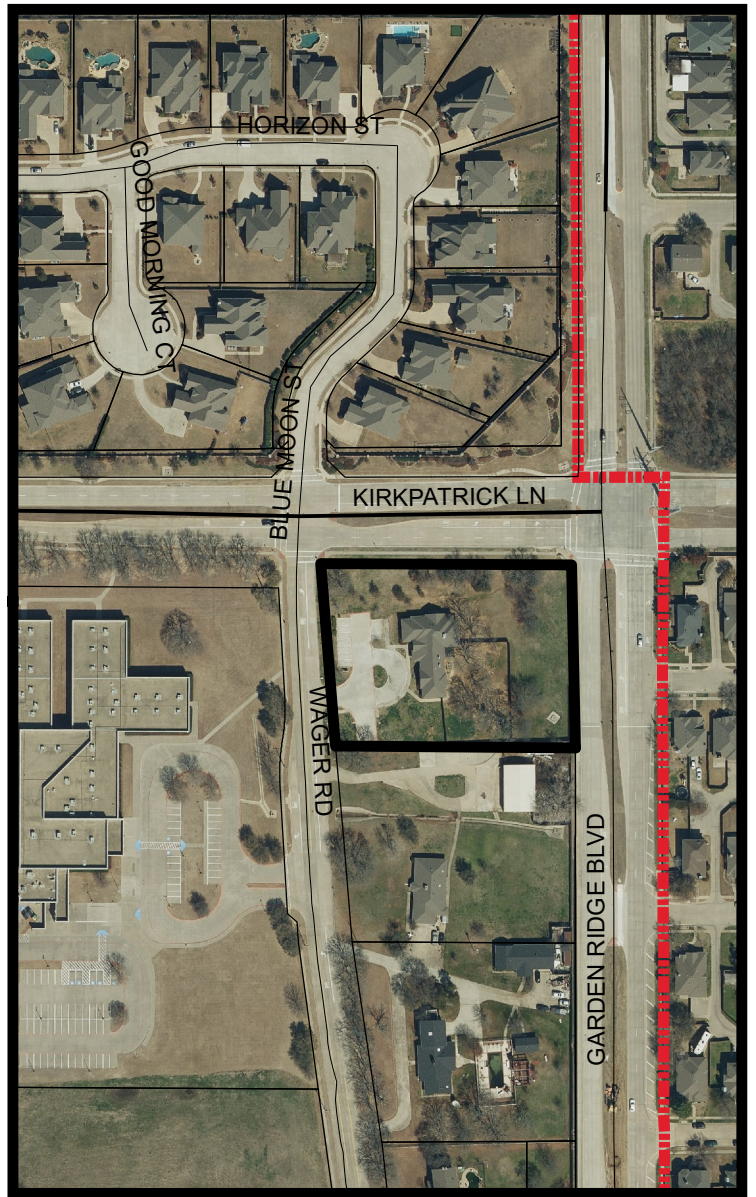
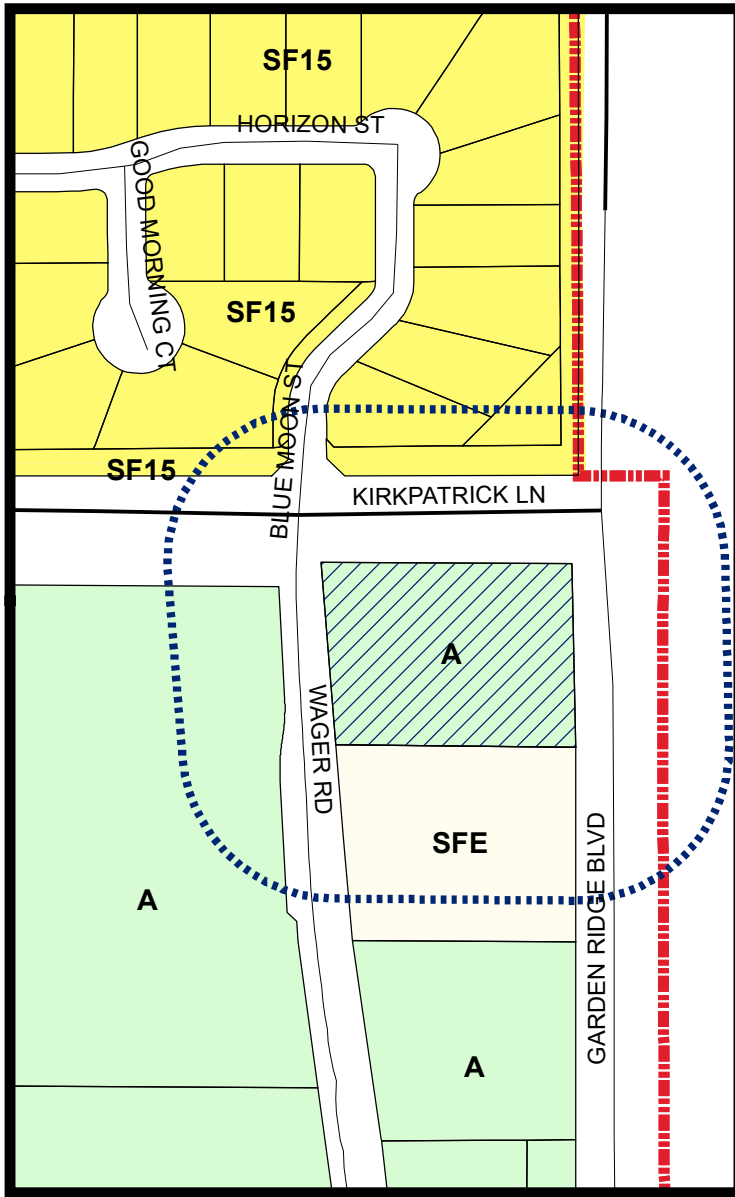
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Zoning Planned Development Package
4. Draft Planned Development (PD) Standards

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

Vicinity Map

MPA24-0001 & ZPD23-0011: Wager Road Assisted Living



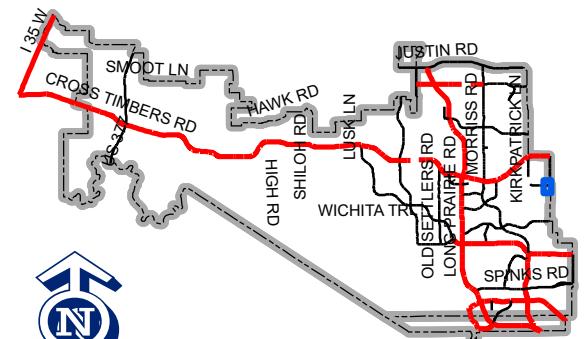
LEGEND

Agriculture Single Family 15 Single Family Estate

Subject Property
 200 ft Notification Buffer around 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

0 187.5 375 750 Feet

ROBERT GLOYNA

ATTORNEY & COUNSELOR
2633 MCKINNEY AVE., #130-167
DALLAS, TEXAS 75204

(214) 557-4998
FAX: (214) 666-8975
gloynalaw@hotmail.com

September 30, 2024

Chuck Russell,
Town Planner Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Mr. Russell

Applicant KTL-Wager LLC (“Applicant”) is proposing a master plan amendment to amend the land use from Estate Density Residential to Office Use to the property and improvements located at the corner of Wager Rd, Kirkpatrick Ln and Garden Ridge Blvd., 3428 Wager Rd, Flower Mound, Tx 75028-1410 (the “Property”). The Applicant is proposing to amend the zoning from Agricultural (A) zoning district to a Planned Development with Office uses that will propose language to permit the use of a nursing or congregate facility by right to the property.

Development Standards proposed are acceptable to the Applicant.

Additionally, the Applicant is requesting that the compatibility buffer and the masonry wall requirements shall not apply along the southern property line

The properties bordering the proposed nursing or congregate care facility include Wager Road School to the west across from Wager Rd., zoned Agricultural, a residential area to the North of Kirkpatrick Ln., zoned residential, to the south a single residential property, zoned residential and to the East across Garden Ridge Blvd., a City of Lewisville residential area, zoned residential. The architectural features of the building elevations were constructed to enhance/complement the surrounding developed property and the landscape plan is consistent with existing landscape features in this area. The exterior of building on the Property currently meets the criteria for Master Plan – Urban Design Plan (non-residential). The exterior of building has not changed since the building was constructed over ten years ago and the Applicant will not be making any changes to the façade/building. The building’s façade is over 80% brick with the natural beige color of the stone. There is no roof mounted mechanical equipment and the Property has 9 dedicated parking spaces.

We look forward to working with you on this project and we are available to answer any questions you may have regarding the proposed nursing or congregate care facility.

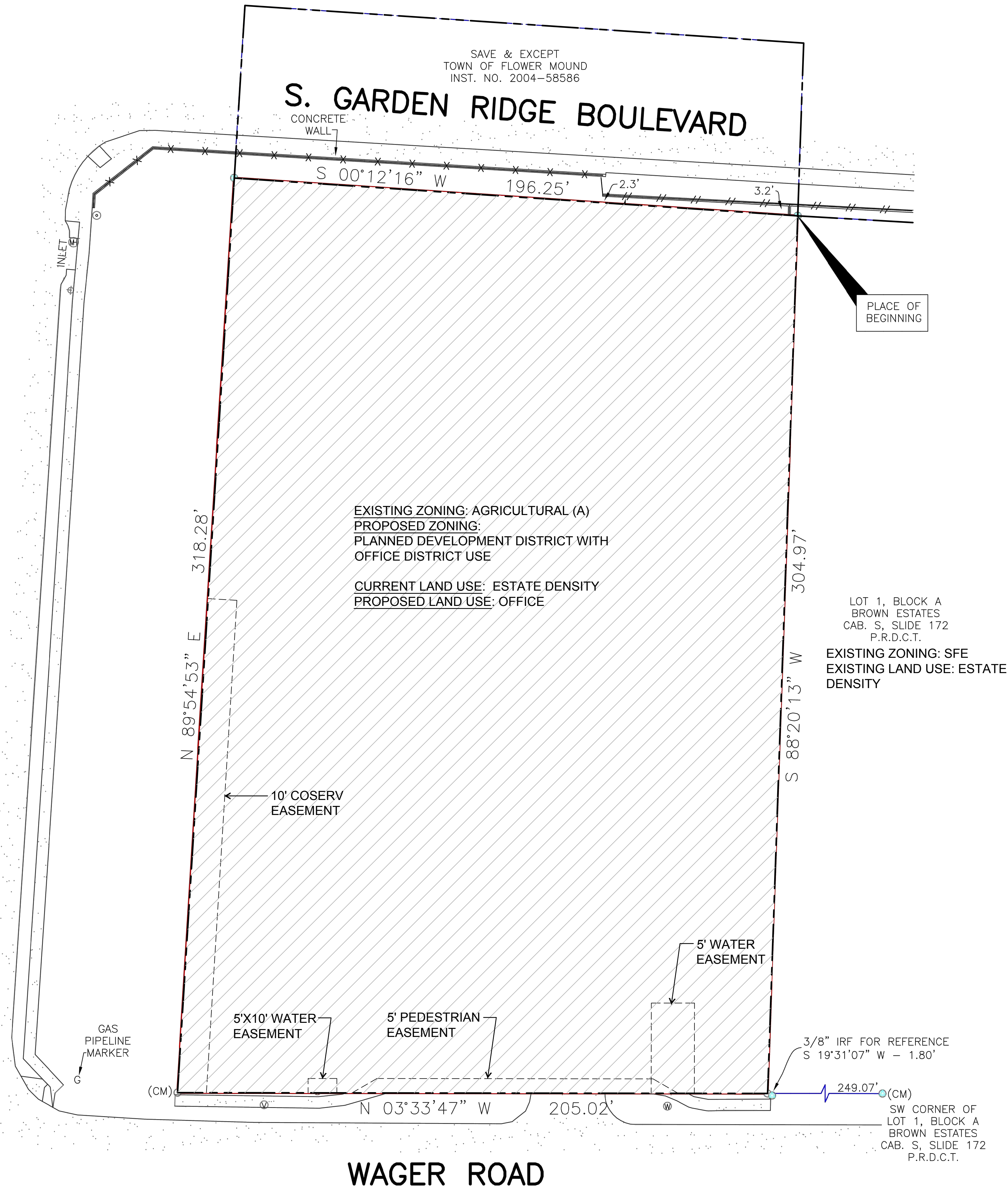
Thank you for your cooperation and prompt attention to this matter. If you have any questions, please contact me at (214) 557-4998.

Sincerely,

/s/ Robert Gloyna

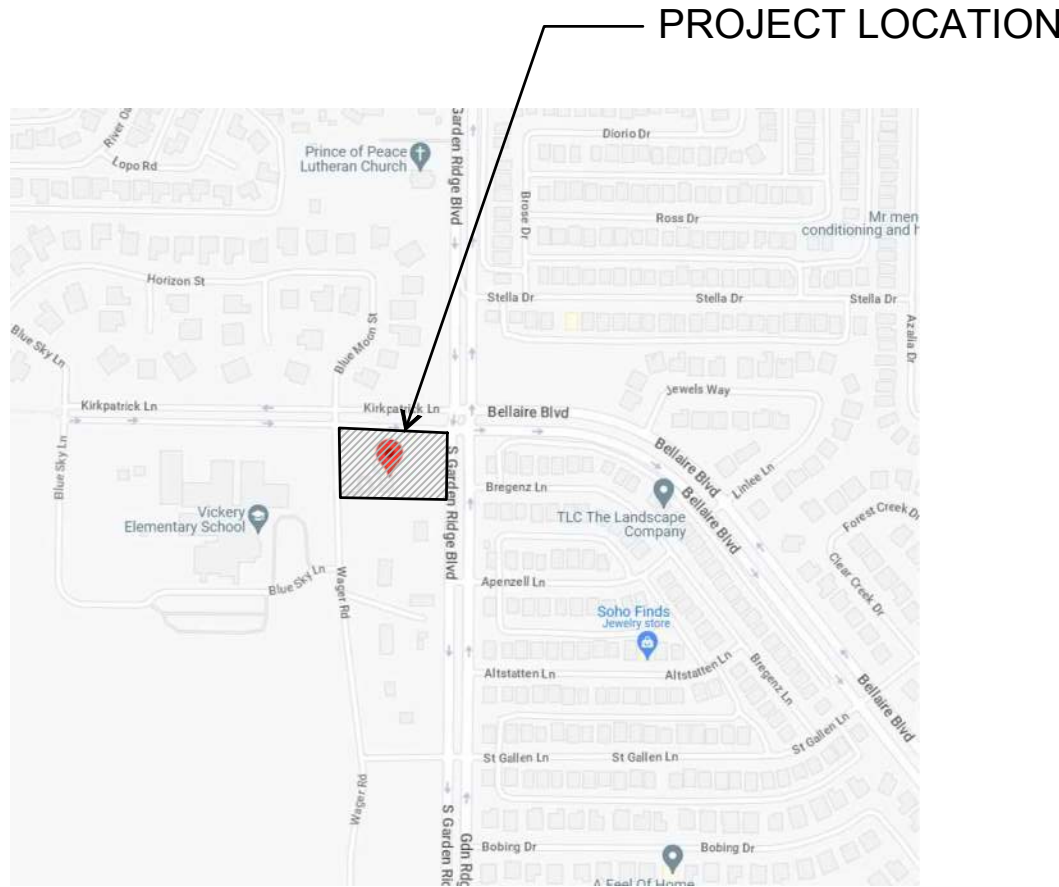
Robert Gloyna

KIRKPATRICK LANE



SCALE: 1 IN. = 20 FT.

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BEGINNING at a 1/2 inch yellow-capped iron rod set for corner in the West line of S. Garden Ridge Boulevard, at the Northeast corner of Lot 1, Block A, Brown Estates, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Cabinet S, Slide 172, Plat Records, Denton County, Texas (P.R.D.C.T.), being the Southeast corner of said Bennett tract;		
THENCE South 88 deg. 20 min. 13 sec. West, a distance of 304.97 feet to a 1/2 inch iron rod found for corner in the East line of Wager Road, at the Northwest corner of said Lot 1, from which a 3/8 inch iron rod found for reference bears South 19 deg. 31 min. 07 sec. West, a distance of 1.80 feet;		
THENCE North 03 deg. 33 min. 47 sec. West, a distance of 205.02 feet to a 1/2 inch iron rod found for corner at the intersecting East line of Wager Road and the South line of Kirkpatrick Lane;		
THENCE North 89 deg. 54 min. 53 sec. East, a distance of 318.28 feet to a 1/2 inch yellow-capped iron rod set for corner at the intersecting South line of Kirkpatrick Lane and the West line of S. Garden Ridge Boulevard;		
THENCE South 00 deg. 12 min. 16 sec. West, a distance of 196.25 feet to the PLACE OF BEGINNING and containing 62,477 square feet or 1.43 acres of land.		
<u>ZONING STANDARD</u>	<u>PROPOSED:</u> PLANNED DEVELOPMENT DISTRICT WITH OFFICE DISTRICT USE	<u>EXISTING:</u> AGRICULTURAL (A)
MIN. LOT AREA	NO MIN. LOT AREA	2 ACRES OR 87,120 SF
MIN. LOT WIDTH	NO MIN. LOT WIDTH AREA	200 FT.
MIN. FLOOR AREA	NO MIN. FLOOR AREA	1,800 SF.
MIN. FRONT YARD	NO MIN. FRONT YARD AREA REQUIREMENT : SUBJECT TO SECTION 98-1026	40 FT.
MIN. SIDE YARD	NO MIN. SIDE YARD AREA REQUIREMENT : SUBJECT TO SECTION 98-1027	25 FT.
MIN. REAR YARD	MIN. 15' REAR YARD : SUBJECT TO SECTION 98-1028	20 FT.
MAX. LOT COVERAGE	50% - SUBJECT TO SECTION 98-1027	25 %
MAX HEIGHT (stories/ft)	3 / 35 FT. - SUBJECT TO SECTION 98-1027	3 / 35 FT.
MAX FLOOR AREA RATIO	1:1	
<u>MASTER PLAN FEATURES</u>		
LAND USE PLAN	<u>EXISTING:</u> ESTATE DENSITY <u>PROPOSED:</u> OFFICE	
SPECIFIC PLANS	NONE	
URBAN DESIGN PLAN	Existing building is in compliance with the Master Plan	
OPEN SPACE PLAN	N/A	
THOROUGHFARE PLAN	S GARDEN RIDGE BLVD - MAJOR ARTERIAL KIRKPATRICK LANE - URBAN MINOR ARTERIAL	
WATER PLAN	CONNECTED TO EXISTING 8" ON WAGER ROAD	
WASTEWATER PLAN	CONNECTED TO EXISTING 6" SANITARY SYSTEM ON WAGER ROAD	
<u>PARKING</u>		
EXISTING PARKING TOTAL	9	
EXISTING ACCESSIBLE <u>PARKING</u>	1	



VICINITY MAP
N.T.S.

KTL WAGER ROAD

3428 WAGER RD
FLOWER MOUND
TEXAS 75028
DENTON COUNTY

OWNER: KTL CAPITAL INC.
CONTACT: KENNETH LIN
EMAIL: ktlcapitalinc@gmail.com

ISSUE LOG	
DATE	DESCRIPTION
04/21/24	MASTER PLAN EXHIBIT

KTL WAGER ROAD
MASTER PLAN EXHIBIT

PATRA PHILLIPS, RA
Reg # 26877
patra@fanningphillips.com
214-264-8734

ARCH. PROJ. #:	SCALE:
24700	1" = 20'-0"

SHEET NO.

1

MASTER PLAN
AMENDMENT EXHIBIT

3428 WAGER RD
FLOWER MOUND
TEXAS 75028
DENTON COUNTY

ISSUE LOG

[illegible]KTL WAGER ROAD
CONCEPT SITE PLAN

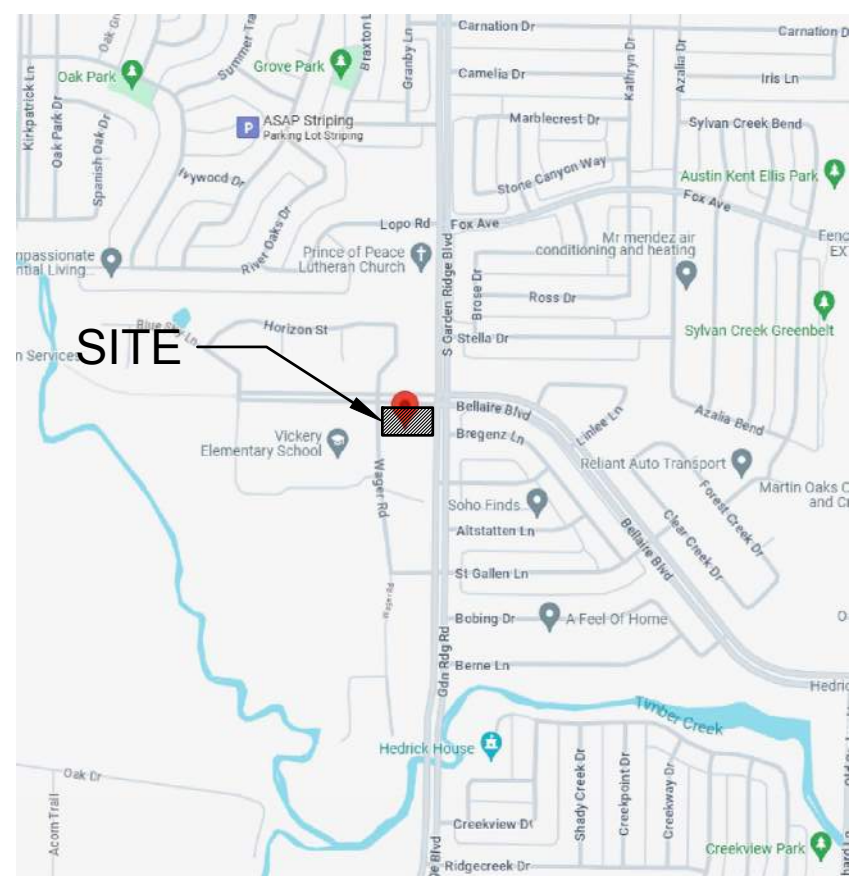
 **Fanning & Philips**
DESIGN

PATRA PHILIPS, RA
Reg # 26877
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
24700	1" = 20'-0"

2

SITE PLAN



NTS

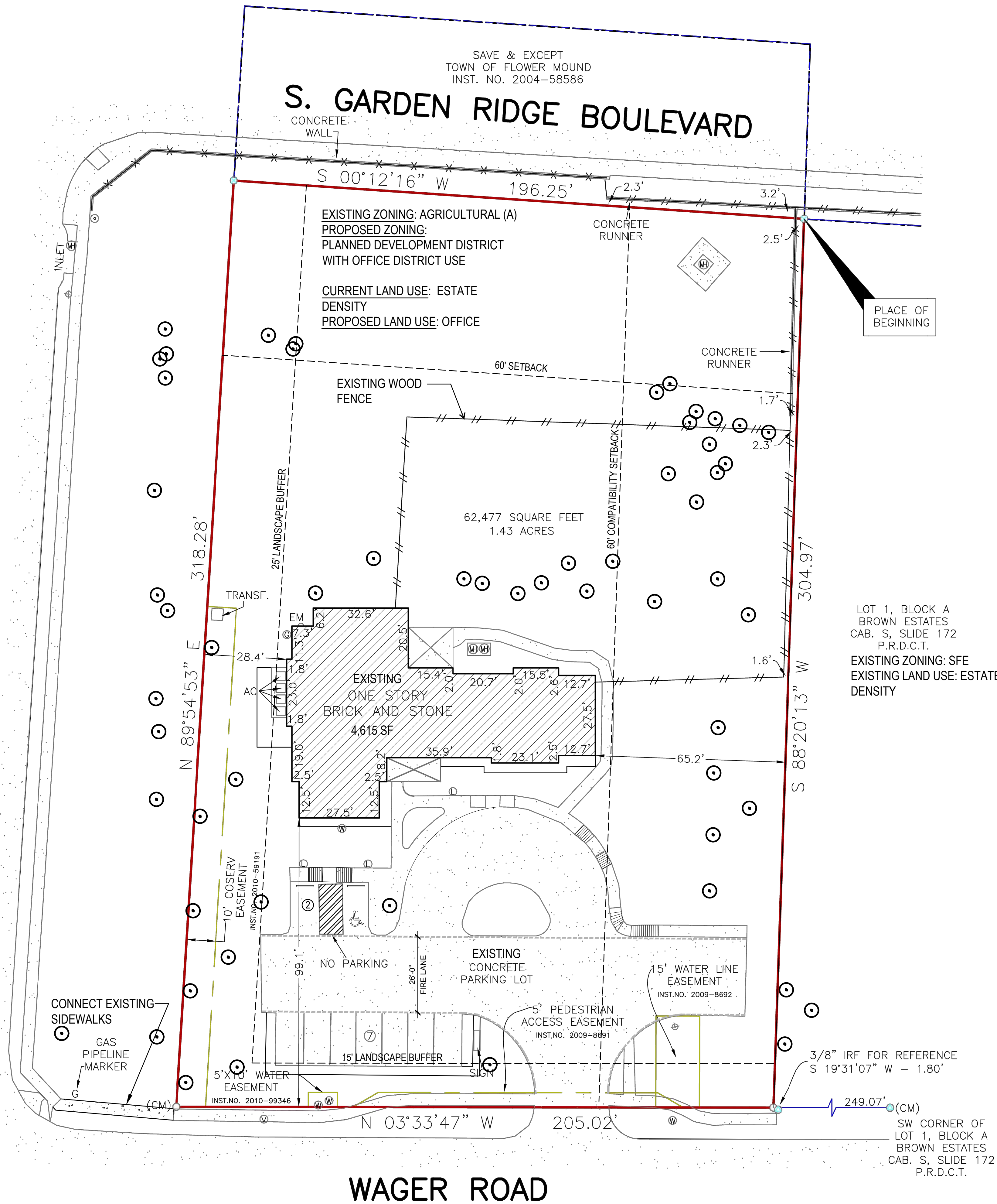


<u>ZONING STANDARD</u>	<u>PROPOSED:</u> PLANNED DEVELOPMENT DISTRICT WITH OFFICE DISTRICT USE	<u>EXISTING:</u> AGRICULTURAL (A)
MIN. LOT AREA	NO MIN. LOT AREA	2 ACRES OR 87,120 SF
MIN. LOT WIDTH	NO MIN. LOT WIDTH AREA	200 FT.
MIN. FLOOR AREA	NO MIN. FLOOR AREA	1,800 SF.
MIN. FRONT YARD	NO MIN. FRONT YARD AREA REQUIREMENT : SUBJECT TO SECTION 98-1026	40 FT.
MIN. SIDE YARD	NO MIN. SIDE YARD AREA REQUIREMENT : SUBJECT TO SECTION 98-1027	25 FT.
MIN. REAR YARD	MIN. 15' REAR YARD : SUBJECT TO SECTION 98-1028	20 FT.
MAX. LOT COVERAGE	50% - SUBJECT TO SECTION 98-1027	25 %
MAX HEIGHT (stories/ft)	3 / 35 FT. - SUBJECT TO SECTION 98-1027	3 / 35 FT.
MAX FLOOR AREA RATIO	1:1	
<u>MASTER PLAN FEATURES</u>		
LAND USE PLAN	<u>EXISTING:</u> ESTATE DENSITY <u>PROPOSED:</u> OFFICE	
SPECIFIC PLANS	NONE	
URBAN DESIGN PLAN	Existing building is in compliance with the Master Plan	
OPEN SPACE PLAN	N/A	
THOROUGHFARE PLAN	S GARDEN RIDGE BLVD - MAJOR ARTERIAL KIRKPATRICK LANE - URBAN MINOR ARTERIAL	
WATER PLAN	CONNECTED TO EXISTING 8" ON WAGER ROAD	
WASTEWATER PLAN	CONNECTED TO EXISTING 6" SANITARY SYSTEM ON WAGER ROAD	
<u>PARKING</u>		
EXISTING PARKING TOTAL	9	
EXISTING ACCESSIBLE PARKING	1	

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. OR ALL RETAINING / DETAINING WALL, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DISTRICT.
3. 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.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND / OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE PERMIT.
7. 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.
8. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
9. LUMINAIRES LOCATED WITHIN THE COMPATIBILITY BUFFER BETWEEN DISSIMILAR USES ARE PROHIBITED

SITE DATA TABLE		
PHYSICAL ADDRESS	3428 WAGER ROAD	
GROSS SITE AREA	1.43 ACRES / 62,477 SQUARE FEET	
NET SITE AREA	1.37 ACRES / 59,688 SQUARE FEET	
ZONING		
EXISTING ZONING	AGRICULTURE	
PROPOSED ZONING	PD-205 WITH OFFICE DISTRICT USE	
CURRENT USE	ESTATE DENSITY	
PROPOSED ZONING	OFFICE DISTRICT	
LOT COVERAGE DATA		
BUILDING COVERAGE	7.39%	4,615 SF
IMPERVIOUS AREA	26.28%	16,419 SF
PERVIOUS AREA	73.72%	46,058 SF
PARKING SUMMARY	REQ'D	PROVIDED
OFFICE (2 SP / 3 BEDS) 16 BEDS	11	9
HANDICAPPED	1	1
TOTAL PARKING	11	9
BUILDING DATA		
BUILDING	EXISTING ONE STORY STRUCTURE	
BUILDING HEIGHT	MAX: 23'-3" MEAN: 15X11-1/2"	
TOTAL BUILDING SF	4,615 SF	



 NORTH

CONCEPT SITE PLAN

SCALE = 1" = 20'-0"



SCALE: 1 IN. = 20 FT.



1A

CONCEPT LANDSCAPE PLAN

SCALE: 1" = 20'-0"

KIRKPATRICK LANE

S. GARDEN RIDGE BOULEVARD

WAGER ROAD

SAVE & EXCEPT
TOWN OF FLOWER MOUND
INST. NO. 2004-58586

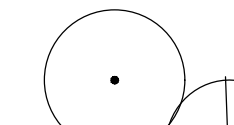
PLACE OF
BEGINNING

LOT 1, BLOCK A
BROWN ESTATES
CAB. S, SLIDE 172
P.R.D.C.T.
EXISTING ZONE: SFE

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREETYARD	25,474 SQ. FT.	5,095 SQ. FT.	17,105 SQ. FT.
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
STREETYARDS OF 10,000 SF TO 100,000 SF PROVIDE 1 TREE PER 2500 SF OVER 10,000 PLUS 10 TREES	25,474 SQ. FT.	17 TREES	21 NEW TREES 1- EX. 30" TREE 6 TREE CREDITS
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	REQUIRED	PROVIDED
KIRKPATRICK LANE	25 FT.	25 FT.	25 FT.
WAGER ROAD	15 FT.	15 FT.	15 FT.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	KIRKPATRICK LANE = 320.9 LF	11 TREES	12 EXISTING TREES
1 PER 30 L.F.	WAGER ROAD = 204.84 LF	7 TREES	3 NEW TREES 4 EXISTING TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	9	90 S.F.	810 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	9	1 TREE	3 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A TREE.			

NOTE: COMPATIBILITY BUFFER REQUIREMENT REQUESTED TO BE WAIVED PER PREVIOUS APPROVAL

NEW PLANT MATERIAL LIST SUMMARY CHART

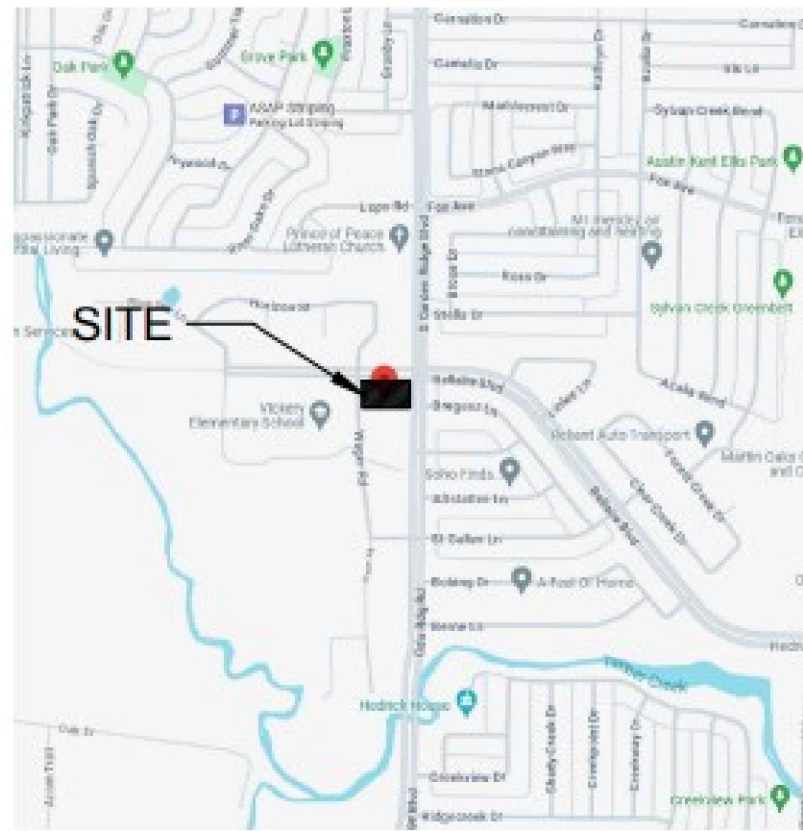
	LARGE CANOPY TREES		
	1	PECAN	4" CAL.; 12' MIN HT; 90 GAL MIN. CONT.
	3	LACEBARK ELM	4" CAL.; 12' MIN HT; 90 GAL MIN. CONT.
	3	BALD CYPRESS	4" CAL.; 12' MIN HT; 90 GAL MIN. CONT.
	2	WESTERN SOAPBERRY	4" CAL.; 12' MIN HT; 90 GAL MIN. CONT.
	SHRUBS		
	34	SUNSHINE LIGUSTRUM	2' HGT; 5 GALLON CONT.; 3' O.C.
	6	ABELIA 'ROSE CREEK'	2' HGT; 3 GALLON CONT.; 3' O.C.
	34	TEXAS SAGE 'GREEN CLOUD'	3' HGT; 5 GALLON CONT.; 3' O.C.

EXISTING TREE TO REMAIN; PRESERVE & PROTECT; SPECIES AS SPECIFIED ON PLAN

GENERAL LANDSCAPE NOTES:

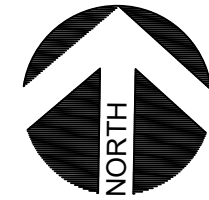
- All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
- All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and/or guy trees only at the direction of the landscape architect.
- Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
- All planting beds not formed by a concrete curb or sidewalk are to be edged with Steel Edging (1/8"x4" pointed green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.

- All turf areas are to be sodded with common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
- All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
- All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
- All irrigation sleeves to be by licensed irrigation contractor.
- All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
- All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
- All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.



VICINITY MAP

NTS



CONSULTANTS:

EBA
LANDSCAPE ARCHITECTS
E. BROOKE ASSOCIATES
P: 817.219.2665
E: erin@ebrooke.com



11/13/2024

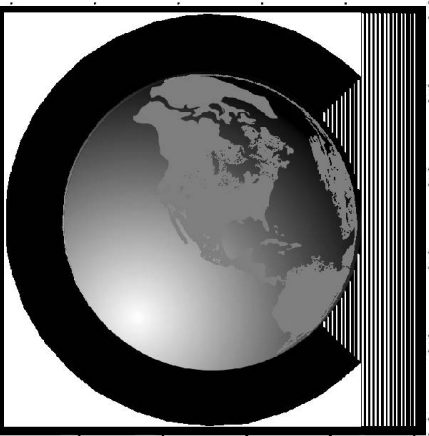
SHEET TITLE:

LANDSCAPE PLAN
3428 WAGER ROAD FLOWER MOUND, TX
TOWN OF FLOWER MOUND
DESIGNED BY J. DORRANBY / DATE: 11-13-2024 / SHEET: 1-1

SHEET NUMBER:

L-1A

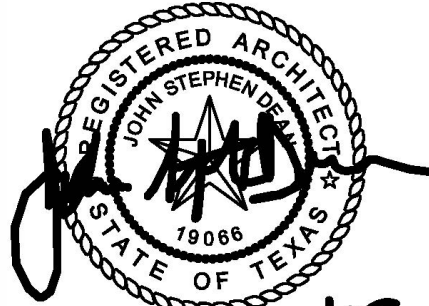




CREATION
ARCHITECTURE
P. L. L. C.
INTELLIGENT DESIGN SOLUTIONS
1870 CROWN DRIVE-SUITE 1510
DALLAS, TEXAS 75234
PH214-461-7740 F214-461-7741

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COUNTRY PLACE LIVING
3128 WAGER ROAD
FLOWER MOUND, TEXAS 75028

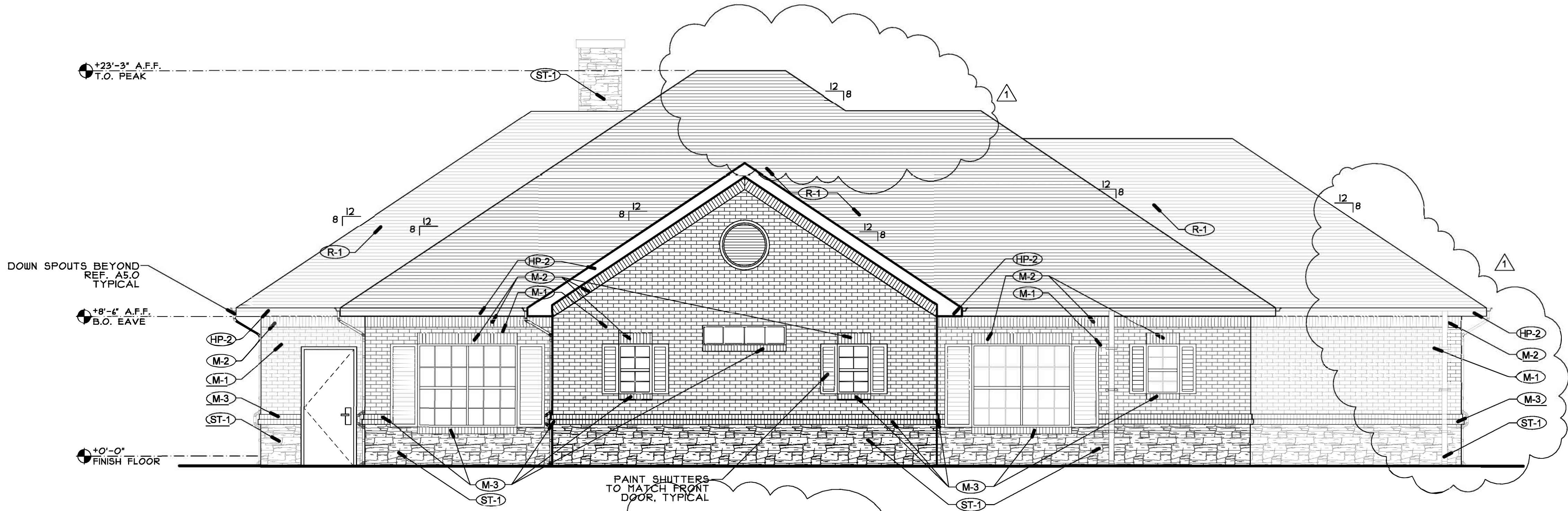


COUNTRY PLACE
LIVING

07/01/09	FOR PERMIT
10/15/09	REVISION 1

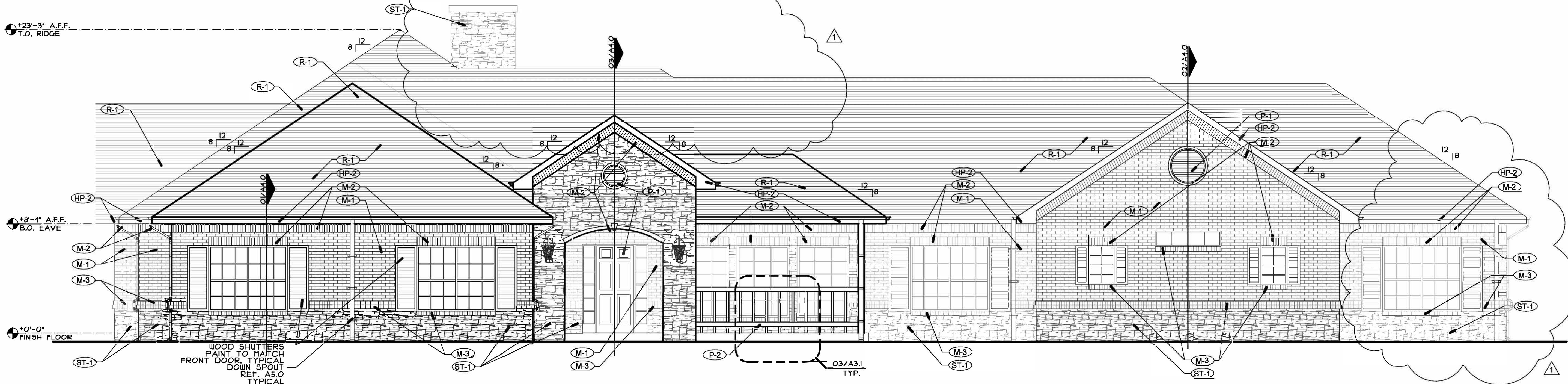
EXTERIOR
ELEVATIONS

08032-01
JOB NUMBER
A3.0
SHEET
Page 39 of 42



02 EXTERIOR ELEVATION- NORTH ELEVATION

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



01 EXTERIOR ELEVATION- WEST ELEVATION

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

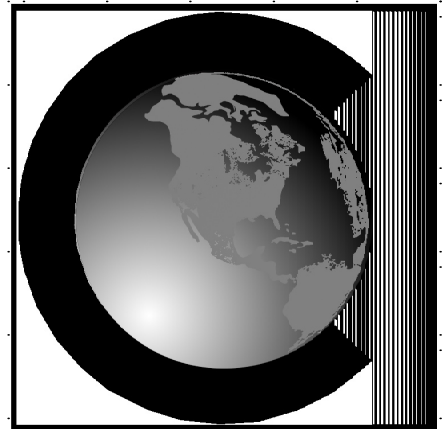
The Following Plat/Graphic
Case Number SUP/SP 378-08
Was Administratively Approved
On Date 10/29/2009

ELEVATION CALCULATIONS

	NORTH		SOUTH		EAST		WEST	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%
FACADE S.F.	686		744		1,212		1,244	
DOORS AND WINDOWS	83		111		190		231	
TOTAL FACADE S.F. (MINUS DOORS AND WINDOWS)	603		633		1,022		1,013	
PRIMARY MASONRY MIN. 80%								
BRICK (M-1, M-2, M-3)	431	71.5%	382	60.3%	589	57.7%	45	4.4%
STONE (ST-1)	166	27.5%	133	20.9%	239	23.4%	226	22.3%
TOTAL	603	100%	633	100%	1,022	100%	271	26.7%
AVERAGE ROOF HEIGHT: 15'-11 1/2"								
MAX ROOF HEIGHT: 23'-3"								

EXTERIOR MATERIAL LIST

STONE
ST-1 BLACKSON BRICK CO.-- CEDAR HILL CREAM, 2008 QUALITY
MASONRY VENEER
M-1 MODULAR BRICK-- CLOUD CERAMICS- OLD HERITAGE
M-2 SOLDIER COURSE-- CLOUD CERAMICS- OLD HERITAGE
M-3 ROWLOCK COURSE-- CLOUD CERAMICS- OLD HERITAGE
SIDING
HP-1 HARDIE PLANK 1X6 SIDING-- COLOR PLUS- KHAKI BROWN (JH20-30)
HP-2 HARDIE PLANK 1X6 TRIM-- COLOR PLUS- AUTUMN TAN (JH20-20)
HP-3 HARDIE PLANK 1X4 TRIM-- COLOR PLUS- AUTUMN TAN (JH20-20)
ROOFING
R-1 COMPOSITION SHINGLE ELK COMPOSITION ASPHALT 30 YEAR-- WEATHERED WOOD
PAINT
P-1 SMOKE HOUSE- SW1040
P-2 WHOLE WHEAT- SW421
NOTES:
-KEY STONES TO BE CAST STONE
-FASCIA'S TO BE HARDIETRIM AND TO BE TRUE COLOR- AUTUMN TAN
-SOFFITS TO BE HARDIESOFFIT CONTINUOUSLY VENTED TO BE JH TRUE COLOR- KHAKI BROWN
-FRONT DOOR AND ATTIC VENTS TO BE P-1
-ALL PORCH RAILING, GUTTERS, DOWNSPOUTS, BACK DOOR TO BE P-2
-ALL HP-3 PIECES AROUND WINDOWS TO BE HP TRUE COLOR- AUTUMN TAN
-ALL HP LAP SIDING TO BE HP TRUE COLOR- KHAKI BROWN
-CONTACT CRAIG BENEKE WITH BLACKSON BRICK COMPANY FOR ALL BRICK AND STONE: 214-855-5051



CREATION
ARCHITECTURE
P. L. L. C.
INTELLIGENT DESIGN SOLUTIONS

1870 CROWN DRIVE, SUITE 1510
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COUNTRY PLACE LIVING
3128 WAGER ROAD
FLOWER MOUND, TEXAS 75028



COUNTRY PLACE
LIVING

07/01/09	FOR PERMIT
10/15/09	REVISION 1

EXTERIOR
ELEVATIONS

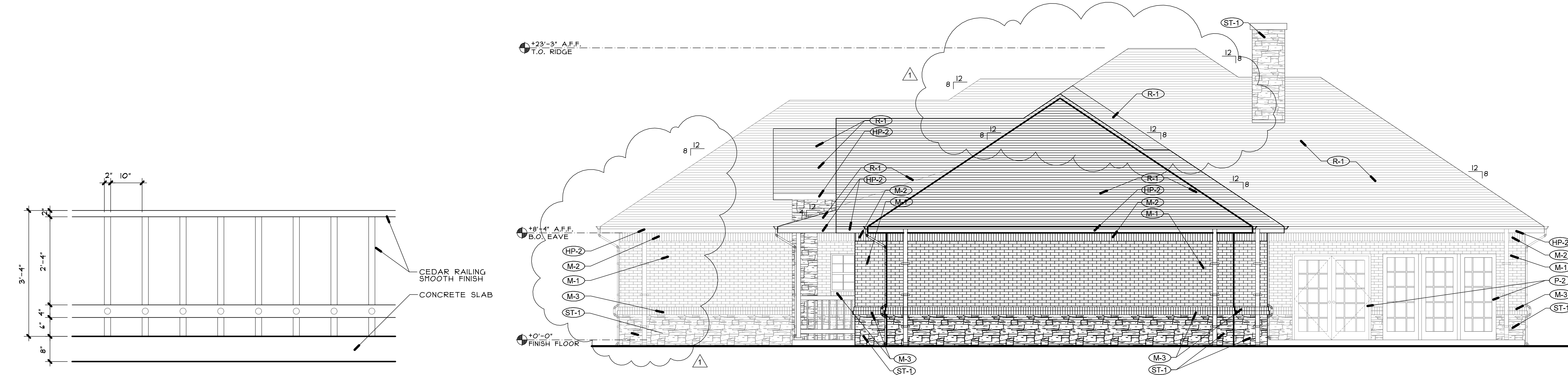
08032-01

JOB NUMBER

A3.1

SHEET

Page 40 of 42

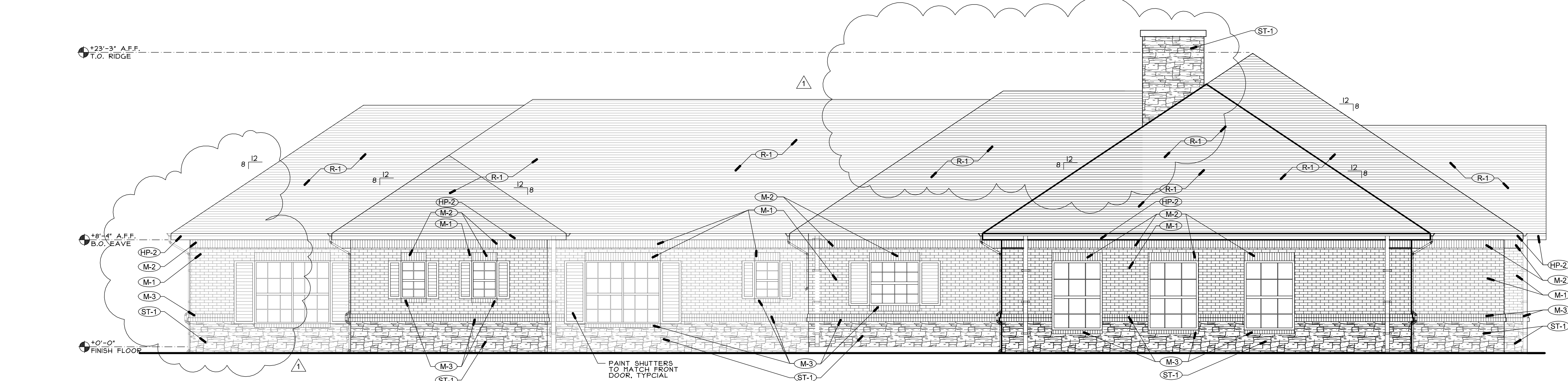


03 FENCE RAILING DETAIL

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

02 EXTERIOR ELEVATION-SOUTH ELEVATION

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



01 EXTERIOR ELEVATION- EAST ELEVATION

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

ELEVATION CALCULATIONS

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EXTERIOR MATERIAL LIST

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R-1	COMPOSITION SHINGLE ELK COMPOSITION ASPHALT 30 YEAR-- WEATHERED WOOD
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-ALL HP LAP SIDING TO BE HP TRUE COLOR- KHAKI BROWN	
-CONTACT CRAIG BENEKE WITH BLACKSON BRICK COMPANY FOR ALL BRICK AND STONE: 214-855-5051	

The Following Plat/Graphic
Case Number SUP/SP 378-08
Was Administratively Approved
On Date 10/29/2009

Exhibit “B”

DEVELOPMENT STANDARDS Planned Development District No. 205 (PD-205)

Wager Road Nursing or Congregate Facility

The development on the property comprising approximately 1.43 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound Master Plan and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. Exhibits:

1. The following Exhibits are incorporated into this planned development.
 - a. Exhibit “C”: Conceptual Site Plan.
 - b. Exhibit “D”: Conceptual Landscape Plan.
 - c. Exhibit “E”: Conceptual Elevations.

B. Office District (O) uses:

Development of PD-205 designated on Exhibit “C,” the Concept Plan comprising approximately 1.43 acres, shall be in compliance with all regulations applicable to Office District (O) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance

1. PERMITTED USES: The uses listed as Permitted Uses in O Office District in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” in accordance with Section 98-542 of the Land Development Code, “Permitted Uses,” as amended.

In addition to the uses listed as Permitted Uses in the Office District (O) in the Town’s Zoning Ordinance, the following Office use may be permitted by right:

- a. Nursing or congregate care facility
2. SPECIFIC USES: The uses listed as Specific Uses in O Office District in the Town’s Ordinance may be permitted with a Specific Use Permit (SUP) approved by the Town in the areas designated on Exhibit “C” in accordance with Section 98-543 of the Land Development Code, “Specific Uses,” as amended.
3. TEMPORARY USES: The uses listed as Temporary Uses in O Office District in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” upon approval of a Temporary Use Permit in accordance with Section 98-544 of the Land Development Code, “Temporary Uses,” as amended.
4. DIMENSIONAL REGULATIONS: The dimensions listed in Section 98-545 of the Town’s Zoning Ordinance shall apply in areas designated O Office District as designated on Exhibit “C”.

C. Supplementary Standards

1. Site plan shall substantially comply with the approved Conceptual Plan, Exhibit "C."
2. Landscape shall substantially comply with the approved Conceptual Landscape Plan (Exhibit "D") and shall be in accordance with the Town's Landscape Ordinance, as amended.
3. Luminaires shall not be located within 25 feet of the southern property line.

D. Exceptions

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

1. Compatibility Buffer-Section 82-302.
 - a. The compatibility buffer and the masonry wall requirements shall not apply along the southern property line.