

Planning & Zoning Commission



December 9, 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, December 23, 2024 - CANCELED
2. Monday, January 13, 2025

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. Coordination of Calendars

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 November 11, 2024 - Consider approval of the minutes from November 11, 2024.
2. SSP24-0004 - Golf Everywhere / Long Prairie Plaza - Consider a request for a Subdivision Site Plan (SSP24-0004 – Golf Everywhere / Long Prairie Plaza) to

approve infrastructure for a non-residential subdivision. The property is generally located north of Aberdeen Drive and east of Long Prairie Road.

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. MISC24-0001 – Radionov Lot-to-Lot Drainage Exception - Consider a request for an exception (MISC24-0001 – Radionov Lot-to-Lot Drainage Exception) to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances in order to allow lot-to-lot drainage. The property is generally located west of Morriss Road and south of Hazy Meadows Lane.
2. ZPD23-0007 - Cachet Salons & Spa at Lakeside Crossing, Lot 3 - Public Hearing to consider an ordinance for rezoning (ZPD23-0007 – Cachet Salons & Spa at Lakeside Crossing, Lot 3) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses by adding new concept plans and elevations for Lot 3, Block A, of the Lakeside Crossing Addition and to modify development standards. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.
3. ZPD24-0004 - Marty B's at Lakeside Crossing, Lot 2 - Public Hearing to consider an ordinance for rezoning (ZPD24-0004 – Marty B's at Lakeside Crossing, Lot 2) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to include new concept plans and elevations for Lot 2, Block A, Lakeside Crossing, to modify development standards, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.
4. MPA23-0005 - Monarch - Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0005 – Monarch) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation within the Denton Creek District Area Plan from Campus Commercial uses to High Density uses. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.
5. ZPD23-0012 - Monarch - Public Hearing to consider an ordinance amending the zoning (ZPD23-0012 - Monarch) from Interim Holding (IH) and Planned Development District No. 98 (PD-98) with Campus Commercial District (CC) uses to Planned Development District No. 200 (PD-200) with Campus Commercial District (CC) uses and Single Family-Attached (SF-A) uses with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.
6. MPA24-0005 - Pine Hill - Public Hearing to consider an ordinance amending the Master Plan (MPA24-0005 – Pine Hill) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Low Density

- Residential uses to Medium High Density Residential uses. The property is generally located south of Cross Timbers Road and east of Grace Pearl Lane.
7. ZPD24-0007 - Pine Hill - Public Hearing to consider an ordinance amending the zoning (ZPD24-0007 – Pine Hill) from Planned Development District No. 173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility to Planned Development District No. 207 (PD-207) with modified Single Family District-5 (SF-5) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Grace Pearl 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: December 6, 2024, at 12:45 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



November 11, 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 6:31 p.m with the following members present:

Donald Gilmore, Place 6, Chair
Jason Hobbs, Place 2, Vice-Chair
Gregory Schultz, Place 1
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Scott Jostes, Place 7
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
None

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
Codie Freeman, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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

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.

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 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.

None

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.

ACTION: Vice-Chair Hobbs moved to approve H.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.

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

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. 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.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Shai Patel, Ascend Growth Partners; present for questions, no presentation

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

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

NAYS: None

RESULT: 6 : 0

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.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Kenneth Lin, KTL - Wager Rd LLC

Robert Gloyna, Gloyna Law

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
--	---------	------------	-------------------------------

1.	None	None	Beth Soderberg, 3100 Wager Rd.
----	------	------	--------------------------------

** Indicates person did not wish to speak*

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

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

NAYS: None

RESULT: 6 : 0

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.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Kenneth Lin, KTL - Wager Rd LLC

Robert Gloyna, Gloyna Law

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	None	None	Beth Soderberg, 3100 Wager Rd.

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to recommend approval of I.3. as presented in the agenda caption, and with a condition to limit Office District zoning uses to include a nursing or congregate facility, certain required uses such as institutional uses, and certain uses that would have limited impact on the surrounding community. Commissioner Bayuk seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 7:43 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA H.2. CONSENT ITEM(S)

DATE: December 9, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP24-0004 – Golf Everywhere / Long Prairie Plaza) to approve infrastructure for a non-residential subdivision. The property is generally located north of Aberdeen Drive and east of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to approve infrastructure for a proposed two-lot nonresidential subdivision. On November 6, 2023, the Town Council approved Ordinance No. 49-23 that in part established the Subdivision Site Plan (SSP) process. The explanation for the establishment of this process was outlined in the staff report at that time as follows:

During the 2023 Texas legislative session, HB 3699 was adopted regarding municipal regulation and approval of subdivision plats. This legislation defines when a plat document is considered “filed” for the purpose of meeting statutory deadlines and streamlines and/or minimizes the materials that can be considered as part of a plat application.

In order to ensure that subdivisions and any new lots created within them still comply with the Town’s minimum development regulations, the Town is incorporating a Subdivision Site Plan application that must be approved by the Town before a Record Plat, Minor Record Plat, or Replat application is submitted.

An SSP is now required for nonresidential projects including more than one lot, or when a tree removal permit is required, and must have been approved before the submittal of a Record Plat or Replat. Requirements for an SSP application include engineering/construction plans, a tree survey and a subdivision landscape plan that includes all landscaping that must be installed with the Development permit.

The attached SSP depicts the two proposed subject lots, Lot 6 and Lot 2R1, Block A of the Long Prairie Plaza Addition. Lot 6 contains 7.668 acres and Lot 2R1 contains 4.699 acres. All required easements and setbacks have been depicted on the SSP that will allow for the development of Lot 6.

A site plan application for Lot 6 will be brought forward at a future time for approval by the Planning

and Zoning Commission. The development of Lot 6 will include an indoor amusement and recreation use containing an indoor golf facility, a teaching center, health and wellness center and a restaurant, as well as all required parking, landscaping and associated amenities.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

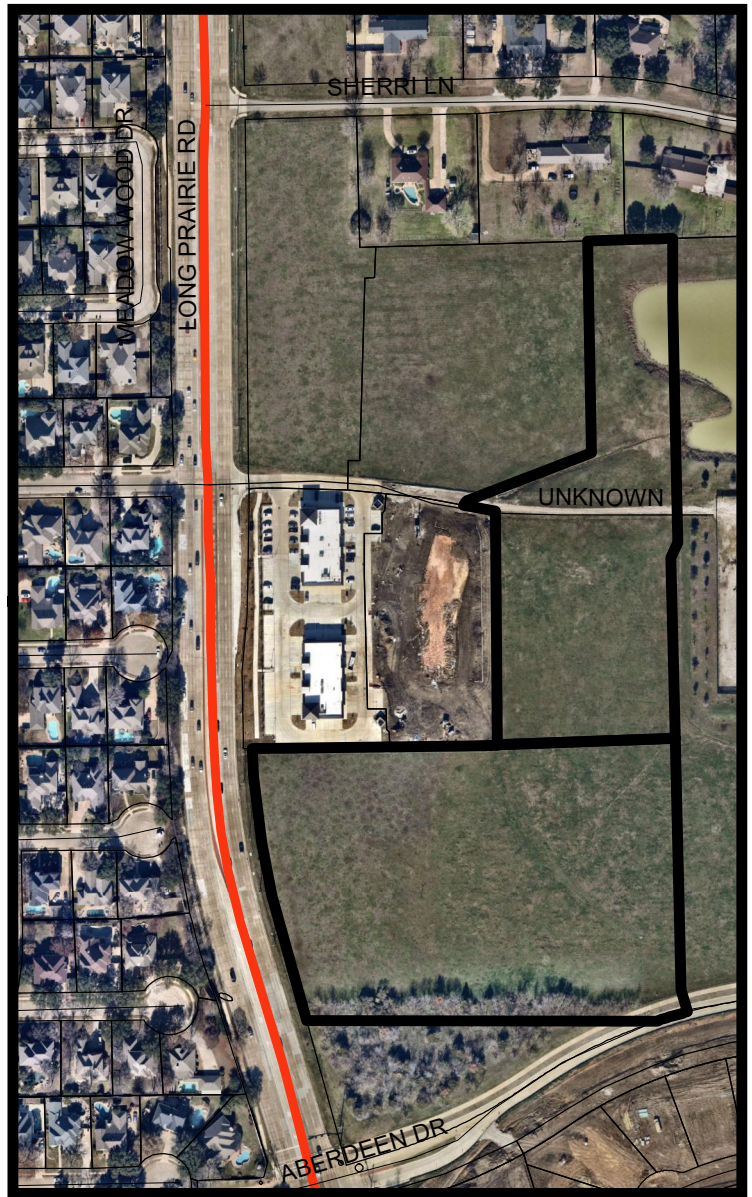
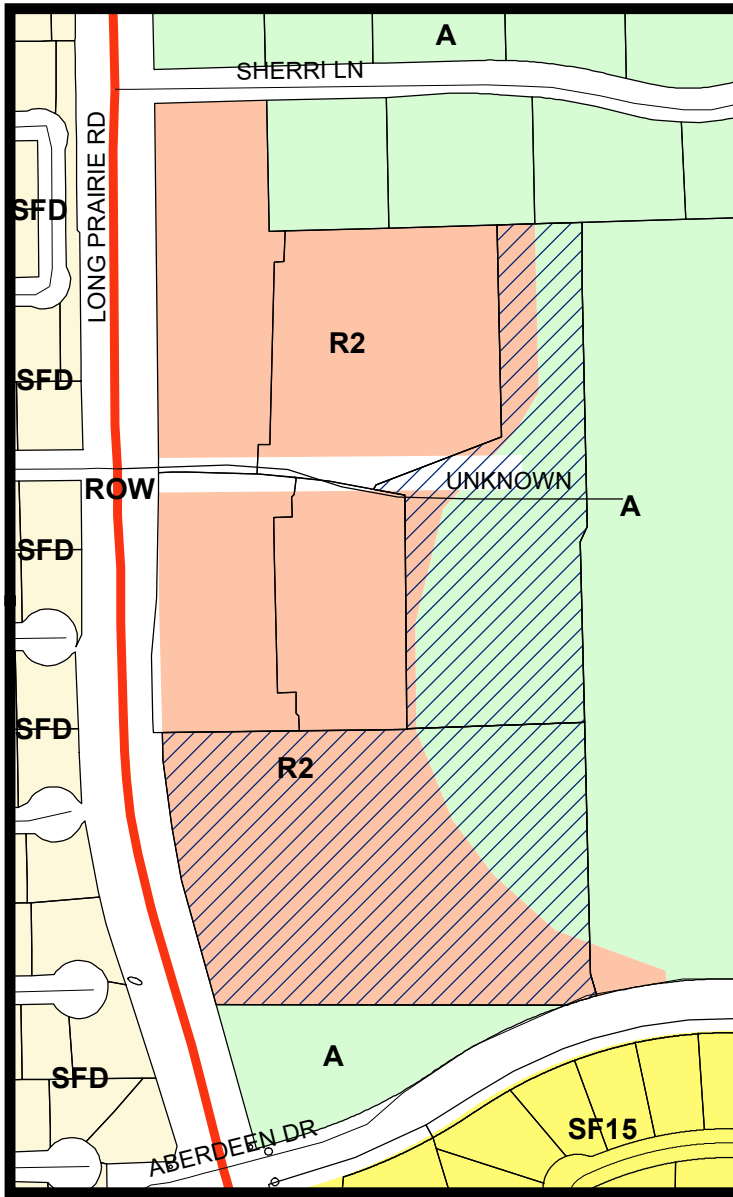
ATTACHMENTS:

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

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

Vicinity Map

SSP24-0004: Golf Everywhere



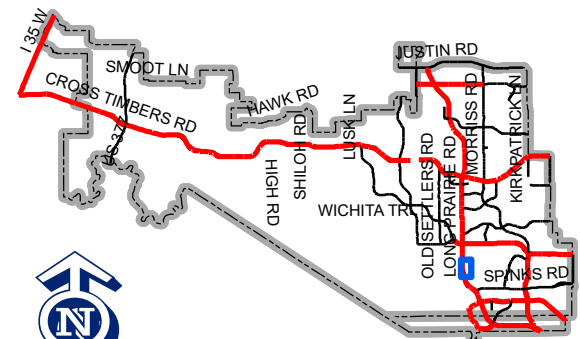
LEGEND

Agriculture
 Retail 2
 Single Family 15
 Single Family Detached

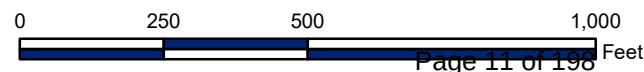
Subject Property

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

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



Map Location





December 2, 2024

Mr. Chuck Russell, Town Planner
Planning Department
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

**Re: *Subdivision Site Plan Long Prairie Plaza
Golf Everywhere***

Dear Mr. Russell,

Ridinger Associates, is pleased to inform you and the Town, of our client's intention to develop a portion of Lot 2R, Block A of the Long Prairie Plaza Addition. The purpose of this Subdivision Site Plan is for a proposed 7.668 acre Lot 6, Block A in accordance with PD 157 and the approved SUP.

We appreciate your consideration of our project and look forward to your favorable approval. Please call if you have any questions or comments.

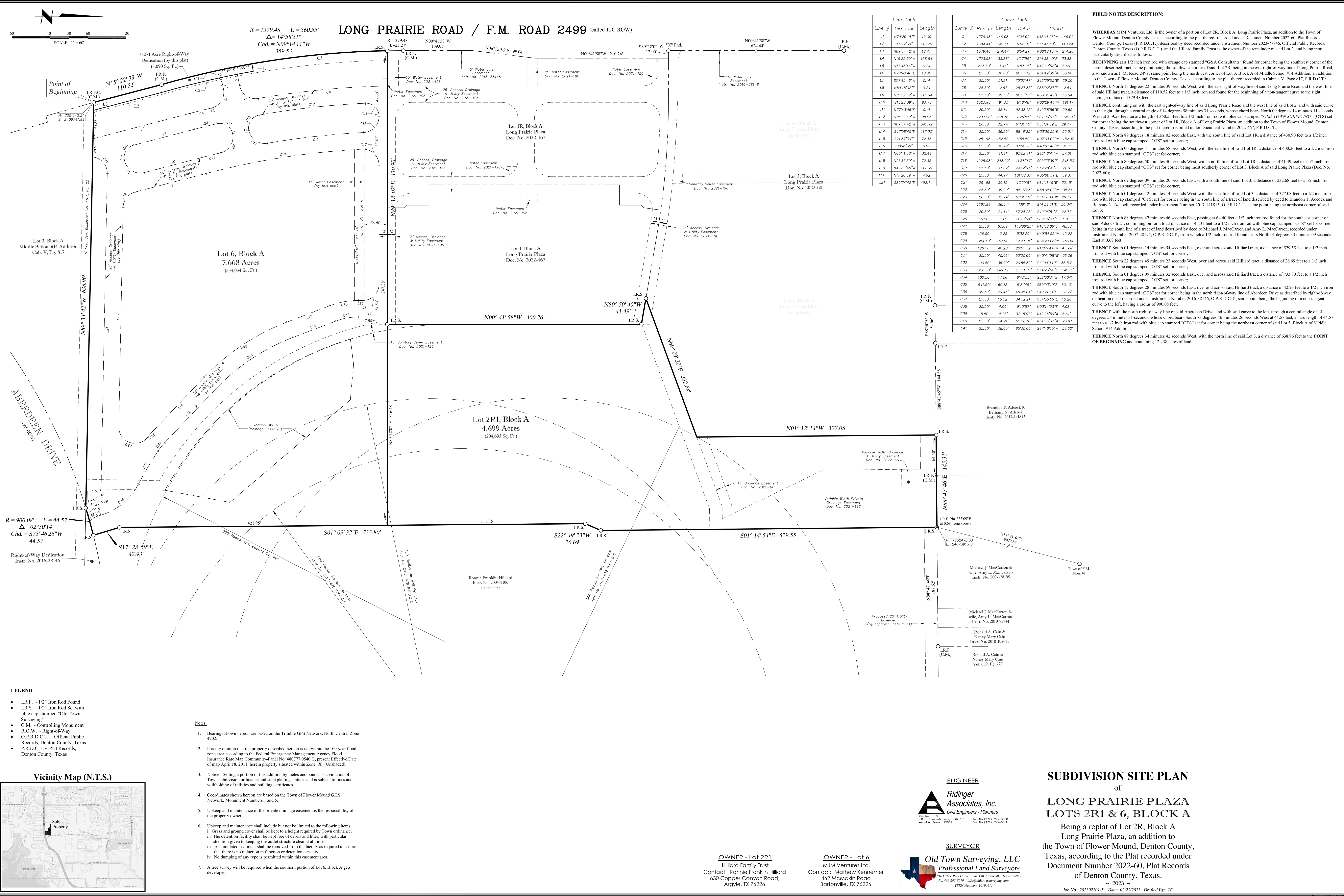
Thank You,

Ridinger Associates, Inc.
Firm No. 1969

A handwritten signature in blue ink, appearing to read 'J. Kilpatrick', is written over a faint circular stamp.

Mr. Jason R. Kilpatrick, P.E.
Engineer

Cc: file



LEGEND

- I.R.F. ~ 1/2" Iron Rod Found
- I.R.S. ~ 1/2" Iron Rod Set with blue cap stamped "Old Town Surveying"
- C.M. ~ Controlling Monument
- R.O.W. ~ Right-of-Way
- O.P.R.D.C.T. ~ Official Public Records, Denton County, Texas
- P.R.D.C.T. ~ Plat Records, Denton County, Texas

Vicinity Map (N.T.S.)

Notes:

- Bearings shown hereon are based on the Trimble GPS Network, North Central Zone 4202.
- It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480777 0540 G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- Coordinates shown hereon are based on the Town of Flower Mound G.I.S. Network, Monument Numbers 1 and 5.
- Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- Upkeep and maintenance shall include but not be limited to the following items:
 - Grass and ground cover shall be kept to a height required by Town ordinance.
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
 - No dumping of any type is permitted within this easement area.
- A tree survey will be required when the southern portion of Lot 6, Block A gets developed.

OWNER - Lot 2R1

Hilliard Family Trust
Contact: Ronnie Franklin Hilliard
630 Copper Canyon Road,
Argyle, TX 76226

OWNER - Lot 6

MJM Ventures Ltd.
Contact: Matthew Kennemer
462 McMakin Road
Bartonville, TX 76226

ENGINEER

Ridinger Associates, Inc.
Civil Engineers - Planners

From No. 1969
500 S. Campbell Lane, Suite 101
Lewisville, Texas 75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011

SURVEYOR

Old Town Surveying, LLC
Professional Land Surveyors

410 Office Park Circle, Suite 130, Lewisville, Texas, 75077
PH 469-291-8079 info@oldtownsurveying.com
TFRN Number: 1019461

FIELD NOTES DESCRIPTION:

WHEREAS MJM Ventures, Ltd. is the owner of a portion of Lot 2R, Block A, Long Prairie Plaza, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2022-60, Plat Records, Denton County, Texas (P.R.D.C.T.), described by deed recorded under Instrument Number 2023-77846, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and the Hilliard Family Trust is the owner of the remainder of said Lot 2, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange cap stamped "G&A Consultants" found for corner being the southwest corner of the herein described tract, same point being the southwest corner of said Lot 2R, being in the east right-of-way line of Long Prairie Road, also known as F.M. Road 2499, same point being the northwest corner of Lot 3, Block A of Middle School #14 Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Page 817, P.R.D.C.T.;

THENCE North 15 degrees 22 minutes 39 seconds West, with the east right-of-way line of said Long Prairie Road and the west line of said Hilliard tract, a distance of 110.52 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right, having a radius of 1379.48 feet;

THENCE continuing on with the east right-of-way line of said Long Prairie Road and the west line of said Lot 2, and with said curve to the right, through a central angle of 14 degrees 58 minutes 31 seconds, whose chord bears North 09 degrees 14 minutes 11 seconds West at 359.53 feet, an arc length of 360.55 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner being the southwest corner of Lot 1R, Block A of Long Prairie Plaza, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2022-467, P.R.D.C.T.;

THENCE North 89 degrees 18 minutes 02 seconds East, with the south line of said Lot 1R, a distance of 430.90 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 00 degrees 41 minutes 58 seconds West, with the east line of said Lot 1R, a distance of 400.26 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 80 degrees 50 minutes 40 seconds West, with a north line of said Lot 1R, a distance of 41.49 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being most southerly corner of Lot 3, Block A of said Long Prairie Plaza (Doc. No. 2022-60);

THENCE North 69 degrees 09 minutes 20 seconds East, with a south line of said Lot 3, a distance of 232.68 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 01 degrees 12 minutes 14 seconds West, with the east line of said Lot 3, a distance of 377.08 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the south line of a tract of land described by deed to Brandon T. Adcock and Bethany N. Adcock, recorded under Instrument Number 2017-141815, O.P.R.D.C.T., same point being the northeast corner of said Lot 3;

THENCE North 88 degrees 47 minutes 46 seconds East, passing at 64.40 feet a 1/2 inch iron rod found for the southeast corner of said Adcock tract, continuing on for a total distance of 145.31 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the south line of a tract of land described by deed to Michael J. MacCarron and Amy L. MacCarron, recorded under Instrument Number 2007-28195, O.P.R.D.C.T., from which a 1/2 inch iron rod found bears North 01 degrees 33 minutes 09 seconds East at 0.68 feet;

THENCE South 01 degrees 14 minutes 54 seconds East, over and across said Hilliard tract, a distance of 529.55 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 22 degrees 49 minutes 23 seconds West, over and across said Hilliard tract, a distance of 26.69 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 01 degrees 09 minutes 32 seconds East, over and across said Hilliard tract, a distance of 733.80 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 17 degrees 28 minutes 59 seconds East, over and across said Hilliard tract, a distance of 42.93 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the north right-of-way line of Aberdeen Drive as described by right-of-way dedication deed recorded under Instrument Number 2016-38146, O.P.R.D.C.T., same point being the beginning of a non-tangent curve to the left, having a radius of 900.08 feet;

THENCE with the north right-of-way line of said Aberdeen Drive, and with said curve to the left, through a central angle of 14 degrees 58 minutes 31 seconds, whose chord bears South 73 degrees 46 minutes 26 seconds West at 44.57 feet, an arc length of 44.57 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the northeast corner of said Lot 3, Block A of Middle School #14 Addition;

THENCE North 89 degrees 34 minutes 42 seconds West, with the north line of said Lot 3, a distance of 638.96 feet to the **POINT OF BEGINNING** and containing 12.438 acres of land.

OWNER - Lot 2R1

Hilliard Family Trust
Contact: Ronnie Franklin Hilliard
630 Copper Canyon Road,
Argyle, TX 76226

OWNER - Lot 6

MJM Ventures Ltd.
Contact: Matthew Kennemer
462 McMakin Road
Bartonville, TX 76226

ENGINEER

Ridinger Associates, Inc.
Civil Engineers - Planners

From No. 1969
500 S. Campbell Lane, Suite 101
Lewisville, Texas 75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011

SURVEYOR

Old Town Surveying, LLC
Professional Land Surveyors

410 Office Park Circle, Suite 130, Lewisville, Texas, 75077
PH 469-291-8079 info@oldtownsurveying.com
TFRN Number: 1019461

FIELD NOTES DESCRIPTION:

WHEREAS MJM Ventures, Ltd. is the owner of a portion of Lot 2R, Block A, Long Prairie Plaza, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2022-60, Plat Records, Denton County, Texas (P.R.D.C.T.), described by deed recorded under Instrument Number 2023-77846, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and the Hilliard Family Trust is the owner of the remainder of said Lot 2, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange cap stamped "G&A Consultants" found for corner being the southwest corner of the herein described tract, same point being the southwest corner of said Lot 2R, being in the east right-of-way line of Long Prairie Road, also known as F.M. Road 2499, same point being the northwest corner of Lot 3, Block A of Middle School #14 Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Page 817, P.R.D.C.T.;

THENCE North 15 degrees 22 minutes 39 seconds West, with the east right-of-way line of said Long Prairie Road and the west line of said Hilliard tract, a distance of 110.52 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right, having a radius of 1379.48 feet;

THENCE continuing on with the east right-of-way line of said Long Prairie Road and the west line of said Lot 2, and with said curve to the right, through a central angle of 14 degrees 58 minutes 31 seconds, whose chord bears North 09 degrees 14 minutes 11 seconds West at 359.53 feet, an arc length of 360.55 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner being the southwest corner of Lot 1R, Block A of Long Prairie Plaza, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document Number 2022-467, P.R.D.C.T.;

THENCE North 89 degrees 18 minutes 02 seconds East, with the south line of said Lot 1R, a distance of 430.90 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 00 degrees 41 minutes 58 seconds West, with the east line of said Lot 1R, a distance of 400.26 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 80 degrees 50 minutes 40 seconds West, with a north line of said Lot 1R, a distance of 41.49 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being most southerly corner of Lot 3, Block A of said Long Prairie Plaza (Doc. No. 2022-60);

THENCE North 69 degrees 09 minutes 20 seconds East, with a south line of said Lot 3, a distance of 232.68 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 01 degrees 12 minutes 14 seconds West, with the east line of said Lot 3, a distance of 377.08 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the south line of a tract of land described by deed to Brandon T. Adcock and Bethany N. Adcock, recorded under Instrument Number 2017-141815, O.P.R.D.C.T., same point being the northeast corner of said Lot 3;

THENCE North 88 degrees 47 minutes 46 seconds East, passing at 64.40 feet a 1/2 inch iron rod found for the southeast corner of said Adcock tract, continuing on for a total distance of 145.31 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the south line of a tract of land described by deed to Michael J. MacCarron and Amy L. MacCarron, recorded under Instrument Number 2007-28195, O.P.R.D.C.T., from which a 1/2 inch iron rod found bears North 01 degrees 33 minutes 09 seconds East at 0.68 feet;

THENCE South 01 degrees 14 minutes 54 seconds East, over and across said Hilliard tract, a distance of 529.55 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 22 degrees 49 minutes 23 seconds West, over and across said Hilliard tract, a distance of 26.69 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 01 degrees 09 minutes 32 seconds East, over and across said Hilliard tract, a distance of 733.80 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 17 degrees 28 minutes 59 seconds East, over and across said Hilliard tract, a distance of 42.93 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the north right-of-way line of Aberdeen Drive as described by right-of-way dedication deed recorded under Instrument Number 2016-38146, O.P.R.D.C.T., same point being the beginning of a non-tangent curve to the left, having a radius of 900.08 feet;

THENCE with the north right-of-way line of said Aberdeen Drive, and with said curve to the left, through a central angle of 14 degrees 58 minutes 31 seconds, whose chord bears South 73 degrees 46 minutes 26 seconds West at 44.57 feet, an arc length of 44.57 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the northeast corner of said Lot 3, Block A of Middle School #14 Addition;

THENCE North 89 degrees 34 minutes 42 seconds West, with the north line of said Lot 3, a distance of 638.96 feet to the **POINT OF BEGINNING** and containing 12.438 acres of land.

Job No.: 202302101-5 Date: 02/21/2023 Drafted By: TO

Page 13 of 136

GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. 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.
3. 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.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted 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.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.

7. All sodded areas are to receive 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.
8. 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.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. 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.
11. 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.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

EXISTING IRRIGATION NOTE:

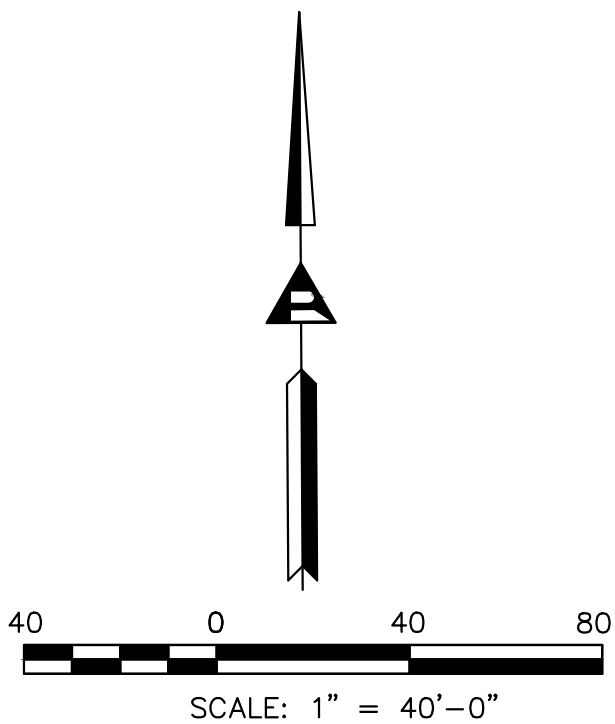
Town of Flower Mound irrigation exists within the ROW along 2499. Any damage to the Town irrigation shall be the developers responsibility to repair, relocate or replace. Prior to Certificate of Occupancy, all Town irrigation shall be restored and functioning correctly. Any plant material that dies in the median due to the Town's system being down from being damaged or ht by contractors shall be removed and reinstalled prior to Cerificate of Occupancy. Contact John Habern, Parks, Trails and Landscape Manager, at (972)874-6343 prior to beginning any work in the Town's R.O.W. Contractor is responsible for identifying and protecting all town irrigation systems and plant material. Contractor is responsible for repairing any damage to existing Town irrigation systems. Any existing (Raw water line / purple pipe) in the public R.O.W. shall be restored to its original condition.

TREE PRESERVATION AND MITIGATION NOTE:

Refer to Tree Survey for Protected tree removal and mitigation requirements.

PD-157 Compliance

In compliance with PD-157, three bike racks, sized to accomodate a minimum of four bikes each, are shown at each building. In addition, four raised planters, minimum of 30 gallons, and 4 raised planters, minimum of 90 gallons, are shown at each building. These amenities are shown to indicate compliance with PD-157 and location can be rearranged at the time of site plan applications.



WATER FEATURE AND ARTWORK NOTE:

Prior to issuance of Certificate of Occupancy, appropriate drawings, plans and elevations, as required by the Town of Flower Mound, of the proposed water feature and artwork shall be provided to ensure that the final work is compatible with the architectural style, finishes and materials of the proposed buildings.

PLANT LIST AND LEGEND

- 32-LIVE OAK / Quercus virginiana / 3" cal. / 8' Ht. / 6' sp. / Container Grown
- 31-RED OAK / Quercus shumardii / 3" cal. / 8' Ht. / 6' sp. / Container Grown
- 14-CEDAR ELM / Ulmus crassifolia / 3" cal. / 8' Ht. / 6' sp. / Container Grown
- 24-BALD CYPRESS / Taxodium distichum / 3" cal. / 8' Ht. / 6' sp. / Container Grown
- 10-NELLIE R STEVENS HOLLY / Ilex spp. Nellie R. Stevens / 15 Gal. Container / 6' Ht. / 4' sp. / Container Grown
- 12-CRAPE MYRTLE / Lagerstroemia indica 'Natchez' / 15 Gal. Container / 6' Ht. / 4' sp. / Matched
- 459-DWARF BURFORD HOLLY / Ilex cornuta burfordii nana / 5 Gal. Container / 30" o.c. / Parking Screen
- 18-DWARF YAUPON HOLLY / Ilex vomitoria nana / 5 Gal. Container / 30" o.c. / Parking Screen
- 180-GIANT LIRIOPE / Liriope muscari gigantea / 1 Gal. Container / 12" o.c.
- 528-GULF MUHLY GRASS / Muhlenbergia capillaris 'Pink Cloud' -1 Gal. Container / 24" o.c.
- BERMUDAGRASS / Cynodon dactylon / Hydromulch

Note:

The landscaping shown within the red lines is required to be installed as a part of this Subdivision Landscape Plan prior to Town acceptance of this subdivision.

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREETYARD	85,975 SQ.FT.	17,195 SQ. FT.	25,315 SQ. FT.
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 TO 100,000 SF = 1 PER 2,500 SF PLUS 10 TREES	85,975 SQ. FT.	44 TREES	40 CANOPY TREES 12 ORNAMENTAL TREES
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
LONG PRARIE ROAD	25 FT.	37 TO 25 FT.	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	LONG PRARIE ROAD = 471.77 L.F.	16 TREES	19 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	315	2,370 S.F.	8,895 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	315	32 TREES	42 CANOPY TREES 6 ORN. TREES
RETENTION POND LANDSCAPE			
STANDARD	SURFACE AREA	REQUIRED	PROVIDED
20 TREES 1ST 10,000 SF PLUS 1 PER 700 SF OVER	18,399 SQ. FT.	32 TREES	39 TREES

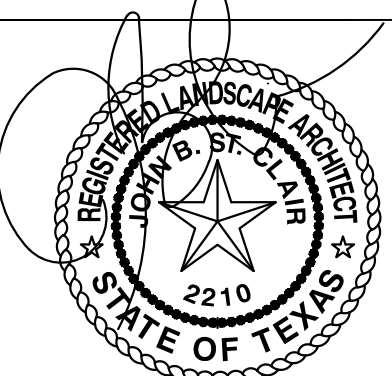
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A LARGE TREE.



ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

P. O. Box 12519
Dallas, Texas 75225
T. 214-454-9934



DATE SEALED: 10-17-24

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCOG
DATE: APRIL 11, 2024

GOLF EVERYWHERE
LONG PRAIRIE PLAZA
A PORTION OF LOT 2R, BLOCK A
Being 7.739 acres Situated in the
John White Survey, Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas

GOLF EVERYWHERE

LANDSCAPE PLAN

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Lemons Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 553-8000
Fax No. (972) 553-8011

No.5	10/17/24	PLANTING
No.4	10/15/24	CITY COMMENTS PLANTING
No.3	8/26/24	PER CITY COMMENTS
No.2	7/10/24	REVISED PAVING PER CIVIL
No.1	6/27/24	PER CITY COMMENTS
		App.

SHEET

LP-1



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

DATE: December 9, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for an exception (MISC24-0001 – Radionov Lot-to-Lot Drainage Exception) to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances in order to allow lot-to-lot drainage. The property is generally located west of Morriss Road and south of Hazy Meadows 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.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to approve an exception to Engineering Design Criteria and Construction Standards to allow surface water to drain from the subject lot to the residential lots immediately west and south of the subject lot. The Town's standards are as follows:

No lot-to-lot drainage is permitted in residential subdivisions; lots shall be designed so that they drain to either the ROW or to a drainage easement contained within an X-Lot. The Town Council may grant an exception to this section provided that the developer agrees to install a private drainage system that is located within a drainage easement dedicated to the HOA and that the system meets the minimum private storm water system standards contained in Part B, Section IV of the Design Criteria.

The subject lot contains approximately 1.07 acres and is currently undeveloped (previous structures have been demolished). The owner of the subject lot is proposing to construct a single-family home, detached garage and accessory building.

Surface water currently flows primarily westward and southward on to the adjacent lots, and the applicant has requested to allow the majority of the drainage from the site to continue to sheet flow to the adjacent properties. The plans submitted by the applicant have been reviewed by Town staff and indicate that, after development of the subject lot, there will be no increase in the amount of surface water flowing westward and southward onto the adjacent lots. Furthermore, grading the lot to direct the surface water flow to the east would require raising western portions of the subject lot with fill dirt and the construction of retaining walls along the western side of the property.

Staff would recommend the following conditions if the proposed exception is recommended for

approval:

1. Development of the site, including any impervious surfaces, is restricted to what is noted on the proposed Drainage and Grading Plans.
2. An amended plat to include a note about the development restrictions listed above must be filed with the County prior to a building permit being issued.

The Town sent courtesy letters to the three western property owners most affected by the proposed drainage plan. At the time this report was written, staff had not received responses from these property owners.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

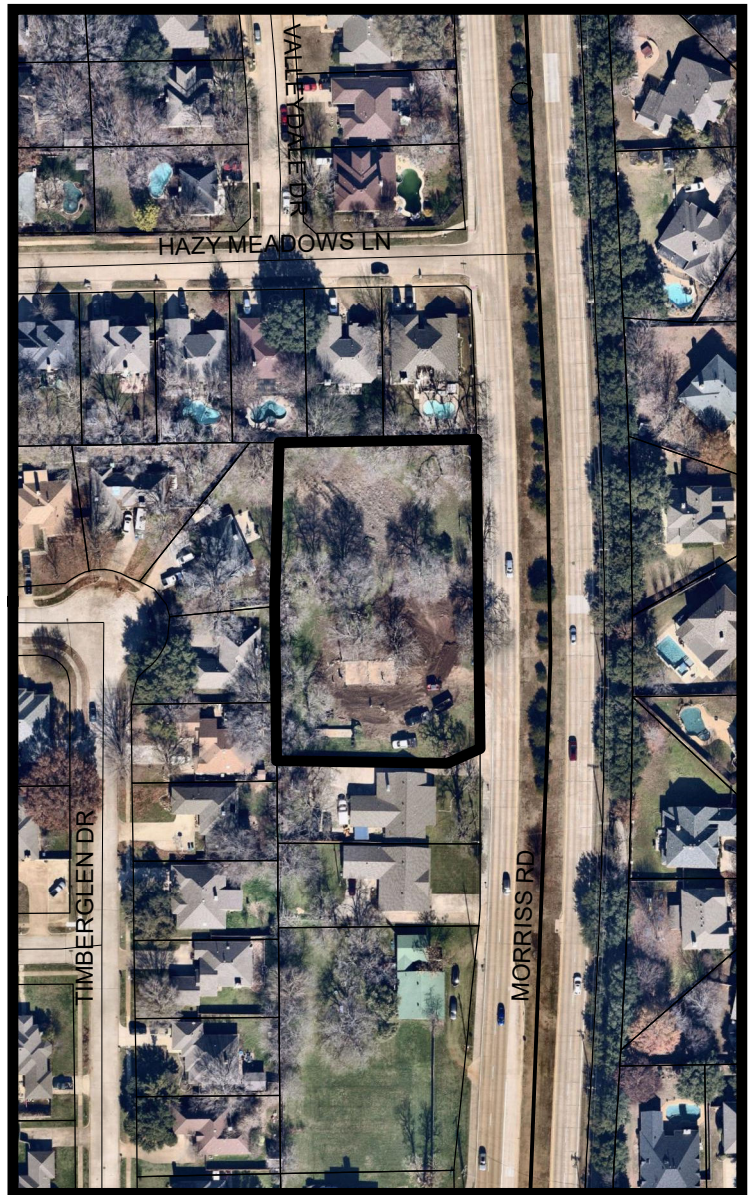
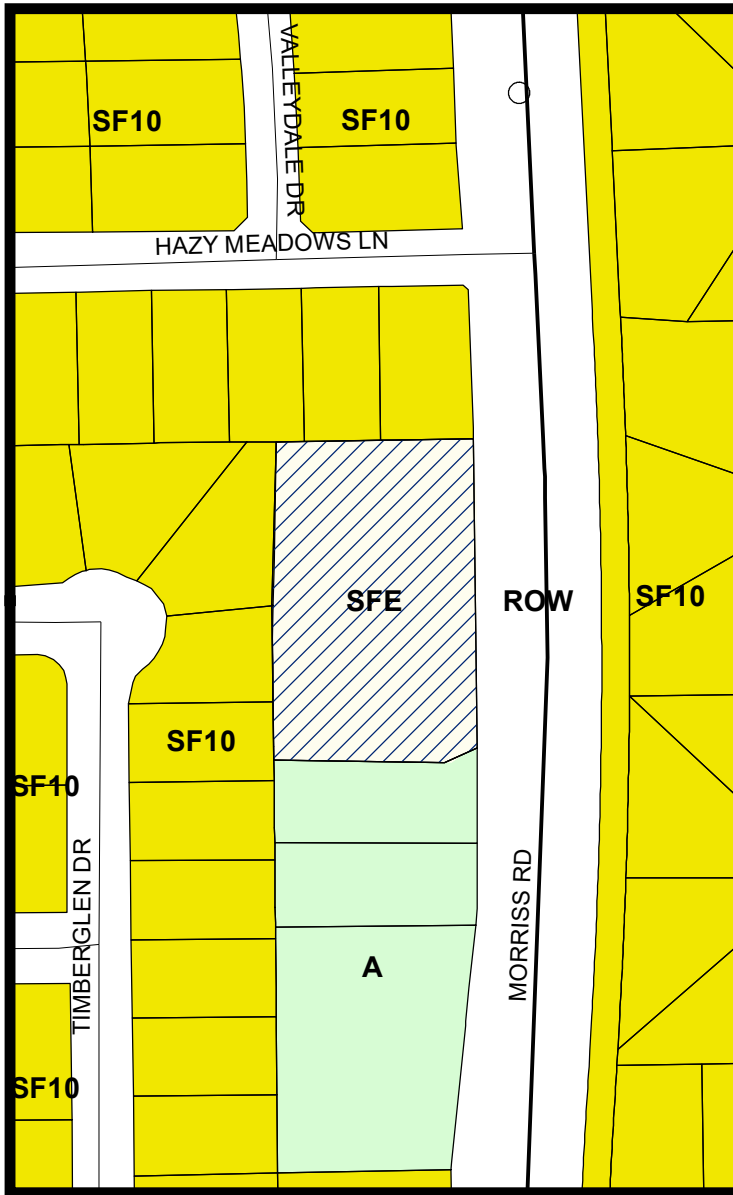
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Existing and Proposed Drainage and Grading Plans

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

Vicinity Map

MISC24-0001: Radionov Lot to Lot Drainage Exception



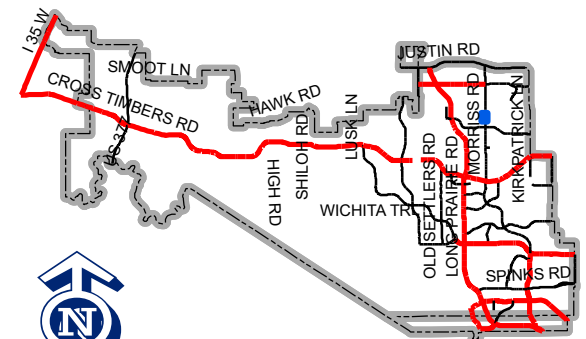
LEGEND

Agriculture
 Single Family 10
 Single Family Estate

Subject Property

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

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



Map Location

0 125 250 500 Feet

August 16, 2024

Mrs. Poornima Kashyap, AICP
Principal Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: MISC24-001 – Radionov Addition Lot to Lot Drainage Exception

Dear Poornima:

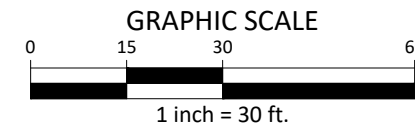
Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a miscellaneous application for the Radionov Addition to request a lot to lot drainage exception. This request is being submitted because the lot, in its existing condition, prior to proposed improvements, has lot to lot drainage. The proposed grading conditions are such that the existing lot to lot drainage will not be increased with the proposed conditions.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,



Justin Lansdowne, PE, CFM
Senior Project Manager



TBM-2 IS A 60D NAIL SET IN THE MIDDLE OF THE MEDIAN OF MORRIS ROAD. BEING APPROXIMATELY 340-FEET SOUTH OF THE INTERSECTION OF MORRIS ROAD AND HAZY MEADOWS LANE.
N: 706989.39, E: 2409124.11, ELEV: 605.24'

 DRAINAGE AREA LABEL

 FLOW ARROW

EXISTING DRAINAGE AREA MAP CALCULATIONS												
DRAINAGE AREA	AREA (Ac)	C	Tc	I2	I10	I50	I100	Q2	Q10	Q50	Q100	COMMENTS
			(min)				(in/hr)				(cfs)	
A	1.07	0.43	15	3.85	5.47	7.19	7.92	1.8	2.5	3.3	3.7	SHEET FLOW OFF OF PROJECT SITE
OS1	0.41	0.55	15	3.85	5.47	7.19	7.92	0.9	1.2	1.6	1.8	OFFSITE PASSTHROUGH FLOW
TOTAL	1.48							2.7	3.8	5.0	5.5	

PRE VS POST DRAINAGE COMPARISON							
DRAINAGE	Apré	Apost	I100 , pré	I100 , post	Q100 , pré	Q100 , post	COMMENTS
Area	(Ac)	(Ac)	(in/hr)	(in/hr)	(cfs)	(cfs)	
A	1.07	0.73	7.92	7.92	3.7	3.6	FLOW OFF OF PROJECT SITE
B	0.00	0.34	0.00	7.92	0.0	1.7	FLOW TO MORRIS ROAD
OS1	0.41	0.41	7.92	7.92	1.8	1.8	OFFSITE PASSTHROUGH FLOW
TOTAL	1.48	1.48			5.5	7.1	

$$C = 0.43$$


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

www.mcadamsco.com

N&G RADIONOV LLC
1540 KELLER PKWY, STE 108-407
KELLER, TX 76248
818-926-0526
RADIONOVMAILBOX@GMAIL.COM

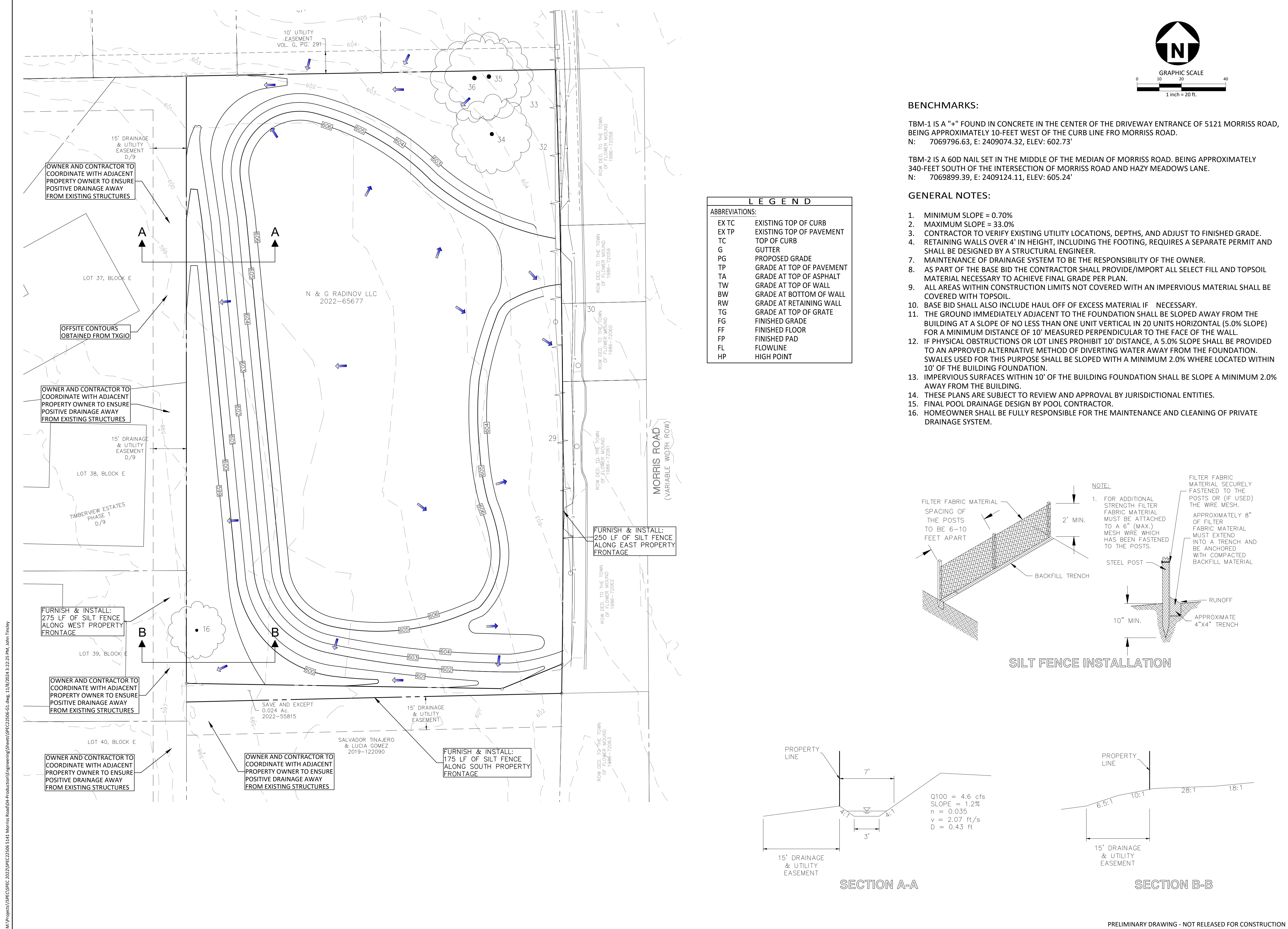
**SANITARY SEWER
CONSTRUCTION PLANS**
CONSTRUCTION PLANS
5141 MORRISS ROAD
FLOWER MOUND, TX 75028,



NO.	DATE	DESCRIPTION
1	9/5/2024	2nd SUBMITTAL
2	9/20/2024	3rd SUBMITTAL
3	10/31/2024	4th SUBMITTAL
4	11/08/2024	5th SUBMITTAL

PROJECT NO.	SPEC22506
FILENAME	SPEC22506-G2.DWG
CHECKED BY	JLL
DRAWN BY	SDP
SCALE	1"=30'
DATE	08-08-2024

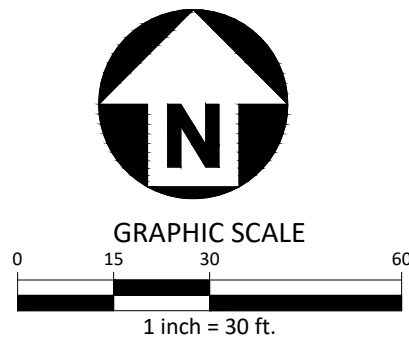
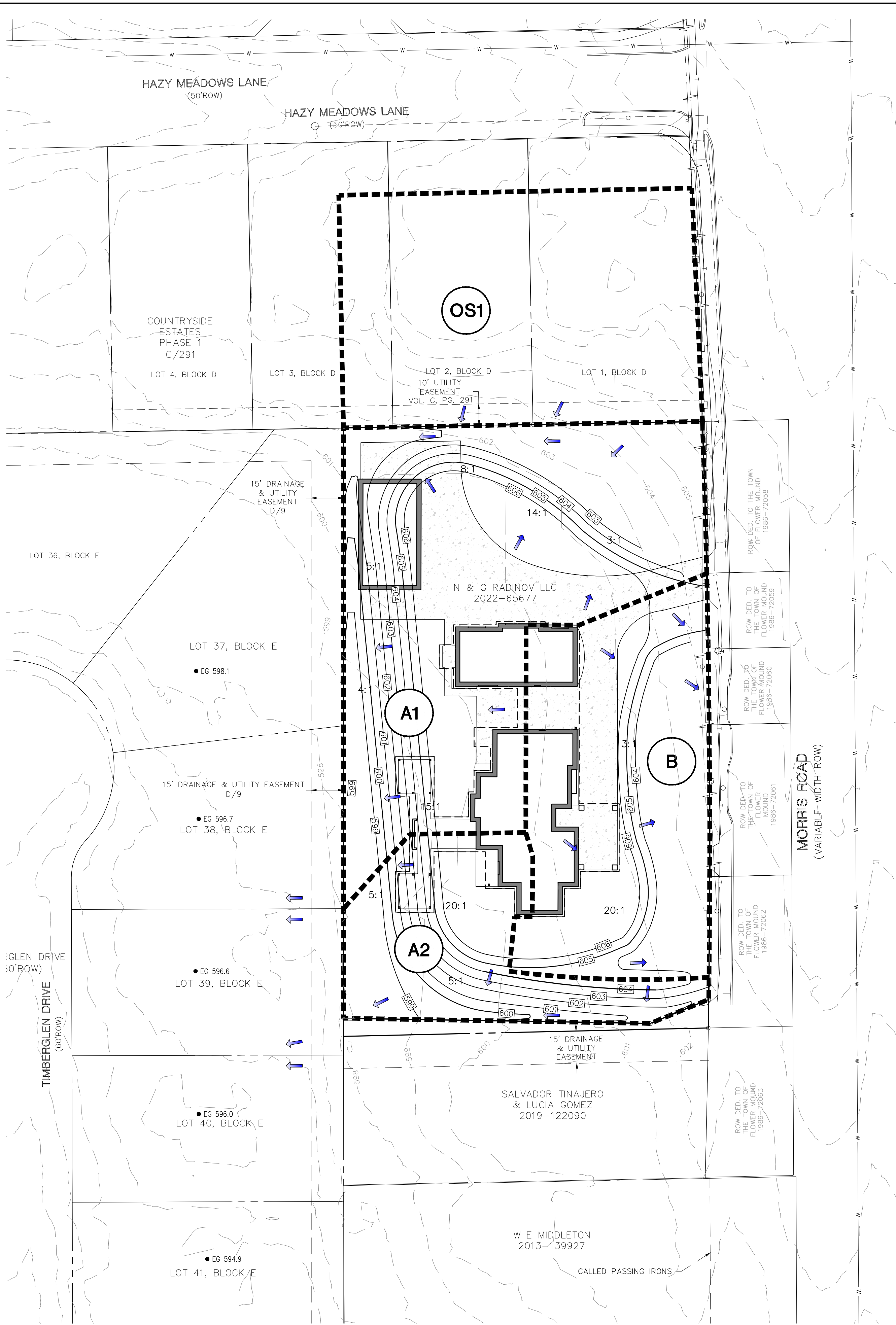
C3.02



REVISIONS		
NO.	DATE	DESCRIPTION
1	9/5/2024	2nd SUBMITTAL
2	09/20/2024	3rd SUBMITTAL
3	10/31/2024	4th SUBMITTAL
4	11/08/2024	5th SUBMITTAL

PLAN INFORMATION	
PROJECT NO.	SPEC22506
FILENAME	SPEC22506-G1.DWG
CHECKED BY	JLL
DRAWN BY	SDP
SCALE	1"=20'
DATE	08-08-2024

M:\Projects\SPEC\SPEC 2023\SPEC22506 5141 Morris Road\04-Production\Engineering\Sheets\SPEC22506-G3.dwg, 11/8/2024 3:15:44 PM, John Tinley

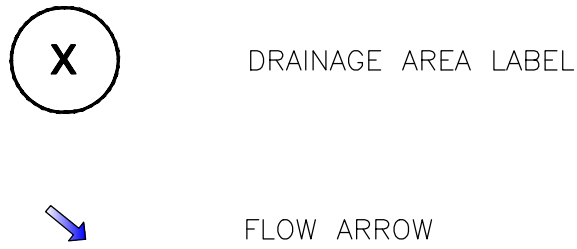


BENCHMARKS:

TBM-1 IS A "+" FOUND IN CONCRETE IN THE CENTER OF THE DRIVEWAY ENTRANCE OF 5121 MORRISS ROAD, BEING APPROXIMATELY 10-FEET WEST OF THE CURB LINE FRO MORRISS ROAD.
N: 7069796.63, E: 2409074.32, ELEV: 602.73'

TBM-2 IS A 60D NAIL SET IN THE MIDDLE OF THE MEDIAN OF MORRISS ROAD. BEING APPROXIMATELY 340-FEET SOUTH OF THE INTERSECTION OF MORRISS ROAD AND HAZY MEADOWS LANE.
N: 7069899.39, E: 2409124.11, ELEV: 605.24'

LEGEND



PROPOSED DRAINAGE AREA MAP CALCULATIONS												
DRAINAGE	AREA	C	Tc	I2	I10	I50	I100	Q2	Q10	Q50	Q100	COMMENTS
AREA	(Ac)		(min)	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	
A1	0.54	0.66	15.00	3.85	5.47	7.19	7.92	1.4	1.9	2.6	2.8	FLOW OFF OF PROJECT SITE
A2	0.19	0.51	15.00	3.85	5.47	7.19	7.92	0.4	0.5	0.7	0.8	
B	0.34	0.63	15.00	3.85	5.47	7.19	7.92	0.8	1.2	1.5	1.7	FLOW TO MORRISS ROAD
OS1	0.41	0.55	15.00	3.85	5.47	7.19	7.92	0.9	1.2	1.6	1.8	OFFSITE PASSTHROUGH FLOW
TOTAL	1.48							3.4	4.9	6.4	7.1	

COMPOSITE C CALCULATION AREA A1

$$C = \frac{(A1_{PERVIOUS} \times C_{PERVIOUS}) + (A1_{IMPERVIOUS} \times C_{IMPERVIOUS})}{A1_{TOTAL AREA}}$$

$$C = \frac{(0.31 \times .40) + (0.23 \times 1.00)}{0.54}$$

$$C = 0.66$$

COMPOSITE C CALCULATION AREA A2

$$C = \frac{(A2_{PERVIOUS} \times C_{PERVIOUS}) + (A2_{IMPERVIOUS} \times C_{IMPERVIOUS})}{A2_{TOTAL AREA}}$$

$$C = \frac{(0.16 \times .40) + (0.03 \times 1.00)}{0.19}$$

$$C = 0.51$$

COMPOSITE C CALCULATION AREA B

$$C = \frac{(B_{PERVIOUS} \times C_{PERVIOUS}) + (B_{IMPERVIOUS} \times C_{IMPERVIOUS})}{B_{TOTAL AREA}}$$

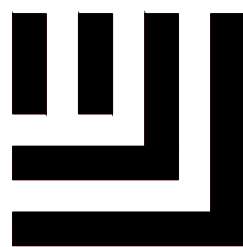
$$C = \frac{(0.21 \times .40) + (0.13 \times 1.00)}{0.34}$$

$$C = 0.63$$

AREA A1 TOTAL AREA
23645.47 SF
0.54 AC
AREA A1 PERVIOUS AREA
13596.99 SF
0.31 AC
AREA A1 IMPERVIOUS
10049.48 SF
0.23 SC

AREA A2 TOTAL AREA
8325.34 SF
0.19 AC
AREA A2 PERVIOUS AREA
6862.54 SF
0.16 AC
AREA A2 IMPERVIOUS
1462.81 SF
0.03 SC

AREA B TOTAL AREA
14734.75 SF
0.34 AC
AREA B PERVIOUS AREA
9022.63 SF
0.21 AC
AREA B IMPERVIOUS
5701.12 SF
0.13 AC



McADAMS

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

phone 972. 436. 9712
fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

N&G RADIONOV LLC
1540 KELLER PKWY, STE 108-407
KELLER, TX 76248
818-926-0526
RADIONOVMAILBOX@GMAIL.COM

**SANITARY SEWER
CONSTRUCTION PLANS**
CONSTRUCTION PLANS
5141 MORRISS ROAD
FLOWER MOUND, TX 75028,



REVISIONS

NO.	DATE	DESCRIPTION
1	9/5/2024	2nd SUBMITTAL
2	9/20/2024	3rd SUBMITTAL
3	10/31/2024	4th SUBMITTAL
4	11/08/2024	5th SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22506
FILENAME	SPEC22506-G3.DWG
CHECKED BY	JLL
DRAWN BY	SDP
SCALE	1"=30'
DATE	08-08-2024

SHEET

**PROPOSED DRAINAGE
AREA MAP**

C3.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

DATE: December 9, 2024
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD23-0007 – Cachet Salons & Spa at Lakeside Crossing, Lot 3) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses by adding new concept plans and elevations for Lot 3, Block A, of the Lakeside Crossing Addition and to modify development standards. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On July 17, 2017, the Town Council approved an ordinance establishing Planned Development District-153 (PD-153) for Lakeside Crossing for both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan. Since then, PD-153 has been amended on several occasions to make modifications to the concept plans and/or development standards.

The purpose of this amendment is to modify conceptual plans, elevations, and written standards for a salon to be located on Lot 3, Block A of the Lakeside Crossing Addition and to request certain exceptions, modifications, and waivers to the Town standards. The property is approximately 0.647 acres and is undeveloped.

The approved concept plan depicted an approximately 11,340 square-foot, two-story office building on this lot. The current proposal is to allow a two-story, approximately 13,580 square-foot salon use. The proposed use is classified as Custom Personal Service, which is permitted by right within the Campus Commercial zoning district. The applicant has provided updated concept plans and elevations for the proposed building.

Access to this site is provided from Northwood Drive and Long Prairie Road through mutual access easements within the Lakeside Crossing development.

The concept plan depicts 21 on-site parking spaces. The approved concept plan for this lot had the

dumpster location positioned closer to the Lakeside Crossing townhomes. In response to requests from Lakeside Crossing townhome property owners, the applicant has relocated the dumpster further from the townhomes.

The concept landscape plan depicts the necessary street buffer, street yard, and parking lot trees that comply with Town and PD-153 requirements. In 2021, the Town Council approved an amendment to phasing requirements which currently requires installation of lighted bollards around the common open spaces between residential and non-residential development prior to the issuance of a Certificate of Occupancy for the third building within this development. The third building could either be Marty B's or Cachet Salon. The applicants for Marty B's and Cachet Salon are aware of this requirement and are not proposing to amend this requirement.

The proposed facades utilize predominantly stucco with brick, stone, metal, and composite aluminum panels utilized as accent materials. The building materials and colors are consistent with what was approved with PD-153, though the use of stucco as the primary masonry material differs from the other nonresidential buildings.

III. EXCEPTIONS, MODIFICATIONS AND WAIVERS:

A. Deviation to computing parking and loading requirements

A parking study was approved with PD-153 to support mixed-use time-based shared parking within this development. However, the parking study conducted in 2017 did not account for the addition of a drive-thru coffee shop or a salon within the development, which impacts parking requirements and demand. Since the Town is concurrently processing three separate zoning amendment applications for three lots within PD-153, a comprehensive parking study was performed to propose alternate parking requirements for a coffee shop, a salon, and a hotel.

The applicant has compiled information available from the ITE Parking Generation Manual, 6th edition, case studies from existing locations of Cachet Salon and Marty B's, and case studies for hotels within the metroplex to update the mixed-use shared parking table within PD-153 and demonstrate that this development will provide adequate parking for existing and proposed uses. Based on the data, the applicant is proposing a parking ratio of:

1. 1 space per 198 square feet for a coffee shop.

The Town's ordinance does not have a parking ratio that is specific to a coffee shop.

2. 1 space per 0.76 rooms for a hotel

The Town's ordinance has a parking requirement of 1 space per room for hotels.

The Salon use falls under Custom Personal Service, which has parking ratio of 1 space per 250 square feet. The applicant is not proposing an alternate ratio as there is no data available for a salon use in the ITE manual. The proposed parking study utilizes the Town's ratio and data collected from Cachet Salon's existing locations to propose time-based parking demand for this use.

The results of the parking study indicate that there will be a surplus of at least 15 parking spaces during weekdays and at least 2 parking spaces during weekends. The total number of existing and proposed spaces are 322.

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. ZPD23-0007 had a total of 22 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., will review the ordinance as to form and legality.

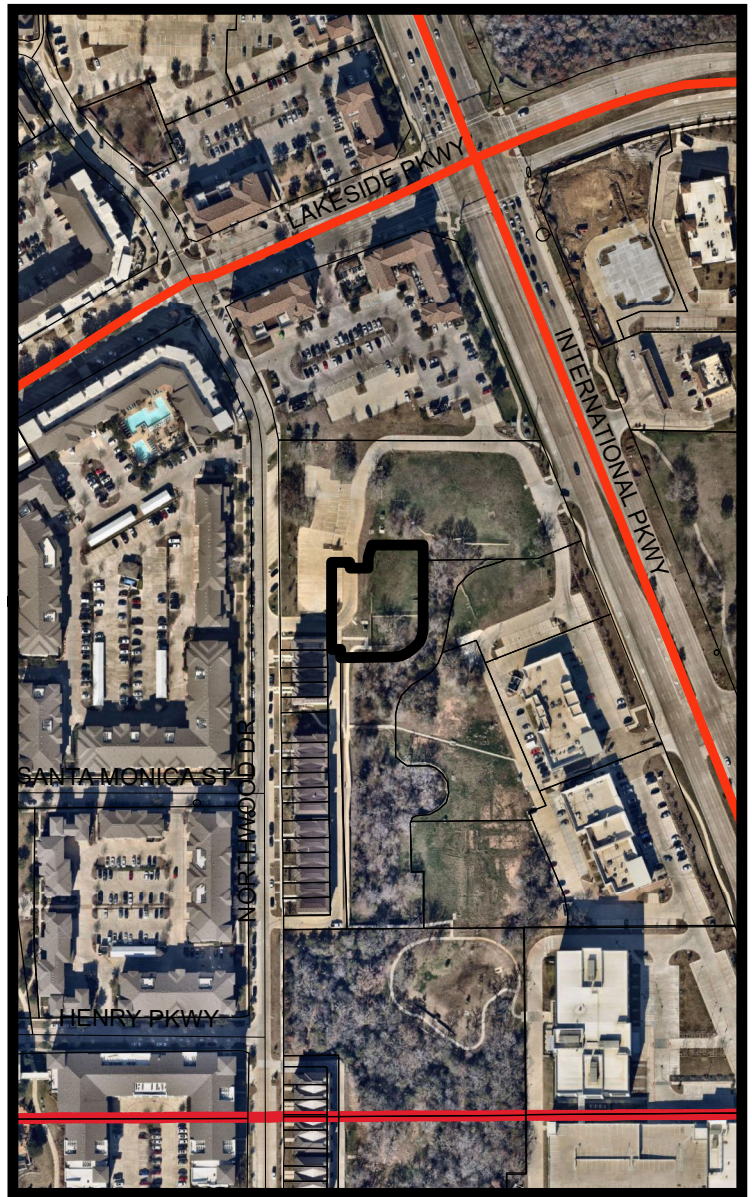
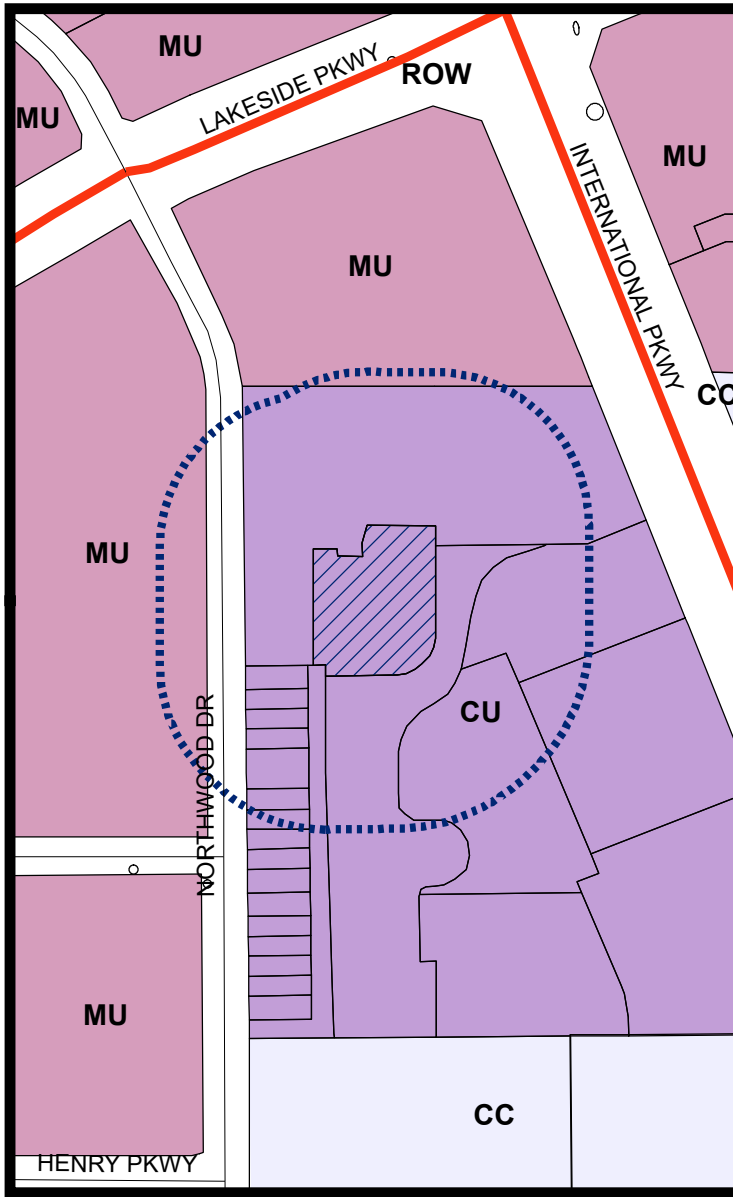
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Study
4. Zoning Planned Development Package

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

Vicinity Map

ZPD23-0007: Cachet Salons & Spa at Lakeside Crossing



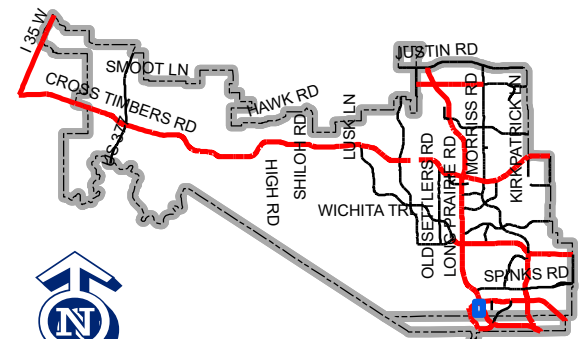
LEGEND

Campus Commercial
 *Combined Uses-See Ordinance
 Mixed Use

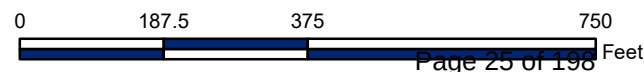
Subject Property
 200 ft Notification Buffer around Property

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.



Map Location





Letter of Intent

Project Name: Cachet Salons + Spa at Lakeside Crossing

Date: 11.27.2024

Permit No: ZPD23-0007

To whom it may concern,

This letter shall provide clarification of intent for Planned Development application ZPD23-0007. The application requests modifications to the previously approved building design for Lot 3, Block A, Lakeside Crossing, 0.647 gross acres.

Modifications include:

- Relocation of dumpster enclosure per adjacent HOA request.
- A new 'Lakeside Crossing Parking Study' has been conducted and published by a registered P.T.O.E on behalf of Cachet, Newstream, and Realty Capital. The 'Site Table' shown on sheet C-3.0 reflects this revised calculation. The entire publication is attached to the Revision Letter.
- Building use, elevations, materials, and size.
- Civil work.
- Landscape design.

The building will be an owner-occupied, two-story salon suite. The façade materials and plant materials have been selected from and comply with the approved PD-153 lists. We will use Old Texas Brick Silverport colorway in our materials palette. In the event that one of the brick colorways is discontinued, the Cachet team has been working with Old Texas Brick company to procure a similar brick colorway to complement what was originally approved. We are proposing this third colorway be added to the list of PD-153 approved brick options in the case that one of the other colorways is still discontinued.

The development of this property will be completed in one phase.

Thank you,

Rachael Owens, RID, NCIDQ
Project Manager

97w, LLC
o 817.882.6940
studio97w.com
E rachael.owens@studio97w.com
studio97w.com



Summary of Findings

The Planned Development District of Lakeside Crossing (PD-153) (the “Site”) should not operate at a parking deficiency upon the build-out of Lots 1, 2, and 3 if built as proposed and considered with the existing buildings and parking already constructed on Lots 4 and 5. The site is projected to experience a peak parking demand of 320 parking spaces at 9:00 A.M. on weekends. The proposed plans for Lots 1, 2, and 3, in addition to the existing buildings on Lots 4 and 5 produce a total count of 322 parking spaces. Therefore, the minimum parking surplus is projected to be 2 parking spaces during the Site’s peak parking demand hour. This surplus of parking is anticipated to increase at all other times of the day for all seven days of the week.

Purpose

The Town of Flower Mound’s (the “Town’s”) standard parking ratios and time of day percentages calculate that both the existing and planned number of parking spaces on the Site will not be sufficient to accommodate the Site’s peak parking demand when the three proposed uses are developed and operational. In addition to the Town’s parking ratios, the proposed parking is deficient under the Lakeside Crossing mixed use parking ratios. This study primarily serves to (i) more precisely define the three proposed uses, (ii) more accurately predict the peak parking demand of those uses, and (iii) determine the total number of parking spaces the Site would need to sustain its peak parking demand. In addition, this study aims to accurately predict the ebbs and flows of the Site’s parking demand and determine whether the planned and provided number of spaces is sufficient to sustain the day-to-day operations of the Site.

Background

Within the Site, there are 7 total developable lots. The three proposed uses are seeking either re-zoning approval or site plan approval from the Town and consist of a Residence Inn Hotel on Lot 1, a Marty B’s Coffee Company (drive-through coffee shop) on Lot 2, and a Cachet Salons (salon suites) on Lot 3. Lots 1, 2, and 3 are currently undeveloped, while Lots 4 and 5 are developed and fully occupied as a mix of restaurant, retail, medical office, health, and amusement tenants. Lots 6 and 7 have no immediate plans to be developed.

Background (Continued)

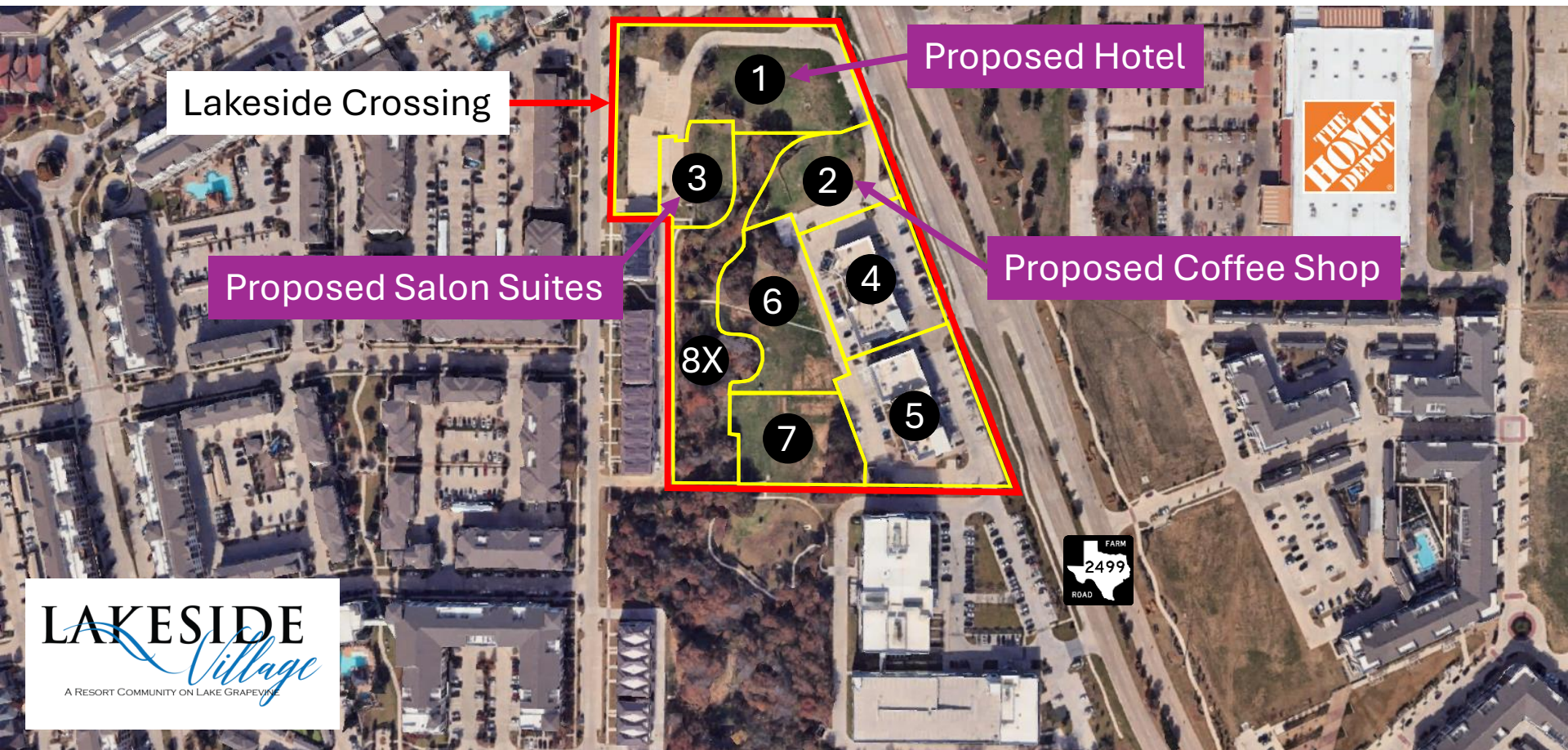
Realty Capital and the Town's Planning Department Staff each recognize that the three proposed uses may not be accurately represented by the Town's applicable parking ratios, use categories, and time of day percentages. As a result, the Town and Realty Capital have agreed that a more detailed parking analysis would be required to support pursuing the development of the three proposed uses.

Key Assumptions

- The Site operates under a shared parking agreement, with each lot's existing or proposed parking contributing to the entire development's parking count rather than to the individual lot.
- Lots 6 and 7 are zoned for two-story office buildings but have no immediate plans to be developed, and therefore it would be misleading to consider these uses and their proposed number of parking spaces in this study, as these proposed parking spaces would not be available to service consumers when the proposed uses on Lots 1, 2, and 3 are built-out and operational.
- Since Lots 4 and 5 are not part of the re-zoning application, the review of Lots 4 and 5's parking demand and updated time of day demand percentages have not been performed and are excluded from this study.

See Next Page for Site Map

Site Map



Town Required Parking Using Existing Broad Use Categories and Parking Ratios – Weekdays

Table 1

BLDG USE	TENANT	SQFT	RATIO	Peak Parking Demand	Weekdays			
					12A- 6A	6A-12P	12P-6P	6P-12A
1 Hotel	Residence Inn	66,301	1:1	142	99	99	99	142
2 Restaurant	Marty B's Coffee Co.	4,165	1:75	56	6	28	28	56
3 Retail (Ratio Only)	Cachet Salons	13,442	1:250	54	43	43	43	43
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	18	18
	Retail	Dominoes	1,384	1:250	6	0	3	3
	Health	Jesse James Fit Camp	5,672	1:250	23	1	12	12
	Restaurant	Tycoon	4,165	1:75	56	6	28	28
	Restaurant (Patio)	Tycoon	743	1:75	10	1	5	5
5	Medical Office	Texas Health	3,142	1:250	13	1	13	13
	Retail	UPS	1,354	1:250	5	0	3	3
	Restaurant	Smoothie King	1,280	1:75	17	2	9	9
	Restaurant	Capriottis	1,364	1:75	18	2	9	9
	Restaurant	Honey Bird	1,553	1:75	21	2	11	11
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41
Total Required:				490	205	322	322	438
Total Provided:				322	322	322	322	322
Surplus / (Deficiency):				(168)	117	0	0	(116)

Table 2

Time of Day Demand Percentages - Weekdays				
Use	12A-6A	6A-12P	12P-6P	6P-12A
Health	5%	50%	50%	90%
Hotel	70%	70%	70%	100%
Medical Office	5%	100%	100%	10%
Office	5%	100%	100%	10%
Restaurant	10%	50%	50%	100%
Retail	5%	50%	50%	90%

Table 1 illustrates the Site's parking capabilities relative to weekday parking demand as calculated by the Town's parking requirements. Between 6:00 P.M. and 12:00 A.M., the Site's parking demand is projected to exceed supply, resulting in a parking deficiency of 116 parking spaces. To calculate the peak parking demand for a particular use, the square footage of the building / tenant is divided by the parking ratio (i.e., Honey Bird's peak parking demand = 1,553sf / 75sf = 21 parking spaces). Then, to calculate the parking demand for a particular time of day, peak parking demand is multiplied by the corresponding time of day demand percentages in Table 2 (i.e., Honey Bird's parking demand at 12:00 A.M. = 21 * 100% = 21 parking spaces).

Town Required Parking Using Existing Broad Use Categories and Parking Ratios – Weekends

Table 3

BLDG USE	TENANT	SQFT	RATIO	Peak Parking	Weekends			
				Demand	12A- 6A	6A-12P	12P-6P	6P-12A
1 Hotel	Residence Inn	66,301	1:1	142	99	99	99	142
2 Restaurant	Marty B's Coffee Co.	4,165	1:75	56	6	56	56	56
3 Retail (Ratio Only)	Cachet Salons	13,442	1:250	54	43	43	43	43
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	2	2
	Retail	Dominoes	1,384	1:250	6	0	6	6
	Health	Jesse James Fit Camp	5,672	1:250	23	1	23	23
	Restaurant	Tycoon	4,165	1:75	56	6	56	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	10	10
5	Medical Office	Texas Health	3,142	1:250	13	1	1	1
	Retail	UPS	1,354	1:250	5	0	5	5
	Restaurant	Smoothie King	1,280	1:75	17	2	17	17
	Restaurant	Capriottis	1,364	1:75	18	2	18	18
	Restaurant	Honey Bird	1,553	1:75	21	2	21	21
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41
Total Required:				490	205	398	398	430
Total Provided:				322	322	322	322	322
Surplus / (Deficiency):				(168)	117	(76)	(76)	(108)

Table 4

Time of Day Demand Percentages - Weekends				
Use	12A-6A	6A-12P	12P-6P	6P-12A
Health	5%	100%	100%	70%
Hotel	70%	70%	70%	100%
Medical Office	5%	10%	10%	5%
Office	5%	10%	10%	5%
Restaurant	10%	100%	100%	100%
Retail	5%	100%	100%	70%

Table 3 illustrates the Site's parking capabilities relative to weekend parking demand as calculated by the PD-153's parking requirements. Between 6:00 P.M. and 12:00 A.M., the Site is calculated to be deficient 108 parking spaces.

Review – Town of Flower Mound Parking Requirements

There are several potential ways to improve the accuracy of projecting the Site's parking demand:

1. Expanding the 6-hour timeframes (i.e., 12:00 A.M. to 6:00 A.M.) to hour-by-hour blocks (i.e., 12:00 A.M. to 1:00 A.M.).
 - As shown for the Hotel in Tables 1 and 3, it is unclear whether the proposed Hotel experiences peak parking demand at 6:00 P.M., 12:00 P.M., or if it is constantly experiencing peak parking demand throughout the 6:00 P.M. to 12:00 P.M. timeframe. This results in an inaccurate schedule of parking demand and imposes an overly aggressive parking requirement not only on the Hotel, but also on the entire Site due to the shared parking agreement.
2. For the proposed uses, introducing more specific and accurate use categories and their corresponding time of day demand percentages based on the Institute of Transportation Engineers Parking Generation Manual, 6th Edition ("ITE Data").
 - As shown for the Coffee Shop in Tables 1 and 3, the Town's "Restaurant" use category estimates peak parking demand to occur throughout the 6:00 P.M. to 12:00 A.M. timeframe. While this could potentially be accurate for some dinner restaurants, drive through coffee shops generally experience their peak parking demand in the late morning.
3. Where available, utilize data-driven evidence from the proposed uses to justify more accurate parking requirements ("Client Data").
 - Client Data is the most accurate source of parking demand and time-of-day demand percentage data as this information comes directly from the exact proposed and/or the most comparable uses and their business models. Client Data and the validity of this information are explained in greater detail later in this study.

Proposed Required Parking

Table 5

BLDG	USE	TENANT	Weekdays																					
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
1	Hotel	Residence Inn	108	108	108	108	108	97	97	97	97	86	80	72	70	66	64	63	66	65	67	70	76	81
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	9	15	21	21	21	21	20	18	15	14	15	11	10	9	5	3
3	Salon Suites	Cachet Salons	0	0	0	0	0	1	1	2	9	35	54	49	48	46	41	42	43	37	22	7	1	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	152	152	152	152	152	152	152	152	152	152	152	197	197	197	197	197
Total Required:			165	165	165	165	165	156	259	266	279	294	307	294	290	282	272	271	276	265	296	283	279	281
Total Provided:			322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322
Surplus / (Deficiency):			157	157	157	157	157	166	63	56	43	28	15	28	32	40	50	51	46	57	26	39	43	41

Table 5 illustrates the Site's parking capabilities relative to weekday parking demand after integrating ITE Data and Client Data.

Table 6

BLDG	USE	TENANT	Weekends																					
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
1	Hotel	Residence Inn	108	108	108	108	108	97	86	87	86	85	76	70	66	62	52	54	59	64	71	82	82	84
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	8	13	21	21	21	21	21	19	15	15	16	12	9	8	5	3
3	Salon Suites	Cachet Salons	0	0	0	0	0	0	1	2	4	14	17	14	13	11	9	6	4	2	1	0	0	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	200	200	200	200	200	200	200	200	200	200	200	189	189	189	189	189
Total Required:			165	165	165	165	165	155	295	302	311	320	314	305	300	292	276	275	279	278	270	279	276	276
Total Provided:			322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322
Surplus / (Deficiency):			157	157	157	157	157	167	27	20	11	2	8	17	22	30	46	47	43	44	52	43	46	46

Table 6 illustrates the Site's parking capabilities relative to weekend parking demand after integrating ITE Data and Client Data.

Methodology – Hotel (Lot 1)

ITE Data was used to calculate the proposed Hotel's peak parking demand (108 spaces) and time-of-day percentages. Per page 191 in the ITE Data, "The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent."

Following ITE's calculations, the peak parking demand for the Hotel is as follows:

1. Parking supply = 1.1 spaces * 142 proposed rooms = 156.2 parking spaces
2. Average peak parking demand = 69% * 156 parking spaces = 108 parking spaces

**Realty Capital and the Town's Planning Staff agreed to use the average peak parking occupancy of 69% rather than the average peak parking occupancy of 54% to produce more conservative (i.e., higher parking demand) results.*

3. The calculated peak parking demand of 108 spaces for the proposed Hotel is applied to ITE Data's "Time-of-Day Distribution for Parking Demand" table, which assigns percentages for each hour of weekdays and weekends. These percentages have been calculated by performing on-site observations on 12 different Hotel sites. For example, for all hours including and between 12:00 A.M. and 4:00 A.M., the proposed Hotel is projected to use 100% of its peak parking demand (all 108 parking spaces), and for 2:00 P.M. on weekends, the proposed Hotel is projected to only use 48% of its peak parking demand (52 parking spaces). This is reflected in Tables 5 and 6; see the Appendix for ITE's full "Time-of-Day Distribution for Parking Demand" table.

Key Notes – Methodology – Hotel (Lot 1)

- Occupancy data collected from eleven comparable hotels over seven years in the Flower Mound area supports the use of ITE Data's calculated average peak parking demand (69%) and time-of-day percentages. Occupancy data was collected by STR, Inc., a global data collection firm specializing in performance benchmarking for the hotel industry.

Methodology – Marty B's Coffee Company (Lot 2)

ITE Data was used to calculate the proposed drive-through coffee shop's peak parking demand (21 spaces). Time-of-Day percentages were derived from Marty B's dine-in transaction data provided directly from the Client, since the ITE Data's time-of-day distribution for parking demand table did not precisely align with Marty B's hours of operation. Per page 721 in the ITE Data, "The average parking supply ratio for the twelve study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent."

Following ITE's calculations, the peak parking demand for the drive-through coffee shop is as follows:

1. Parking supply = $10.3 \text{ spaces} / 1,000 \text{ square feet} = 0.0103 \text{ parking spaces per square foot}$
2. Parking supply (continued) = $0.0103 \text{ parking spaces} * 4,165 \text{ square feet} = 42.8995 \text{ parking spaces}$
3. Average peak parking demand = $50\% * 42.8995 \text{ parking spaces} = 21 \text{ parking spaces}$
4. The calculated peak parking demand of 21 spaces for the proposed drive-through coffee shop is then applied to Marty B's dine-in transaction data to determine the parking demand for each hour of weekdays and weekends. Assuming peak parking for Marty B's would require 21 parking spaces, Realty Capital assumes all 21 parking spaces are needed during the hour with the most dine-in transactions. Peak dine-in transactions for Marty B's occur at 10:00 A.M. on weekdays and weekends, and therefore at 10:00 A.M. throughout the week, Marty B's should experience peak parking demand and require all 21 spaces to be used during this time.
5. For every other hour throughout the day, the number of dine-in transactions recorded is divided by the number of dine-in transactions recorded at 10:00 A.M.. For example, at 3:00 P.M. on weekdays and weekends, the number of recorded dine-in transactions is 52.21% of the total number of transactions recorded at 10:00 A.M.. 52.21% is then multiplied by the number of parking spaces required at peak parking (21), which results in an estimated demand of 11 parking spaces at 3:00 P.M..

Methodology – Marty B’s Coffee Company (Lot 2) (Continued)

6. While ITE Data observations include employee parking, Marty B’s employee schedules were also analyzed and included in addition to Marty B’s transaction data to produce more conservative parking demand results and better reflect the time-of-day demand percentages for Marty B’s.
7. Over a week’s schedule, the number of employees on weekdays and weekends were counted at each hour of the day and added to the calculated parking demand for the corresponding hour. However, given that ITE observations already account for employee’s parked vehicles, the peak parking demand should never be increased over 21 parking spaces. For example, at 11:00 A.M. on weekdays, Marty B’s base parking demand is 16 parking spaces, as calculated in steps 1-5, however there are also 6 employees scheduled to work during this time, and therefore the parking demand is increased to 21 spaces.

Validity – Client Data – Marty B’s (Lot 2)

- Marty B’s transaction data is automatically generated and recorded by Toast. Toast is a cloud-based restaurant management software used by around 120,000 U.S. restaurants. The transaction data provided by Marty B’s was exported by Toast for the month of March and registered each transaction throughout each hour of operation, broken out between drive-through sales and dine-in sales. For the purposes of this study, only dine-in transactions were considered. Marty B’s Client Data came from their Bartonville, TX location which is a similar size and offers drive-through service.
- Marty B’s employee schedules are created and recorded by Sling, a free employee scheduling and workforce management platform that is used by thousands of restaurants nationwide. The specific schedule that Marty B’s shared was one week’s schedule from September 25th to October 1st, 2024, with 37 employees registered in the schedule.

Methodology – Cachet Salons (Lot 3)

No ITE Data is available for a salon suites use, so the Town's parking ratio of 1 parking space per 250 square feet is used to calculate Cachet Salon's peak parking demand. Tenant schedule data was studied to derive time-of-day demand percentages. To calculate Table 5 and 6's parking requirements, the following methods are used:

1. Peak parking demand = 1 space / 250 square feet = 0.004 spaces per square foot
2. Peak parking demand (continued) = 0.004 parking spaces per square foot * 13,442 square feet = 54 parking spaces
3. Cachet Salon's peak parking demand of 54 parking spaces is then multiplied by the tenant schedule data provided by the Client to determine the parking demand of each hour throughout the week. Based on the schedule data, Cachet Salons experiences peak appointment time at 10:00 A.M. on weekdays, therefore at 10:00 A.M. on weekdays, all 54 parking spaces should be needed by Cachet Salons.
4. For every other hour throughout the day, the number of appointments recorded is divided by the number of appointments recorded at 10:00 A.M. on weekdays. For example, at 3:00 P.M. weekends, the number of recorded appointments is 11.66% of the total number of recorded appointments recorded at 10:00 A.M. on weekdays. 11.66% is then multiplied by the number of parking spaces required at peak parking (54), which results in an estimated demand of 6 parking spaces at 3:00 P.M. on weekends.

Validity – Client Data – Cachet Salons (Lot 3)

- Scheduling data was collected by Salon Suite Solutions, a software manufacturing and management company based in Irving, TX. Salon Suite Solutions' mobile booking application has collected over 8 years of data across numerous states in the U.S.. Over 1,800,000 appointments have been booked using this mobile application.

Study Disclaimers and Additional Considerations

1. Realty Capital consulted a Senior Director within ITE on how to use the ITE Data and learned that the most accurate parking demand and time-of-day percentages can only come from local on-site observations of the most comparable uses and businesses, and that even with local observations, actual parking demand and time-of-day percentages can vary from the projections established by local on-site observations. The Senior Director suggested that additional on-site observations be performed for the proposed Hotel and Drive-Through Coffee Shop to verify that these businesses align with the average demand rates contemplated in the ITE Data.
2. Realty Capital contracted with Lambeth Engineering, who produced parking demand estimates that closely align with the tables provided in this study, further supporting Realty Capital's use of the ITE Data's peak parking demand calculations in combination with the ITE Data's Time-of-Day Distribution for Parking Demand. Lambeth Engineering performed on-site observations that confirmed each proposed use aligned with the study sites contemplated in the ITE Data. Additionally, the parking requirements proposed by Lambeth Engineering were more conservative (i.e., required less overall parking and calculated a greater parking surplus) than what this study proposes. Lambeth Engineering's parking demand estimates are included in the appendix of this study but are intended to be used only as supporting evidence to the figures produced earlier in this study.
3. For all three proposed uses, but more specifically for the proposed Hotel, this study's projections may be more conservative (i.e., calculate greater parking demands and more aggressive time-of-day percentages) than what may occur at build-out and operation due to the increased use of ride-sharing and close proximity to Dallas – Fort Worth International Airport.
4. Realty Capital's frequent informal observations of the existing buildings on Lots 4 and 5 indicate that the provided number of spaces greatly exceed the parking demand generated by the current tenants in these buildings. Additionally, none of the representatives of the proposed uses are concerned about the Site's current or future parking supply.
5. There are numerous available spaces on fully-developed lots located directly North and South of the Site, offering additional parking opportunities not considered in this study for consumers.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (four study sites) and a Saturday (three study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	100	100
5:00 a.m.	—	—
6:00 a.m.	90	80
7:00 a.m.	90	81
8:00 a.m.	90	80
9:00 a.m.	80	79
10:00 a.m.	74	70
11:00 a.m.	67	65
12:00 p.m.	65	61
1:00 p.m.	61	57
2:00 p.m.	59	48
3:00 p.m.	58	50
4:00 p.m.	61	55
5:00 p.m.	60	59
6:00 p.m.	62	66
7:00 p.m.	65	76
8:00 p.m.	70	76
9:00 p.m.	75	78
10:00 p.m.	88	87
11:00 p.m.	97	95

Additional Data

Parking demand at a hotel is related to the presence of supporting facilities. A hotel with a convention facility, meeting rooms, restaurant, or banquet space, may include parking demand generated by event attendees who are not hotel guests. As a result, peak parking demand for the hotel may occur during the afternoon or evening instead of the typical hotel peak parking demand that occurs overnight. To illustrate, for four of the 12 study sites in the database, the time-of-day parking demand distribution clearly demonstrates that an event took place during the evening of the study period. The peak parking demand at these four sites ranged between 50 and 100 percent greater than that of the peak overnight parking demand for hotel guests.

The database for this land use does not include information on potential independent variables for the generation of event-related parking demand (such as meeting facility GFA or event attendees) during the count period. For that reason, the peak parking demand displayed in the data plots only includes a site's overnight peak parking demand (i.e., parking demand associated with overnight guests and hotel staff). The plots do not contain peak parking demands generated by other supporting facilities or events that occur outside of the typical overnight peak parking period.

Parking demand at all lodging land uses may be related to the recent emergence of transportation network companies (TNCs) (also referred to as ride-share or ride-hailing companies). Hotel parking demand may be reduced if a hotel guest uses a TNC service for hotel drop-off or pick-up rather than using a rental car and parking on-site. Additional data are needed in order to measure and understand the potential impact of TNCs on lodging land use parking demand.

The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2020s in California, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms. Future data submissions should indicate the presence of supporting facilities and the level of activity/event taking place during the count period (e.g., full, empty, partially active; number of people attending a meeting/banquet). Data on the presence and usage of TNC service should be documented for all lodging land uses for future analysis purposes.



APPENDIX: HOTEL OCCUPANCY DATA

16

Occupancy (%)													
Year	January	February	March	April	May	June	July	August	September	October	November	December	Average
2017	77.9	76.6	75.5	74.4	73.7	73.2	72.8	72.6	71.8	71.6	71.8	72.2	73.7
2018	72.3	72.8	73.2	73.2	73.3	73.5	73.2	72.6	73.0	73.2	73.0	73.3	73.1
2019	73.5	73.3	73.4	73.6	74.2	74.6	75.1	75.5	75.2	75.4	75.8	75.9	74.6
2020	76.2	76.6	73.0	67.5	62.2	57.9	54.3	51.7	49.1	46.4	43.5	41.2	58.3
2021	38.2	36.4	39.1	43.4	47.7	51.3	54.7	56.9	59.3	61.7	64.5	66.7	51.7
2022	68.4	70.1	71.4	72.8	73.7	74.1	74.0	74.4	74.9	75.4	75.3	75.7	73.3
2023	76.8	76.6	76.5	76.3	76.0	75.7	75.5	75.1	75.4	75.1	75.4	75.5	75.8
													68.6%

Name of Establishment	City & State	Zip Code	Class	Aff Date	Open Date	Rooms
Four Points by Sheraton Dallas Fort Worth Airport North	Coppell, TX	75019	Upscale Class	Nov 2016	Nov 2016	156
Courtyard Dallas Flower Mound	Flower Mound, TX	75028	Upscale Class	Sep 2017	Sep 2017	146
Home2 Suites by Hilton Flower Mound Dallas	Flower Mound, TX	75028	Upper Midscale Class	Feb 2023	Feb 2023	99
Hyatt Place Dallas Grapevine	Grapevine, TX	76051	Upscale Class	Feb 2008	Jan 2000	125
Holiday Inn Express & Suites DFW Grapevine	Grapevine, TX	76051	Upper Midscale Class	Mar 2000	Mar 2000	95
Hampton by Hilton Inn & Suites Dallas-DFW Airport North	Grapevine, TX	76051	Upper Midscale Class	Dec 2000	Dec 2000	94
SpringHill Suites Dallas DFW Airport North/Grapevine	Grapevine, TX	76051	Upscale Class	Jul 2005	Jul 2005	111
Residence Inn DFW Airport North Grapevine	Grapevine, TX	76051	Upscale Class	Jan 2007	Jan 2007	133
Hilton Garden Inn DFW North Grapevine	Grapevine, TX	76051	Upscale Class	Jun 2009	Jun 2009	110
Courtyard Dallas DFW Airport North Grapevine	Grapevine, TX	76051	Upscale Class	Dec 2013	Dec 2013	181
Cambria Hotel Southlake DFW North	Southlake, TX	76092	Upscale Class	Dec 2016	Dec 2016	175
Total Properties:					11	1425

Additional Data

The average parking supply ratio for the 12 study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Maine, Nevada, New Jersey, Ontario (CAN), Tennessee, and Washington.

APPENDIX: MARTY B'S TRANSACTION DATA

Marty B's Transaction Data

03/01/24 to 03/31/2024

Restaurant Total		Drive Thru		Dine In		Dine In	Parking Demand Calculation		
Time	Orders	Orders	% of Orders	Orders	% of Orders	Hourly % of Total Orders	Time	% of Peak	Parking Demand
5 AM	45	8	18%	37	82.22%	0%	5 AM	3.03%	1
6 AM	632	268	42%	364	57.59%	4%	6 AM	29.84%	6
7 AM	1,426	864	61%	562	39.41%	6%	7 AM	46.07%	10
8 AM	2,034	1,204	59%	830	40.81%	8%	8 AM	68.03%	14
9 AM	2,288	1,201	52%	1,087	47.51%	11%	9 AM	89.10%	19
10 AM	2,363	1,143	48%	1,220	51.63%	12%	10 AM	100.00%	21
11 AM	1,769	831	47%	938	53.02%	9%	11 AM	76.89%	16
12 PM	1,601	715	45%	886	55.34%	9%	12 PM	72.62%	15
1 PM	1,350	579	43%	771	57.11%	8%	1 PM	63.20%	13
2 PM	1,159	495	43%	664	57.29%	7%	2 PM	54.43%	11
3 PM	1,003	366	36%	637	63.51%	6%	3 PM	52.21%	11
4 PM	983	284	29%	699	71.11%	7%	4 PM	57.30%	12
5 PM	597	157	26%	440	73.70%	4%	5 PM	36.07%	8
6 PM	536	118	22%	418	77.99%	4%	6 PM	34.26%	7
7 PM	458	83	18%	375	81.88%	4%	7 PM	30.74%	6
8 PM	213	48	23%	165	77.46%	2%	8 PM	13.52%	3
9 PM	60	6	10%	54	90.00%	1%	9 PM	4.43%	1
10 PM	1	0	0%	1	100.00%	0%	10 PM	0.08%	0
Total	18,518	8,370		10,148		100%			

Peak Demand: 12%	Peak Demand Hour: 10 AM	Peak Parking (Per ITE): 21
------------------	-------------------------	----------------------------

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS)

19

Monday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs		5:30 AM	11:00 AM
4.00 Hrs		12:00 PM	4:00 PM
6.50 Hrs		3:00 PM	9:30 PM
5.00 Hrs		5:30 AM	10:30 AM
6.00 Hrs		7:00 AM	1:00 PM
7.25 Hrs		7:00 AM	2:15 PM
5.50 Hrs		4:00 PM	9:30 PM
4.00 Hrs		8:00 AM	12:00 PM
43.75 Hrs	43.75 Hrs	43.75 Hrs	
Tuesday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs		12:00 PM	5:30 PM
5.00 Hrs		3:00 PM	8:00 PM
5.50 Hrs		5:30 AM	11:00 AM
5.50 Hrs		5:30 AM	11:00 AM
4.50 Hrs		7:00 AM	11:30 AM
4.50 Hrs		5:00 PM	9:30 PM
6.50 Hrs		8:30 AM	3:00 PM
4.00 Hrs		5:30 PM	9:30 PM
6.50 Hrs		6:30 AM	1:00 PM
4.00 Hrs		8:00 AM	12:00 PM
51.50 Hrs	51.50 Hrs	51.50 Hrs	

Monday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2	4	5	5	5	3	3	2	2	2	2	2	2	2	2	2	0	0	0
Tuesday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0
0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2	4	5	6	6	4	3	2	2	2	2	3	3	3	2	2	0	0	0

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS) (CONTINUED)

20

Wednesday			
Total Hours	Employee	Shift Start	Shift End
4.00 Hrs		12:00 PM	4:00 PM
6.00 Hrs		8:00 AM	2:00 PM
6.50 Hrs		3:00 PM	9:30 PM
5.50 Hrs		5:30 AM	11:00 AM
4.00 Hrs		9:00 AM	1:00 PM
6.00 Hrs		9:00 AM	3:00 PM
6.50 Hrs		5:30 AM	12:00 PM
4.50 Hrs		3:00 PM	7:30 PM
4.50 Hrs		6:30 AM	11:00 AM
47.50 Hrs		47.50 Hrs	47.50 Hrs
Thursday			
Total Hours	Employee	Shift Start	Shift End
8.00 Hrs		6:30 AM	2:30 PM
4.00 Hrs		12:00 PM	4:00 PM
5.00 Hrs		5:30 AM	10:30 AM
7.00 Hrs		5:30 AM	12:30 PM
6.00 Hrs		6:00 AM	12:00 PM
5.00 Hrs		8:00 AM	1:00 PM
7.00 Hrs		7:30 AM	2:30 PM
6.50 Hrs		3:00 PM	9:30 PM
7.00 Hrs		2:30 PM	9:30 PM
7.50 Hrs		7:00 AM	2:30 PM
63.00 Hrs		63.00 Hrs	63.00 Hrs

Wednesday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	
0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0	
0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	2	3	4	6	6	4	4	3	2	3	2	2	2	2	1	1	0	0	
Thursday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	
0	3	4	6	6	6	5	5	3	3	3	2	2	2	2	2	2	0	0	

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS) (CONTINUED)

21

Friday			
Total Hours	Employee	Shift Start	Shift End
7.00 Hrs		7:30 AM	2:30 PM
8.00 Hrs		2:30 PM	10:30 PM
6.50 Hrs		5:30 AM	12:00 PM
7.50 Hrs		7:00 AM	2:30 PM
8.00 Hrs		2:30 PM	10:30 PM
6.50 Hrs		8:00 AM	2:30 PM
7.50 Hrs		6:00 AM	1:30 PM
5.50 Hrs		5:30 AM	11:00 AM
7.00 Hrs		1:00 PM	8:00 PM
6.50 Hrs		6:30 AM	1:00 PM
70.00 Hrs	70.00 Hrs	70.00 Hrs	

Friday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	3	5	7	7	7	6	5	5	4	3	3	3	3	3	2	2	2	2	0

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKENDS)

22

Saturday			
Total Hours	Employee	Shift Start	Shift End
4.00 Hrs		8:30 AM	12:30 PM
7.50 Hrs		7:30 AM	3:00 PM
7.50 Hrs		7:30 AM	3:00 PM
8.00 Hrs		5:30 AM	1:30 PM
7.50 Hrs		3:00 PM	10:30 PM
8.00 Hrs		8:00 AM	4:00 PM
7.50 Hrs		3:00 PM	10:30 PM
7.50 Hrs		7:30 AM	3:00 PM
7.50 Hrs		6:30 AM	2:00 PM
5.00 Hrs		8:00 AM	1:00 PM
6.50 Hrs		5:30 AM	12:00 PM
76.50 Hrs		76.50 Hrs	76.50 Hrs
Sunday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs		7:30 AM	1:00 PM
5.50 Hrs		12:00 PM	5:30 PM
5.50 Hrs		6:30 AM	12:00 PM
6.00 Hrs		8:00 AM	2:00 PM
8.25 Hrs		9:15 AM	5:30 PM
5.50 Hrs		6:30 AM	12:00 PM
4.50 Hrs		7:30 AM	12:00 PM
8.50 Hrs		9:00 AM	5:30 PM
4.50 Hrs		8:30 AM	1:00 PM
5.50 Hrs		12:00 PM	5:30 PM
59.25 Hrs		59.25 Hrs	59.25 Hrs

Saturday																				
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM		
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0	0
0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2	3	8	9	9	9	8	6	4	3	2	2	2	2	2	2	2	2	2	0
Sunday																				
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM		
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0
0	0	2	5	7	8	8	7	5	4	4	4	4	0	0	0	0	0	0	0	0

APPENDIX: CACHET SALONS TENANT SCHEDULE DATA - WEEKDAYS

23

Weekdays								
Hour	Workers	Worker %	Clients	Client %	Total	Percent of Total	Required Parking	Time of Day %
5:00 AM	282	0%	2,029	0%	2,311	0.12%	1	2%
6:00 AM	403	1%	2,924	0%	3,327	0.17%	1	2%
7:00 AM	742	1%	6,359	0%	7,101	0.36%	2	4%
8:00 AM	2,324	4%	29,563	2%	31,887	1.62%	9	17%
9:00 AM	4,912	8%	122,709	8%	127,621	6.49%	35	65%
10:00 AM	6,217	10%	192,119	12%	198,336	10.08%	54	100%
11:00 AM	5,873	10%	172,427	11%	178,300	9.06%	49	91%
12:00 PM	5,718	9%	169,875	11%	175,593	8.93%	48	89%
1:00 PM	5,756	9%	161,817	10%	167,573	8.52%	46	85%
2:00 PM	5,582	9%	145,834	9%	151,416	7.70%	41	76%
3:00 PM	5,538	9%	147,442	10%	152,980	7.78%	42	78%
4:00 PM	5,604	9%	154,113	10%	159,717	8.12%	43	80%
5:00 PM	5,300	9%	130,562	8%	135,862	6.91%	37	69%
6:00 PM	4,144	7%	76,437	5%	80,581	4.10%	22	41%
7:00 PM	2,180	4%	24,029	2%	26,209	1.33%	7	13%
8:00 PM	749	1%	4,755	0%	5,504	0.28%	1	2%
9:00 PM	164	0%	354	0%	518	0.03%	0	0%
10:00 PM	60	0%	73	0%	133	0.01%	0	0%
11:00 PM	38	0%	41	0%	79	0.00%	0	0%
Totals	61,586	100%	1,543,462	100%	1,605,048			

Summary Table	
Total Workers and Clients:	1,967,262
Peak Demand:	10.08%
Peak Demand Hour:	10:00 AM
Peak Demand Parking (Per TOFM):	54 Spaces

APPENDIX: CACHET SALONS TENANT SCHEDULE DATA - WEEKENDS

24

Weekends								
Hour	Workers	Worker %	Clients	Client %	Total	Percent of Total	Required Parking	Time of Day %
5:00 AM	74	0%	1,173	0%	1,247	0.06%	0	0%
6:00 AM	165	1%	1,784	1%	1,949	0.10%	1	2%
7:00 AM	380	2%	5,387	2%	5,767	0.29%	2	4%
8:00 AM	965	6%	15,491	4%	16,456	0.84%	4	7%
9:00 AM	1,714	10%	50,278	15%	51,992	2.64%	14	26%
10:00 AM	2,150	13%	61,745	18%	63,895	3.25%	17	31%
11:00 AM	1,992	12%	50,921	15%	52,913	2.69%	14	26%
12:00 PM	1,923	11%	45,661	13%	47,584	2.42%	13	24%
1:00 PM	1,863	11%	39,431	11%	41,294	2.10%	11	20%
2:00 PM	1,681	10%	30,404	9%	32,085	1.63%	9	17%
3:00 PM	1,490	9%	21,643	6%	23,133	1.18%	6	11%
4:00 PM	1,128	7%	12,736	4%	13,864	0.70%	4	7%
5:00 PM	743	4%	5,093	1%	5,836	0.30%	2	4%
6:00 PM	441	3%	2,388	1%	2,829	0.14%	1	2%
7:00 PM	191	1%	545	0%	736	0.04%	0	0%
8:00 PM	58	0%	231	0%	289	0.01%	0	0%
9:00 PM	29	0%	51	0%	80	0.00%	0	0%
10:00 PM	35	0%	199	0%	234	0.01%	0	0%
11:00 PM	14	0%	17	0%	31	0.00%	0	0%
Totals	17,036	100%	345,178	100%	362,214			

Summary Table	
Total Workers and Clients:	1,967,262
Peak Demand:	10.08%
Peak Demand Hour:	10:00 AM
Peak Demand Parking (Per TOFM):	54 Spaces

APPENDIX: LAMBETH ENGINEERING PROPOSED PARKING

25

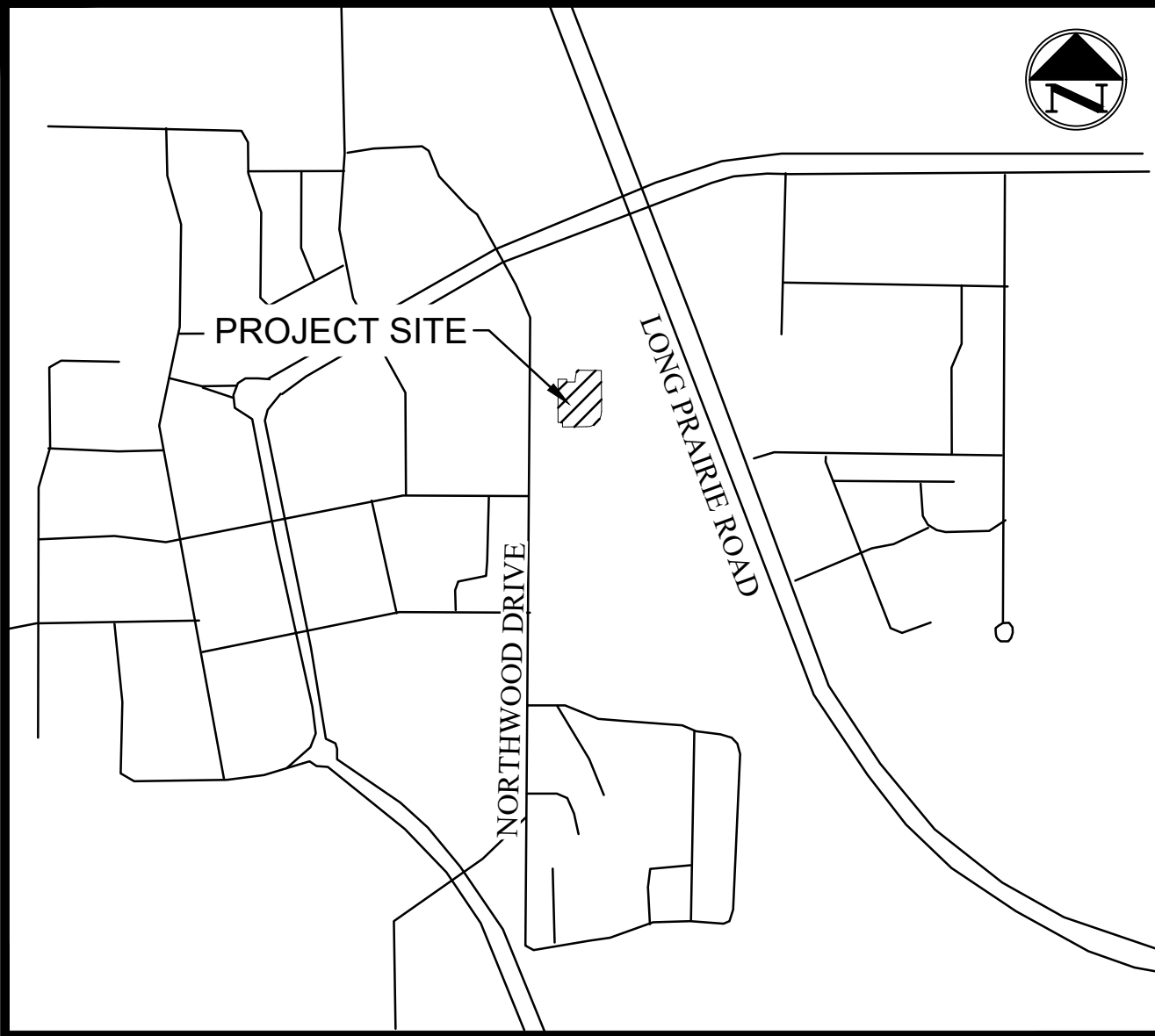
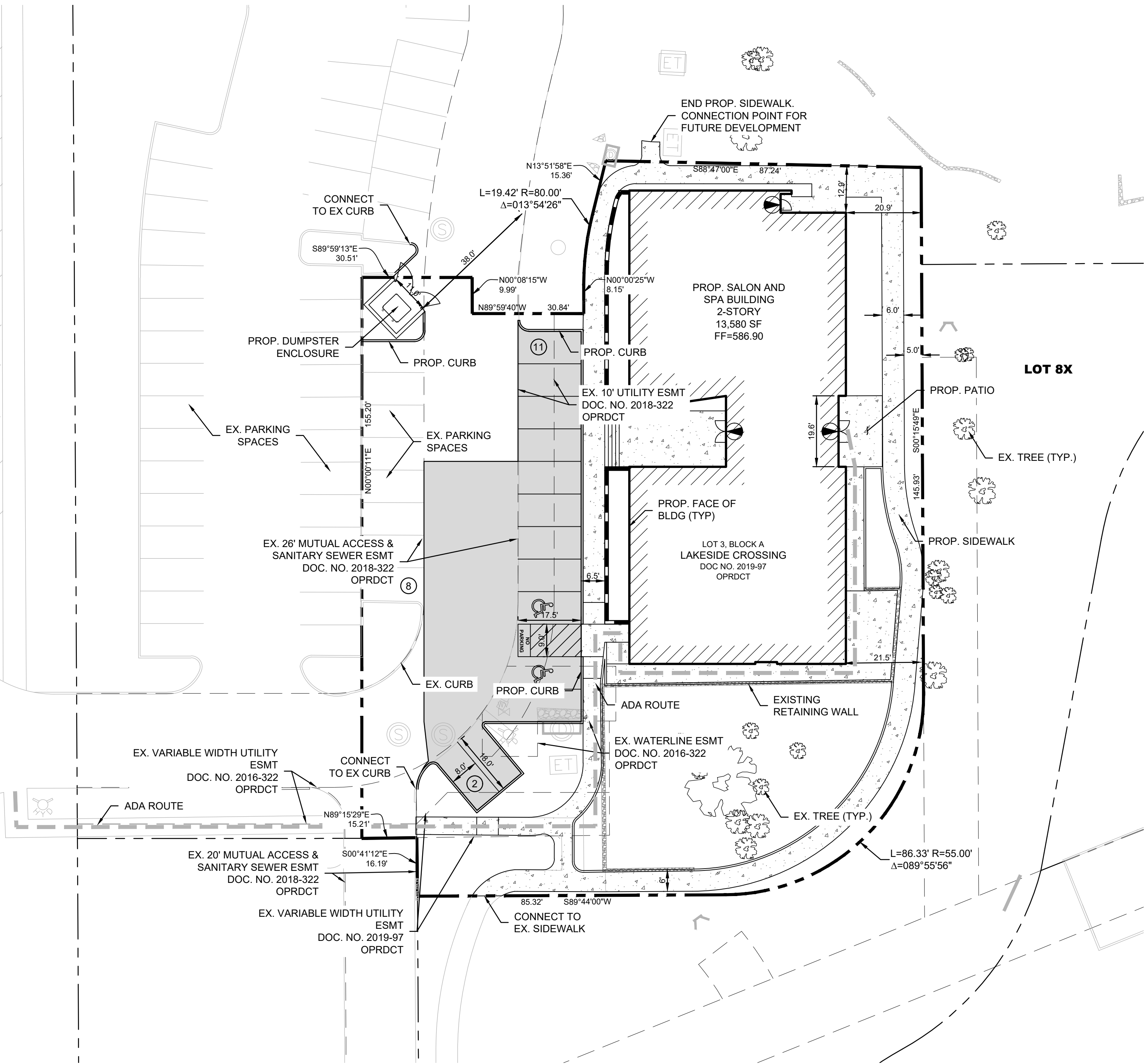
Required Parking - Bldg 1, 2, 3 ITE Average Rates and ITE Time of Day Percents. Bldg 4, 5 City of Flower Mound

Bldg	Use	Tenent	Quantity	Ratio	Required Before Time of Day %	Weekday			Weekend			Night	Max Required
						6A-12P	12P-6P	6P-12A	6A-12P	12P-6P	6P-12A	12A-6A	
1	Hotel	Residence Inn	142 Rooms	1:1.56	91	82	59	88	74	56	86	91	--
2	Restaurant	Marty B's Coffee Co.	4,165 SF	1:196	21	5	21	16	6	21	18	0	--
3	Medical Office	Cachet Salons	13,580 SF	1:380	36	36	33	11	36	33	22	0	--
Total Planned Site Required:					252	123	113	115	116	110	126	91	126
Total Planned Site Provided:					149	149	149	149	149	149	149	149	149
4	Office, Medical and Dental - Old User	Smiles Family Dental	4,516 SF	1:250	18	18	18	2	2	2	1	1	--
	Other Retail	Dominoes	1,384 SF	1:250	6	3	3	5	6	6	4	0	--
	Health Club or Athletic Club	Jesse James Fit Camp	5,672 SF	1:250	23	12	12	21	23	23	16	1	--
	Restaurant	Tycoon	4,165 SF	1:75	56	28	28	56	56	56	56	6	--
	Restaurant	Tycoon	743 SF	1:75	10	5	5	10	10	10	10	1	--
5	Office, Medical and Dental - Old User	Texas Health	3,142 SF	1:250	13	13	13	1	1	1	1	1	--
	Other Retail	UPS	1,354 SF	1:250	5	3	3	5	5	5	4	0	--
	Restaurant	Smoothie King	1,280 SF	1:75	17	9	9	17	17	17	17	2	--
	Restaurant	Capriottis	1,364 SF	1:75	18	9	9	18	18	18	18	2	--
	Restaurant	Honey Bird	1,553 SF	1:75	21	11	11	21	21	21	21	2	--
	Amusement and Recreation (Indoors)	Arcade 92	6,473 SF	1:158*	41	41	41	41	41	41	41	41	--
Total Existing Site Required:					228	152	152	197	200	200	189	57	200
Total Existing Site Provided:					173	173	173	173	173	173	173	173	173
Total Required:					480	275	265	312	316	310	315	148	316
Total Provided (Including 18 Street Parking):					322	322	322	322	322	322	322	322	322

*Client has directed to use 41 spaces for Arcade 92 per PD-153 standards.

*Bldg 3 is contemplated as an ITE medical office since there is no ITE data available for salon suites use.

NORTHWOOD DRIVE
90' PUBLIC RIGHT-OF-WAY



VICINITY MAP
N.T.S.

SITE DATA TABLE	
PHYSICAL ADDRESS	LOT 3, BLOCK A
GROSS SITE AREA	0.647 AC (28,178 SF)
NET SITE AREA	0.647 AC (28,178 SF)
ZONING	PD-153
CURRENT USE	VACANT
LOT COVERAGE DATA	
BUILDING COVERAGE	25% (7,240 SF)
IMPERVIOUS AREA	72% (20,193 SF)
PERVIOUS AREA	28% (7,985 SF)
PARKING SUMMARY	
CUSTOM SERVICES PERSONAL	54
ON-SITE	21
OFF-SITE	33
TOTAL PARKING	54 (100%)
BUILDING DATA	
BUILDING STORIES	2
PEAK HEIGHT	29' 6"
MEAN HEIGHT	29' 6"
TOTAL SQUARE FOOTAGE	13,580 SF

NOTE: THIS DEVELOPMENT IS PART OF THE MASTER PLANNED - LAKESIDE CROSSING DEVELOPMENT. FOR ADDITIONAL INFORMATION PLEASE REFER TO THE APPROVED SITE PLAN FROM THE PD FOR THE OVERALL DEVELOPMENT PARKING CALCULATIONS. PLEASE REFER TO THE LAKESIDE CROSSING PARKING STUDY PROVIDED BY REALTY CAPITAL.

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- ADA ROUTE

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
- REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
- ALL SIGNAGE IS APPROVED VIA A SEPARATE PERMIT THROUGH THE BUILDING SAFETY DIVISION.
- ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
- ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
- ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED PLAN, STAMPED BY STAFF.
- ALL STRIPING WITHIN DEVELOPMENT TO BE PAINTED WHITE.
- ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
- ALL RETAINING/DETAINING WALL, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND-BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURES SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW IN ACCORDANCE WITH SECTION 82-273 - ROOF MOUNTED UNITS AND/OR EQUIPMENT.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4 - PROHIBITED SIGNS.
- MINIMUM 20% OF TYPE D (EAST) FACADE SHALL HAVE TRANSPARENT WINDOWS PROVIDING VIEW OF THE STREAM/OPEN SPACE AREA.

ADA NOTES

- CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:
- ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMPS, WHICH CAN BE UP TO 1:12 OR 8.33%) AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
 - ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION. ASSURE A 30' X48' CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
 -

FLOODPLAIN NOTE

- PROJECT SITE IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA PANEL 48121C0680G DATED 4/18/2011

ENGINEER

FLANAGAN
5049 EDWARDS RANCH ROAD, SUITE 300
FORT WORTH, TEXAS 76109
TEL: 940-327-7963
EMAIL: REECE@FLANAGAN-LS.COM
CONTACT: REECE FLANAGAN

ARCHITECT

STUDIO 97W, LLC
901 S. MAIN STREET, SUITE 100
FORT WORTH, TEXAS 76104
TEL: 817-882-6940
EMAIL: STEVENHALLIDAY@STUDIO97W.COM
CONTACT: STEVEN HALLIDAY

OWNER

CACHET SALONS & SPA
451 S. MAIN STREET, SUITE 100
FORT WORTH, TEXAS 76104
TEL: 408-362-1754
EMAIL: MATT@CACHETLSALONS.COM
CONTACT: MATT MUSE



Know what's below.
Call before you dig.

(at least 48 hours prior to digging)

CACHET SALONS

LOT 3, BLOCK A
FLOWER MOUND, TEXAS

CONCEPT PLAN

Revision Description

No. Date

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781

SHEET NUMBER
C-3.0

1. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN HEALTHY GROWING CONDITION AT ALL TIMES.

2. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.

3. QUANTITIES ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. ALL QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR IN ORDER TO COMPLETE THE DESIGN PER THE PLANS OR CITY REQUIREMENTS.

4. ALL PROPOSED LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER LOCAL CITY ORDINANCES AND STATE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. NO SPECIFIED PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.

6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.

7. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

8. NOTIFY LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING LAYOUT.

9. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL.

10. TREES ARE TO BE PLANTED WITH TRUNKS STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR LANDSCAPE ARCHITECT TO BE STAKED. THERE SHALL BE NO ABOVE GROUND STAKING OR GUY WIRING ALLOWED. STAKING IF REQUIRED SHALL BE ROOT ANCHOR UNDERGROUND TREE SUPPORT BY TREE STAKE SOLUTIONS, LLC. SALES@TREESTAKESOLUTIONS.COM OR 281-778-1400.

11. ALL TREES LOCATIONS SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.

12. PLANT MATERIAL MAY NOT BE PLANTED BELOW TOP OF ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL BE PLANTED TOO LOW, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.

13. ALL PROPOSED LANDSCAPE BED AREAS SHALL BE TILLED TO A DEPTH OF 6" TO 12", ADDING A 3" MIN. LAYER OF LIVING EARTH COMPOST BY LIVING EARTH, 972-869-4332, OR APPROVED EQUAL.

14. ALL LANDSCAPE BEDS SHALL RECEIVE A 2" LAYER OF NATIVE HARDWOOD MULCH, BY LIVING EARTH, 972-869-4332 EQUAL.

15. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS OF THE GOVERNING MUNICIPALITY.

16. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

17. IN THE EVENT THERE IS A DISPUTE OR MISUNDERSTANDING OR PLANT MATERIAL OR PLANTING METHOD THE FOLLOWING APPLICABLE REFERENCES, STANDARDS, SPECIFICATIONS SHALL PREVAIL: AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE - STANDARDIZED PLANT NAMES, SECOND EDITION, 1942.AMERICAN ASSOCIATION OF NURSERYMEN: AMERICAN STANDARD OF NURSERY STOCK, 1973.

18. SHOULD EXISTING UTILITIES BE DAMAGED OR DISTURBED DURING CONSTRUCTION, NOTIFY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE AND PROPER AUTHORITIES FOR RESTORATION.

19. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR ONE YEAR FROM DATE OF WRITTEN FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE OR GUARANTEE TO CITY OR LOCAL STANDARDS WHICHEVER IS GREATER.

20. GUARANTEE DEFINITION: AT ANY AND ALL TIMES THROUGHOUT THE YEAR (WITHIN TWO WEEKS OF NOTIFICATION BY OWNER / LANDSCAPE ARCHITECT), ALL DEAD PLANTS (EXCEPT THOSE DEAD DUE TO OWNER NEGLIGENCE) AND ALL THOSE DETERMINED NOT TO BE IN A NORMAL, VIGOROUS GROWING CONDITION, ARE TO BE REPLACED WITH SIMILAR SIZE AND TYPE PLANTS AT NO EXPENSE TO OWNER.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. CONTRACTOR SHALL CLEAN JOB SITE AT THE CONCLUSION OF EACH WORKDAY UNTIL DATE OF FINAL ACCEPTANCE.

22. CONTRACTOR IS REQUIRED TO PERFORM A PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STANDPIPE. ALL SUMPS SHOULD BE INCLUDED IN THE BASE BID AND PROVIDED AS A DEDUCT ALTERNATE IF NOT REQUIRED AFTER THE PERCOLATION TEST IS PERFORMED.

1. ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE LANDSCAPE ARCHITECT NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

2. CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. TEMPUS LAND SOLUTIONS, LLC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

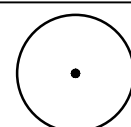
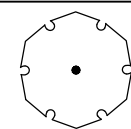
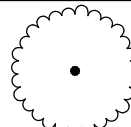
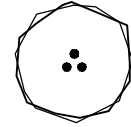
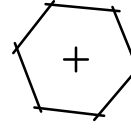
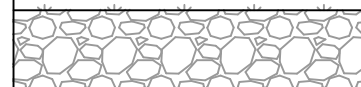
1. ALL LANDSCAPE PLANTINGS PROPOSED IN THIS PLAN WILL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR CAPABLE OF SHUTTING DOWN THE SYSTEM WHEN DICTATED BY RAINFALL OR FREEZING CONDITIONS.
3. IRRIGATION SYSTEM DESIGN WILL MEET ALL REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND ALL APPLICABLE PLUMBING CODES.
4. IRRIGATION DESIGN DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE COVER AT A LATER DATE FOR IRRIGATION PERMITTING.

1. MINIMUM 20 PERCENT OF TYPE D FACADE SHALL HAVE TRANSPARENT WINDOWS PROVIDING VIEW OF THE STREAM AND OPEN SPACE.

2. ENHANCED LANDSCAPE, HARDSCAPE, SEATING, POTTED PLANTS (PLANTS IN LARGE DECORATIVE CONTAINERS) OR SIMILAR IN AND AROUND THE PATIO/COVERED AREA TO ENCOURAGE THE USE OF OPEN SPACE.

3. BOSTON IVY SHALL BE TRIMMED SEASONALLY AND REGULARLY TRAINED AND MAINTAINED BY THE LANDSCAPE MAINTENANCE CREW IN ORDER TO PROVIDE CONSISTENT AND HEALTHY GROWTH AND REMAIN CONFINED TO THE HORIZONTAL ALLOTMENT AS SHOWN ON THE PLAN. VERTICAL GROWTH TRAINING UP THE BUILDING IN THE HORIZONTAL ALLOTMENT SHALL BE REGULARLY MONITORED AND MAINTAINED.

TOWN OF FLOWER MOUND			
ZONING ORDINANCE COMPLIANCE, PD 153-A 25-17 (LOT 3)			
	DATA OR REQUIREMENT	REQUIRED	PROVIDED
PROPOSED USE	COMMERCIAL		
CURRENT ZONING	PD 153-A 25-17		
GROSS SITE AREA	28,178 SQ. FT. (0.64 ACRES)		
ENHANCED LANDSCAPE	ENHANCED LANDSCAPE BEDS PER EXHIBIT 'D'	FRONT LANDSCAPE BEDS	YES
PARKING LOTS TREES	TREES REQUIRED IN ISLANDS PER EXHIBIT 'D'	PARKING LOT ISLAND TREES – EACH PARKING STALL SHALL BE WITHIN 50' OF TREE	YES
PARKING LOT TREES	1 TREE PER 10 SPACES	21 PARKING SPACES/10 = 2 PARKING LOT TREES	4 + 1 EXISTING
PARKING LOT LANDSCAPE	90SF OF LANDSCAPE PER 12 SPACES	21 SPACES/12x90 = 158SF	339SF OF PARKING LOT LANDSCAPE
CANOPY TREES	CANOPY TREES REQUIRED PER EXHIBIT 'D'	2 CANOPY TREES	YES
ORNAMENTAL TREES	ORNAMENTAL TREES REQUIRED PER EXHIBIT 'D'	5 ORNAMENTAL TREES	YES

PLANT SCHEDULE							
LARGE TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL.	CONTAINER	HEIGHT	SPREAD
	ET	N/A	EXISTING TREES TO REMAIN – SEE EXISTING PD LANDSCAPE PLANS FOR REFERENCE				
	LO	1	SOUTHERN LIVE OAK QUERCUS VIRGINIANA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	CE	4	CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
ORNAMENTAL TREES	CODE		COMMON / BOTANICAL NAME	CAL.	CONTAINER	HEIGHT	SPREAD
	NC	4	NATCHEZ CRAPE MYRTLE LAGERSTROEMIA INDICA 'NATCHEZ' MULTI-TRUNK	3" CAL.	B&B OR CONTAINER	8'-9' HT.	MIN. 6' SPREAD
	NC	4	MEXICAN BUCKEYE UNGNADIA SPECIOSA MULTI-TRUNK	3" CAL.	B&B OR CONTAINER	8'-9' HT.	MIN. 6' SPREAD
SHRUBS	CODE		COMMON / BOTANICAL NAME	CONTAINER			
	CPA	2	CENTURY PLANT (AGAVE) AGAVE AMERICANA	15 GAL.		24" HT min.	24" SPREAD min.
	YGV	9	SPANISH DAGGER YUCCA GLORIOSA 'VARIEGATA'	5 GAL.		18"-24" HT	18"-24" SPREAD
	SLY	13	SOFT LEAF YUCCA YUCCA RECURVIFOLIA	5 GAL.		18"-24" HT	18"-24" SPREAD
	GCM	25	GULF COAST MUHLY GRASS MUHLENBERGIA CAPILLARIS (LAM.) TRIN.	1 GAL.		18"-24" HT	18"-24" SPREAD
	TSD	19	TEXAS SAGE 'DESPARADO' LEUCOPHYLLUM FRUTESCENS 'DESPARADO'	5 GAL.		24"-36" HT	18"-24" SPREAD
	TL	30	TEXAS LANTANA (Pollinator Plant) LANTANA URTICOIDES (L. HORRIDA)	1 GAL		12" HT	12" SPREAD
	BI	19	BOSTON IVY PARTHENOCISSUS TRICUSPIDATA (PLANT 24" O.C. AND USE TEMPORARY TRELLIS TO TRAIN ON WALL)	1 GAL		12" HT	12" SPREAD
GROUND COVERS	CODE		COMMON / BOTANICAL NAME	CONTAINER			
	CB		COMMON BERMUDA GRASS CYNODON DACTYLON	SOLID SOD			
	RR		4"-6" ARIZONA COBBLE LARGE – 4" DEPTH MINIMUM WHIZ-O-STONE – 817.429.0822 OR APPROVED EQUAL				



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

TEMPUS LAND SOLUTIONS, LLC

DFW AND GREATER TEXAS
817.223.8489
michael@tempus-ls.com

SHEET NO.

LS - 1.0

[illegible]

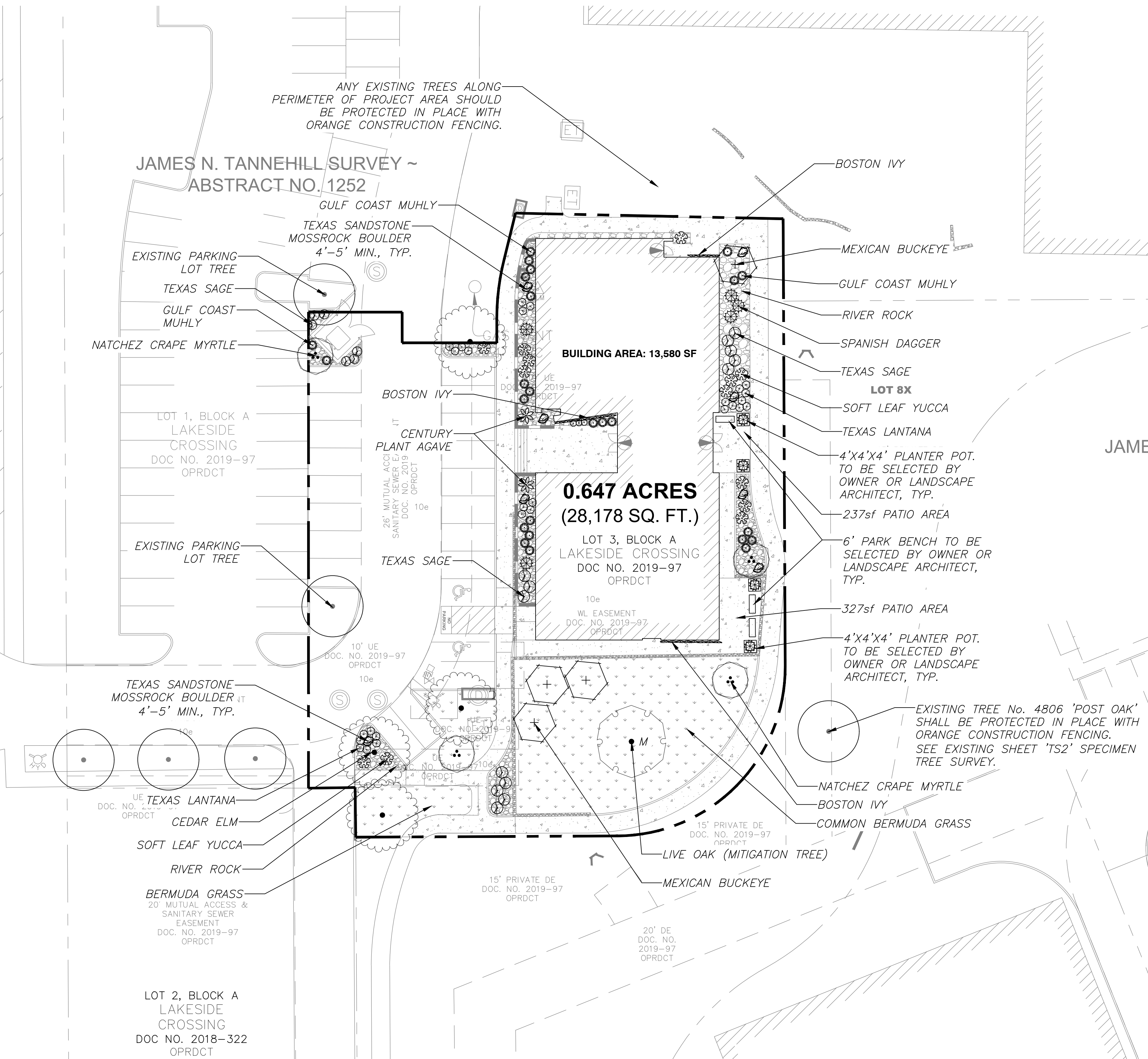
LANDSCAPE NOTES

CACHET SALONS
520 NORTHWOOD DRIVE
FLOWER MOUND, TEXAS 75022

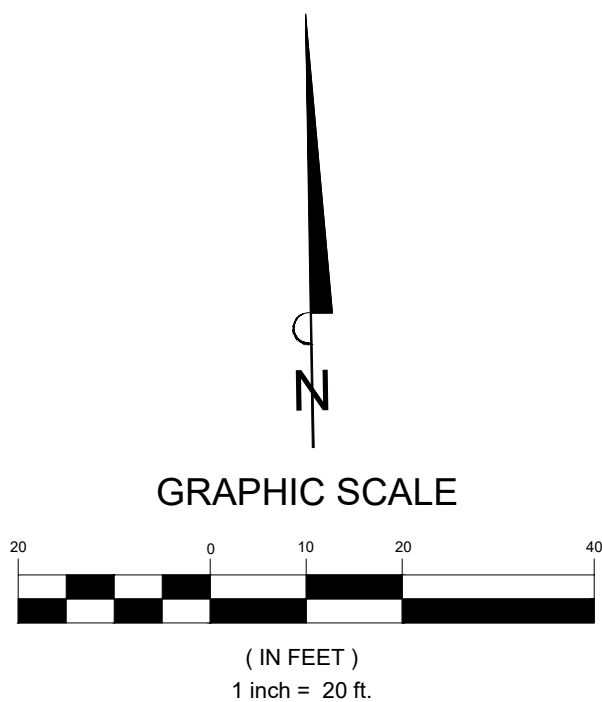


T:\24-0112 - Cachet Lakeside Crossing - Flowermound\Design\LS 1.0 Landscape Plan.dwg Dec 03, 2024 - 9:42AM tempu

NORTHWOOD DRIVE
90' PUBLIC RIGHT-OF-WAY



PLANT SCHEDULE			
LARGE TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ET	N/A	EXISTING TREES TO REMAIN — SEE EXISTING PD LANDSCAPE PLANS FOR REFERENCE
	LO	1	SOUTHERN LIVE OAK QUERCUS VIRGINIANA NURSERY GROWN
	CE	4	CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN
ORNAMENTAL TREES	CODE		COMMON / BOTANICAL NAME
	NC	4	NATCHEZ CRAPE MYRTLE LAGERSTROEMIA INDICA 'NATCHEZ' MULTI-TRUNK
	NC	4	MEXICAN BUCKEYE UNGNADIA SPECIOSA MULTI-TRUNK
SHRUBS	CODE		COMMON / BOTANICAL NAME
	CPA	2	CENTURY PLANT (AGAVE) AGAVE AMERICANA
	YGV	9	SPANISH DAGGER YUCCA GLORIOSA 'VARIEGATA'
	SLY	13	SOFT LEAF YUCCA YUCCA RECURVIFOLIA
	GCM	25	GULF COAST MUHLY GRASS MUHLENBERGIA CAPILLARIS (LAM.) TRIN.
	TSD	19	TEXAS SAGE 'DESPARADO' LEUCOPHYLLUM FRUTESCENS 'DESPARADO'
	TL	30	TEXAS LANTANA (Pollinator Plant) LANTANA URTICOIDES (L. HORRIDA)
	BI	19	BOSTON IVY PARTHENOCISSUS TRICUSPIDATA (PLANT 24" O.C. AND USE TEMPORARY TRELLIS TO TRAIN ON WALL)
GROUND COVERS	CODE		COMMON / BOTANICAL NAME
	CB		COMMON BERMUDA GRASS CYNODON DACTYLON
	RR		4"-6" ARIZONA COBBLE LARGE — 4" DEPTH MINIMUM WHIZ-Q-STONE — 817.429.0822 OR APPROVED EQUAL



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

PROJECT NO: 24-0112

CONCEPT LANDSCAPE PLAN

CACHET SALONS
520 NORTHWOOD DRIVE
FLOWER MOUND, TEXAS 75022

TEMPUS LAND SOLUTIONS, LLC
DFW AND GREATER TEXAS
817.223.8489
michael@tempus-lls.com

SHEET NO.
LS - 1.1

NOTES:

1. FACADE TYPE D (EAST FACADE) SHALL HAVE MINIMUM 20% TRANSPARENT WINDOWS.
2. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATION.
- 3 ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

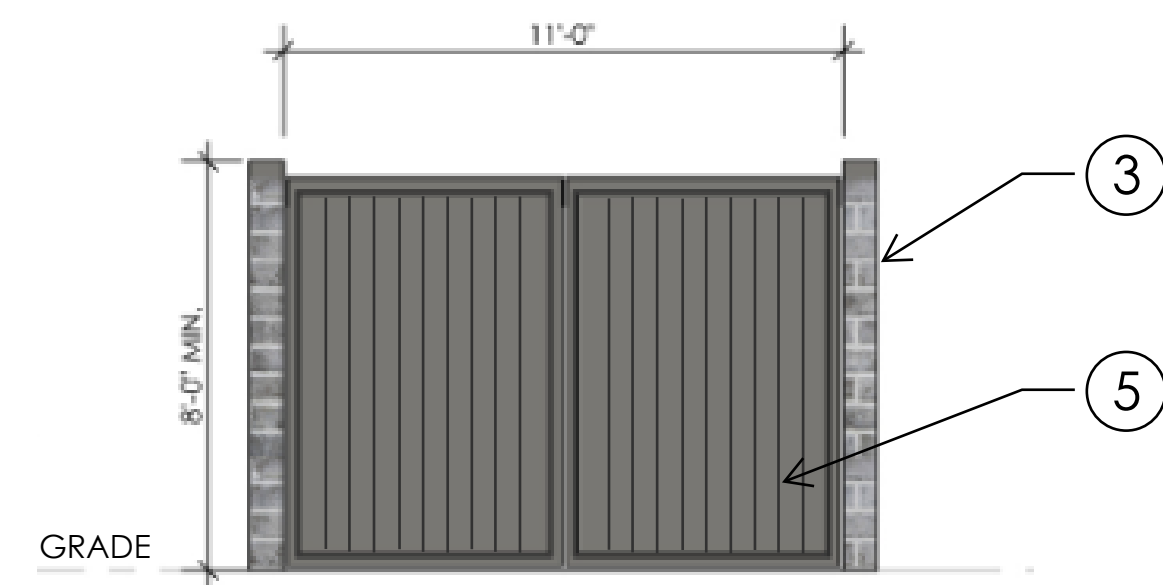
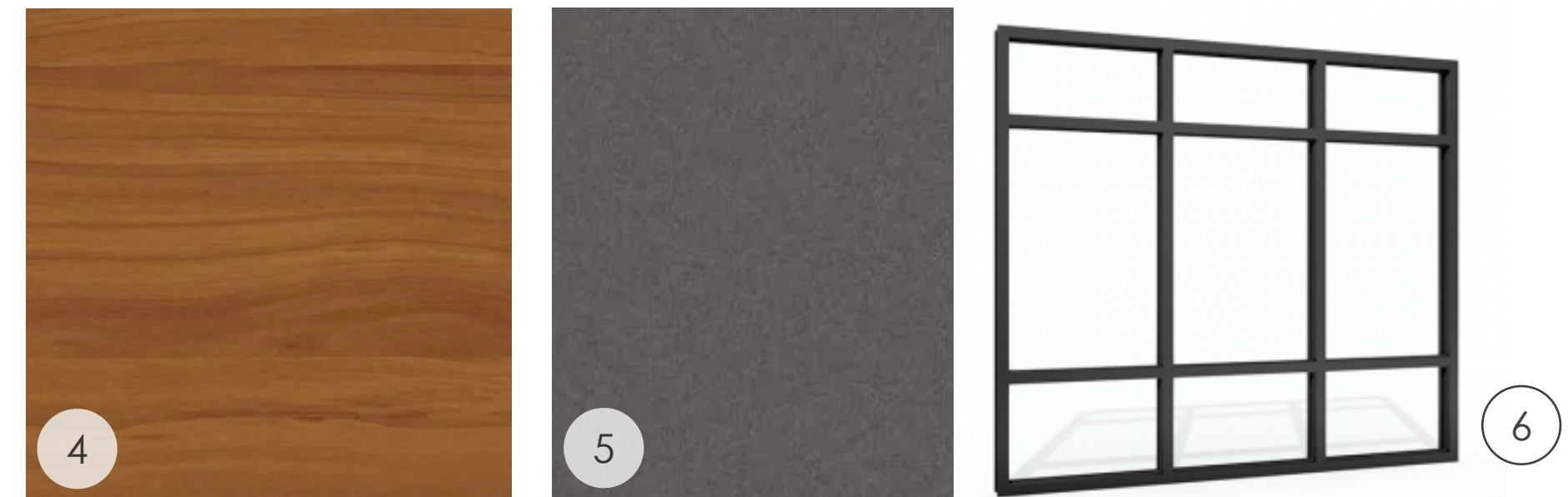


MATERIAL CALCULATION TABLE	NORTH	EAST	SOUTH	WEST
	(FAÇADE TYPE B)	(FAÇADE TYPE D)	(FAÇADE TYPE B)	(FAÇADE TYPE A)
TOTAL FAÇADE S.F. (EXCLUDING DOORS & WINDOWS)	1758 sf	2993 sf	1695 sf	3266 sf
DOORS & WINDOWS S.F.	243 sf (12.1%)	1287 sf (30%)	326 sf (16.1%)	1392 sf (30%)
PRIMARY MATERIAL TOTALS	92.20%	86.20%	85.30%	87.50%
STUCCO S.F.	1621 sf	2415 sf	1445 sf	2589 sf
BRICK S.F.	0 sf	165 sf	0 sf	269 sf
SECONDARY MATERIAL TOTALS	7.80%	13.80%	14.70%	12.50%
ALUMINUM COMPOSITE PANELS (WOOD) S.F.	108 sf	148 sf	108 sf	242 sf
PRE-FINISHED ALUMINUM PANELS S.F.	29 sf	265 sf	142 sf	166 sf

KEYED NOTES:

- | | | | |
|---|---|---|---|
| ① | STUCCO FACADE (PAREX USA - IVORY); SMOOTH. | ⑧ | METAL FRAME CANOPY W/ WOOD SOFFIT (REYNOBOND - DESIGN LINE ITALIAN WALNUT). |
| ② | STUCCO FACADE (PAREX USA - IVORY); LINEAR ROUGH TEXTURE. | ⑨ | STUCCO CORNICE DETAILING (PAREX USA - IVORY); SMOOTH. |
| ③ | BRICK FACADE (OLD TEXAS BRICK - SILVER PORT). | ⑩ | TUMBLED STONE RETAINING WALL [EXISTING]. |
| ④ | ALUMINUM COMPOSITE MATERIAL PANEL (REYNOBOND - DESIGN LINE ITALIAN WALNUT). | ⑪ | PRE-FINISHED ALUMINUM SCREENING (REYNOBOND 4MM FR PEWTER). |
| ⑤ | PRE-FINISHED ALUMINUM PANEL (REYNOBOND - 4MM FR PEWTER). | | |
| ⑥ | STOREFRONT SYSTEM; MIDNIGHT BRONZE ALUMINUM. | | |
| ⑦ | POURED CONCRETE STAIRS AND RAMP. | | |

*Brick - In the event Old Texas Brick in Silver Port or Purple Oak are discontinued, a similar brick colorway to complement what was originally approved may be utilized.



DUMPSTER ENCLOSURE ELEVATION

[illegible]

CACHET SALONS + SPA
AT LAKESIDE
LOT 3, BLOCK A
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PROJECT NO.	23115
SCALE	VARIES
SHEET TITLE	EXTERIOR MATERIAL PALETTE
SHEET NUMBER	A2.03

"THESE DOCUMENTS ARE INCOMPLETE
AND FOR INTERIM REVIEW ONLY.
THEY ARE NOT TO BE USED FOR
REGULATORY APPROVAL, PERMIT OR
CONSTRUCTION" ARCHITECT NAME:
JASON EGGENBURGER REG. No.
23759



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

DATE: December 9, 2024
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD24-0004 – Marty B's at Lakeside Crossing, Lot 2) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to include new concept plans and elevations for Lot 2, Block A, Lakeside Crossing, to modify development standards, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On July 17, 2017, the Town Council approved an ordinance establishing Planned Development District-153 (PD-153) for Lakeside Crossing for both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan. Since then, PD-153 has been amended on several occasions to make modifications to the concept plans and/or development standards.

The purpose of this amendment is to modify conceptual plans, elevations, and written standards for a fast food restaurant/coffee shop to be located on Lot 2, Block A of the Lakeside Crossing Addition and to request certain exceptions, modifications, and waivers to the Town standards. The property is approximately 0.838 acres and is undeveloped.

The approved concept plan depicted an approximately 10,854 square-foot, two-story retail/office building on this lot. The current proposal is to allow a 4,193 square-foot fast-food restaurant, specifically a coffee shop, to be permitted by right on this lot. The applicant has provided updated concept plans and elevations for the proposed coffee shop.

Access to this site is provided from Long Prairie Road and Northwood Drive through mutual access easements within the Lakeside Crossing development.

The concept plan depicts the coffee shop with two drive thru lanes with a total capacity of 23 stacking spaces, required escape lane, and 16 on-site parking spaces. A stacking and queuing analysis shall

be required at the time of site plan application. It is anticipated that approximately 90 percent of all trips to a coffee establishment will be pass by trips, meaning that those trips are already accounted for on Long Prairie Road. The additional trips beyond pass by trips will not exceed the SMARTGrowth threshold for public infrastructure.

The concept landscape plan depicts the necessary street buffer, street yard, and parking lot trees that comply with Town and PD-153 requirements. In 2021, the Town Council approved an amendment to phasing requirements, which currently requires installation of lighted bollards around the common open spaces between residential and non-residential development prior to the issuance of a Certificate of Occupancy for the third building within this development. The third building could either be Marty B's or Cachet Salon. The applicants are aware of this requirement and are not proposing to amend this requirement.

The proposed facades utilize predominantly brick and stone with metal and composite aluminum panels as secondary building materials. The building materials and colors are consistent with what was approved with PD-153 and complement the existing two retail buildings.

III. EXCEPTIONS, MODIFICATIONS AND WAIVERS:

A. Use

A fast-food restaurant requires approval of a specific use permit within the Campus Commercial zoning district. As a part of the PD amendment, the applicant is requesting to allow a fast-food restaurant, specifically a coffee shop, to be permitted by right.

B. Landscape buffer width

A 25-foot landscape buffer is required along Long Prairie Road. The applicant is requesting to reduce the width of the buffer to 15 feet for a portion of the frontage to allow the installation of two accessible parking spaces. A modification to allow a 15-foot landscape buffer along Long Prairie Road frontage was approved for Lot 1 that is directly located north of Lot 2 and a portion of Lot 2 with the original PD. The current request is to extend the 15-foot landscape buffer by approximately 47 feet south into Lot 2.

C. Deviation to computing parking and loading requirements

A parking study was approved with PD-153 to support mixed-use time-based shared parking within this development. However, the parking study conducted in 2017 did not account for the addition of a drive-thru coffee shop or a salon within the development, which impacts parking requirements and demand. Since the Town is concurrently processing three separate zoning amendment applications for three lots within PD-153, a comprehensive parking study was performed to propose alternate parking requirements for a coffee shop, a salon, and a hotel.

The applicant has compiled information available from the ITE Parking Generation Manual, 6th edition case studies from existing locations of Cachet Salon and Marty B's, and case studies for hotels within the metroplex to update the mixed-use shared parking table within PD-153 and demonstrate that this development will provide adequate parking for existing and proposed uses. Based on the data, the applicant is proposing a parking ratio of:

1. 1 space per 198 square feet for a coffee shop.

The Town's ordinance does not have a parking ratio that is specific to a coffee shop.

2. 1 space per 0.76 rooms for a hotel

The Town's has a parking requirement of 1 space per room for hotels.

The Salon use falls under Custom Personal Service, which has parking ratio of 1 space per 250 square feet. The applicant is not proposing an alternate ratio as there is no data available for a salon use in the ITE manual. The proposed parking study utilizes the Town's ratio and data collected from Cachet Salon's existing locations to propose time-based parking demand for this use.

The results of the parking study indicate that there will be a surplus of at least 15 parking spaces during weekdays and at least 2 parking spaces during weekends. The total number of existing and proposed spaces are 322.

D. Comprehensive Sign Package

The applicant is requesting a Comprehensive Sign Package to allow two wall murals, one each on the north and south facades of the building, only if the use of the building is limited to a coffee shop. The proposed wall murals are 20 feet wide and 15 feet tall for a total of 300 square feet each.

E. Modifications to PD-153 standards

In addition to the above listed exceptions and waivers, the applicant is requesting to modify certain development standards.

1. PD-153 requirement - Facades facing the intermittent stream or open space required a minimum 200 square feet of patio, potted plants and seating within the patio, and a minimum 20 percent transparent windows.

- *The applicant is proposing modification language in the development standards for the building on Lot 2, Block A to be exempt from the above requirements.*

2. PD-153 requirement – This development had received an exception to the roof-pitch requirement for buildings 15,000 square feet or less.

- *The applicant is modifying this requirement to allow a maximum of roof pitch of 12/12 for the principal roof and a maximum pitch of 3/12 for a shed style roof as identified on the conceptual elevations.*

3. Prior to the issuance of a Certificate of Occupancy (CO) to the third building, the applicant is proposing the standard below to address traffic concern received from Lakeside Crossing residents.

- *Installation of two traffic stop signs located at the northernmost driveway from FM 2499, positioned to stop vehicles travelling North and South on the interior driveway and to give vehicles exiting FM 2499 the right of way when entering the development.*

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. ZPD24-0004 had a total of 11 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., will review the ordinance as to form and legality.

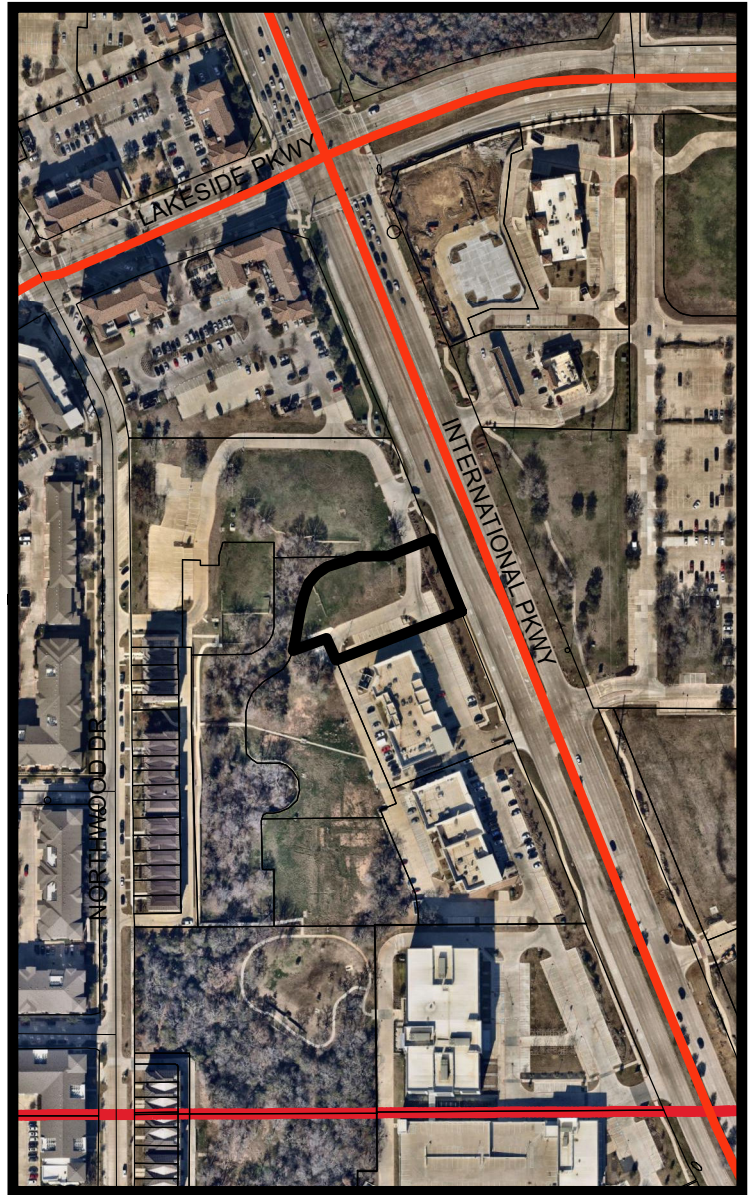
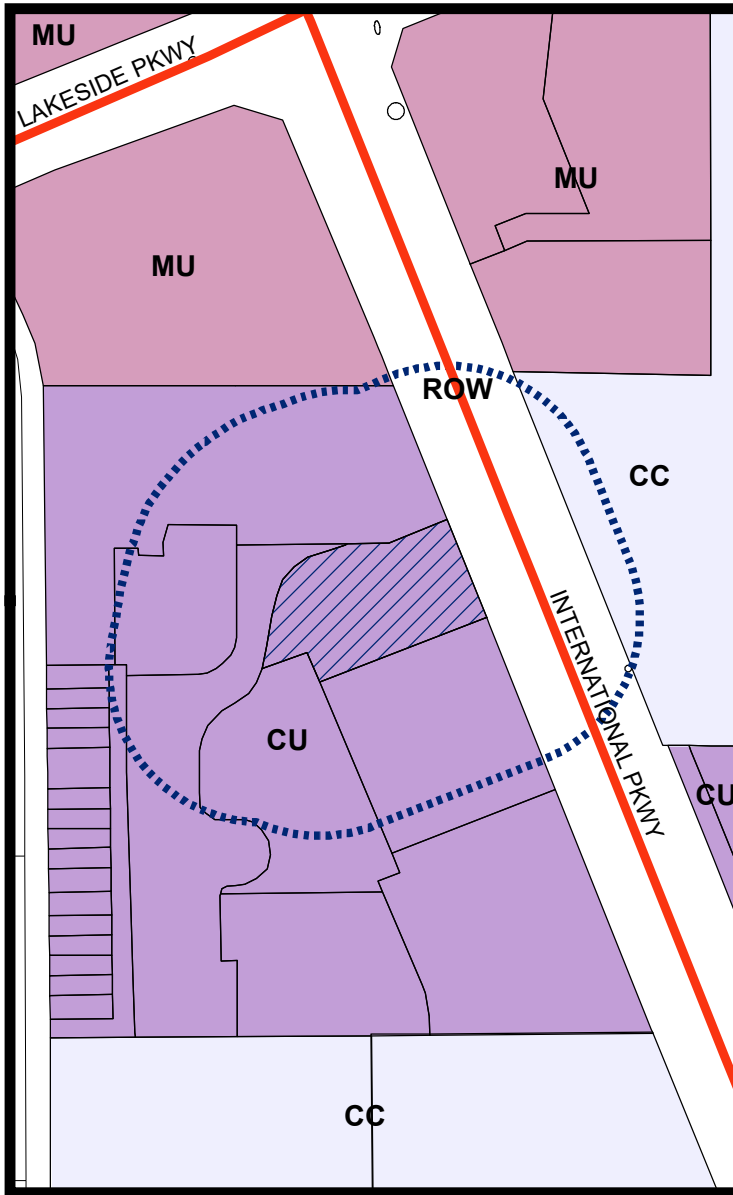
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Study
4. Zoning Planned Development Package
5. DRAFT PD Standards

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

Vicinity Map

ZPD24-0004: Lakeside Crossing Marty B's



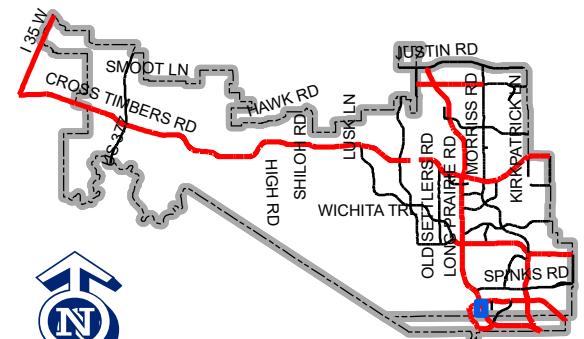
LEGEND

Campus Commercial
 *Combined Uses-See Ordinance
 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.



0 187.5 375 750 Feet

November 5, 2024

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

**RE: Letter of Intent for PD Amendment to Ordinance No. 25-17 for the Lakeside Crossing
Planned Development District NO. 153 (PD-153).**

Flower Mound Planning Department,

FM 2499 Land Venture LLC, owner of the subject property, is requesting an amendment to the Planned Development District No. 153 (PD-153), as amended, to allow for a single-story, drive-through coffee shop on Lot 2. The vision behind this requested amendment is to provide a complementary use along International Parkway that links the retail and restaurant uses in Lakeside Crossing to Lakeside DFW. In addition, this use intends to take advantage of its location on the going-to-work side of International Parkway to capitalize on morning breakfast and coffee demand.

While the vision and purpose of this amendment is clear, there are six (6) specific adjustments or exceptions that would need to be made to the recorded Planned Development District for the drive-through coffee shop to be permitted as proposed. Below is a list of the proposed changes to the currently approved Planned Development District, as amended:

- i. NEW PROVISION: § I.A.8.**
 - Permit a drive through coffee shop on Lot 2 only, to allow for the proposed use on Lot 2.
- ii. NEW PROVISION: § I.E.6.**
 - Permits a reduction in the landscape buffer to allow for an accessible parking space to be constructed within the landscape buffer.
- iii. NEW PROVISION: § I.H.9.**
 - Permits exceptions to § I.H.6.d and § I.H.8.a for Lot 2 only if developed as a drive through coffee shop. These exceptions are necessary to (i) allow for the drive through lanes to function safely and effectively, (ii) offer sufficient stacking capabilities for the drive through, (iii) privatize the service entrance and back-of-house food and beverage preparation, and (iv) permit the proposed roof pitch.
- iv. NEW PROVISION: § I.H.10.**
 - Imposes standards to replace § I.H.6.d and § I.H.8.a for Lot 2 only if developed as a drive through coffee shop. This permits the proposed elevations to be built for the drive-through coffee shop.
- v. AMENDED PROVISION: § III.A.2.**
 - Integrates the findings of the Lakeside Crossing Parking Study into the Schedule of Mixed-Use Parking.

- vi. **NEW PROVISION: § III.A.6.**
 - Permits a stacking and queueing analysis to be submitted at the time of site plan application for Lot 2 only if developed as a drive through coffee shop.
- vii. **NEW PROVISION: § III.A.7.**
 - References the Lakeside Crossing Parking Study's results as an exhibit, and allows Lots 1, 2, and 3, Block A, to utilize the standards set forth therein.
- viii. **NEW PROVISION: § III.D.2.**
 - Requests a Comprehensive Sign Package and proposes signage standards for Lot 2 only if developed as a drive-through coffee shop; permits the use of murals to activate blank spaces of walls and add to the character of the business and overall development.
- ix. **§ III.G.**
 - Updated references to the Town's Urban Design Plan to ensure the proposed ordinance amendment reflects the latest standards in the Town's latest Urban Design Plan.

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

Sincerely,

By: FM 2499 LAND VENTURE, LLC

By: _____

Jacob Birmelin, Development Partner



Summary of Findings

The Planned Development District of Lakeside Crossing (PD-153) (the “Site”) should not operate at a parking deficiency upon the build-out of Lots 1, 2, and 3 if built as proposed and considered with the existing buildings and parking already constructed on Lots 4 and 5. The site is projected to experience a peak parking demand of 320 parking spaces at 9:00 A.M. on weekends. The proposed plans for Lots 1, 2, and 3, in addition to the existing buildings on Lots 4 and 5 produce a total count of 322 parking spaces. Therefore, the minimum parking surplus is projected to be 2 parking spaces during the Site’s peak parking demand hour. This surplus of parking is anticipated to increase at all other times of the day for all seven days of the week.

Purpose

The Town of Flower Mound’s (the “Town’s”) standard parking ratios and time of day percentages calculate that both the existing and planned number of parking spaces on the Site will not be sufficient to accommodate the Site’s peak parking demand when the three proposed uses are developed and operational. In addition to the Town’s parking ratios, the proposed parking is deficient under the Lakeside Crossing mixed use parking ratios. This study primarily serves to (i) more precisely define the three proposed uses, (ii) more accurately predict the peak parking demand of those uses, and (iii) determine the total number of parking spaces the Site would need to sustain its peak parking demand. In addition, this study aims to accurately predict the ebbs and flows of the Site’s parking demand and determine whether the planned and provided number of spaces is sufficient to sustain the day-to-day operations of the Site.

Background

Within the Site, there are 7 total developable lots. The three proposed uses are seeking either re-zoning approval or site plan approval from the Town and consist of a Residence Inn Hotel on Lot 1, a Marty B’s Coffee Company (drive-through coffee shop) on Lot 2, and a Cachet Salons (salon suites) on Lot 3. Lots 1, 2, and 3 are currently undeveloped, while Lots 4 and 5 are developed and fully occupied as a mix of restaurant, retail, medical office, health, and amusement tenants. Lots 6 and 7 have no immediate plans to be developed.

Background (Continued)

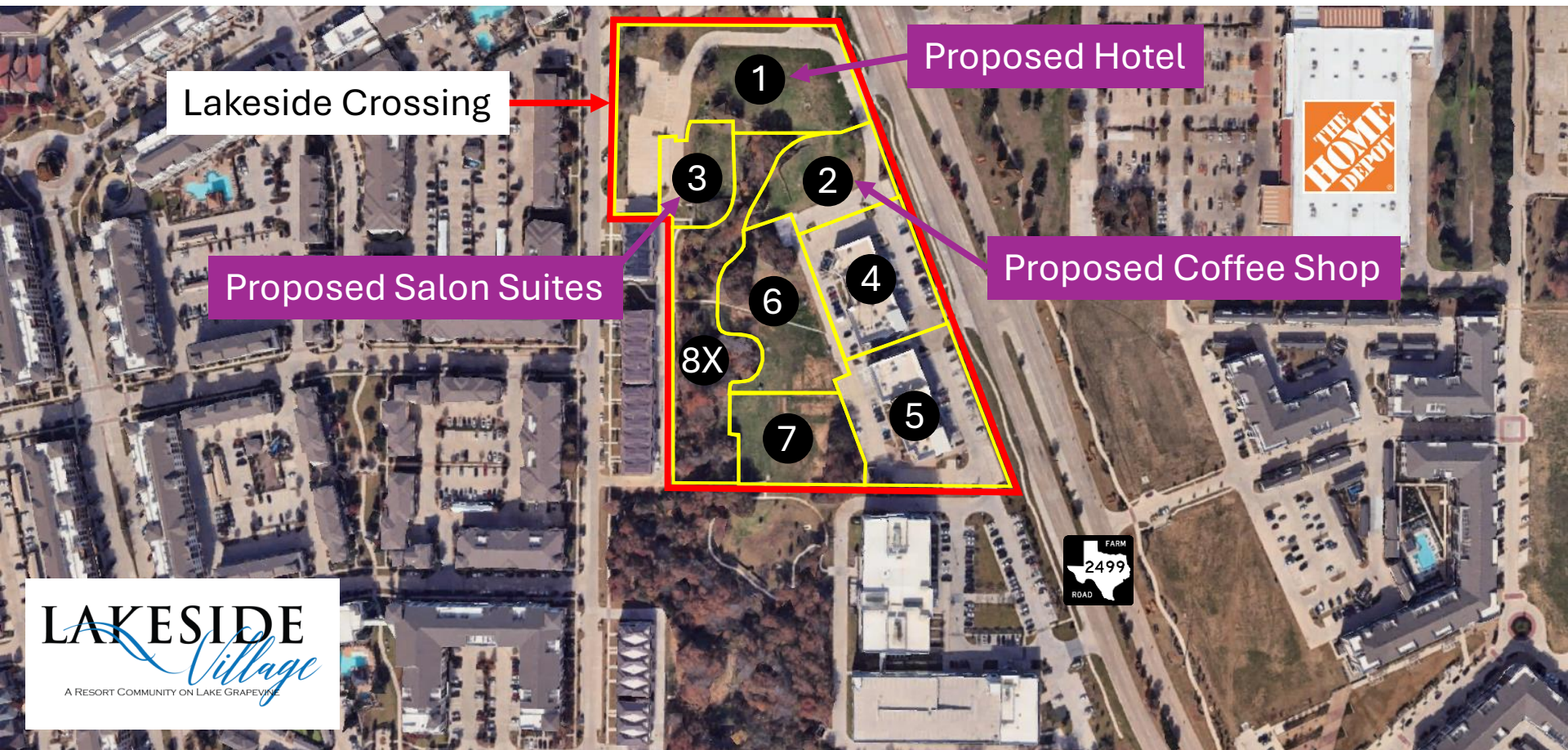
Realty Capital and the Town's Planning Department Staff each recognize that the three proposed uses may not be accurately represented by the Town's applicable parking ratios, use categories, and time of day percentages. As a result, the Town and Realty Capital have agreed that a more detailed parking analysis would be required to support pursuing the development of the three proposed uses.

Key Assumptions

- The Site operates under a shared parking agreement, with each lot's existing or proposed parking contributing to the entire development's parking count rather than to the individual lot.
- Lots 6 and 7 are zoned for two-story office buildings but have no immediate plans to be developed, and therefore it would be misleading to consider these uses and their proposed number of parking spaces in this study, as these proposed parking spaces would not be available to service consumers when the proposed uses on Lots 1, 2, and 3 are built-out and operational.
- Since Lots 4 and 5 are not part of the re-zoning application, the review of Lots 4 and 5's parking demand and updated time of day demand percentages have not been performed and are excluded from this study.

See Next Page for Site Map

Site Map



Town Required Parking Using Existing Broad Use Categories and Parking Ratios – Weekdays

Table 1

BLDG USE	TENANT	SQFT	RATIO	Peak Parking Demand	Weekdays			
					12A- 6A	6A-12P	12P-6P	6P-12A
1 Hotel	Residence Inn	66,301	1:1	142	99	99	99	142
2 Restaurant	Marty B's Coffee Co.	4,165	1:75	56	6	28	28	56
3 Retail (Ratio Only)	Cachet Salons	13,442	1:250	54	43	43	43	43
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	18	2
	Retail	Dominoes	1,384	1:250	6	0	3	5
	Health	Jesse James Fit Camp	5,672	1:250	23	1	12	21
	Restaurant	Tycoon	4,165	1:75	56	6	28	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	5	10
5	Medical Office	Texas Health	3,142	1:250	13	1	13	1
	Retail	UPS	1,354	1:250	5	0	3	5
	Restaurant	Smoothie King	1,280	1:75	17	2	9	17
	Restaurant	Capriottis	1,364	1:75	18	2	9	18
	Restaurant	Honey Bird	1,553	1:75	21	2	11	21
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41
Total Required:				490	205	322	322	438
Total Provided:				322	322	322	322	322
Surplus / (Deficiency):				(168)	117	0	0	(116)

Table 2

Time of Day Demand Percentages - Weekdays				
Use	12A-6A	6A-12P	12P-6P	6P-12A
Health	5%	50%	50%	90%
Hotel	70%	70%	70%	100%
Medical Office	5%	100%	100%	10%
Office	5%	100%	100%	10%
Restaurant	10%	50%	50%	100%
Retail	5%	50%	50%	90%

Table 1 illustrates the Site's parking capabilities relative to weekday parking demand as calculated by the Town's parking requirements. Between 6:00 P.M. and 12:00 A.M., the Site's parking demand is projected to exceed supply, resulting in a parking deficiency of 116 parking spaces. To calculate the peak parking demand for a particular use, the square footage of the building / tenant is divided by the parking ratio (i.e., Honey Bird's peak parking demand = 1,553sf / 75sf = 21 parking spaces). Then, to calculate the parking demand for a particular time of day, peak parking demand is multiplied by the corresponding time of day demand percentages in Table 2 (i.e., Honey Bird's parking demand at 12:00 A.M. = 21 * 100% = 21 parking spaces).

Town Required Parking Using Existing Broad Use Categories and Parking Ratios – Weekends

Table 3

BLDG USE	TENANT	SQFT	RATIO	Peak Parking	Weekends			
				Demand	12A- 6A	6A-12P	12P-6P	6P-12A
1 Hotel	Residence Inn	66,301	1:1	142	99	99	99	142
2 Restaurant	Marty B's Coffee Co.	4,165	1:75	56	6	56	56	56
3 Retail (Ratio Only)	Cachet Salons	13,442	1:250	54	43	43	43	43
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	2	1
	Retail	Dominoes	1,384	1:250	6	0	6	4
	Health	Jesse James Fit Camp	5,672	1:250	23	1	23	16
	Restaurant	Tycoon	4,165	1:75	56	6	56	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	10	10
5	Medical Office	Texas Health	3,142	1:250	13	1	1	1
	Retail	UPS	1,354	1:250	5	0	5	4
	Restaurant	Smoothie King	1,280	1:75	17	2	17	17
	Restaurant	Capriottis	1,364	1:75	18	2	18	18
	Restaurant	Honey Bird	1,553	1:75	21	2	21	21
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41
Total Required:				490	205	398	398	430
Total Provided:				322	322	322	322	322
Surplus / (Deficiency):				(168)	117	(76)	(76)	(108)

Table 4

Time of Day Demand Percentages - Weekends				
Use	12A-6A	6A-12P	12P-6P	6P-12A
Health	5%	100%	100%	70%
Hotel	70%	70%	70%	100%
Medical Office	5%	10%	10%	5%
Office	5%	10%	10%	5%
Restaurant	10%	100%	100%	100%
Retail	5%	100%	100%	70%

Table 3 illustrates the Site's parking capabilities relative to weekend parking demand as calculated by the PD-153's parking requirements. Between 6:00 P.M. and 12:00 A.M., the Site is calculated to be deficient 108 parking spaces.

Review – Town of Flower Mound Parking Requirements

There are several potential ways to improve the accuracy of projecting the Site's parking demand:

1. Expanding the 6-hour timeframes (i.e., 12:00 A.M. to 6:00 A.M.) to hour-by-hour blocks (i.e., 12:00 A.M. to 1:00 A.M.).
 - As shown for the Hotel in Tables 1 and 3, it is unclear whether the proposed Hotel experiences peak parking demand at 6:00 P.M., 12:00 P.M., or if it is constantly experiencing peak parking demand throughout the 6:00 P.M. to 12:00 P.M. timeframe. This results in an inaccurate schedule of parking demand and imposes an overly aggressive parking requirement not only on the Hotel, but also on the entire Site due to the shared parking agreement.
2. For the proposed uses, introducing more specific and accurate use categories and their corresponding time of day demand percentages based on the Institute of Transportation Engineers Parking Generation Manual, 6th Edition ("ITE Data").
 - As shown for the Coffee Shop in Tables 1 and 3, the Town's "Restaurant" use category estimates peak parking demand to occur throughout the 6:00 P.M. to 12:00 A.M. timeframe. While this could potentially be accurate for some dinner restaurants, drive through coffee shops generally experience their peak parking demand in the late morning.
3. Where available, utilize data-driven evidence from the proposed uses to justify more accurate parking requirements ("Client Data").
 - Client Data is the most accurate source of parking demand and time-of-day demand percentage data as this information comes directly from the exact proposed and/or the most comparable uses and their business models. Client Data and the validity of this information are explained in greater detail later in this study.

Proposed Required Parking

Table 5

BLDG	USE	TENANT	Weekdays																					
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
1	Hotel	Residence Inn	108	108	108	108	108	97	97	97	97	86	80	72	70	66	64	63	66	65	67	70	76	81
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	9	15	21	21	21	21	20	18	15	14	15	11	10	9	5	3
3	Salon Suites	Cachet Salons	0	0	0	0	0	1	1	2	9	35	54	49	48	46	41	42	43	37	22	7	1	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	152	152	152	152	152	152	152	152	152	152	152	152	197	197	197	197
Total Required:			165	165	165	165	165	156	259	266	279	294	307	294	290	282	272	271	276	265	296	283	279	281
Total Provided:			322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322
Surplus / (Deficiency):			157	157	157	157	157	166	63	56	43	28	15	28	32	40	50	51	46	57	26	39	43	41

Table 5 illustrates the Site's parking capabilities relative to weekday parking demand after integrating ITE Data and Client Data.

Table 6

BLDG	USE	TENANT	Weekends																					
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
1	Hotel	Residence Inn	108	108	108	108	108	97	86	87	86	85	76	70	66	62	52	54	59	64	71	82	82	84
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	8	13	21	21	21	21	21	19	15	15	16	12	9	8	5	3
3	Salon Suites	Cachet Salons	0	0	0	0	0	0	1	2	4	14	17	14	13	11	9	6	4	2	1	0	0	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	200	200	200	200	200	200	200	200	200	200	200	200	189	189	189	189
Total Required:			165	165	165	165	165	155	295	302	311	320	314	305	300	292	276	275	279	278	270	279	276	276
Total Provided:			322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322
Surplus / (Deficiency):			157	157	157	157	157	167	27	20	11	2	8	17	22	30	46	47	43	44	52	43	46	46

Table 6 illustrates the Site's parking capabilities relative to weekend parking demand after integrating ITE Data and Client Data.

Methodology – Hotel (Lot 1)

ITE Data was used to calculate the proposed Hotel's peak parking demand (108 spaces) and time-of-day percentages. Per page 191 in the ITE Data, "The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent."

Following ITE's calculations, the peak parking demand for the Hotel is as follows:

1. Parking supply = 1.1 spaces * 142 proposed rooms = 156.2 parking spaces
2. Average peak parking demand = 69% * 156 parking spaces = 108 parking spaces

**Realty Capital and the Town's Planning Staff agreed to use the average peak parking occupancy of 69% rather than the average peak parking occupancy of 54% to produce more conservative (i.e., higher parking demand) results.*

3. The calculated peak parking demand of 108 spaces for the proposed Hotel is applied to ITE Data's "Time-of-Day Distribution for Parking Demand" table, which assigns percentages for each hour of weekdays and weekends. These percentages have been calculated by performing on-site observations on 12 different Hotel sites. For example, for all hours including and between 12:00 A.M. and 4:00 A.M., the proposed Hotel is projected to use 100% of its peak parking demand (all 108 parking spaces), and for 2:00 P.M. on weekends, the proposed Hotel is projected to only use 48% of its peak parking demand (52 parking spaces). This is reflected in Tables 5 and 6; see the Appendix for ITE's full "Time-of-Day Distribution for Parking Demand" table.

Key Notes – Methodology – Hotel (Lot 1)

- Occupancy data collected from eleven comparable hotels over seven years in the Flower Mound area supports the use of ITE Data's calculated average peak parking demand (69%) and time-of-day percentages. Occupancy data was collected by STR, Inc., a global data collection firm specializing in performance benchmarking for the hotel industry.

Methodology – Marty B's Coffee Company (Lot 2)

ITE Data was used to calculate the proposed drive-through coffee shop's peak parking demand (21 spaces). Time-of-Day percentages were derived from Marty B's dine-in transaction data provided directly from the Client, since the ITE Data's time-of-day distribution for parking demand table did not precisely align with Marty B's hours of operation. Per page 721 in the ITE Data, "The average parking supply ratio for the twelve study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent."

Following ITE's calculations, the peak parking demand for the drive-through coffee shop is as follows:

1. Parking supply = $10.3 \text{ spaces} / 1,000 \text{ square feet} = 0.0103 \text{ parking spaces per square foot}$
2. Parking supply (continued) = $0.0103 \text{ parking spaces} * 4,165 \text{ square feet} = 42.8995 \text{ parking spaces}$
3. Average peak parking demand = $50\% * 42.8995 \text{ parking spaces} = 21 \text{ parking spaces}$
4. The calculated peak parking demand of 21 spaces for the proposed drive-through coffee shop is then applied to Marty B's dine-in transaction data to determine the parking demand for each hour of weekdays and weekends. Assuming peak parking for Marty B's would require 21 parking spaces, Realty Capital assumes all 21 parking spaces are needed during the hour with the most dine-in transactions. Peak dine-in transactions for Marty B's occur at 10:00 A.M. on weekdays and weekends, and therefore at 10:00 A.M. throughout the week, Marty B's should experience peak parking demand and require all 21 spaces to be used during this time.
5. For every other hour throughout the day, the number of dine-in transactions recorded is divided by the number of dine-in transactions recorded at 10:00 A.M.. For example, at 3:00 P.M. on weekdays and weekends, the number of recorded dine-in transactions is 52.21% of the total number of transactions recorded at 10:00 A.M.. 52.21% is then multiplied by the number of parking spaces required at peak parking (21), which results in an estimated demand of 11 parking spaces at 3:00 P.M..

Methodology – Marty B’s Coffee Company (Lot 2) (Continued)

6. While ITE Data observations include employee parking, Marty B’s employee schedules were also analyzed and included in addition to Marty B’s transaction data to produce more conservative parking demand results and better reflect the time-of-day demand percentages for Marty B’s.
7. Over a week’s schedule, the number of employees on weekdays and weekends were counted at each hour of the day and added to the calculated parking demand for the corresponding hour. However, given that ITE observations already account for employee’s parked vehicles, the peak parking demand should never be increased over 21 parking spaces. For example, at 11:00 A.M. on weekdays, Marty B’s base parking demand is 16 parking spaces, as calculated in steps 1-5, however there are also 6 employees scheduled to work during this time, and therefore the parking demand is increased to 21 spaces.

Validity – Client Data – Marty B’s (Lot 2)

- Marty B’s transaction data is automatically generated and recorded by Toast. Toast is a cloud-based restaurant management software used by around 120,000 U.S. restaurants. The transaction data provided by Marty B’s was exported by Toast for the month of March and registered each transaction throughout each hour of operation, broken out between drive-through sales and dine-in sales. For the purposes of this study, only dine-in transactions were considered. Marty B’s Client Data came from their Bartonville, TX location which is a similar size and offers drive-through service.
- Marty B’s employee schedules are created and recorded by Sling, a free employee scheduling and workforce management platform that is used by thousands of restaurants nationwide. The specific schedule that Marty B’s shared was one week’s schedule from September 25th to October 1st, 2024, with 37 employees registered in the schedule.

Methodology – Cachet Salons (Lot 3)

No ITE Data is available for a salon suites use, so the Town's parking ratio of 1 parking space per 250 square feet is used to calculate Cachet Salon's peak parking demand. Tenant schedule data was studied to derive time-of-day demand percentages. To calculate Table 5 and 6's parking requirements, the following methods are used:

1. Peak parking demand = 1 space / 250 square feet = 0.004 spaces per square foot
2. Peak parking demand (continued) = 0.004 parking spaces per square foot * 13,442 square feet = 54 parking spaces
3. Cachet Salon's peak parking demand of 54 parking spaces is then multiplied by the tenant schedule data provided by the Client to determine the parking demand of each hour throughout the week. Based on the schedule data, Cachet Salons experiences peak appointment time at 10:00 A.M. on weekdays, therefore at 10:00 A.M. on weekdays, all 54 parking spaces should be needed by Cachet Salons.
4. For every other hour throughout the day, the number of appointments recorded is divided by the number of appointments recorded at 10:00 A.M. on weekdays. For example, at 3:00 P.M. weekends, the number of recorded appointments is 11.66% of the total number of recorded appointments recorded at 10:00 A.M. on weekdays. 11.66% is then multiplied by the number of parking spaces required at peak parking (54), which results in an estimated demand of 6 parking spaces at 3:00 P.M. on weekends.

Validity – Client Data – Cachet Salons (Lot 3)

- Scheduling data was collected by Salon Suite Solutions, a software manufacturing and management company based in Irving, TX. Salon Suite Solutions' mobile booking application has collected over 8 years of data across numerous states in the U.S.. Over 1,800,000 appointments have been booked using this mobile application.

Study Disclaimers and Additional Considerations

1. Realty Capital consulted a Senior Director within ITE on how to use the ITE Data and learned that the most accurate parking demand and time-of-day percentages can only come from local on-site observations of the most comparable uses and businesses, and that even with local observations, actual parking demand and time-of-day percentages can vary from the projections established by local on-site observations. The Senior Director suggested that additional on-site observations be performed for the proposed Hotel and Drive-Through Coffee Shop to verify that these businesses align with the average demand rates contemplated in the ITE Data.
2. Realty Capital contracted with Lambeth Engineering, who produced parking demand estimates that closely align with the tables provided in this study, further supporting Realty Capital's use of the ITE Data's peak parking demand calculations in combination with the ITE Data's Time-of-Day Distribution for Parking Demand. Lambeth Engineering performed on-site observations that confirmed each proposed use aligned with the study sites contemplated in the ITE Data. Additionally, the parking requirements proposed by Lambeth Engineering were more conservative (i.e., required less overall parking and calculated a greater parking surplus) than what this study proposes. Lambeth Engineering's parking demand estimates are included in the appendix of this study but are intended to be used only as supporting evidence to the figures produced earlier in this study.
3. For all three proposed uses, but more specifically for the proposed Hotel, this study's projections may be more conservative (i.e., calculate greater parking demands and more aggressive time-of-day percentages) than what may occur at build-out and operation due to the increased use of ride-sharing and close proximity to Dallas – Fort Worth International Airport.
4. Realty Capital's frequent informal observations of the existing buildings on Lots 4 and 5 indicate that the provided number of spaces greatly exceed the parking demand generated by the current tenants in these buildings. Additionally, none of the representatives of the proposed uses are concerned about the Site's current or future parking supply.
5. There are numerous available spaces on fully-developed lots located directly North and South of the Site, offering additional parking opportunities not considered in this study for consumers.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (four study sites) and a Saturday (three study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	100	100
5:00 a.m.	—	—
6:00 a.m.	90	80
7:00 a.m.	90	81
8:00 a.m.	90	80
9:00 a.m.	80	79
10:00 a.m.	74	70
11:00 a.m.	67	65
12:00 p.m.	65	61
1:00 p.m.	61	57
2:00 p.m.	59	48
3:00 p.m.	58	50
4:00 p.m.	61	55
5:00 p.m.	60	59
6:00 p.m.	62	66
7:00 p.m.	65	76
8:00 p.m.	70	76
9:00 p.m.	75	78
10:00 p.m.	88	87
11:00 p.m.	97	95

Additional Data

Parking demand at a hotel is related to the presence of supporting facilities. A hotel with a convention facility, meeting rooms, restaurant, or banquet space, may include parking demand generated by event attendees who are not hotel guests. As a result, peak parking demand for the hotel may occur during the afternoon or evening instead of the typical hotel peak parking demand that occurs overnight. To illustrate, for four of the 12 study sites in the database, the time-of-day parking demand distribution clearly demonstrates that an event took place during the evening of the study period. The peak parking demand at these four sites ranged between 50 and 100 percent greater than that of the peak overnight parking demand for hotel guests.

The database for this land use does not include information on potential independent variables for the generation of event-related parking demand (such as meeting facility GFA or event attendees) during the count period. For that reason, the peak parking demand displayed in the data plots only includes a site's overnight peak parking demand (i.e., parking demand associated with overnight guests and hotel staff). The plots do not contain peak parking demands generated by other supporting facilities or events that occur outside of the typical overnight peak parking period.

Parking demand at all lodging land uses may be related to the recent emergence of transportation network companies (TNCs) (also referred to as ride-share or ride-hailing companies). Hotel parking demand may be reduced if a hotel guest uses a TNC service for hotel drop-off or pick-up rather than using a rental car and parking on-site. Additional data are needed in order to measure and understand the potential impact of TNCs on lodging land use parking demand.

The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2020s in California, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms. Future data submissions should indicate the presence of supporting facilities and the level of activity/event taking place during the count period (e.g., full, empty, partially active; number of people attending a meeting/banquet). Data on the presence and usage of TNC service should be documented for all lodging land uses for future analysis purposes.

APPENDIX: HOTEL OCCUPANCY DATA

16

Occupancy (%)													
Year	January	February	March	April	May	June	July	August	September	October	November	December	Average
2017	77.9	76.6	75.5	74.4	73.7	73.2	72.8	72.6	71.8	71.6	71.8	72.2	73.7
2018	72.3	72.8	73.2	73.2	73.3	73.5	73.2	72.6	73.0	73.2	73.0	73.3	73.1
2019	73.5	73.3	73.4	73.6	74.2	74.6	75.1	75.5	75.2	75.4	75.8	75.9	74.6
2020	76.2	76.6	73.0	67.5	62.2	57.9	54.3	51.7	49.1	46.4	43.5	41.2	58.3
2021	38.2	36.4	39.1	43.4	47.7	51.3	54.7	56.9	59.3	61.7	64.5	66.7	51.7
2022	68.4	70.1	71.4	72.8	73.7	74.1	74.0	74.4	74.9	75.4	75.3	75.7	73.3
2023	76.8	76.6	76.5	76.3	76.0	75.7	75.5	75.1	75.4	75.1	75.4	75.5	75.8
													68.6%

Name of Establishment	City & State	Zip Code	Class	Aff Date	Open Date	Rooms
Four Points by Sheraton Dallas Fort Worth Airport North	Coppell, TX	75019	Upscale Class	Nov 2016	Nov 2016	156
Courtyard Dallas Flower Mound	Flower Mound, TX	75028	Upscale Class	Sep 2017	Sep 2017	146
Home2 Suites by Hilton Flower Mound Dallas	Flower Mound, TX	75028	Upper Midscale Class	Feb 2023	Feb 2023	99
Hyatt Place Dallas Grapevine	Grapevine, TX	76051	Upscale Class	Feb 2008	Jan 2000	125
Holiday Inn Express & Suites DFW Grapevine	Grapevine, TX	76051	Upper Midscale Class	Mar 2000	Mar 2000	95
Hampton by Hilton Inn & Suites Dallas-DFW Airport North	Grapevine, TX	76051	Upper Midscale Class	Dec 2000	Dec 2000	94
SpringHill Suites Dallas DFW Airport North/Grapevine	Grapevine, TX	76051	Upscale Class	Jul 2005	Jul 2005	111
Residence Inn DFW Airport North Grapevine	Grapevine, TX	76051	Upscale Class	Jan 2007	Jan 2007	133
Hilton Garden Inn DFW North Grapevine	Grapevine, TX	76051	Upscale Class	Jun 2009	Jun 2009	110
Courtyard Dallas DFW Airport North Grapevine	Grapevine, TX	76051	Upscale Class	Dec 2013	Dec 2013	181
Cambria Hotel Southlake DFW North	Southlake, TX	76092	Upscale Class	Dec 2016	Dec 2016	175
Total Properties:					11	1425

Additional Data

The average parking supply ratio for the 12 study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Maine, Nevada, New Jersey, Ontario (CAN), Tennessee, and Washington.

APPENDIX: MARTY B'S TRANSACTION DATA

Marty B's Transaction Data

03/01/24 to 03/31/2024

Restaurant Total		Drive Thru		Dine In		Dine In	Parking Demand Calculation		
Time	Orders	Orders	% of Orders	Orders	% of Orders	Hourly % of Total Orders	Time	% of Peak	Parking Demand
5 AM	45	8	18%	37	82.22%	0%	5 AM	3.03%	1
6 AM	632	268	42%	364	57.59%	4%	6 AM	29.84%	6
7 AM	1,426	864	61%	562	39.41%	6%	7 AM	46.07%	10
8 AM	2,034	1,204	59%	830	40.81%	8%	8 AM	68.03%	14
9 AM	2,288	1,201	52%	1,087	47.51%	11%	9 AM	89.10%	19
10 AM	2,363	1,143	48%	1,220	51.63%	12%	10 AM	100.00%	21
11 AM	1,769	831	47%	938	53.02%	9%	11 AM	76.89%	16
12 PM	1,601	715	45%	886	55.34%	9%	12 PM	72.62%	15
1 PM	1,350	579	43%	771	57.11%	8%	1 PM	63.20%	13
2 PM	1,159	495	43%	664	57.29%	7%	2 PM	54.43%	11
3 PM	1,003	366	36%	637	63.51%	6%	3 PM	52.21%	11
4 PM	983	284	29%	699	71.11%	7%	4 PM	57.30%	12
5 PM	597	157	26%	440	73.70%	4%	5 PM	36.07%	8
6 PM	536	118	22%	418	77.99%	4%	6 PM	34.26%	7
7 PM	458	83	18%	375	81.88%	4%	7 PM	30.74%	6
8 PM	213	48	23%	165	77.46%	2%	8 PM	13.52%	3
9 PM	60	6	10%	54	90.00%	1%	9 PM	4.43%	1
10 PM	1	0	0%	1	100.00%	0%	10 PM	0.08%	0
Total	18,518	8,370		10,148		100%			

Peak Demand: 12%	Peak Demand Hour: 10 AM	Peak Parking (Per ITE): 21
------------------	-------------------------	----------------------------

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS)

19

Monday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs		5:30 AM	11:00 AM
4.00 Hrs		12:00 PM	4:00 PM
6.50 Hrs		3:00 PM	9:30 PM
5.00 Hrs		5:30 AM	10:30 AM
6.00 Hrs		7:00 AM	1:00 PM
7.25 Hrs		7:00 AM	2:15 PM
5.50 Hrs		4:00 PM	9:30 PM
4.00 Hrs		8:00 AM	12:00 PM
43.75 Hrs	43.75 Hrs	43.75 Hrs	
Tuesday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs		12:00 PM	5:30 PM
5.00 Hrs		3:00 PM	8:00 PM
5.50 Hrs		5:30 AM	11:00 AM
5.50 Hrs		5:30 AM	11:00 AM
4.50 Hrs		7:00 AM	11:30 AM
4.50 Hrs		5:00 PM	9:30 PM
6.50 Hrs		8:30 AM	3:00 PM
4.00 Hrs		5:30 PM	9:30 PM
6.50 Hrs		6:30 AM	1:00 PM
4.00 Hrs		8:00 AM	12:00 PM
51.50 Hrs	51.50 Hrs	51.50 Hrs	

Monday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2	4	5	5	5	3	3	2	2	2	2	2	2	2	2	2	0	0	0
Tuesday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0
0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2	4	5	6	6	4	3	2	2	2	2	3	3	3	2	2	0	0	0

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS) (CONTINUED)

20

Wednesday			
Total Hours	Employee	Shift Start	Shift End
4.00 Hrs		12:00 PM	4:00 PM
6.00 Hrs		8:00 AM	2:00 PM
6.50 Hrs		3:00 PM	9:30 PM
5.50 Hrs		5:30 AM	11:00 AM
4.00 Hrs		9:00 AM	1:00 PM
6.00 Hrs		9:00 AM	3:00 PM
6.50 Hrs		5:30 AM	12:00 PM
4.50 Hrs		3:00 PM	7:30 PM
4.50 Hrs		6:30 AM	11:00 AM
47.50 Hrs		47.50 Hrs	47.50 Hrs
Thursday			
Total Hours	Employee	Shift Start	Shift End
8.00 Hrs		6:30 AM	2:30 PM
4.00 Hrs		12:00 PM	4:00 PM
5.00 Hrs		5:30 AM	10:30 AM
7.00 Hrs		5:30 AM	12:30 PM
6.00 Hrs		6:00 AM	12:00 PM
5.00 Hrs		8:00 AM	1:00 PM
7.00 Hrs		7:30 AM	2:30 PM
6.50 Hrs		3:00 PM	9:30 PM
7.00 Hrs		2:30 PM	9:30 PM
7.50 Hrs		7:00 AM	2:30 PM
63.00 Hrs		63.00 Hrs	63.00 Hrs

Wednesday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0	0
0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2	3	4	6	6	4	4	3	2	3	2	2	2	2	1	1	0	0	
Thursday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	3	4	6	6	6	5	5	3	3	3	2	2	2	2	2	2	0	0	

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS) (CONTINUED)

21

Friday			
Total Hours	Employee	Shift Start	Shift End
7.00 Hrs		7:30 AM	2:30 PM
8.00 Hrs		2:30 PM	10:30 PM
6.50 Hrs		5:30 AM	12:00 PM
7.50 Hrs		7:00 AM	2:30 PM
8.00 Hrs		2:30 PM	10:30 PM
6.50 Hrs		8:00 AM	2:30 PM
7.50 Hrs		6:00 AM	1:30 PM
5.50 Hrs		5:30 AM	11:00 AM
7.00 Hrs		1:00 PM	8:00 PM
6.50 Hrs		6:30 AM	1:00 PM
70.00 Hrs	70.00 Hrs	70.00 Hrs	

Friday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	3	5	7	7	7	6	5	5	4	3	3	3	3	3	2	2	2	2	0

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKENDS)

22

Saturday				
Total Hours	Employee	Shift Start	Shift End	
4.00 Hrs		8:30 AM	12:30 PM	
7.50 Hrs		7:30 AM	3:00 PM	
7.50 Hrs		7:30 AM	3:00 PM	
8.00 Hrs		5:30 AM	1:30 PM	
7.50 Hrs		3:00 PM	10:30 PM	
8.00 Hrs		8:00 AM	4:00 PM	
7.50 Hrs		3:00 PM	10:30 PM	
7.50 Hrs		7:30 AM	3:00 PM	
7.50 Hrs		6:30 AM	2:00 PM	
5.00 Hrs		8:00 AM	1:00 PM	
6.50 Hrs		5:30 AM	12:00 PM	
76.50 Hrs		76.50 Hrs	76.50 Hrs	
Sunday				
Total Hours	Employee	Shift Start	Shift End	
5.50 Hrs		7:30 AM	1:00 PM	
5.50 Hrs		12:00 PM	5:30 PM	
5.50 Hrs		6:30 AM	12:00 PM	
6.00 Hrs		8:00 AM	2:00 PM	
8.25 Hrs		9:15 AM	5:30 PM	
5.50 Hrs		6:30 AM	12:00 PM	
4.50 Hrs		7:30 AM	12:00 PM	
8.50 Hrs		9:00 AM	5:30 PM	
4.50 Hrs		8:30 AM	1:00 PM	
5.50 Hrs		12:00 PM	5:30 PM	
59.25 Hrs		59.25 Hrs	59.25 Hrs	

Saturday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	2	3	8	9	9	9	8	6	4	3	2	2	2	2	2	2	2	2	0
Sunday																			
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0
0	0	2	5	7	8	8	7	5	4	4	4	4	0	0	0	0	0	0	0

APPENDIX: CACHET SALONS TENANT SCHEDULE DATA - WEEKDAYS

23

Weekdays								
Hour	Workers	Worker %	Clients	Client %	Total	Percent of Total	Required Parking	Time of Day %
5:00 AM	282	0%	2,029	0%	2,311	0.12%	1	2%
6:00 AM	403	1%	2,924	0%	3,327	0.17%	1	2%
7:00 AM	742	1%	6,359	0%	7,101	0.36%	2	4%
8:00 AM	2,324	4%	29,563	2%	31,887	1.62%	9	17%
9:00 AM	4,912	8%	122,709	8%	127,621	6.49%	35	65%
10:00 AM	6,217	10%	192,119	12%	198,336	10.08%	54	100%
11:00 AM	5,873	10%	172,427	11%	178,300	9.06%	49	91%
12:00 PM	5,718	9%	169,875	11%	175,593	8.93%	48	89%
1:00 PM	5,756	9%	161,817	10%	167,573	8.52%	46	85%
2:00 PM	5,582	9%	145,834	9%	151,416	7.70%	41	76%
3:00 PM	5,538	9%	147,442	10%	152,980	7.78%	42	78%
4:00 PM	5,604	9%	154,113	10%	159,717	8.12%	43	80%
5:00 PM	5,300	9%	130,562	8%	135,862	6.91%	37	69%
6:00 PM	4,144	7%	76,437	5%	80,581	4.10%	22	41%
7:00 PM	2,180	4%	24,029	2%	26,209	1.33%	7	13%
8:00 PM	749	1%	4,755	0%	5,504	0.28%	1	2%
9:00 PM	164	0%	354	0%	518	0.03%	0	0%
10:00 PM	60	0%	73	0%	133	0.01%	0	0%
11:00 PM	38	0%	41	0%	79	0.00%	0	0%
Totals	61,586	100%	1,543,462	100%	1,605,048			

Summary Table	
Total Workers and Clients:	1,967,262
Peak Demand:	10.08%
Peak Demand Hour:	10:00 AM
Peak Demand Parking (Per TOFM):	54 Spaces

APPENDIX: CACHET SALONS TENANT SCHEDULE DATA - WEEKENDS

24

Weekends								
Hour	Workers	Worker %	Clients	Client %	Total	Percent of Total	Required Parking	Time of Day %
5:00 AM	74	0%	1,173	0%	1,247	0.06%	0	0%
6:00 AM	165	1%	1,784	1%	1,949	0.10%	1	2%
7:00 AM	380	2%	5,387	2%	5,767	0.29%	2	4%
8:00 AM	965	6%	15,491	4%	16,456	0.84%	4	7%
9:00 AM	1,714	10%	50,278	15%	51,992	2.64%	14	26%
10:00 AM	2,150	13%	61,745	18%	63,895	3.25%	17	31%
11:00 AM	1,992	12%	50,921	15%	52,913	2.69%	14	26%
12:00 PM	1,923	11%	45,661	13%	47,584	2.42%	13	24%
1:00 PM	1,863	11%	39,431	11%	41,294	2.10%	11	20%
2:00 PM	1,681	10%	30,404	9%	32,085	1.63%	9	17%
3:00 PM	1,490	9%	21,643	6%	23,133	1.18%	6	11%
4:00 PM	1,128	7%	12,736	4%	13,864	0.70%	4	7%
5:00 PM	743	4%	5,093	1%	5,836	0.30%	2	4%
6:00 PM	441	3%	2,388	1%	2,829	0.14%	1	2%
7:00 PM	191	1%	545	0%	736	0.04%	0	0%
8:00 PM	58	0%	231	0%	289	0.01%	0	0%
9:00 PM	29	0%	51	0%	80	0.00%	0	0%
10:00 PM	35	0%	199	0%	234	0.01%	0	0%
11:00 PM	14	0%	17	0%	31	0.00%	0	0%
Totals	17,036	100%	345,178	100%	362,214			

Summary Table	
Total Workers and Clients:	1,967,262
Peak Demand:	10.08%
Peak Demand Hour:	10:00 AM
Peak Demand Parking (Per TOFM):	54 Spaces

APPENDIX: LAMBETH ENGINEERING PROPOSED PARKING

25

Required Parking - Bldg 1, 2, 3 ITE Average Rates and ITE Time of Day Percents. Bldg 4, 5 City of Flower Mound

Bldg	Use	Tenent	Quantity	Ratio	Required Before Time of Day %	Weekday			Weekend			Night	Max Required
						6A-12P	12P-6P	6P-12A	6A-12P	12P-6P	6P-12A	12A-6A	
1	Hotel	Residence Inn	142 Rooms	1:1.56	91	82	59	88	74	56	86	91	--
2	Restaurant	Marty B's Coffee Co.	4,165 SF	1:196	21	5	21	16	6	21	18	0	--
3	Medical Office	Cachet Salons	13,580 SF	1:380	36	36	33	11	36	33	22	0	--
Total Planned Site Required:					252	123	113	115	116	110	126	91	126
Total Planned Site Provided:					149	149	149	149	149	149	149	149	149
4	Office, Medical and Dental - Old User	Smiles Family Dental	4,516 SF	1:250	18	18	18	2	2	2	1	1	--
	Other Retail	Dominoes	1,384 SF	1:250	6	3	3	5	6	6	4	0	--
	Health Club or Athletic Club	Jesse James Fit Camp	5,672 SF	1:250	23	12	12	21	23	23	16	1	--
	Restaurant	Tycoon	4,165 SF	1:75	56	28	28	56	56	56	56	6	--
	Restaurant	Tycoon	743 SF	1:75	10	5	5	10	10	10	10	1	--
5	Office, Medical and Dental - Old User	Texas Health	3,142 SF	1:250	13	13	13	1	1	1	1	1	--
	Other Retail	UPS	1,354 SF	1:250	5	3	3	5	5	5	4	0	--
	Restaurant	Smoothie King	1,280 SF	1:75	17	9	9	17	17	17	17	2	--
	Restaurant	Capriottis	1,364 SF	1:75	18	9	9	18	18	18	18	2	--
	Restaurant	Honey Bird	1,553 SF	1:75	21	11	11	21	21	21	21	2	--
	Amusement and Recreation (Indoors)	Arcade 92	6,473 SF	1:158*	41	41	41	41	41	41	41	41	--
Total Existing Site Required:					228	152	152	197	200	200	189	57	200
Total Existing Site Provided:					173	173	173	173	173	173	173	173	173
Total Required:					480	275	265	312	316	310	315	148	316
Total Provided (Including 18 Street Parking):					322	322	322	322	322	322	322	322	322

*Client has directed to use 41 spaces for Arcade 92 per PD-153 standards.

*Bldg 3 is contemplated as an ITE medical office since there is no ITE data available for salon suites use.

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

Required Parking - Bldg 1, 2, 3 ITE Average Demand and ITE Time of Day Percentages

BLDG USE	TENANT	SQFT	RATIO	Time of Day %	Required Before				Weekday				Weekend				Night	Max Required
					6A-12P	12P-6P	6P-12A	12A-6A	6A-12P	12P-6P	6P-12A	12A-6A	6A-12P	12P-6P	6P-12A	12A-6A		
1 Hotel	Residence Inn	66,301	1:1.56	91	82	59	83	74	56	86	91	0	0	0	0	0	0	0
2 Coffee Shop	Marty B's Coffee Co.	4,193	1:196	21	21	21	14	21	21	14	0	0	0	0	0	0	0	0
3 Salon Suites	Cachet Salons	13,442	1:380	35	26	35	11	22	35	22	0	0	0	0	0	0	0	0
Total Planned Site Required:					147	129	115	113	117	112	122	91	129	149	149	149	149	149
Total Planned Site Provided:					149	149	149	149	149	149	149	149	149	149	149	149	149	149
Medical Office	Smiles Family Dental	4,516	1:250	18	18	18	2	2	2	1	1	1	1	1	1	1	1	1
Retail	Dominos	1,384	1:250	6	3	3	5	6	6	4	0	0	0	0	0	0	0	0
Health	Jesse James Fit Camp	5,672	1:250	23	12	12	21	23	23	16	1	1	1	1	1	1	1	1
Restaurant	Tycoon	4,165	1:75	56	28	28	56	56	56	56	56	56	56	56	56	56	56	56
Restaurant (Patio)	Tycoon	743	1:75	10	5	5	10	10	10	10	10	10	10	10	10	10	10	10
Medical Office	Texas Health	3,142	1:250	13	13	13	1	1	1	1	1	1	1	1	1	1	1	1
Retail	UPS	1,354	1:250	5	3	3	5	5	5	4	0	0	0	0	0	0	0	0
Restaurant	Smoothie King	1,280	1:75	17	9	9	17	17	17	17	17	17	17	17	17	17	17	17
Restaurant	Capriccio	1,364	1:75	18	9	9	18	18	18	18	18	18	18	18	18	18	18	18
Restaurant	Honey Bird	1,553	1:75	21	11	11	21	21	21	21	21	21	21	21	21	21	21	21
Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41	41	41	41	41	41	41	41	41	41	41	41
Total Existing Site Required:					238	152	152	197	200	200	189	57	200	200	189	57	200	200
Total Existing Site Provided:					173	173	173	173	173	173	173	173	173	173	173	173	173	173
Total Required:					385	291	287	310	317	312	311	148	317	317	312	312	312	312
Total Provided:					322	322	322	322	322	322	322	322	322	322	322	322	322	322
Total Surplus (Deficiency):					41	85	12	5	10	11	174	5	0	0	0	0	0	0

LAKESIDE CROSSING BUILDING/PARKING SUMMARY

SITE AREA	109,383 SF (2.51 AC)
SITE 1	36,517 SF (0.84 AC)
SITE 2	28,178 SF (0.65 AC)
SITE 3	55,941 SF (1.28 AC)
SITE 4	76,493 SF (1.76 AC)
SITE 5	50,458 SF (1.16 AC)
SITE 6	44,592 SF (1.02 AC)
SITE 7	

BUILDING AREA (ALL FLOORS)

BUILDING 1	103,426 SF (6 STORY)
BUILDING 2	4,193 SF (1 STORY)
BUILDING 3	13,580 SF (2 STORY)
BUILDING 4	15,737 SF (1 STORY)
BUILDING 5	15,685 SF (1 STORY)
BUILDING 6	15,778 SF (3 STORY)
BUILDING 7	18,068 SF (3 STORY)

LOT COVERAGE

BUILDING 1	19.8%
BUILDING 2	11.4%
BUILDING 3	25.7%
BUILDING 4	28.1%
BUILDING 5	20.5%
BUILDING 6	11.6%
BUILDING 7	15.0%

PARKING SUMMARY

AMUSEMENT - 41 SPACES	
DRIVE-THRU COFFEE - 1 SPACE PER 196 SF	
HOTEL - 1 SPACE PER 156 ROOMS	
MEDICAL OFFICE - 1 SPACE PER 250 SF	
OFFICE - 1 SPACE PER 300 SF	
RESTAURANT/PATIO - 1 SPACE PER 75 SF	
RETAIL/HEALTH - 1 SPACE PER 250 SF	
SALON SUITES - 1 SPACE PER 380 SF	
SITE 1 (HOTEL)	91
SITE 2 (DRIVE-THRU COFFEE)	21
SITE 3 (SALON SUITES)	35
SITE 4 (MIXED USES)	113
SITE 5 (MIXED USES)	125
SITE 6 (OFFICE)	53
SITE 7 (OFFICE)	60
TOTAL	498

PARKING SUMMARY

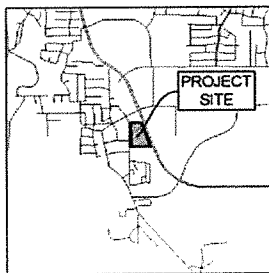
ON-SITE PARKING	415 (400 + 15 HC)
SITE PARKING	18 (16 + 2 HC)
TOTAL	433 (416 + 17 HC)

SITE DATA LOT 2

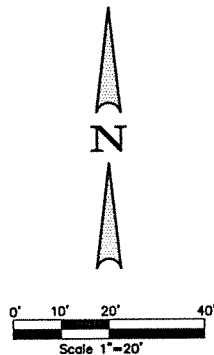
ZONING	PD
PROPOSED USE	RESTAURANT
TOTAL AREA LOT 2	0.838 AC. (36,517 S.F.)
BUILDING AREA (S.F.)	4,193 S.F.
BUILDING HEIGHT	ONE STORY (20')
BUILDING LOT COVERAGE (%)	11.4%
PERVIOUS SURFACE (S.F.)	28,139 S.F.
IMPERVIOUS SURFACE (S.F.)	8,378 S.F.
PARKING SUMMARY	REQ. PER STUDY
RESTAURANT 1:196	21
HC PARKING	2
STACKING SPACES PROVIDED	23

SITE NOTES

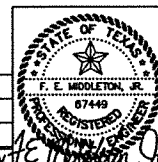
1. PATIO SEATING IS NOT PROPOSED.
2. EXISTING DUMPSTER TO BE SHARED USE.
3. EXISTING WATER LINE EASEMENT IS TO BE ABANDONED.
4. EXISTING UTILITIES TO BE RELOCATED AS REQUIRED FOR THE SITE.



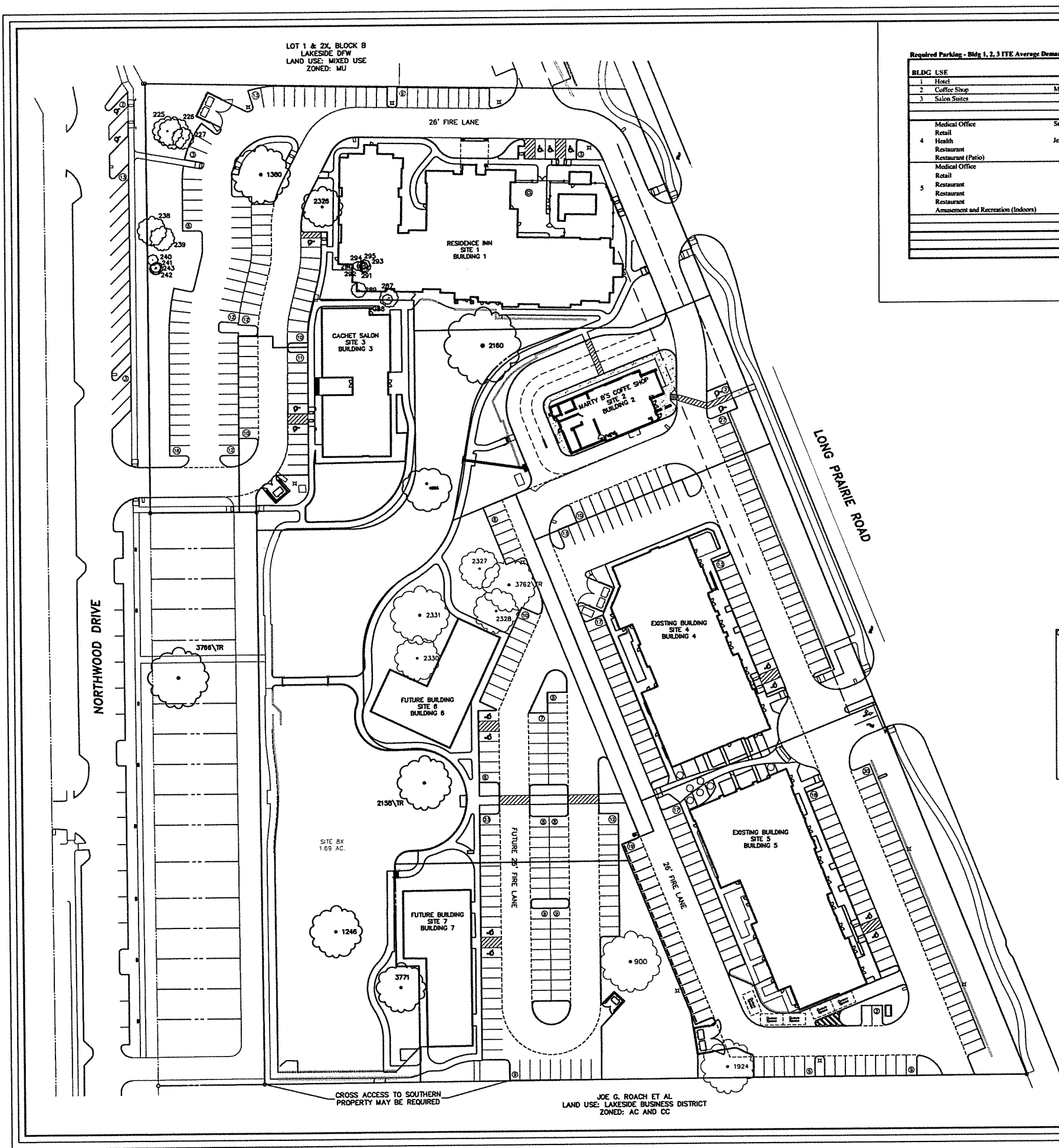
VICINITY MAP (NTS)



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FLOYD E. MIDDLETON, JR., PE REGISTRATION #67449 ON 8-28-24. ANY ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



No.	DATE	REVISION	APPROVAL
Middleton PROJECT ENGINEER: & Associates, LLC.			
CONSULTING CIVIL ENGINEERS & LAND PLANNERS TBPE #F-10900 © Copyright 2024 1111 SOUTH MAIN ST., SUITE 115 GRAPEVINE, TEXAS 76051 (972) 393-9800			
CONCEPT PLAN			
LOT 2, BLOCK A - LAKESIDE CROSSING TOWN OF FLOWER MOUND, TEXAS			
Drawing File: 0050005SITE.DWG			SHEET NO:
Project No. 0050005			SITE
DATE: 8-28-24			SCALE: 1"=20'



Required Parking - Bldg 1, 2, 3 ITE Average Demand and ITE Time of Day Percentages															
BLDG USE	TENANT	SOFT RATIO	Ratio	Time of Day %	Required Before			Weekday			Weekend			Night	Max Required
					6A-12P	12P-4P	6P-12A	6A-12P	12P-4P	6P-12A	6A-12P	12P-4P	6P-12A		
1	Hotel	66.301	1:1.56		31	52	59	38	74	56	85	91			
2	Coffee Shop	Marty B's Coffee Co.	4.193	1:1.96	21			14	21	21	14	0			
3	Salon Suites	Cachet Salons	13.442	1:3.80	35			26	35	11	22	35	22		
Total Planned Site Required:					147	129	115	113	117	112	122	91	129		
Total Planned Site Provided:					149	149	149	149	149	149	149	149	149		
4	Medical Office	Smiles Family Dental	4,516	1:250	18	18	2	2	2	2	1	1			
	Retail	Dominos	1,384	1:250	6	3	3	5	6	6	4	0			
	Health	Jesse James FR Camp	5,672	1:250	23	12	12	21	23	23	16	1			
	Restaurant	Tycoon	4,165	1:75	56	28	28	56	56	56	56	6			
	Restaurant (Parlor)	Tycoon	743	1:75	10	5	5	10	10	10	10	1			
5	Medical Office	Texas Health	3,142	1:250	13	13	1	1	1	1	1	1			
	Retail	UPS	1,354	1:250	5	3	3	5	5	5	4	0			
	Restaurant	Smoothie King	1,280	1:75	17	9	9	17	17	17	17	2			
	Restaurant	Capriotti's	1,364	1:75	18	9	9	18	18	18	18	2			
	Restaurant	Honey Bird	1,553	1:75	21	11	11	21	21	21	21	2			
Amusement and Recreation (Indoors)					Arca'de V2	1,473	1:1.77	51	41	41	41	41	41		
Total Existing Site Required:					238	152	152	197	208	208	189	57	200		
Total Existing Site Provided:					173	173	173	173	173	173	173	173	173		
Total Required:					385	281	267	318	317	312	311	148	317		
Total Provided:					322	322	322	322	322	322	322	322	322		
Total Surplus (Deficiency):					41	95	12	5	18	11	174	5			

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7											
	WEEKDAYS			WEEKENDS			NIGHTS				
	MORNING 6A-12P	DAYTIME 12P-6P	EVENING 6P-12A	MORNING 6A-12P	DAYTIME 12P-6P	EVENING 6P-12A	NIGHT 12A-6A				
AMUSEMENT	41	41	41	21	21	21	41				
DRIVE-THRU COFFEE	21	21	21	21	21	21	14				
HOTEL	82	59	88	74	56	86	91				
MEDICAL OFFICE	31	31	3	3	3	3	2				
OFFICE	113	113	11	11	11	11	6				
RESTAURANT/PATIO	62	62	122	122	122	122	13				
RETAIL/HEALTH	18	18	31	34	34	24	1				
SALON SUITES	26	35	11	22	35	22	0				
TOTALS	394	388	321	328	323	317	154				

SCHEDULE OF MIXED USE PARKING - PERCENTAGES											
	WEEKDAYS			WEEKENDS			NIGHTS				
	MORNING 6A-12P	DAYTIME 12P-6P	EVENING 6P-12A	MORNING 6A-12P	DAYTIME 12P-6P	EVENING 6P-12A	NIGHT 12A-6A				
AMUSEMENT	100%	100%	100%	100%	100%	100%	100%				
DRIVE-THRU COFFEE	100%	100%	67%	100%	100%	67%	0%				
HOTEL	90%	65%	97%	81%	62%	95%	100%				
MEDICAL OFFICE	100%	100%	10%	10%	10%	5%	3%				
OFFICE	100%	100%	10%	10%	10%	5%	3%				
RESTAURANT/PATIO	50%	50%	100%	100%	100%	100%	10%				
RETAIL/HEALTH	50%	50%	90%	100%	100%	70%	5%				
SALON SUITES	74%	100%	31%	63%	100%	63%	0%				

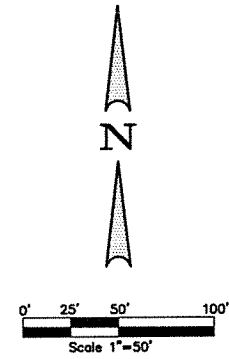
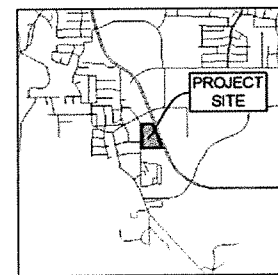
*Percentages are the maximum for each time frame

- GENERAL NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 2. RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN ARE BASED ON A PRELIMINARY GRADING CONCEPT AND ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS WILL BE DETERMINED AT THE SITE PLAN STAGE.
 3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON 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 BUILDING 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 UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
 8. GRADE BEAM DETAILS SHALL BE PROVIDED AT THE TIME OF THE SITE PLAN APPLICATION.

LAKESIDE CROSSING BUILDING/PARKING SUMMARY	
SITE AREA	
SITE 1	109,383 SF (2.51 AC)
SITE 2	36,517 SF (0.84 AC)
SITE 3	28,178 SF (0.65 AC)
SITE 4	55,941 SF (1.28 AC)
SITE 5	76,493 SF (1.76 AC)
SITE 6	59,458 SF (1.16 AC)
SITE 7	44,592 SF (1.02 AC)
BUILDING AREA (ALL FLOORS)	
BUILDING 1	103,426 SF (6 STORY)
BUILDING 2	4,193 SF (1 STORY)
BUILDING 3	13,580 SF (2 STORY)
BUILDING 4	15,737 SF (1 STORY)
BUILDING 5	15,685 SF (1 STORY)
BUILDING 6	15,778 SF (3 STORY)
BUILDING 7	18,068 SF (3 STORY)
LOT COVERAGE	
BUILDING 1	19.8%
BUILDING 2	11.4%
BUILDING 3	25.7%
BUILDING 4	28.1%
BUILDING 5	28.5%
BUILDING 6	11.6%
BUILDING 7	15.0%
PARKING SUMMARY	
AMUSEMENT - 41 SPACES	
DRIVE-THRU COFFEE - 1 SPACE PER 196 SF	
HOTEL - 1 SPACE PER 1.56 ROOMS	
MEDICAL OFFICE - 1 SPACE PER 250 SF	
OFFICE - 1 SPACE PER 300 SF	
RESTAURANT/PATIO - 1 SPACE PER 75 SF	
RETAIL/HEALTH - 1 SPACE PER 250 SF	
SALON SUITES - 1 SPACE PER 380 SF	
SITE 1 (HOTEL)	91
SITE 2 (DRIVE-THRU COFFEE)	21
SITE 3 (SALON SUITES)	35
SITE 4 (MIXED USES)	113
SITE 5 (MIXED USES)	125
SITE 6 (OFFICE)	53
SITE 7 (OFFICE)	60
TOTAL	498
PARKING SUMMARY	
ON-SITE PARKING	415 (400 + 15 HC)
SITE PARKING	18 (16 + 2 HC)
TOTAL	433 (416 + 17 HC)

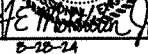
Proposed Zoning Standard	PD 169 Phase 1 Existing
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Floor Area	N/A
Minimum Front Yard	60 ft. along 2499
Minimum Side Yard	N/A
Minimum Rear Yard	N/A
Maximum Lot Coverage	N/A
Max Height (stories/ft.)	10/120 ft.
Maximum Floor Area Ratio	N/A

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



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FLOYD E. MIDDLETON, JR., PE REGISTRATION #67449 ON 8-28-24. ANY ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



No.	DATE	REVISION	APPROVED
			

**Middleton PROJECT ENGINEER:
& Associates, LLC.**

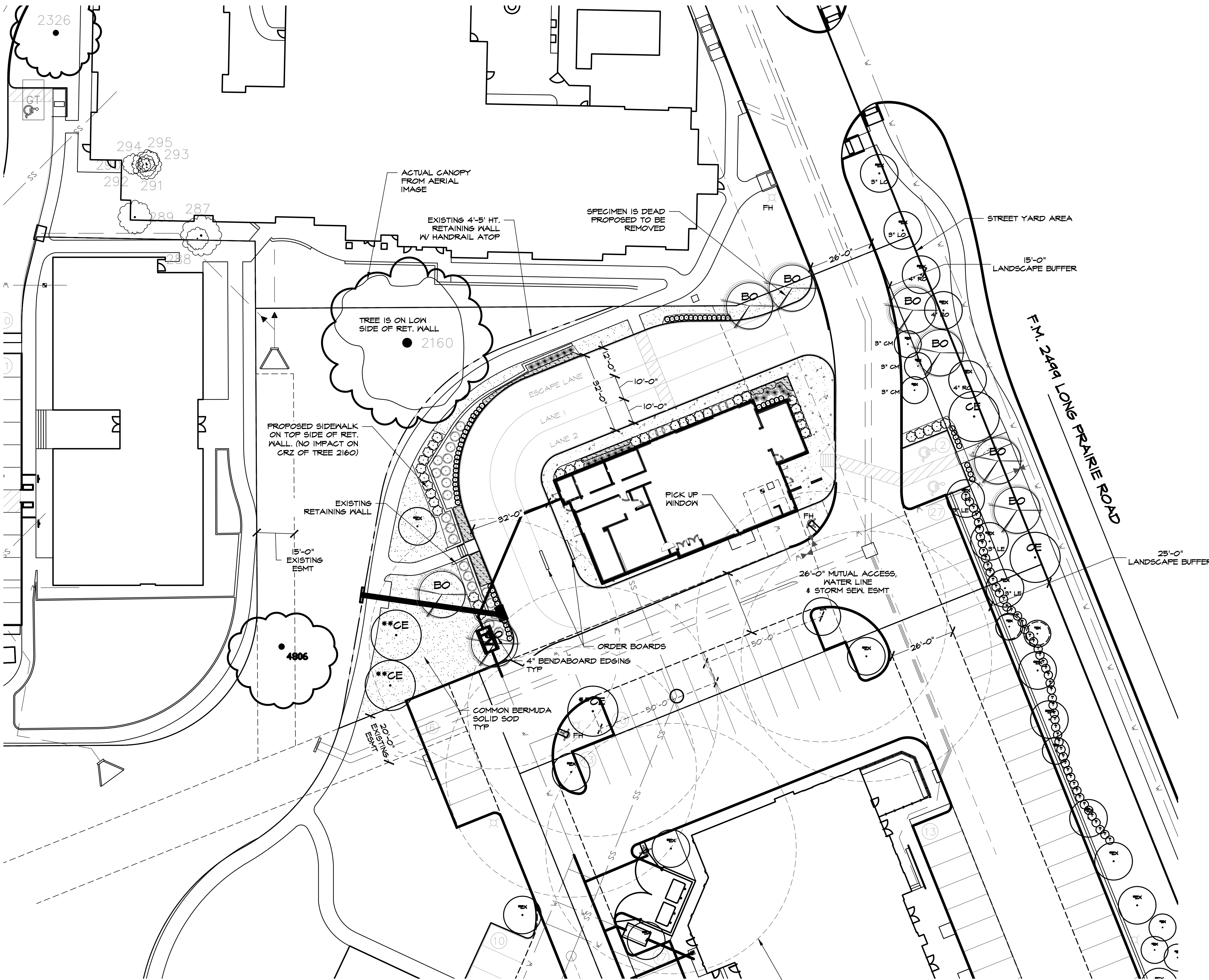
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900 © Copyright 2024
1111 SOUTH MAIN ST., SUITE 115
GRAPEVINE, TEXAS 76051 (972) 393-9800

CONCEPT PLAN

LOTS 1-7, BLOCK A - LAKESIDE CROSSING
TOWN OF FLOWER MOUND, TEXAS

Drawing File: 0050005CONCEPT-ALL	DATE: 8-28-24	SCALE: 1"=50'	SHEET NO: SITE
Project No. 0050005			

Drawing: W:\Shared With Me\shared\Projects\RCC011 - Marty B's\DWG\RCC011-LS.dwg Saved By: Station10 Save Time: 10/8/2024 5:07 PM
Plotted By: Station10 Plot Date: 10/10/2024 9:46 AM



ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.)

2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50.

3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.

4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 72 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

****WARNING****

EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION.

LANDSCAPE LEGEND

•

EX

EXISTING TREES TO REMAIN

LO - LIVE OAK (3" CALIPER)

RO - RED OAK (4" CALIPER)

LE - LACEBARK ELM (3" CALIPER)

•

EX

EXISTING ORNAMENTAL TREES TO REMAIN

CM - GRAPE MYRTLE (MULTI-TRUNK 3" CALIPER)

•

EX

EXISTING SHRUBS TO REMAIN

BO

•

BO

BUR OAK / QUERCUS MICROCARPUS

4" CALIPER

CE

•

CE

CEDAR ELM / ULMUS CRASSIFOLIA

4" CALIPER

•

•

DWARF PAMPAS GRASS

(5 GALLON)

•

•

COLOR GUARD YUCCA / YUCCA FILAMENTOSA "COLOR GUARD"

(3 GALLON)

•

•

TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS

(3 GALLON)

•

•

DWARF YAUPOH HOLLY

(3 GALLON)

•

•

LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM

(1 GALLON, PLANTS SPACED 24" O.C.)

•

•

COMMON BERMUDA SOD

(MINIMUM 100% COVERAGE)

•

•

INDICATES TREE PLANTED AS TREE REPLACEMENT FOR DEAD OR REMOVED SPECIMEN TREES (3)

TREES DEAD OR REMOVED - #3160, #3163, #2151

STUDIO 13

DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

SEAL

SEAL

September 3, 2024

↑

NORTH

20

0

20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Marty B's Coffee - Lakeside

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE	PROJECT
Addressed city comments	LWR	10.10.2024	RCC011
#	1		PLATE
			SHEET
			1
			LS1

Page 91 of 198

Drawing: W:\Shared With Me\shared\Projects\RCC011 - Marty B's DWG\RCC011-LS.dwg Saved By: Station10 Save Time: 10/8/2024 5:07 PM
Plotted By: Station10 Plot Date: 10/10/2024 9:46 AM

LANDSCAPE NOTES:

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN OF FLOWER MOUND APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN OF FLOWER MOUND.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN OF FLOWER MOUND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF FLOWER MOUND.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT TOWN OF FLOWER MOUND'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE TOWN OF FLOWER MOUND AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE TOWN OF FLOWER MOUND'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	BUR OAK / QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	8	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CE	CEDAR ELM / ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	4	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
	DWARF PAMPAS GRASS	5 GALLON	AS SHOWN	29	FULL PLANTS
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD'	7 GALLON	AS SHOWN	21	FULL PLANTS
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	3 GALLON	AS SHOWN	35	FULL PLANTS
	DWARF YAUPOH HOLLY	3 GALLON	AS SHOWN	65	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	12" O.C.	272	MINIMUM 100% COVERAGE
	COMMON BERMUDA SOLID SOD	SOLID SOD	SQUARE FEET	6,504	
	BENDABOARD EDGING	4" HEIGHT	LINEAR FEET	205	

LANDSCAPE NOTES

- MINIMUM FIFTEEN (15) FOOT LANDSCAPE EDGE PROVIDED
- ENHANCED LANDSCAPING WITHIN STREET BUFFER ALONG PARKING AREAS.
- ENHANCED PAVEMENT, SUCH AS PATTERNED OR STAMPED CONCRETE, SHALL BE USED AT PEDESTRIAN CROSSING IN DRIVING AISLES AND AT MAIN ENTRANCE.
- DETENTION AREAS MAY BE EITHER GRASS SLOPED EDGES OR HARD EDGES AND SHALL BE PERMITTED IN CENTRAK OPEN SPACE AREA.
- RETAINING WALLS FOUR FEET OR TALLER SHALL BE LANDSCAPED TO RELIEVE THE VISUAL EFFECT OF THE LONG EXPANSE OF THE CLADDED WALL.

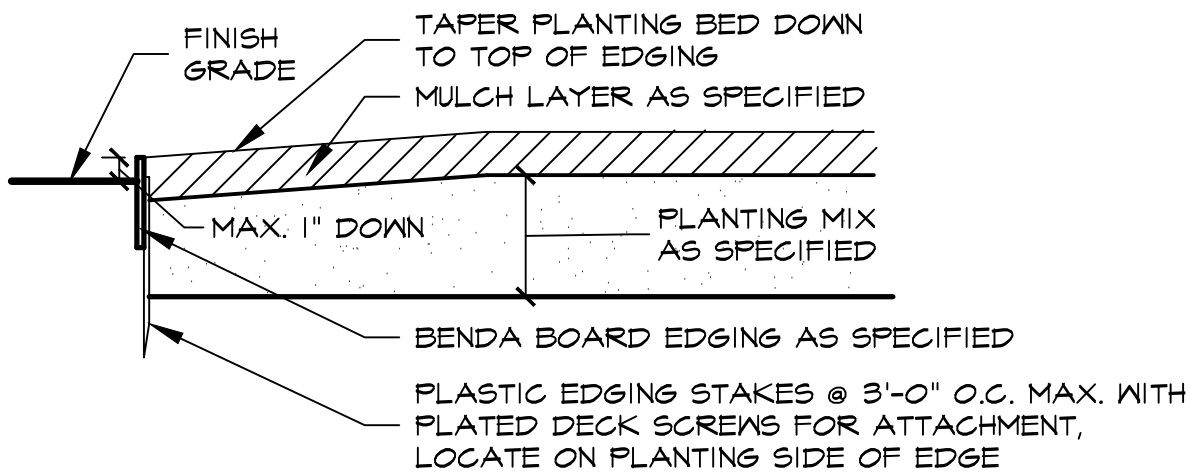
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	11,460 SF	2,292 SF	3,651.6 SF

STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000-100,000 SF = 1 PER 2,500 SF + 10 TREES	11,460 SF	11	5 EXISTING 6 PROPOSED

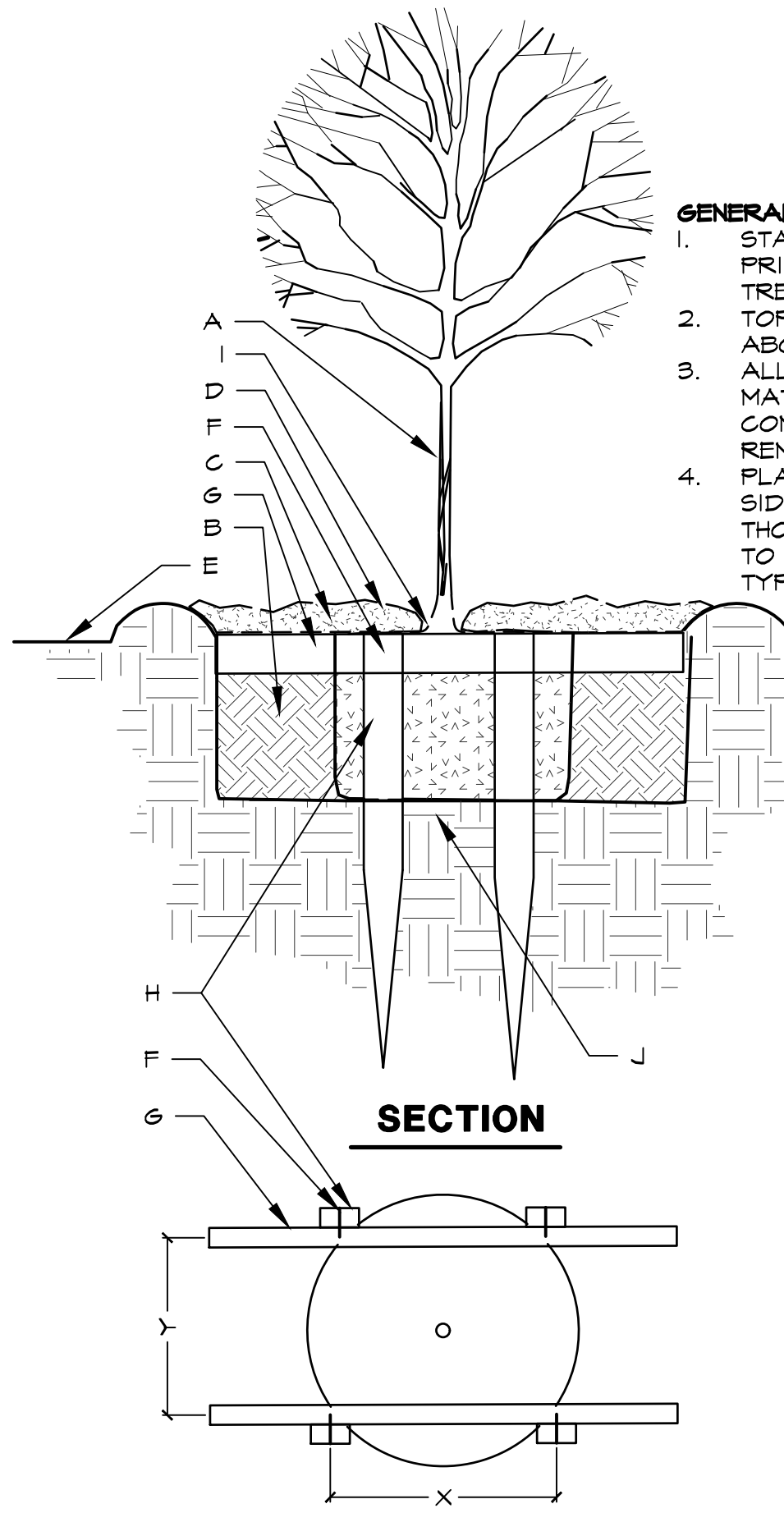
STREET BUFFER LANDSCAPING		
ROAD	REQUIRED BUFFER WIDTH	PROVIDED BUFFER WIDTH
F.M. 2449 LONG PRAIRIE ROAD	15 FEET	15 FEET

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 LF.	F.M. 2449 LONG PRAIRIE ROAD = 141.2 LF	5	6 EXISTING 6 PROPOSED

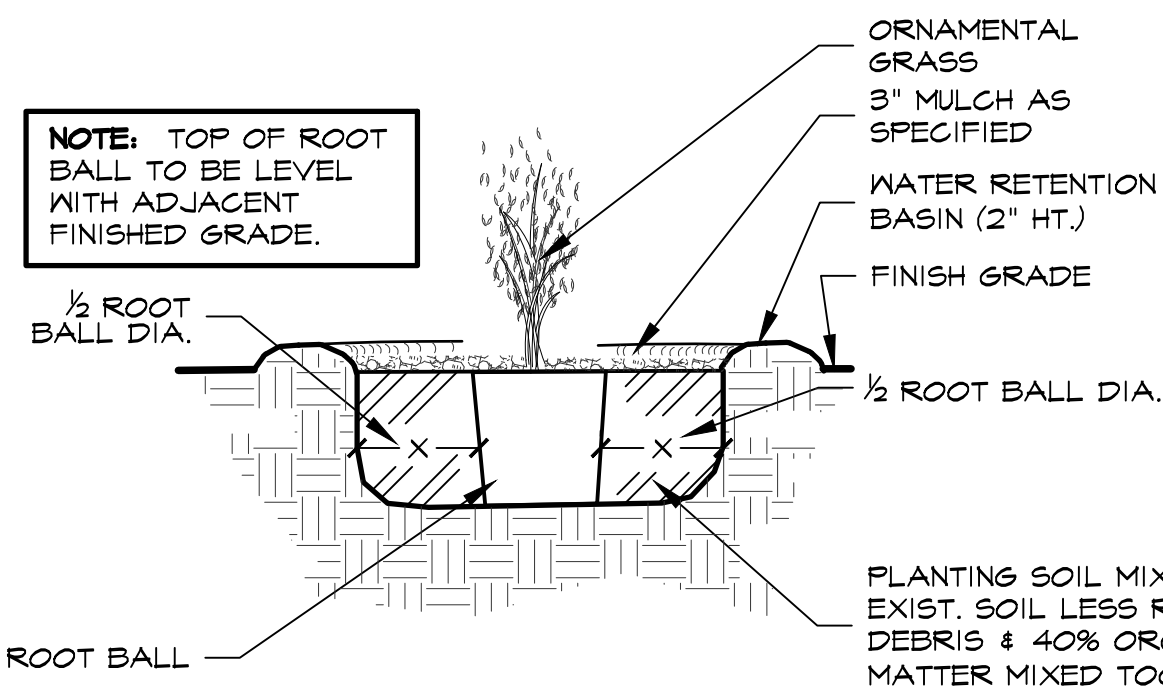
EXISTING BUFFER TREES:
3 - 3" GRAPE MYRTLES = 1 TREE EQUIVALENT
3 - 4" RED OAK
2 - 3" LACEBARK ELM



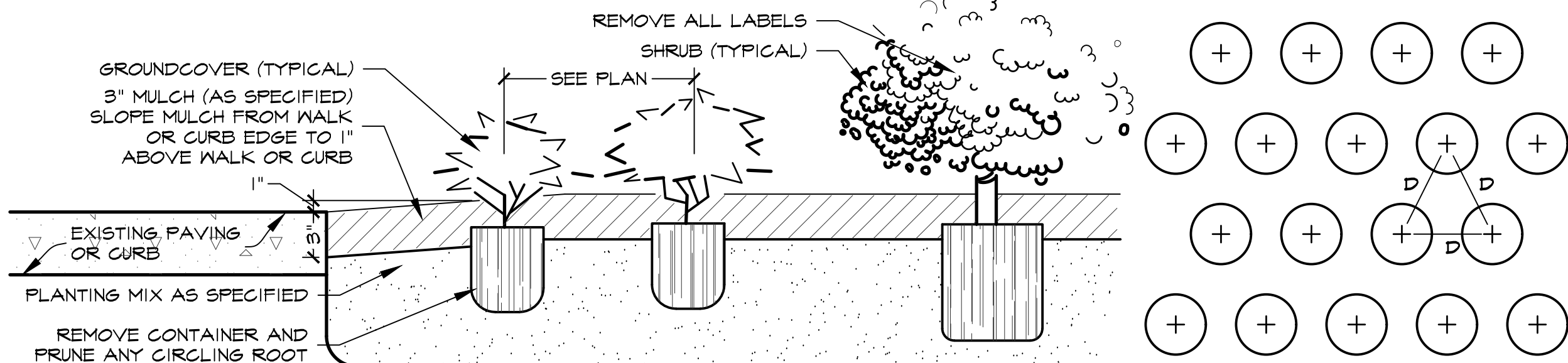
3 TYPICAL BED EDGING DETAIL
NOT TO SCALE



4 TREE PLANTING
NOT TO SCALE



1 POCKET PLANTING ORNAMENTAL GRASS DETAIL
NOT TO SCALE



2 SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Marty B's Coffee - Lakeside

Town of Flower Mound, Denton County, Texas

DATE	BY	PLAN REVIEW REVISIONS	#
10.10.2024	LWR	Addressed city comments	1

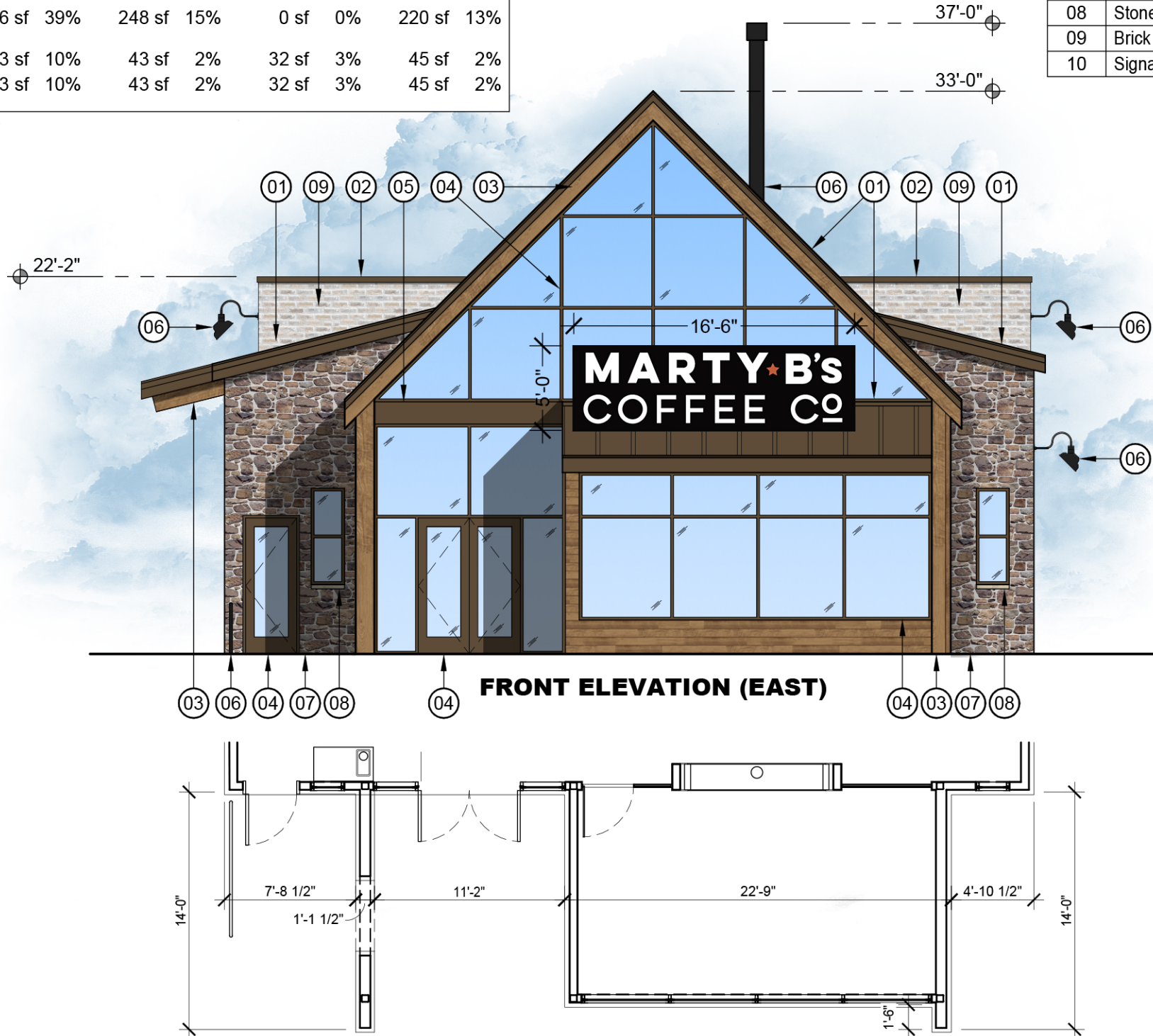
PROJECT
RCC011

PLATE
2

SHEET
LS2

MATERIAL CALCULATIONS							
	East		North		West		South
Total Facade	1,174 sf		2,935 sf		1,174 sf		2,935 sf
Doors, Windows, & Metal Roof S.F.	754 sf		1,208 sf		117 sf		1,115 sf
Facade S.F. (minus doors, windows, & roof)	420 sf		1,727 sf		1,059 sf		1,780 sf
Primary Masonry Totals - Min 80%	377 sf	90%	1,684 sf	98%	1,025 sf	97%	1,735 sf 98%
Stone square feet	172 sf	46%	713 sf	42%	34 sf	3%	786 sf 45%
Brick square feet	59 sf	15%	723 sf	43%	991 sf	97%	729 sf 42%
Aluminum (wood) panel square feet	146 sf	39%	248 sf	15%	0 sf	0%	220 sf 13%
Secondary Material Totals - Max 20%	43 sf	10%	43 sf	2%	32 sf	3%	45 sf 2%
Metal flashing and parapet coping	43 sf	10%	43 sf	2%	32 sf	3%	45 sf 2%

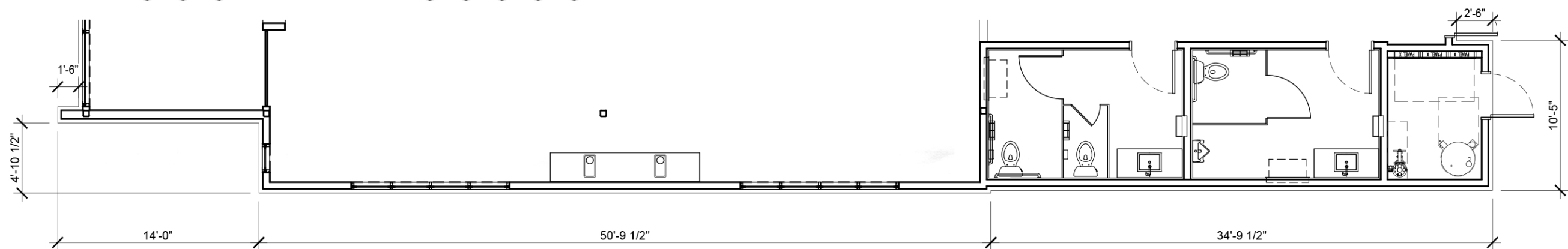
FINISH SCHEDULE		
Type	Description	Vendor / Manufacture
01	Standing Seam Roof	Berridge Manufacturing Company - Medium Bronze
02	Metal Coping	18 GA Metal Coping - Medium Bronze to match 01
03	Metal Wall Panel	Reynobond - Wood Aluminum Panel - Mahogany Brown
04	Storefront	Kawneer - TriFab 601 UT - Medium Bronze
05	Paint	Sherwin Williams - Color to match 01
06	Paint	Sherwin Williams - SW 6258 Tricorn Black
07	Stone Veneer	Coronado Stone - French Country Villa - Champagne
08	Stone Sill	Coronado Stone - Chiseled Stone Sill - Lompoc
09	Brick Veneer	Old Texas Brick - Modular - Silver Port / Mortar - White
10	Signage	Graphics and Signage by Owner



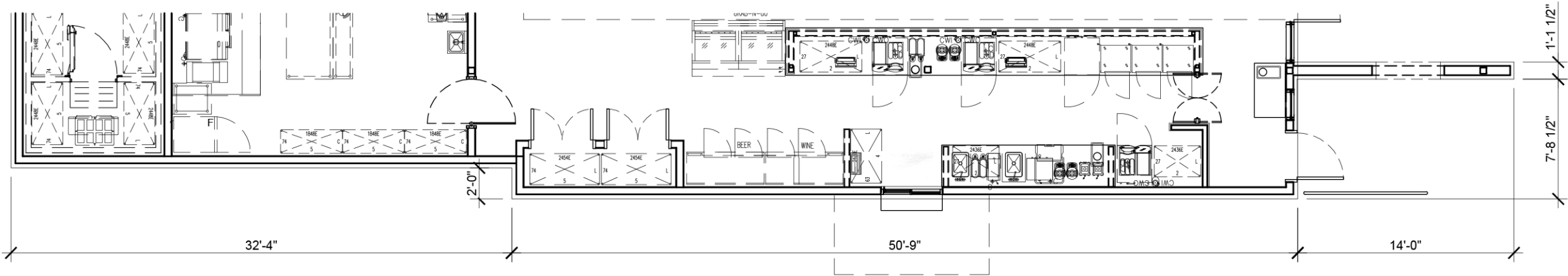
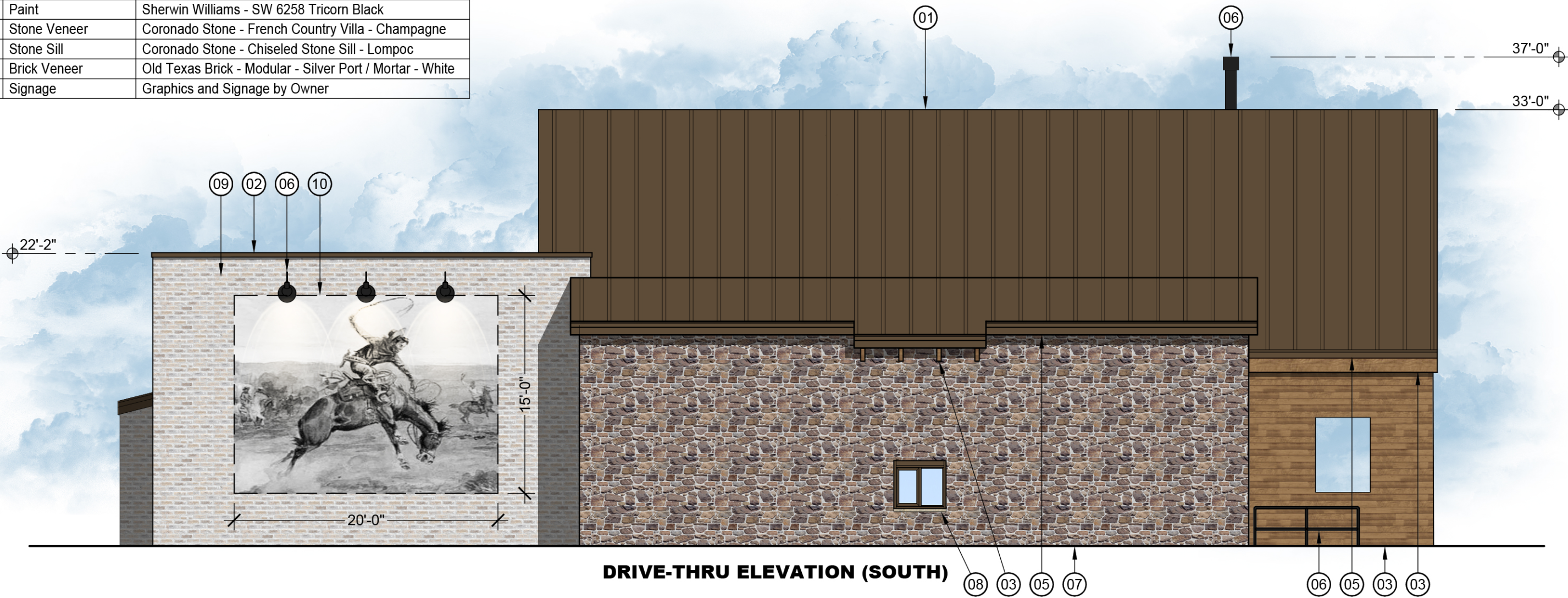
FINISH SCHEDULE		
Type	Description	Vendor / Manufacture
01	Standing Seam Roof	Berridge Manufacturing Company - Medium Bronze
02	Metal Coping	18 GA Metal Coping - Medium Bronze to match 01
03	Metal Wall Panel	Reynobond - Wood Aluminum Panel - Mahogany Brown
04	Storefront	Kawneer - TriFab 601 UT - Medium Bronze
05	Paint	Sherwin Williams - Color to match 01
06	Paint	Sherwin Williams - SW 6258 Tricorn Black
07	Stone Veneer	Coronado Stone - French Country Villa - Champagne
08	Stone Sill	Coronado Stone - Chiseled Stone Sill - Lompoc
09	Brick Veneer	Old Texas Brick - Modular - Silver Port / Mortar - White
10	Signage	Graphics and Signage by Owner



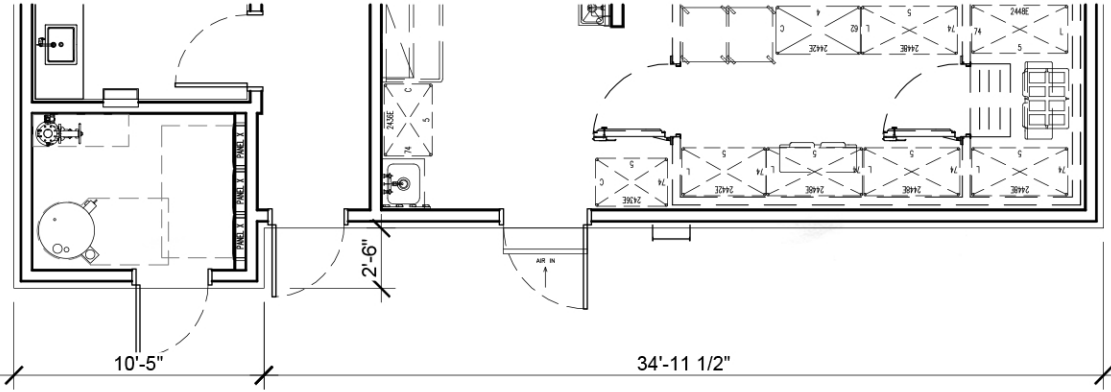
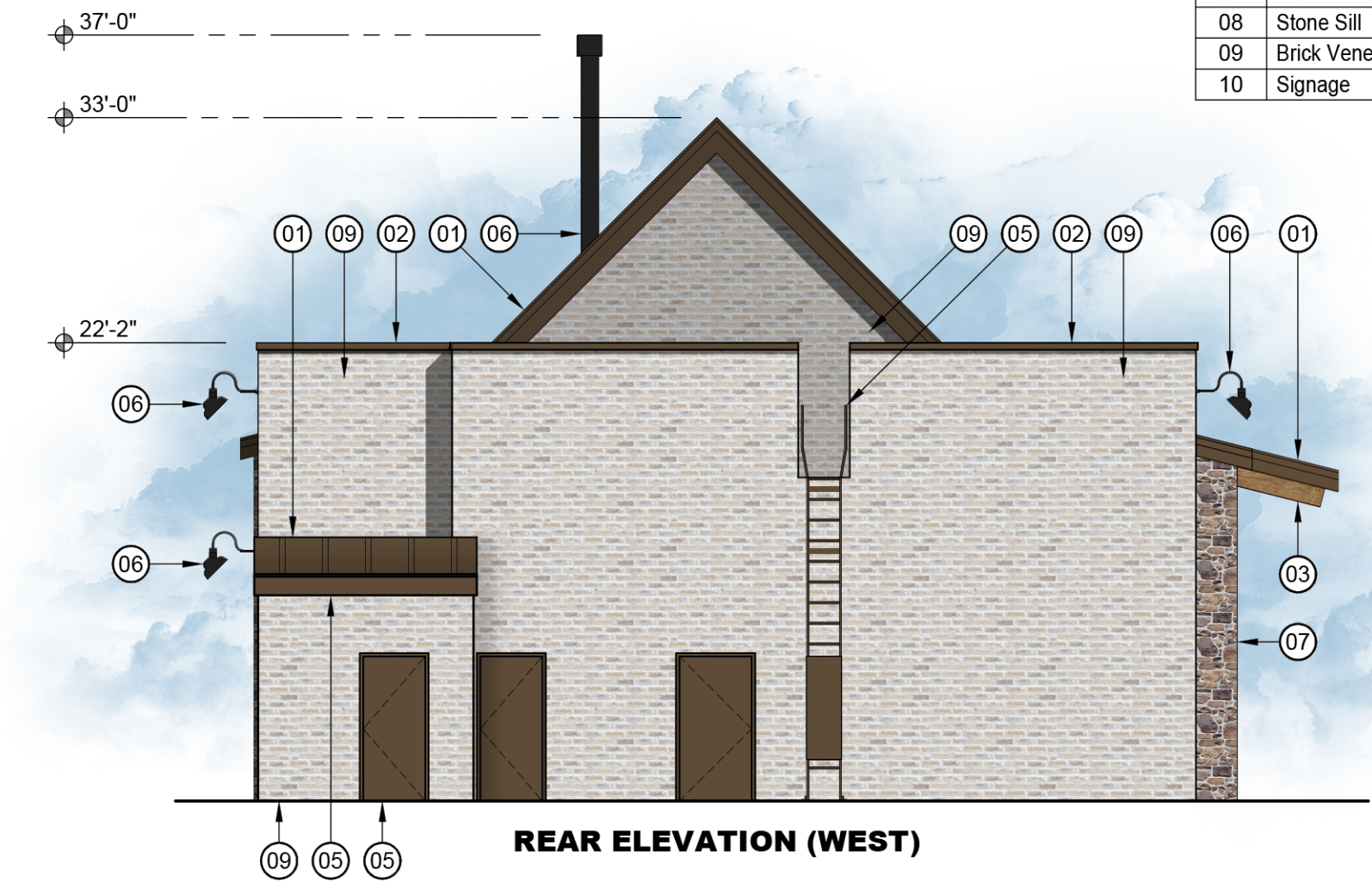
SIDE ELEVATION (NORTH)



FINISH SCHEDULE		
Type	Description	Vendor / Manufacture
01	Standing Seam Roof	Berridge Manufacturing Company - Medium Bronze
02	Metal Coping	18 GA Metal Coping - Medium Bronze to match 01
03	Metal Wall Panel	Reynobond - Wood Aluminum Panel - Mahogany Brown
04	Storefront	Kawneer - TriFab 601 UT - Medium Bronze
05	Paint	Sherwin Williams - Color to match 01
06	Paint	Sherwin Williams - SW 6258 Tricorn Black
07	Stone Veneer	Coronado Stone - French Country Villa - Champagne
08	Stone Sill	Coronado Stone - Chiseled Stone Sill - Lompoc
09	Brick Veneer	Old Texas Brick - Modular - Silver Port / Mortar - White
10	Signage	Graphics and Signage by Owner



FINISH SCHEDULE		
Type	Description	Vendor / Manufacture
01	Standing Seam Roof	Berridge Manufacturing Company - Medium Bronze
02	Metal Coping	18 GA Metal Coping - Medium Bronze to match 01
03	Metal Wall Panel	Reynobond - Wood Aluminum Panel - Mahogany Brown
04	Storefront	Kawneer - TriFab 601 UT - Medium Bronze
05	Paint	Sherwin Williams - Color to match 01
06	Paint	Sherwin Williams - SW 6258 Tricorn Black
07	Stone Veneer	Coronado Stone - French Country Villa - Champagne
08	Stone Sill	Coronado Stone - Chiseled Stone Sill - Lompoc
09	Brick Veneer	Old Texas Brick - Modular - Silver Port / Mortar - White
10	Signage	Graphics and Signage by Owner



**Exhibit “B”
Development Standards**

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

The development on the property comprising approximately 12 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

I. Campus Commercial District (CC)

Development of the Campus Commercial District area designated on Exhibit “C” (Ordinance 25-17), comprising of approximately 12 acres, shall be in compliance with all regulations applicable to the Campus Commercial District (CC) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

A. PERMITTED USES. The uses listed as Permitted Uses in Campus Commercial District (CC) in the Town’s Zoning Ordinance except as otherwise listed herein may be permitted in the areas designated on Exhibit “C” (Ordinance 25-17) as Campus Commercial District (CC) areas:

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

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

1. Antique Shop;
2. Assembly hall;
3. Church or rectory;
4. Convenience store with beer/wine sales;
5. Pet store;
6. Restaurant, fast food (without drive through);
7. Wine retail and establishment.
8. For Lot 2, Block A only, a drive through coffee shop may be permitted without the approval of a Specific Use Permit (SUP) by the Town Council.

B. SPECIFIC USES. The uses listed as Specific Uses in Campus Commercial District (CC) in the Town’s Zoning Ordinance, except as otherwise listed herein, may be permitted in the areas designated on Exhibit “C” (Ordinance 25-17) as Campus Commercial District (CC) areas with a Specific Use Permit (SUP) approved by the Town Council:

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

- C. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in areas designated on Exhibit "C" (Ordinance 25-17) as Campus Commercial District (CC) only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
- D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Campus Commercial District (CC) in the Town's Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:
1. Minimum front yard. There shall be a minimum front yard of 60 feet along major thoroughfares in the Campus Commercial District (CC) areas, except that the hotel shall have a minimum front yard of 40 feet, and parking may be permitted in the front yard. There shall be no minimum front yard requirement along all other roadways.
 2. Minimum rear yard. There shall be no minimum rear yard requirement in the Campus Commercial District (CC) areas.
 3. Maximum lot coverage. There shall be no maximum lot coverage requirement in the Campus Commercial District (CC) areas.
 4. Maximum floor area ratio. There shall be no maximum floor area ratio requirement in the Campus Commercial District (CC) areas.
- E. LANDSCAPE, HARDSCAPE AND SCREENING. The following landscaping, hardscaping, and screening requirements shall apply to areas designated on Exhibit "C" (Ordinance 25-17) as Campus Commercial District (CC) areas:
1. There shall be a minimum landscape buffer of 25 feet along FM 2499; however, the landscape buffer may be reduced to 15 feet in the areas shown on Exhibit "D" in order to save specimen trees.
 2. There shall be enhanced landscaping within the street buffer along parking areas.
 3. There shall be a minimum landscape buffer of 10 feet along Northwood Drive
 4. A compatibility landscape buffer along the south property line of the PD boundary shall not be required.
 5. Enhanced pavement, such as patterned or stamped concrete, shall be used at pedestrian crossing in the drive aisles and at the main entrance from FM 2499.
 6. Lot 2, Block A may reduce the minimum landscape buffer to 15 feet to accommodate two accessible parking spaces.
- F. PLAZA AND PEDESTRIAN CONNECTION. The following requirements shall apply to areas designated on Exhibit "C" (Ordinance 25-17) as Campus Commercial District (CC) areas:
1. There shall be a central plaza between the two buildings that are located at the main entrance from FM 2499 and the central plaza shall include the following elements:
 - a. A drop off area for restaurant patrons or valet;
 - b. Outdoor seating areas;
 - c. Outdoor dining areas/patios;
 - d. Enhanced landscaping;
 - e. Enhanced pavement;
 - f. Pedestrian connection to open space area; and

- g. String or festoon lighting.
 - 2. All buildings shall provide or extend pedestrian walkways to connect to the pedestrian circulation system.
- G. OPEN SPACE REQUIREMENTS. The following open space requirements shall apply to areas designated on Exhibit "C" (Ordinance 25-17) as Campus Commercial District (CC) areas:
- 1. There shall be a minimum of 16% of land area used for open space purposes throughout the entire Planned Development property.
 - 2. There shall be a central open space area that runs north to south along the existing stream as shown on Exhibit "E", the Conceptual Open Space Plan.
 - 3. Detention areas may be either grass sloped edges or hard edges and shall be permitted in the central open space area.
 - 4. At least one pedestrian bridge is required to ensure pedestrian connection between the non-residential and residential areas of this Planned Development.
 - 5. Trails within open space areas shall have a minimum width of five feet and may be stone walkways, concrete, patterned concrete, or decompose granite with binder.
 - 6. The central open space area shall be maintained by the Property Owner's Association.
 - 7. Retaining walls four feet or taller shall be landscaped to relieve the visual effect of the long expanse of the cladded wall.
 - 8. The central open space area shall consist of three zones. These zones are listed below with descriptions and use of each zone. Each shall endeavor to preserve as much of the existing topography and trees of the central open space as possible.
 - a. Natural Zone
 - i. The existing stream, specimen trees, natural topography, and rock outcroppings shall be preserved.
 - ii. May be selectively cleared and grubbed provided that no heavy machinery is used. May remove trees that are two inches or less in caliper, vines, shrubs, saplings, and undergrowth.
 - iii. Maintenance of this zone may include yearly or biannual clearing.
 - iv. Native and riparian plant material shall be re-established if impacted by clearing and grubbing. Debris/trash in the open space area shall be picked up by the maintenance personnel.
 - b. Southern Zone
 - i. The existing stream, specimen trees, and rock outcroppings shall be preserved.
 - ii. The zone shall be designed to provide storm water detention for the development.
 - iii. May be selectively cleared and grubbed provided that no heavy machinery is used. May remove existing trees that are two inches or less in caliper, vines, shrubs, saplings, and undergrowth.
 - iv. Grading or earthwork shall be used to provide more detention volume if needed and shall be limited for this purpose only.

- v. Areas disturbed by grading shall be re-established with native and/or riparian plant material.
- vi. Maintenance of this zone may include yearly or biannual clearing. Debris/trash in the open space area shall be picked up by the maintenance personnel.
- vii. Portions of the trail may be located within this zone.

c. Transition Zone

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

8a. The open space area designated as Lot 8x, Block A, as amended shall require semi-annual maintenance by the Property Owners' Association to ensure proper functioning of the detention facility as outlined in Paragraph III.F.5 and Paragraph III.F.6.

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

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

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

replacement trees shall be container-grown and have a minimum caliper width of two and one-half inches to three inches. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations as approved by the tree preservation and enforcement officer or authorized designee.

11. If any of the twenty-four specimen trees dies after final acceptance from the Town for this development, then the tree must be replaced with one, two and one-half to three-inch caliper tree. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations approved by the tree preservation and enforcement officer or authorized designee."
12. If any of the specimen trees require a request for authorized removal and permit prior to site plan, development plan, and/or record plat approval, the developer, property owner or applicant shall submit the applicable specimen tree removal request to the Environmental Conservation Commission for recommendation and subsequent Town Council consideration. Any authorized removal of a specimen tree shall result in the minimum of one mitigation tree to be planted in the location where the specimen tree was removed in addition to the required specimen tree mitigation associated with the approved removal as established in Chapter 94 "Trees". The landscape plan shall also reflect any specimen tree removals and additional mitigation trees planted.

H. NON-RESIDENTIAL ARCHITECTURAL STANDARDS. The following architectural standards shall apply to areas designated on Exhibit "C" (Ordinance 25-17) as Campus Commercial District (CC) areas:

1. There shall be a unified design theme consistent with the attached Architectural Imagery Package, Exhibit "F" (Ordinance No. 25-17)
2. Buildings shall use a combination of textures and materials that complement the design theme. Building design shall be a sleek and linear modern look with minimum detailing for simplicity and clarity which is consistent with the theme.
- a. Entrances to buildings shall be clearly identified to pedestrians and motorists and shall be accentuated by the use of canopies, porticos, recessed wall planes, overhangs or other similar features that are compatible with the architectural style.
3. Building materials shall include the following:
 - a. Primary materials shall consist of a minimum of 80% of each exterior façade and shall consist of the following materials:
 - i. Stone
 - ii. Brick
 - iii. Stucco/EIFS
 - iv. Tilt Wall
 - v. Composite Wood Panels
 - vi. Aluminum Panels
 - vii. Fiber Cement Wall Panels
 - b. Secondary materials shall consist of a maximum of 20% of each exterior façade and may consist of the following materials:

- i. Prefinished Metal
 - ii. Fiber-reinforced cement siding
- 4. The use of building materials like composite wood panels, fiber cement wall panels, metal, and fiber-reinforced cement siding is subject to additional staff review at Site Plan application stage. The additional review will be in terms of location of the materials used on any facade, size of the area covered by the materials, design or pattern in which the materials are laid out on any façade.
- 5. Primary building colors consisting of neutral and earth tones such as brown, olive, gray, black, and white, or shades thereof, shall comprise a minimum of 80% of the building façade including miscellaneous tributary, ancillary architectural elements such as canopies, balconies, trim, etc. Accent colors shall relate to the primary colors and may comprise the remainder.
- 6. There are four types of building facades identified on Exhibit “C”, (Ordinance 25-17) the Concept Plan, for Buildings 2 through 7 and they are subject, but not limited, to the following requirements:
 - a. Type A – Front Façade: shall have the highest quality design with majority of the façade as glass and primary materials. Building entrances shall be located at the front façade.
 - b. Type B – Side Façade: shall mostly be comprised of primary materials, with some secondary materials, and minimal glass. Service or secondary entrances may be located at the side façade.
 - c. Type C – Rear Façade: may include secondary materials and minimal to no glass. Service entrances may be located at the rear façade.
 - d. Type D – Stream Façade: shall be designed to take advantage of the stream side view with patios or decks and the use of glass and primary materials on the building façade. Secondary entrances may be located at the stream façade. Type D face shall include the following elements:
 - I. Minimum 200 sf of patio/covered area for employees and shoppers to enjoy the open space.
 - II. Minimum 20 percent of Type D façade shall have transparent windows providing view of the stream/open space area.
 - III. Enhanced landscape, hardscape, seating, potted plants (plants in large decorative containers) or similar in and around the patio/covered area to encourage the use of open space.
- 7. Exposed grade beams around the buildings shall include details and patterns that provide interest to the concrete beam component. Such detail can be accomplished by patterned scoring, casting, texturing or other finishing treatment.
- 8. Roofs of buildings shall reinforce the design theme and shall include the following:
 - a. Roof types should be low-sloped or shed-type with a minimum slope of 0.25 inch per foot or roofs may be of undulating curves.
 - b. Parapets or screening are required on flat roofs so that any roof top equipment is not visible from the street right-of-way.

- c. Roofing materials that are visible from ground level may include metal, aluminum, synthetic slate or tile, or glass fiber shingles. Glaring roofing materials are not allowed.
- 9. Lot 2, Block A shall be exempt from the following requirements:
 - a. Paragraph I.H.6.d
 - b. Paragraph I.H.8.a
- 10. Lot 2, Block A shall comply with the following requirements:
 - a. The façade fronting the stream shall comply with the Type C – Rear Façade requirements in Paragraph I.H.6.c.
 - b. Principal roofs shall have a maximum pitch of 12:12.
 - c. Shed-style roofs shall have a maximum pitch of 3:12.

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

Development of the Townhome District area designated on Exhibit “C”, (Ordinance 25-17) comprising of approximately 12 acres, shall be in compliance with all regulations applicable to the Single Family Attached District (SF-A) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

- A. PERMITTED USES. The uses listed as Permitted Uses in the Single Family Attached District (SF-A) in the Town’s Zoning Ordinance may be permitted in the areas designated on Exhibit “C” (Ordinance 25-17) as Townhome District.
- B. SPECIFIC USES. The uses listed as Specific Uses in the Single Family Attached District (SF-A) may be permitted in the areas designated on Exhibit “C” (Ordinance 25-17) as Townhome District.
- C. TEMPORARY USES. The uses listed as Temporary Uses in the Single Family Attached District (SF-A) in the Town’s Zoning Ordinance may be permitted in the areas designated on Exhibit “C” (Ordinance 25-17) as Townhome District areas only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits”.
- D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Single Family Attached (SF-A) in the Town’s Zoning Ordinance shall be required for areas designated on Exhibit “C” (Ordinance 25-17) as Townhome District except as otherwise listed herein:
 - 1. Minimum lot area per dwelling. The minimum lot area per dwelling unit shall be 1,800 square feet.
 - 2. Minimum lot width. The minimum lot width shall be 27 feet.
 - 3. Minimum front yard. There shall be no minimum front yard requirement.
 - 4. Minimum side yard. There shall be no minimum side yard requirement.
 - 5. Minimum rear yard. The minimum rear yard shall be five feet.
 - 6. Maximum lot coverage. The maximum lot coverage shall be 90 percent.
 - 7. Maximum floor area ratio. There shall be no maximum floor area ratio requirement.
 - 8. Maximum height. The maximum height of buildings and structures shall be three stories or 35 feet.

E. OPEN SPACE REQUIREMENTS. The following open space requirements shall apply to areas designated on Exhibit "C" (Ordinance 25-17) as Townhome District:

1. There shall be at least one pocket park within the Townhome District.
2. The pocket park shall be a minimum of 2,500 square feet in size and shall be located as indicated on Exhibit "D".
3. Pedestrian connection from the pocket park to the central open space area in the Campus Commercial District (CC) is required.

F. LANDSCAPE REQUIREMENTS. The following landscape requirements shall apply to the areas designated on Exhibit "D" (Ordinance 25-17) as Townhome District:

1. There shall be a screening device along the east side of the alley. Said device shall consist of any of the following:
 - a. Vegetation including shrubs, ornamental trees, or shade trees.
 - b. Wrought iron fencing

G. TOWNHOME ELEVATIONS.

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

III. Miscellaneous Standards

The following standards shall apply to the entire Planned Development.

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

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

Use	Weekdays		Weekends		Everyday
	Daytime	Evening	Daytime	Evening	Night
	6AM - 6PM	6PM - 12AM	6AM - 6PM	6PM - 12AM	12AM - 6AM
Hotel*	90%	100%	81%	100%	100%
Drive-Through Coffee Shop*	100%	34%	100%	34%	30%
Salon Suites*	100%	41%	31%	2%	0%
General or Professional Office	100%	10%	10%	5%	5%
Medical or Dental Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%

**See Exhibit H for more detailed time-of-day percentages*

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

3. On-street, angled parking may be permitted along Northwood Drive as shown on Exhibit "C", the approved Concept Plan.
4. On-street striping shall be maintained by the Hotel or the Property Owners' Association.
5. For any amusement and recreation (indoors) use that also includes a restaurant component, a split parking ratio may be used to calculate the required parking based on the square footage of areas designated for restaurant/dining relative to the areas designated for amusement/recreation use. The calculation for required parking shall take into consideration the square footage of any accessory spaces such as foyer, restrooms, corridors, and any other necessary spaces.
6. A stacking and queuing analysis for a fast food restaurant on Lot 2, Block A, illustrating sufficient vehicular stacking in the drive through lanes shall be submitted at the time of site plan application.
7. Lots 1, 2, and 3, Block A, may utilize the parking standard calculations described in the Lakeside Crossing Parking Study Results (Exhibit "H") if Lots 1, 2, and 3, Block A, are to be developed as contemplated in the parking study (i.e., Lot 1, Block A, is proposed as a Hotel; Lot 2, Block A, is proposed as a Drive-Through Coffee Shop; and

Lot 3, Block A, is proposed as a Salon Suites use). The proposed parking ratios included in Exhibit H are as follows:

- a. Hotel
 - i. $\text{Parking Supply} = 1.1 \text{ spaces} * \text{number of rooms}$
 - ii. $\text{Peak Parking Demand} = \text{Parking Supply} * 69\%$
 - iii. $\text{Parking Ratio} = 1 \text{ space per } 0.76 \text{ rooms}$
- b. Drive-Through Coffee Shop
 - i. $\text{Parking Supply} = 0.0103 \text{ parking spaces per square foot} * \text{square footage}$
 - ii. $\text{Peak Parking Demand} = \text{Parking Supply} * 50\%$
 - iii. $\text{Parking Ratio} = 1 \text{ space per } 198 \text{ square feet}$

B. ADMINISTRATION. There shall be established Lakeside Crossing Property Owners' Association (POA). Said association shall file Covenants, Conditions, and Restrictions (CC&Rs) in the Denton County Real Property Records with the first record plat application and said POA shall be responsible for the maintenance of the following:

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

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

D. SIGNAGE.

- 1. The proposed building signs on the hotel shall be permitted as shown on the Architectural Imagery Package, Exhibit "F", specifically, the Conceptual Elevations of the proposed hotel, and shall be subject to the following:
 - a. This section III.D.1. shall apply to the attached building and roof sign on the hotel only.
 - b. The hotel signage shall consist of an attached building sign on the front façade and an attached building sign on the roof.
 - c. Sign lettering shall be individually cut letters that are aluminum or powder-coated aluminum.
 - d. Letters shall be raised from the wall surface and mounted to the building exterior.
 - e. Letters shall be backlit with LED lighting.
- 2. The proposed building signs on the drive through coffee shop shall be permitted as shown on the Architectural Imagery Package, Exhibit "G", specifically, the Conceptual Elevations of the proposed drive through coffee shop, and shall be subject to the following:
 - a. This section III.D.2. shall apply to the attached building sign and exterior wall murals on the drive through coffee shop for Lot 2, Block A only.
 - b. The drive through coffee shop signage shall consist of an attached building sign on the front façade and one wall mural on each side façade.
 - c. The wall murals shall comply with the following requirements:

- i. Max Height: 20 feet
 - ii. Max Width: 25 feet
 - iii. Murals shall be hand-painted or issue the appearance of being hand-painted.
 - d. The text included within signs in Exhibit "G" is conceptual and may change provided it is consistent with the design of the sign.
- 3. All other signs for the hotel, drive through coffee shop and other buildings within Lakeside Crossing shall meet the Town's Sign Ordinance, unless a Comprehensive Sign Package is requested in the future for any sign not described above.

E. SITE GRADING AND RETAINING WALLS. The proposed location of retaining as shown on the Concept Open Space Plan, Exhibit "E", are preliminary and are subject to change once a detailed grading plan has been completed at the site plan stage. The following requirements shall apply to the use of retaining walls within Lakeside Crossing:

- 1. Walls over four feet in exposed height shall be softened by the use of any of the following:
 - a. vegetation located on the top of the wall hanging down over the face of the wall
 - b. by plantings located in front of the wall
 - c. Wall terrace or ledge that is located at mid height of the wall with a horizontal run length that is proportional to the total length of the wall and includes vegetation within the terrace or ledge.
- 2. There may be vertical cut/fill in excess of 10 feet in the open space area south of building six.

F. PHASING.

- 1. Phase 1: A Certificate of Occupancy (CO) shall not be issued to the first building until all of the improvements listed below are complete.
 - a. Detention reservoirs consisting of southern portion of Lot 8x, Block A, as identified on Exhibit A – Concept Phasing Plan and Exhibit B – Concept Phase I Site Plan.
 - b. Lot 8x shall be cleared of all debris/trash, tree protection fencing and erosion control fencing, dead trees, felled trees, and stumps. Undergrowth shall be removed and trees less than three-inches (measured four and a half feet from the ground) may be removed. All remaining trees shall be limbed-up up to eight feet in height measured from the base of the tree.
 - c. Silt deposited throughout the construction process within Lot 8x shall be removed by hand to restore the natural creek bed.
 - d. A ten-foot minimum buffer shall be maintained around the inner perimeter of Lot 8x, any retaining walls within Lot 8x, any pedestrian bridges within Lot 8x, and any sidewalks bordering Lot 8x, as identified on Exhibit F – Maintenance Plan for Lot 8x, and shall be cleared of underbrush and maintained beneath a height of one-foot.
 - e. The detention pond area located along the southern portion of Lot 8x defined on three sides by retaining walls and the north side by the tree canopy and as

indicated on Exhibit F – Maintenance Plan for Lot 8x shall be cleared of underbrush and maintained beneath a height of one-foot.

- f. Disturbed areas within Lot 8x shall be re-established with native riparian seed mix approved by the Town.
 - g. Six-foot sidewalk located within Lot 8x, Block A, and associated safety railings/ornamental fence, river rock along this sidewalk, southern portion of a six-foot sidewalk located within Lot 3, Block A that connects the sidewalk from Lot 8x, Block A to Lot 1, Block A, pedestrian bridge, pedestrian bench, trash receptacle, maintenance ramp, and retaining walls as indicated on Exhibit D – Concept Hardscape Plan for Lot 8x.
 - h. Phase 1 fire lanes as indicated on Exhibit A - Concept Phasing Plan and Exhibit B - Concept Phase 1 Site Plan.
 - i. Median cuts, curb cuts, turn lanes, and site utilities necessary for Phase 1 development.
 - j. Perimeter landscaping along FM 2499 and Northwood Drive as indicated on Exhibit C - Concept Phase 1 Landscape Plan.
 - k. Re-vegetation and irrigation of disturbed areas located within Future Phases.
 - l. There shall be eleven (11) replacement trees and one (1) mitigation tree planted prior to acceptance of Phase 1 development. Remaining balance for mitigation trees and for the unauthorized removal of specimen tree #3765 shall be paid prior to acceptance of Phase 1.
2. Intermediate Phase: A Certificate of Occupancy (CO) shall not be issued to the third building fully constructed within this development until all the improvements listed below are complete.
 - a. Installation of improvements within Lot 8x, Block A, as indicated on Exhibit E – Concept Lighting Plan for Lot 8x.
 - b. Installation of two traffic stop signs located at the northernmost driveway from FM 2499, positioned to stop vehicles travelling North and South on the interior driveway and to give vehicles exiting FM 2499 the right of way when entering the development.
 3. Future Phases: Lot 1, Block A, Lot 2, Block A, Lot 3, Block A, Lot 6, Block A, and Lot 7, Block A, shall be developed as its own phase (in no particular order). The lot owner shall be responsible for installing required improvements including but not limited to landscape, hardscape, lighting, parking, fire lanes, and irrigation within each lot. More particularly, pedestrian bench and trash receptacles shall be required within Lot 2, Block A; Lot 3, Block A; and Lot 7, Block A. In addition to this, steps to the natural area located within Lot 7, Block A must be constructed with the development of Lot 7, Block A. A Certificate of Occupancy (CO) shall not be issued to any building within the future phase until all of the improvements listed above for that specific lot are completed.
 4. Any area within Lot 8x, Block A, disturbed/impacted due to construction activity shall be re-established with native riparian plant material approved by the Town prior to the issuance of a Certificate of Occupancy (CO) to a building in each phase listed in F.3. above.

5. The plans submitted to the Town for each phase shall include engineering plans for the detention facility/drainage easement that meet the following criteria:
 - a. The detention facility shall be designed to provide adequate storage to detain the required volume for all storm events up to a 100-year storm, as indicated by a routing analysis.
 - b. The detention facility shall have sufficient gradient to ensure positive drainage to the outlet structures so as to avoid nuisance conditions including, but not limited to standing water, odors, insects, and weeds.
 - c. All detention facilities shall have a minimum of one-foot (1') of freeboard above the water surface elevation of the required runoff storage.
 - d. All detention facilities must be designed to drain within 36 hours of rain fall event. No areas of standing water shall be permitted at any time after beyond 72 hours after a rain fall event.

6. Long term maintenance: Long term maintenance of Lot 8x shall include the following:
 - a. Semi-annual maintenance (late spring and early fall) of Lot 8x shall include clearing of all debris/trash, undergrowth cut down to a 12-inch height and removed, and dead trees and stumps removed. Trees less than three-inches may be removed. All remaining trees shall be limbed-up up to eight feet in height measured from the base of the tree.
 - b. A ten-foot minimum buffer shall be maintained around the inner perimeter of Lot 8x, any retaining walls within Lot 8x, any pedestrian bridges within Lot 8x, and any sidewalks bordering Lot 8x, as identified on Exhibit F – Maintenance Plan for Lot 8x, and shall be cleared of underbrush and maintained beneath a height of one-foot at all times.
 - c. The detention pond area, located along the southern portion of Lot 8x defined on 3 sides by retaining walls and the north side by the tree canopy and as identified on Exhibit F – Maintenance Plan, shall be cleared of underbrush and maintained beneath a height of one-foot at all times.
 - d. The outfall of the pond shall be kept clear of silt, debris, and vegetative growth at all times.
 - e. No areas of standing water shall be permitted within Lot 8x beyond 72 hours after a rain-fall event.

G. EXCEPTIONS. Upon approval by the Town Council, the following exceptions to the Town's Ordinances shall apply to this Planned Development.

1. Meritorious Architecture – Urban Design Plan, Section 1.2.
The proposed architecture is unique and shall be deemed as 'meritorious'.
2. Façade Materials – Urban Design Plan, Section 4.1.
Type D facades may have up to 60% doors and windows.
3. Façade Materials – Urban Design Plan, Section 4.1.
Lot 2, Block A may utilize up to 60% doors and windows on the East façade (Type A / Front Façade).
4. Façade Materials – Urban Design Plan, Section 4.1.

In addition to the materials listed as primary masonry under Section 4.1 of the Urban Design Plan, composite wood panels, aluminum panels, EIFS, and fiber cement wall panels, may be used as primary building materials. Prefinished metal and fiber-reinforced cement siding may be used as secondary building materials.

5. Upland Habitat - SMARTGrowth.

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

6. Compatibility Buffer – Section 82-302 and Compatibility Setback – Section 82-303.

A 60-foot compatibility setback and 25-foot landscape buffer with a screening wall, shall not be required along the south property line.

7. Pitched Roofs – Urban Design Plan, Section 14.1.

A waiver to the pitched roof requirements of buildings less than 15,000 square feet is granted and applicable to Building No. 2 within the development.

8. Topographic Slope Protection - SMARTGrowth.

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

a. Restrictions; purpose. No development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

b. Exception. An exception to this requirement may be approved by the town council by the affirmative vote of at least three-fourths super majority vote of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography. Requests for an exception shall be accompanied by the following submissions:

- i. Detailed drawings that illustrate the impact of the proposed development on the natural topography and the manner by which the development is integrated into, reflects and maintains the overall integrity of the natural topography.
- ii. The identification of those specific best management practices (BMPs) that will be used to maintain and responsibly integrate the development into the natural topography together with an explanation regarding their use within the plans for such development. The BMPs to be used shall include, but are

not limited to, those BMPs found within the town's engineering design and construction standards.

- iii. While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four-foot or greater in height shall be designed by a professional engineer licensed by the State of Texas. Retaining walls exceeding eight feet in height are discouraged.
- c. In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.



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

DATE: December 9, 2024
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0005 – Monarch) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation within the Denton Creek District Area Plan from Campus Commercial uses to High Density uses. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.**

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 (ZPD23-0012), 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 on approximately 42.73 acres of land out of the overall 200.172 acres of the Monarch development from Campus Commercial uses to High Density Residential uses. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property under Single Family-Attached (SF-A) 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 for the Denton Creek District Area Plan defines Campus Commercial as large scale uses serving a regional market, and suitable for location easily accessible from an Interstate freeway, such as: corporate offices, office parks, hotels and resorts, retail, entertainment, restaurants and similar uses. These should be developed in large scale planned campus settings.

The Town's Master Plan defines High Density Residential as development with 5 dwelling units per net acre or greater. Included in this category are duplexes, townhouses, and garden apartments.

The property is bound by Interstate-35 along the western boundary; Town of Argyle to the north; properties master planned for Campus Commercial uses, Medium Density residential uses, and Floodplain to the east; and City of Northlake to the south.

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. MPA23-0005 had a total of 6 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., will review the ordinance as to form and legality.

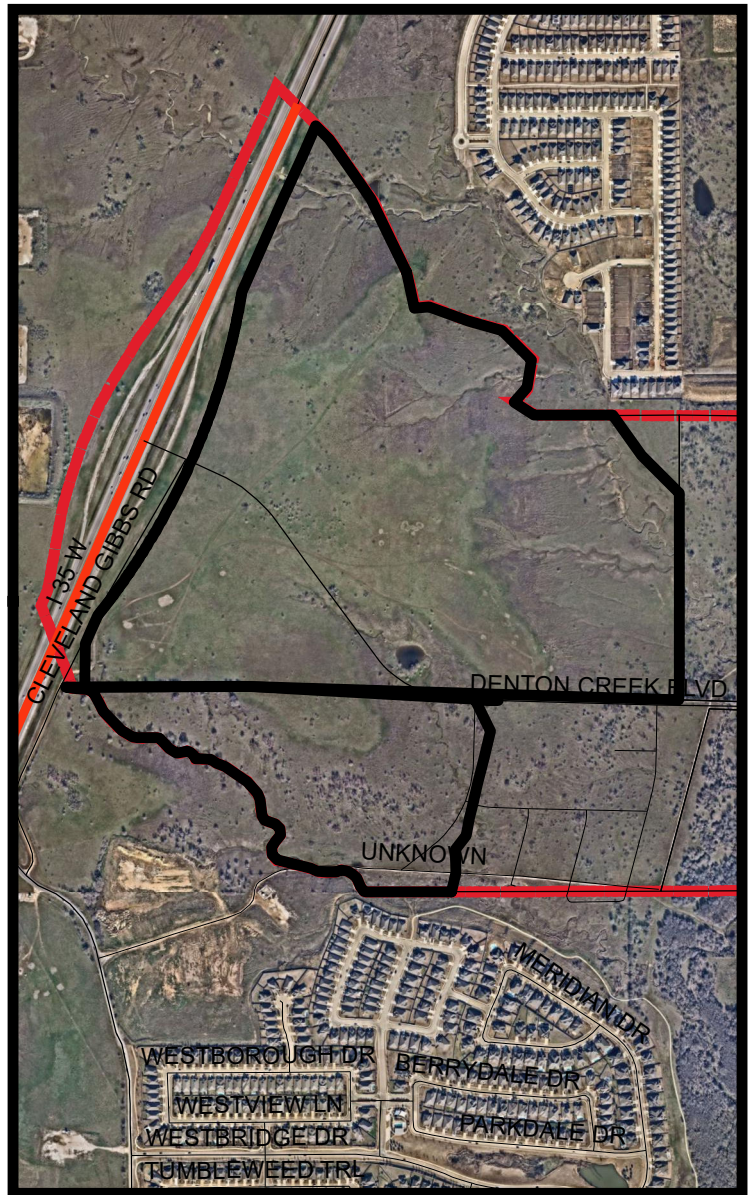
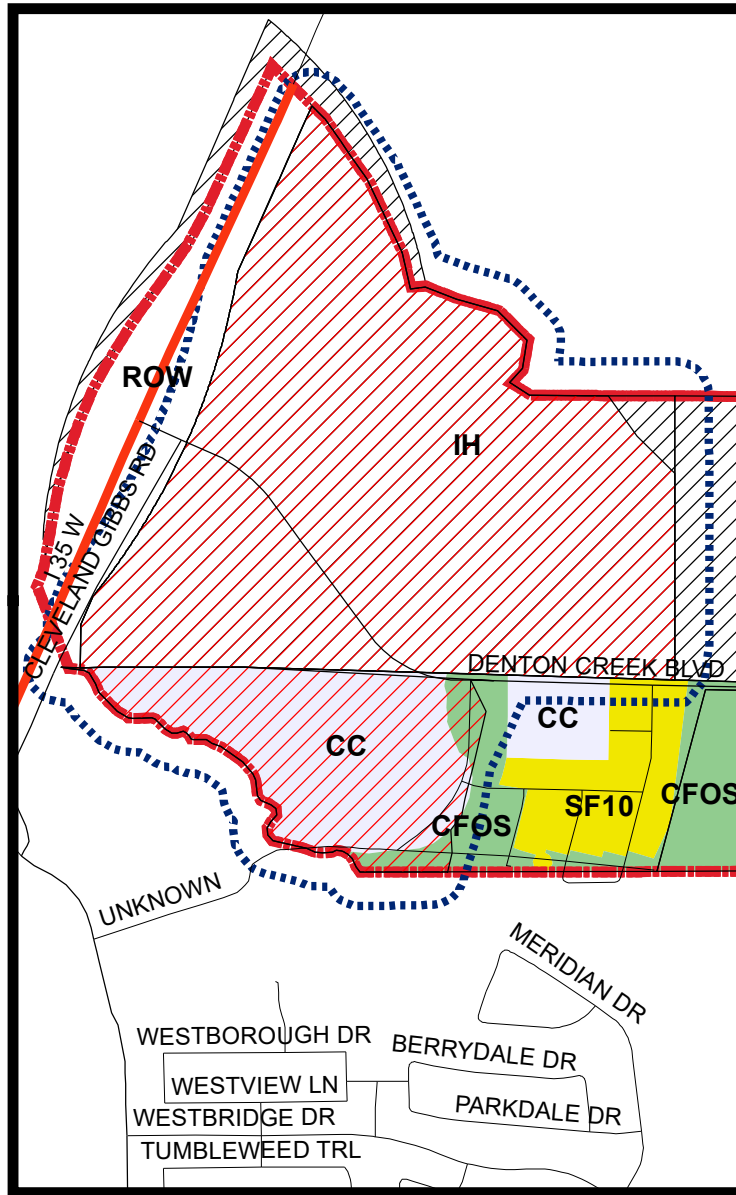
ATTACHMENTS:

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

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

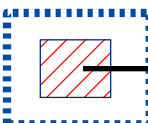
Vicinity Map

MPA23-0005 & ZPD23-0012: Monarch



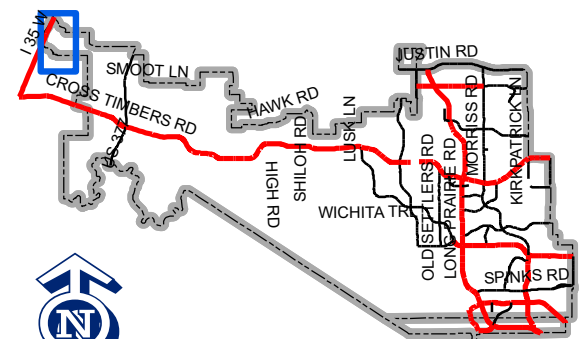
LEGEND

-  Campus Commercial
-  Canyon Falls Open Space
-  Interim Holding
-  Single Family 10

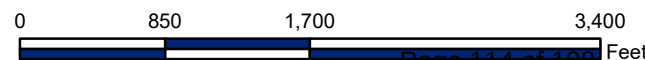
-  Subject Property
-  200 ft Notification Buffer around Property

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



November 25, 2024

Ms. Poornima Kashyap, AICP
Planning Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Monarch – Master Plan Amendment and Planned Development Application

Dear Ms. Kashyap,

Please accept this letter, on behalf of 85 and 71 Avalon Holdings, LLC, as an explanation of the proposed Master Plan Amendment and Zoning Change Request for approximately 200.172 acres of land located in the western most property within the Town of Flower Mound. This property is located along the Interstate Highway 35W and is bisected by the future right-of-way of Denton Creek Boulevard. This property is designated as Campus Commercial per the Master Plan.

SITE CHARACTERISTICS

The Monarch property is approximately 200.172 acres that is surrounded by the Town of Argyle to the north, the Town of Northlake to the south, Canyon Falls to the east, and Interstate Highway 35W to the west. There are approximately ±3,600 feet of frontage along Interstate Highway 35W, and as the property travels from west to east the property quickly slopes to the Graham Branch floodplain area. The Graham Branch travels from the Town of Argyle into our property and eventually drains into Grapevine Lake.

PROJECT DESCRIPTION

The name of this project is Monarch, and it will serve as the western most gateway into the Town of Flower Mound. The proposed development will include a combination of residential and commercial uses. These uses are designed in a cohesive way that captures the goals and vision of the Town of Flower Mound. For development to occur entitlements must be sought. The Town's Master Plan identifies this property as Campus Commercial land use. Additionally, the Thoroughfare Plan identifies the extension of Denton Creek Blvd and Cleveland Gibbs across the property to access I-35W. With the highway frontage as one the site's greatest assets, the property presents an opportunity to capture uses that produce high tax revenue and provide much needed services for residents and visitors. This opportunity can also serve to create a place that exemplifies the best of the Town of Flower Mound and all that this vibrant community has to offer. It is with these goals in mind, that we are proposing multiple uses, such as restaurants, big box retail users, commercial shops, businesses, and single family living options integrated with pedestrian and open space amenities.

PROPOSED ZONING

The Monarch property is currently zoned as Interim Holding (IH), which is a place holder after annexation has taken place to allow for zoning to be proposed on the property. We are respectfully requesting to rezone the property to a Planned Development that allows for Campus Commercial (157.443 acres), Single-Family lots (42.729 acres). A Master Plan Amendment is also being proposed, as this property is designated as Campus Commercial. The requirement for a Master Plan Amendment stems from the proposed residential land-use component. Best practices in land-use development promote a transition of land-uses from most intensive along major thoroughfares to least intensive adjacent to existing neighborhoods. Due to the proximity of the Canyon Falls neighborhood, best practices would promote a transition from highly intensity land-uses to a lesser intense use like residential.

EXCEPTIONS

Within the proposed development standards for the Monarch PD, we are requesting some exceptions and modifications from the Town's requirements. This is largely due to the property location along the interstate that does not exist anywhere else throughout the Town. For this site to be a competitive power center to attract users and shoppers to come to Flower Mound, special consideration should be provided in order to develop and design a place that meets the needs of the end users while balancing the regulatory standards of the Town's code and quality of life goals.

Below are exceptions/modifications being requested:

1. Section 98-842 Accessory Uses:
Request: Accessory uses have been added to the PD. These uses are conducive for big box retail users that are appropriate along the highway. They include Auto Service, accessory; Indoor Storage Area; Outdoor Sales, temporary; and Outdoor Storage, Limited.
2. Section 98-845(d) Minimum Front Yard
Requirement: 60' without parking.
Request: To allow parking within the 60' setback up to the 25' landscape buffer.
3. Section 98-845 (f) Minimum Rear Setback
Requirement: 15' Rear Setback
Request: 15' except for buildings that back up to open space there shall be no required setback.
4. Section 98-845 (g) Maximum Lot Coverage
Requirement: 50% Max Lot Coverage
Request: No maximum lot coverage requirement.

5. Section 98-425 Single Family-A: This request applies to single family uses within Monarch to be either Attached or Detached.
Requirement: The minimum lot area is 5,000 sq ft, the minimum front yard setback is 25', the maximum lot coverage is 50%.
Request: For single family attached uses, the minimum lot area is 1,800 sq ft, the minimum front yard setback is 10', and the maximum lot coverage is 80%.
Request: For single family detached uses, the minimum lot area is 3,000 sq ft, the minimum lot width is 30', the minimum front yard setback is 10', the minimum side yard setback is 5' on one side and 0' on the other, the maximum lot coverage is 65%.
6. Section 90-272(a) Lot Depth to Width
Requirement: Lot depth shall not exceed two and one-half times the lot width, unless an exception is approved by the town council after receiving a recommendation from the planning and zoning commission.
Request: The townhome lots are on average 22'x90' but the deepest lot is 125' deep which equates just over 5.7 times more depth than width. This is typical for townhome lots since the homes are deeper than they are wide. The requested standard is to allow for a depth of up to 6 times the lot width.
7. Urban Design Plan, Section 14.1 Pitched Roofs
Requirement: Roofs of non-residential buildings 15,000 sq ft or less should be hip and/or gable with slope between 6/12 and 9/12.
Request: To allow buildings less than 15,000 sq ft to not be required to have pitched roofs unless they are directly adjacent to residential. There is no existing residential adjacency for the Campus Commercial area.
8. Topographic Slope Protection
Requirement: Impacted slopes greater than 5% but less than 12% require an exception unless within 5' of a structure.
Request: There are areas of impact beyond 5' from the proposed structures. Altogether there is a total of 43.8 acres of slopes between 5%-12% and much of that acreage will be structures, including commercial buildings and townhome buildings.

CONCLUSION

The development of the Monarch property has been discussed now for multiple years, and the importance of this property's development cannot go unmentioned. As the western most gateway into the Town of Flower Mound and the only piece of property in Flower Mound with interstate highway frontage, the importance to provide a world class development is at the forefront of the design and ownership teams. We appreciate the attention the Town Staff and elected officials have shown us thus far in putting together the framework for this application. We are pleased to bring

you this application and respectfully request your support for this zoning and master plan change. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

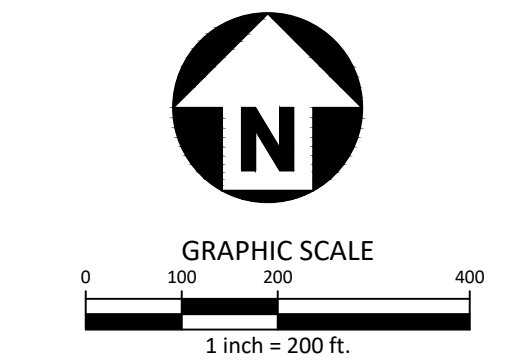
Sincerely,

MCADAMS



Randi Rivera, AICP
Director, Planning + Entitlement

cc: 85 and 71 Avalon Holdings, LLC



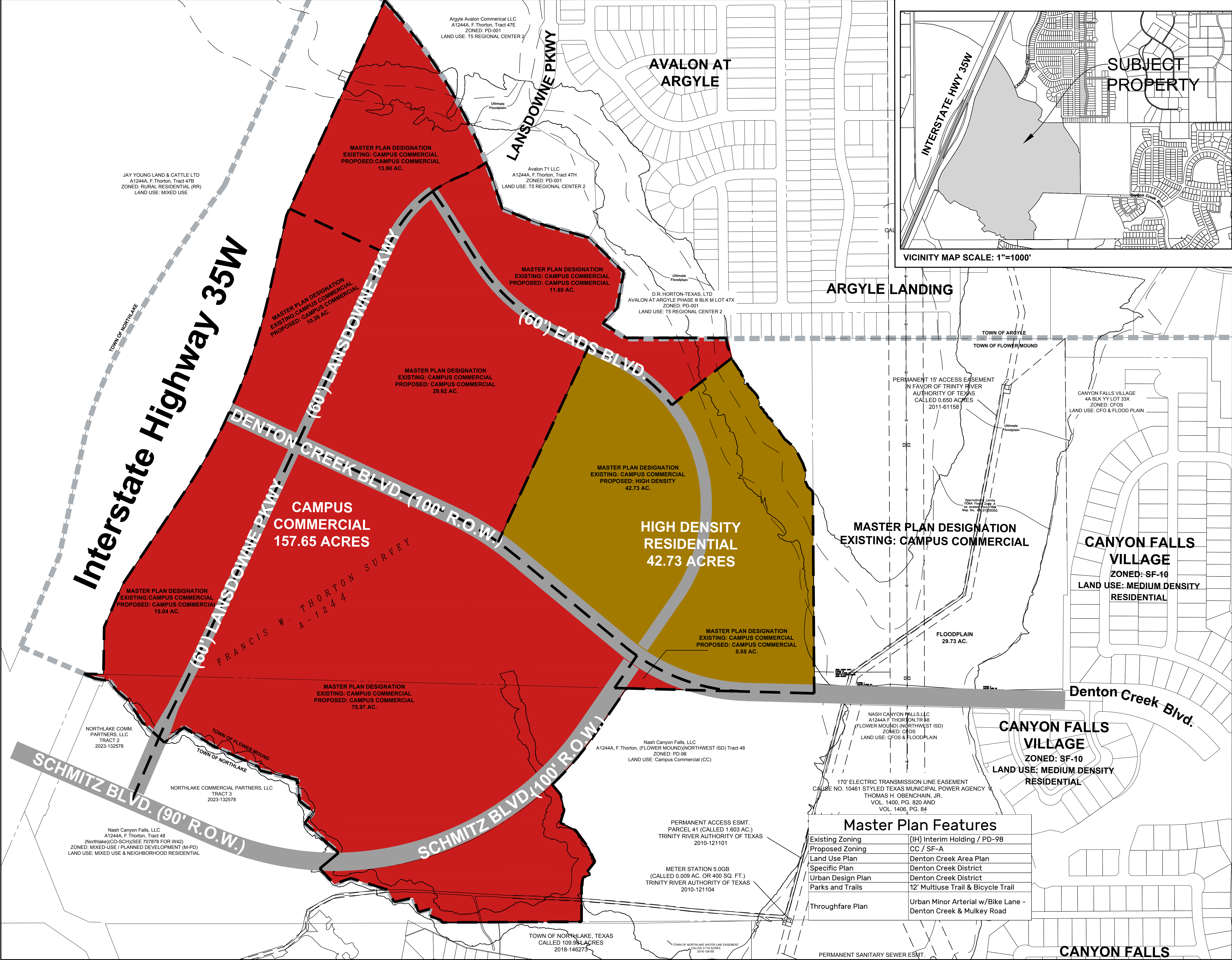
Monarch - Master Plan Amendment
+/-200.172 Acres
Town of Flower Mound, Texas

REVISIONS		
NO.	DATE	DESCRIPTION
	01/16/2024	1st Review Comments
	03/13/2024	2nd Review Comments
	06/28/2024	3rd Review Comments
	08/19/2024	4th Review Comments
	10/04/2024	5th Review Comments

PLAN INFORMATION	
PROJECT NO.	SPEC22509
FILENAME	2024-08-07 SPEC22509 MONARCH ZONING EXHIBIT.DWG
CHECKED BY	RR
DRAWN BY	AB
SCALE	200 Scale
DATE	11/08/2024
SHEET	

Master Plan Amen.

MPA



Master Plan Features	
Existing Zoning	(IH) Interim Holding / PD-98
Proposed Zoning	CC / SF-A
Land Use Plan	Denton Creek Area Plan
Specific Plan	Denton Creek District
Urban Design Plan	Denton Creek District
Parks and Trails	12' Multiuse Trail & Bicycle Trail
Throughfare Plan	Urban Minor Arterial w/Bike Lane - Denton Creek & Mulkey Road



PLANNING & ZONING COMMISSION AGENDA I.5. REGULAR ITEM(S)

DATE: December 9, 2024
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD23-0012 - Monarch) from Interim Holding (IH) and Planned Development District No. 98 (PD-98) with Campus Commercial District (CC) uses to Planned Development District No. 200 (PD-200) with Campus Commercial District (CC) uses and Single Family-Attached (SF-A) uses with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.**

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

The project has a companion application, Master Plan Amendment (MPA23-0005), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 200.172 acres of land in order to develop residential and non-residential uses in conformance with the proposed Master Plan designations of Campus Commercial uses and High-Density residential uses. The zoning exhibit depicts approximately 157.443 acres of Campus Commercial (CC) zoning and approximately 42.73 acres of Single Family Attached (SF-A) zoning.

Within the proposed Campus Commercial zoning, the concept plan depicts four big box retail buildings consisting of approximately 472,470 square feet along with a variety of retail and restaurant uses, associated parking, open space, and amenities. The residential zoning depicts 278 attached townhomes (however, the written standards allows development of up to 290). In general, the allowed uses would follow the proposed zoning districts with the following exception, that single-family detached dwellings (in accordance with the SF standards proposed within PD-200) are allowed in SF-A zoning.

As part of the request, the applicant has asked for certain modifications and three exceptions to the Town's Code of Ordinances; the modifications are discussed in Section III of the staff report below.

Exceptions (See Section III. below):

1. Pitched Roof Requirement
2. Topographic Slope Protection
3. Lot Depth to Width

Access will be provided from the proposed I-35 service road, extension of Denton Creek Blvd from the east, and the extension of Schmitz Blvd from the south.

The development will be built out in multiple phases, but the number and timing of phases are not designated as conditions of the Planned Development.

The Town Code requires a total of 4,949 parking spaces. The applicant is proposing 5,643 parking spaces, which is within the Town's allowable 20 percent deviation.

The proposed landscape plan is in compliance with the Town's landscaping standards. The applicant is proposing to construct the required 12-foot trails along Denton Creek Blvd, upsize the required sidewalk to a 12-foot trail along Schmitz/Eads Blvd, as well as construct a series of interconnected six-foot sidewalks connecting to the Town trail. The open space plan depicts parkland, general open space, pollinator areas, and detention pond areas.

The applicant has provided elevations for each building type. The proposed elevations utilize a combination of primarily stone, brick, and stucco with cementitious siding and metal accents being utilized as secondary building materials. The proposed elevations comply with the Town's Urban Design Plan except for the roof pitch requirements for buildings 15,000 square feet or less.

An Environmental Protection Plan (EPP) was submitted by the applicant as certain environmentally sensitive areas were identified on the site. The summary of the EPP is outlined below:
Impacts to the riparian habitat are limited to 2.5 acres of the total 8.9 acres. Impacts to waters of the state identified as non-jurisdictional waters total 0.43 acre of pond, 1.91 acres of wetland, and 0.112 acre (1,554 linear feet) of ephemeral tributary. Impacts to protected slopes total approximately 43.8 acres in the 5 percent to less than 12 percent category.

Based on the ITE trip generation manual, at buildout, the Monarch development will generate approximately 60,400 trips per day; approximately 2,300 and 2,700 net external trips in the AM and PM peak, respectively. It is anticipated that Phase 1 will access the development through Denton Creek Blvd. Starting in Phase 2, access will be available through IH-35W and the associated frontage. Based on the TxDOT frontage road configuration, it is anticipated that the Denton Creek Blvd and IH-35W frontage roads will be signalized. Based on the TIA, standard additional turn lanes at Collector/Arterial intersections are anticipated to handle the capacity of the roadway. All intersections within the Town are anticipated to operate at a LOS C or better.

In order to accommodate the Monarch development, the alignment of the extension of Denton Creek Blvd and the proposed Schmitz Blvd has been shifted which will in turn impact the property boundary of Canyon Falls Village 3 and the Campus Commercial tract within PD-98. The property owner of the Canyon Falls Village is in agreement with the street realignment.

III. REQUESTED EXCEPTIONS, MODIFICATIONS AND ADDITIONAL STANDARDS

The applicant is requesting the following exceptions and modifications:

Campus Commercial District

1. Permitted Uses: The applicant is requesting the following uses that normally require approval of a Specific Use Permit (SUP) within the Campus Commercial zoning district to be permitted by right.

- a. Drugstore or Pharmacy
- b. Gasoline Sales (accessory use only)
- c. Health Cub or Athletic Club
- d. Restaurant, Fast Food
- e. Retail, large tenant (between 25,000 and 49,999 square feet)
- f. Retail, large tenant (between 50,000 and 74,999 square feet)
- g. Retail, large tenant (between 75,000 and 99,999 square feet).
- h. Retail, large tenant (100,000 square feet or more)

2. Accessory Uses: The applicant is defining the following uses and requesting these uses to be allowed within the CC zoning district as an accessory use.

- a. Auto Service, Accessory
- b. Indoor Storage Area
- c. Outdoor Sales, Temporary
- d. Outdoor Storage, Limited

3. Dimensional regulations:

- There shall be a minimum 60-foot setback if parking is located between building(s) and the street. Parking is allowed within said setback. If there is no parking between building(s) and the street, then the minimum setback shall be 30-feet.

The Town Code requires a minimum front setback of 60 feet with no parking permitted within the 60 feet.

- The minimum rear yard shall be 15 feet except for buildings that back up to an open space area. There shall be no minimum rear yard setback requirement.

The Town Code requires a minimum rear setback of 15 feet.

- There shall be no minimum lot coverage requirement.

The Town Code permits a maximum lot coverage of 50 percent.

4. Parking ratio for Indoor Storage Use:

The Town's ordinance requires that all large developments consisting of 250 parking spaces or more provide a parking study. This study has been provided to demonstrate the need for proposed parking and to establish a parking ratio for an Indoor Storage Use, an accessory use that is defined within this PD, as the Town does not have a parking ratio for this accessory use.

Single-Family Attached District (SF-A)

1. Permitted Uses: The applicant is requesting Dwelling, single-family detached be permitted in this zoning district.

2. Dimensional Regulations for attached townhomes and detached dwelling:

- The minimum lot area shall be 1,800-square feet for attached townhomes and 3,000 square feet for detached dwellings.

The Town Code requires a minimum lot size of 5,000 square feet, but there are no current townhome developments in Flower Mound that utilize this standard.

- The minimum lot width shall be 22 feet for attached townhomes and 30 feet for detached dwellings.

The Town Code only requires a minimum lot width of 20 feet.

- The minimum front yard setback shall be 10 feet for both attached and detached dwelling lots.

The Town Code requires a minimum front yard setback of 25 feet.

- The maximum lot coverage shall be 80 percent for attached townhomes and 65 percent for detached dwellings.

The Town Code allows a maximum lot coverage of 40 percent, but there are no current townhome developments in Flower Mound that utilize this standard.

- The minimum side yard for detached dwellings shall be 5 feet on one side and 0 feet on the other.

The Town code requires a 5-foot side setback on either side for lots with a minimum size of 5,000 square feet.

- Maximum lot depth shall be no more than six times the lot width.

While the Town Code does not include a maximum lot depth, typically, an exception would be required in order for the lot depth to exceed the width by more than 2.5 times. In this case, the Town does not foresee the use of flag lots in the development and does not wish to disincentivize the developer from providing additional backyard square footage for proposed residential lots.

- The applicant has proposed standards that require both attached and detached homes to have rear entry garages.
- The applicant has proposed a maximum density of 290 residential units for both attached and detached dwellings combined.

Exceptions

1. Pitched Roof Requirement. Buildings less than 15,000 square feet that are not directly adjacent to residential development are not required to have pitched roofs.

2. Topographic Slope Protection. Slopes greater than five (5) percent but less than 12 percent may be impacted.
3. Lot Depth to Width. (see explanation above)

Additional Miscellaneous Standards

1. The total number of gas stations within this Planned Development, regardless of accessory use or primary use, shall be limited to two (2).
2. Additional live screening and a minimum six-foot tall masonry wall screening shall be required for Building No.4.06 as the loading area for this building faces Denton Creek Blvd.
3. Enhanced pavement pedestrian crosswalks shall be required at major intersections.
4. There shall be enhanced screening around the outdoor storage, limited use that shall consist of a combination of ornamental metal fence on top of a masonry knee wall and masonry columns with a minimum height of eight (8) feet. The minimum height of the masonry knee wall shall be four (4) feet and the ornamental metal fence shall extend for a minimum of 12-feet above the top of the knee wall.
5. There shall be a minimum five percent of open space (public) within the Campus Commercial District and a minimum four percent of open space (public or private) within the Single-Family District.
6. Due to the smaller lot sizes, a list of ornamental trees has been provided for residential lot landscaping.

BOARD REVIEW/CITIZEN FEEDBACK:

IV. SPECIMEN TREES

There is one specimen tree located on the site. As the applicant is preserving the specimen tree, they did not appear before the Environmental Conservation Commission.

V. PARKS BOARD

On October 3, 2024, the Parks Board recommended approval of Parkland dedication of 9.86 acres and park development fees in the amount of \$402,520.00, minus any park fee credits for a 0.58-acre pocket park on the Monarch Plan, and proper amenities being installed for the Monarch multi-use development.

<https://flowermoundtx.new.swagit.com/videos/316764>

If the proposed zoning were to be approved, a development agreement will be required with future development applications detailing the pocket park amenities.

VI. CORRESPONDENCE

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. ZPD23-0012 had a total of 6 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., will review the ordinance as to form and legality.

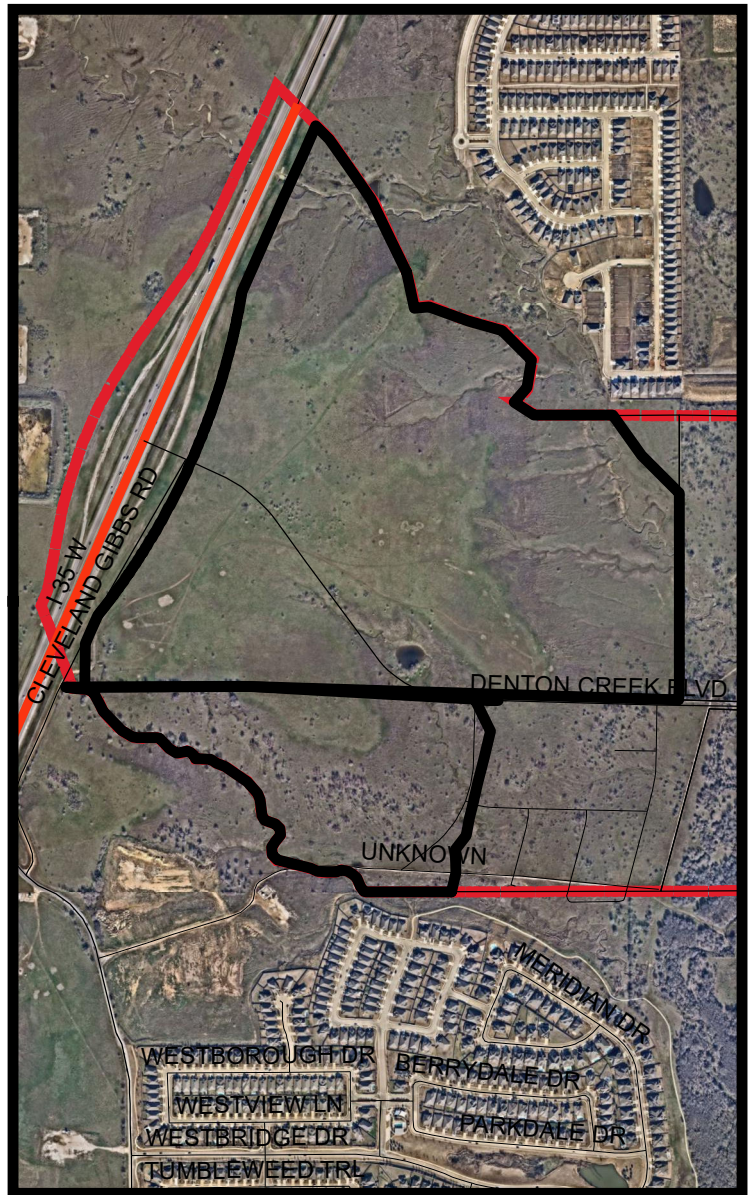
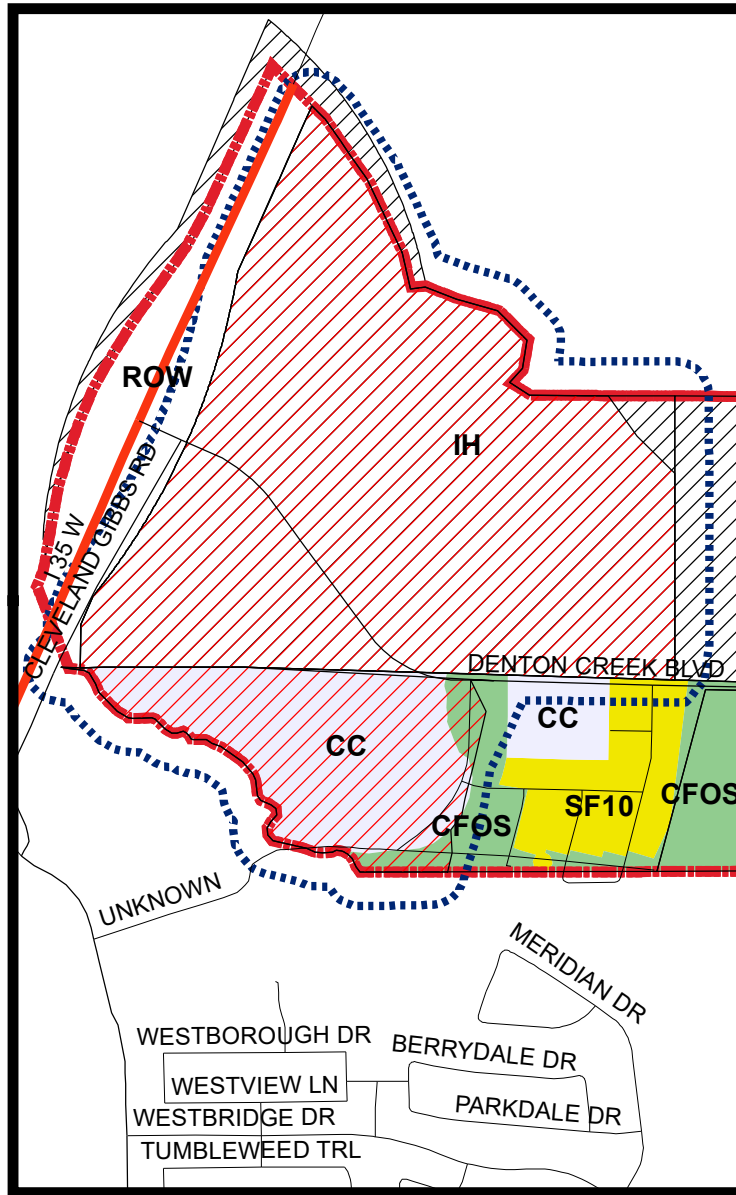
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Study
4. Zoning Planned Development Package
5. Draft Development Standards

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

Vicinity Map

MPA23-0005 & ZPD23-0012: Monarch



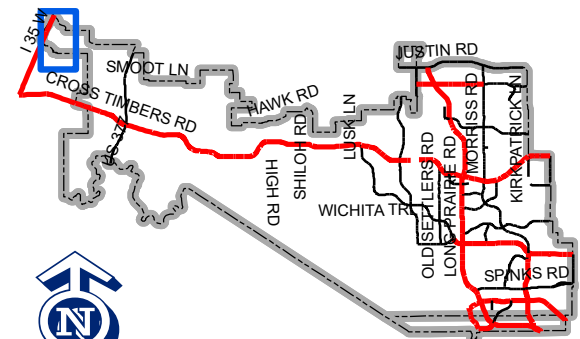
LEGEND

- Campus Commercial
- Canyon Falls Open Space
- Interim Holding
- Single Family 10

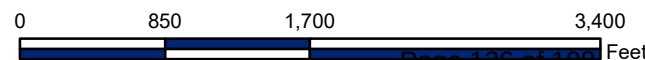
- Subject Property
- 200 ft Notification Buffer around Property

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



November 25, 2024

Ms. Poornima Kashyap, AICP
Planning Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Monarch – Master Plan Amendment and Planned Development Application

Dear Ms. Kashyap,

Please accept this letter, on behalf of 85 and 71 Avalon Holdings, LLC, as an explanation of the proposed Master Plan Amendment and Zoning Change Request for approximately 200.172 acres of land located in the western most property within the Town of Flower Mound. This property is located along the Interstate Highway 35W and is bisected by the future right-of-way of Denton Creek Boulevard. This property is designated as Campus Commercial per the Master Plan.

SITE CHARACTERISTICS

The Monarch property is approximately 200.172 acres that is surrounded by the Town of Argyle to the north, the Town of Northlake to the south, Canyon Falls to the east, and Interstate Highway 35W to the west. There are approximately ±3,600 feet of frontage along Interstate Highway 35W, and as the property travels from west to east the property quickly slopes to the Graham Branch floodplain area. The Graham Branch travels from the Town of Argyle into our property and eventually drains into Grapevine Lake.

PROJECT DESCRIPTION

The name of this project is Monarch, and it will serve as the western most gateway into the Town of Flower Mound. The proposed development will include a combination of residential and commercial uses. These uses are designed in a cohesive way that captures the goals and vision of the Town of Flower Mound. For development to occur entitlements must be sought. The Town's Master Plan identifies this property as Campus Commercial land use. Additionally, the Thoroughfare Plan identifies the extension of Denton Creek Blvd and Cleveland Gibbs across the property to access I-35W. With the highway frontage as one the site's greatest assets, the property presents an opportunity to capture uses that produce high tax revenue and provide much needed services for residents and visitors. This opportunity can also serve to create a place that exemplifies the best of the Town of Flower Mound and all that this vibrant community has to offer. It is with these goals in mind, that we are proposing multiple uses, such as restaurants, big box retail users, commercial shops, businesses, and single family living options integrated with pedestrian and open space amenities.

PROPOSED ZONING

The Monarch property is currently zoned as Interim Holding (IH), which is a place holder after annexation has taken place to allow for zoning to be proposed on the property. We are respectfully requesting to rezone the property to a Planned Development that allows for Campus Commercial (157.443 acres), Single-Family lots (42.729 acres). A Master Plan Amendment is also being proposed, as this property is designated as Campus Commercial. The requirement for a Master Plan Amendment stems from the proposed residential land-use component. Best practices in land-use development promote a transition of land-uses from most intensive along major thoroughfares to least intensive adjacent to existing neighborhoods. Due to the proximity of the Canyon Falls neighborhood, best practices would promote a transition from highly intensity land-uses to a lesser intense use like residential.

EXCEPTIONS

Within the proposed development standards for the Monarch PD, we are requesting some exceptions and modifications from the Town's requirements. This is largely due to the property location along the interstate that does not exist anywhere else throughout the Town. For this site to be a competitive power center to attract users and shoppers to come to Flower Mound, special consideration should be provided in order to develop and design a place that meets the needs of the end users while balancing the regulatory standards of the Town's code and quality of life goals.

Below are exceptions/modifications being requested:

1. Section 98-842 Accessory Uses:
Request: Accessory uses have been added to the PD. These uses are conducive for big box retail users that are appropriate along the highway. They include Auto Service, accessory; Indoor Storage Area; Outdoor Sales, temporary; and Outdoor Storage, Limited.
2. Section 98-845(d) Minimum Front Yard
Requirement: 60' without parking.
Request: To allow parking within the 60' setback up to the 25' landscape buffer.
3. Section 98-845 (f) Minimum Rear Setback
Requirement: 15' Rear Setback
Request: 15' except for buildings that back up to open space there shall be no required setback.
4. Section 98-845 (g) Maximum Lot Coverage
Requirement: 50% Max Lot Coverage
Request: No maximum lot coverage requirement.

5. Section 98-425 Single Family-A: This request applies to single family uses within Monarch to be either Attached or Detached.
Requirement: The minimum lot area is 5,000 sq ft, the minimum front yard setback is 25', the maximum lot coverage is 50%.
Request: For single family attached uses, the minimum lot area is 1,800 sq ft, the minimum front yard setback is 10', and the maximum lot coverage is 80%.
Request: For single family detached uses, the minimum lot area is 3,000 sq ft, the minimum lot width is 30', the minimum front yard setback is 10', the minimum side yard setback is 5' on one side and 0' on the other, the maximum lot coverage is 65%.
6. Section 90-272(a) Lot Depth to Width
Requirement: Lot depth shall not exceed two and one-half times the lot width, unless an exception is approved by the town council after receiving a recommendation from the planning and zoning commission.
Request: The townhome lots are on average 22'x90' but the deepest lot is 125' deep which equates just over 5.7 times more depth than width. This is typical for townhome lots since the homes are deeper than they are wide. The requested standard is to allow for a depth of up to 6 times the lot width.
7. Urban Design Plan, Section 14.1 Pitched Roofs
Requirement: Roofs of non-residential buildings 15,000 sq ft or less should be hip and/or gable with slope between 6/12 and 9/12.
Request: To allow buildings less than 15,000 sq ft to not be required to have pitched roofs unless they are directly adjacent to residential. There is no existing residential adjacency for the Campus Commercial area.
8. Topographic Slope Protection
Requirement: Impacted slopes greater than 5% but less than 12% require an exception unless within 5' of a structure.
Request: There are areas of impact beyond 5' from the proposed structures. Altogether there is a total of 43.8 acres of slopes between 5%-12% and much of that acreage will be structures, including commercial buildings and townhome buildings.

CONCLUSION

The development of the Monarch property has been discussed now for multiple years, and the importance of this property's development cannot go unmentioned. As the western most gateway into the Town of Flower Mound and the only piece of property in Flower Mound with interstate highway frontage, the importance to provide a world class development is at the forefront of the design and ownership teams. We appreciate the attention the Town Staff and elected officials have shown us thus far in putting together the framework for this application. We are pleased to bring

you this application and respectfully request your support for this zoning and master plan change. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS



Randi Rivera, AICP
Director, Planning + Entitlement

cc: 85 and 71 Avalon Holdings, LLC

Monarch - Parking Study

Prepared by: Darren Andrews, P.E. # 90067, December 3, 2024

Summary:

Monarch is an ~200-acre development generally located at the northwestern-most point within the Town of Flower Mound. The development directly abuts I35W at the future connection of Denton Creek Boulevard, just north of the existing Cleveland Gibbs overpass. The site is proposed to be a mixed use development including retail, office, restaurant, big box retail, quick service restaurant and single-family residential uses. The Concept Plan (submitted separately) is included in Exhibit "A" of this study.

Base Code Parking Requirements:

The table below represents the base parking required by the Town of Flower Mound Zoning Ordinance, Section 82-74, for the proposed development. The anticipated square-footages listed in the table below are approximate and based on the conceptual site plan submitted with the planned development zoning application and are subject to change as the site develops and individual site plan submittals are considered for each building or subdivided property in the future.

Town of Flower Mound Parking Analysis (Table 1.0):

Building #	Use	Quantity (SF)	Units (SF)	Town Code Parking Rate	# of Spaces Required	# of Spaces Provided	Total Spaces Provided	Percent Deviation
1.01	Restaurant	6,000	N/A	1/75	80	100	355	20%
1.02	Restaurant	6,000	N/A	1/75	80	100		
1.03	Fitness	34,000	N/A	1/250	136	155		
				Total	296			
2.01	Restaurant	7,100	N/A	1/75	95	106	471	16%
2.02	Restaurant	7,100	N/A	1/75	95	106		
2.03	QSR	3,300	N/A	1/75	44	50		
2.04	QSR	3,300	N/A	1/75	44	50		
2.05	Retail	9,000	N/A	1/250	36	48		
	Restaurant	6,900	N/A	1/75	92	111		
				Total	406			
3.01	Restaurant	6,300	N/A	1/75	84	96	273	14%
3.02	Restaurant	6,300	N/A	1/75	84	96		
3.03	Retail	7,800	N/A	1/250	32	35		
3.04	Retail	4,890	N/A	1/250	20	23		
3.05	Retail	4,890	N/A	1/250	20	23	163	18%
3.06	Retail	7,500	N/A	1/250	30	40		
3.07	QSR	3,300	N/A	1/75	44	50		
3.08	QSR	3,300	N/A	1/75	44	50		
3.09	Bank	5,000	N/A	1/250	20	23		
				Total	328		436	

Building #	Use	Quantity (SF)	Units (SF)	Town Code Parking Rate	# of Spaces Required	# of Spaces Provided	Total Spaces Provided	Percent Deviation (%)
4.01	Retail	10,000	N/A	1/250	40	45	1,503	20%
4.02	Gas	2,000	N/A	1/250	8	18		
4.03	Retail	8,300	N/A	1/250	33	37		
4.04	Retail	6,000	N/A	1/250	24	28		
4.05	Retail	9,800	N/A	1/250	39	41		
4.06	Big Box Retail	150,750	N/A	1/250	684	704		
	Indoor Storage	50,250	N/A	1/1000	50	50		
4.07	Big Box Retail	113,875	N/A	1/250	456	580		
				Total	1,253			
5.01	Retail	9,900	N/A	1/250	40	51	1,152	20%
5.02	Retail	14,650	N/A	1/250	59	74		
5.03	Retail	14,650	N/A	1/250	59	74		
5.04	Retail	17,545	N/A	1/250	71	87		
5.05	Big Box Retail	104,000	N/A	1/250	416	493		
5.06	Big Box Retail	78,600	N/A	1/250	315	373		
				Total	960			
6.01	Retail	5,100	N/A	1/250	21	25	280	20%
	Restaurant	5,100	N/A	1/75	68	85		
6.02	Retail	6,000	N/A	1/250	24	28		
	Restaurant	6,000	N/A	1/75	80	94		
6.03	Retail	10,200	N/A	1/250	41	48		
				Total	234			
7.01	Office	3,600	N/A	1/200	18	15	55	-19%
7.02	Office	3,600	N/A	1/200	25	20		
7.03	Office	3,600	N/A	1/200	25	20		
				Total	68			
8.01	Retail	3,175	N/A	1/250	13	14	479	3%
8.02	Retail	4,885	N/A	1/250	20	21		
8.03	Retail	3,750	N/A	1/250	15	16		
8.04	Retail	3,750	N/A	1/250	15	16		
8.05	Retail	37,500	N/A	1/250	150	152		
8.06	Restaurant	6,300	N/A	1/75	84	87		
8.07	Restaurant	6,300	N/A	1/75	84	89	346	4%
8.08	Restaurant	6,300	N/A	1/75	84	84		
8.09	Restaurant	6,000	N/A	1/75	80	84		
8.10	Restaurant	6,000	N/A	1/75	80	84		
8.11	Restaurant	6,300	N/A	1/75	84	89		
8.12	Restaurant	6,650	N/A	1/75	89	89		
				Total	798		825	
10.01	Single Family	N/A	278	2.0/unit	556	556	566	0%
				Totals	4,949	5,633	5,643	14%

Conclusions:

As illustrated in Table 1.0 above, the Town of Flower Mound's standard parking calculations require 4,949 parking spaces for this development. The Monarch development is proposing 5,643 total parking spaces, including anticipated accessible parking, based on Exhibit "A", dispersed throughout the property for the anticipated uses. This equates to approximately 14% above the Town's standard requirement. There is a large expanse of green and open space proposed throughout the development that will help mitigate the increased proposed parking. The number of proposed parking spaces may be reduced once actual building sizes and queueing and loading spaces are calculated and dispersed through the property as individual buildings are developed.

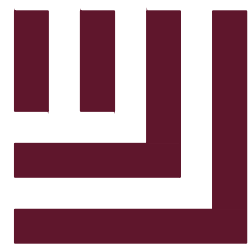
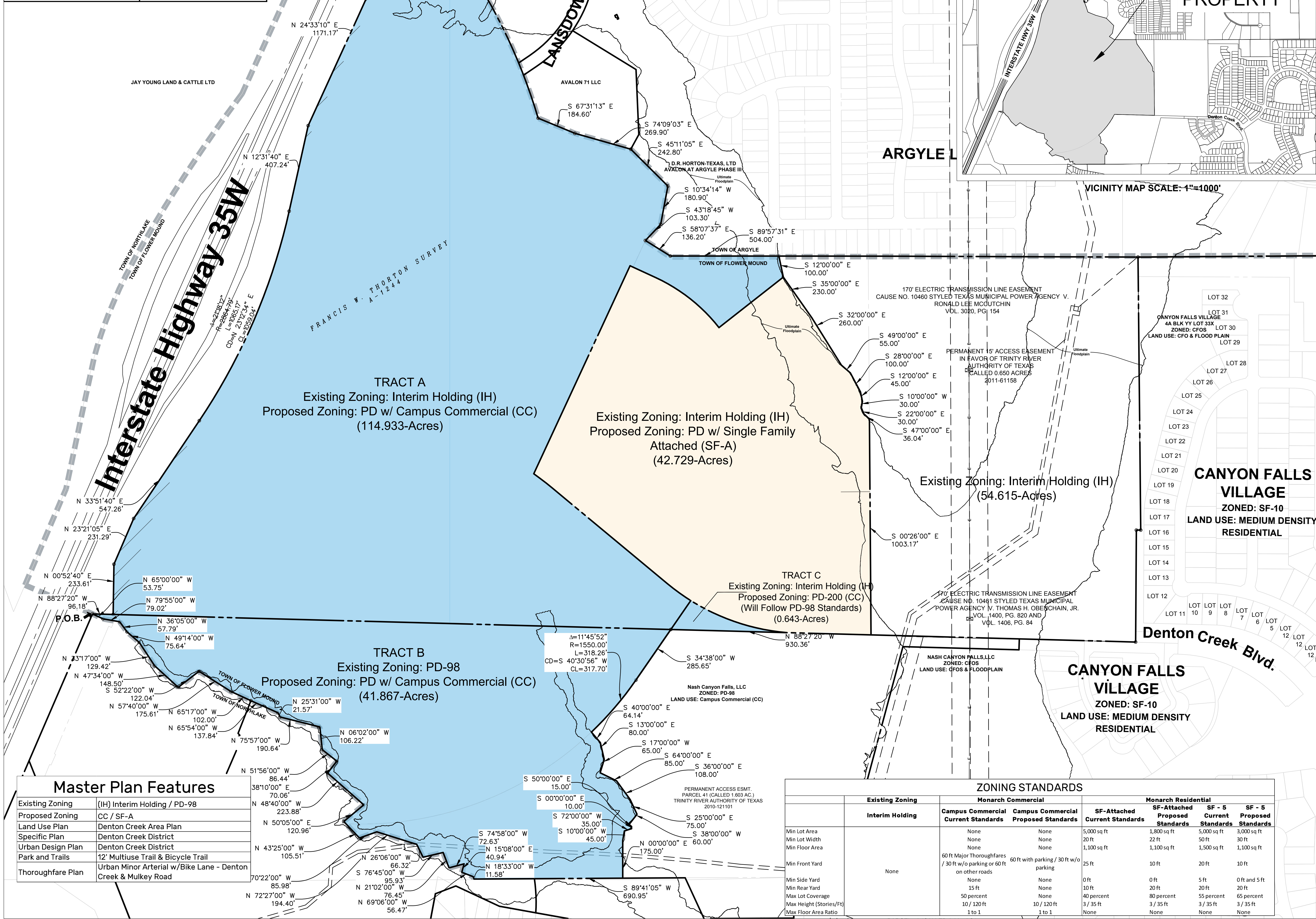
This property is unique within the Town of Flower Mound. It is the only property that directly abuts a US Highway. As such this property will experience a higher amount of adjacent traffic resulting in an increased number of stop and go trips, as travelers utilize the development for quick rest stops. This type of traffic is not seen in similar developments throughout Town. Most Flower Mound developments are destination point developments and do not have the added benefit of highway stop and go traffic.

In addition, some of the proposed users within the development are higher parking need users, for example the junior anchor fitness user will have a larger need for parking as residents that utilize the establishment will be there longer than if shopping in the adjacent spaces.

Building 4.06, noted as Big Box Retail, indicates an Indoor Storage use that requires a parking ratio of 1 parking space per 1000 square feet. This requirement was a directive from the potential owner of this land use. The client was asked about this parking ratio and their response was "Industrial uses are commonly parked at 1 per 1000. The town code does not have a specific matching use, but similar uses are between 1 per 750 sf and 1 per 2000 sf and therefore our typical ratio fits within town parameters.

Due to the unique situation of this being the only property to abut a US Highway and the multiple uses proposed the 5,739 parking spaces are warranted.

Land Use Summary	
Camus Commercial	157.443
Single-Family Attached (SF-A)	42.729
TOTAL:	200.172 ACRES



McADAMS

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

phone 972. 436. 9712

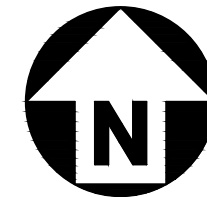
fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

85 & 71 Avalon Holdings, LLC
Eric Schmitz



GRAPHIC SCALE

0 100 200 400

1 inch = 200 ft.

Monarch - Zoning Exhibit

+/-200.172 Acres

Town of Flower Mound, Texas

REVISIONS

NO.	DATE	DESCRIPTION
	01/16/2024	1st Review Comments
	03/13/2024	2nd Review Comments
	06/28/2024	3rd Review Comments
	08/19/2024	4th Review Comments
	10/04/2024	5th Review Comments

PLAN INFORMATION

PROJECT NO. SPEC22509

FILENAME

2024-08-07 SPEC22509 MONARCH ZONING EXHIBIT.DWG

CHECKED BY R

DRAWN BY A

SCALE 20

DATE 10/04/2024

SHEET

Zoning Exhibit

ZE



phone 972. 436. 9712
fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLO
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

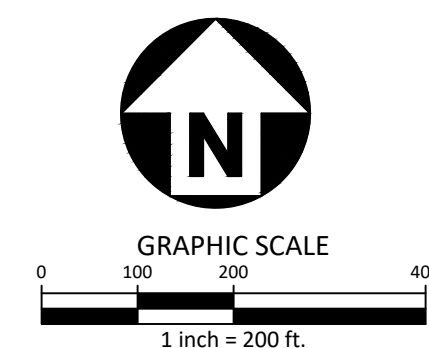
NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	2024-06-06 SPEC22509-PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	200 SCALE
DATE	11.08.2024

CONCEPT PLAN

PL.00



GENERAL NOTES

1. ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
4. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
5. ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
7. DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
8. DUMPSTER SCREENING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.
11. NO LUMINARIE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA

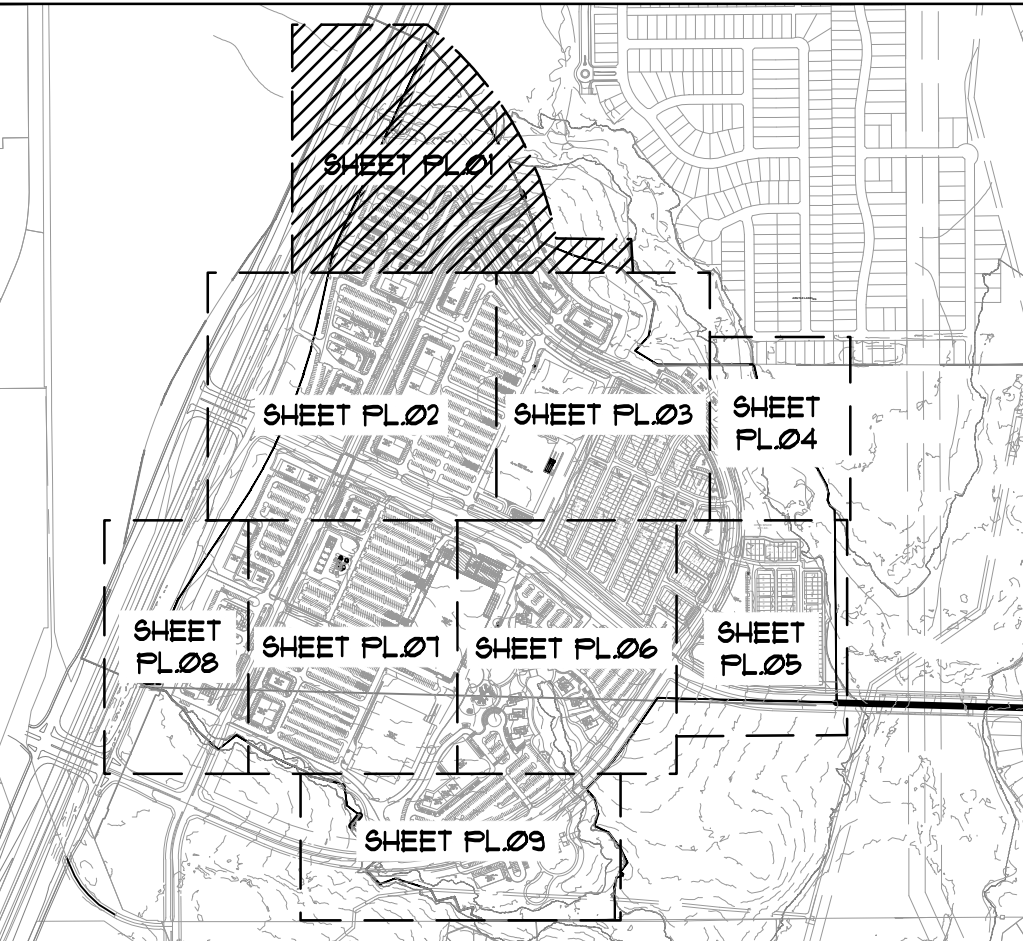
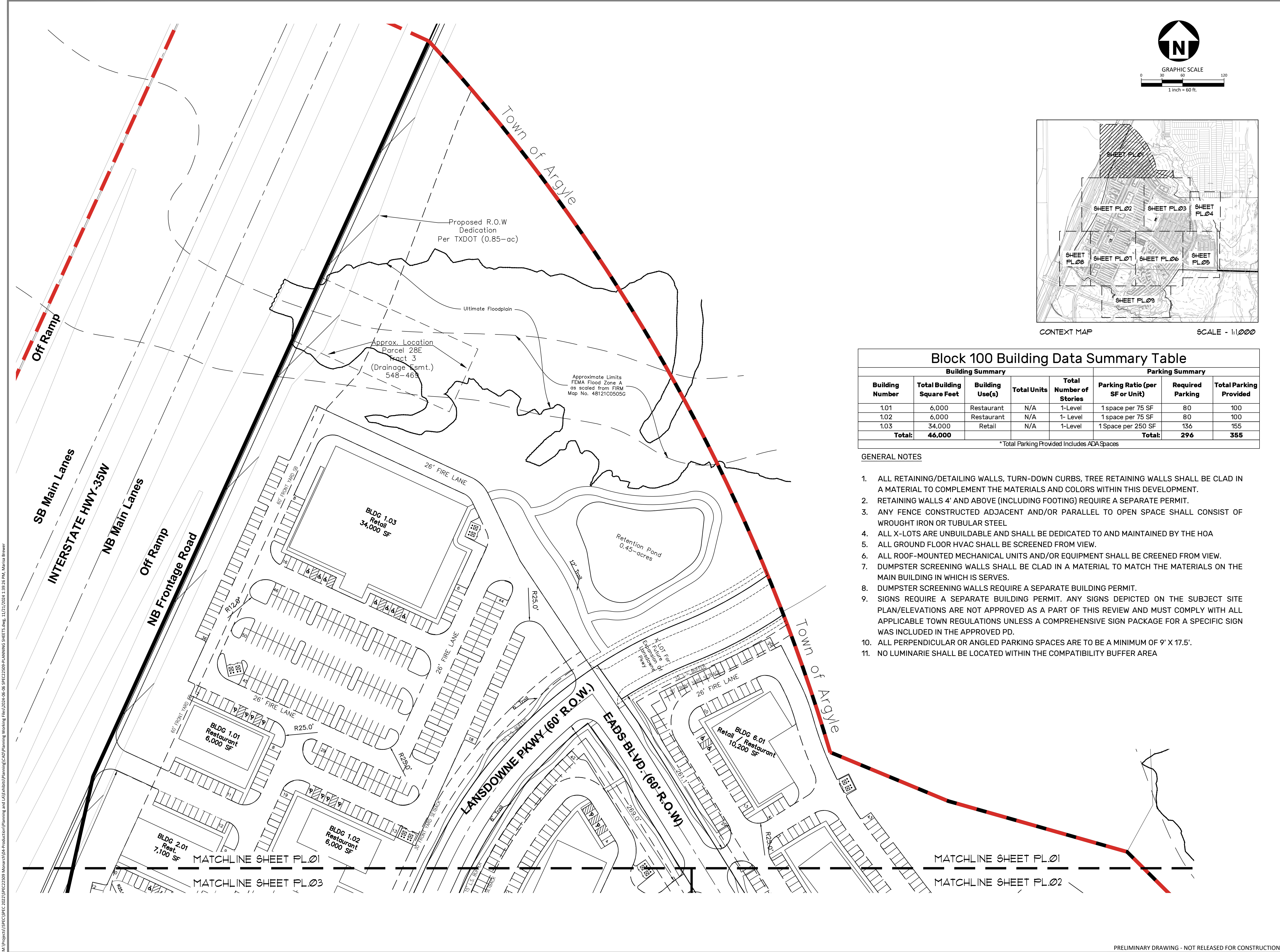
LAND USE SUMMARY CHART

LAND USE SUMMARY CHART							
	Existing Zoning	Monarch Commercial		Monarch Residential			
	Interim Holding	Campus Commercial Current Standards	Campus Commercial Proposed Standards	SF-Attached Current Standards	SF-Attached Proposed Standards	SF - 5 Current Standards	Dwelling, Detached Proposed
Min Lot Area	None	None	None	5,000 sq ft	1,800 sq ft	5,000 sq ft	3,000 sq ft
Min Lot Width		None	None	20 ft	22 ft	50 ft	30 ft
Min Floor Area		None	None	1,100 sq ft	1,100 sq ft	1,500 sq ft	1,100 sq ft
Min Front Yard		60 ft Major Thoroughfares / 30 ft w/o parking or 60 ft on other roads	60 ft with parking / 30 ft w/o parking	25 ft	10 ft	20 ft	10 ft
Min Side Yard		None	None	0 ft	0 ft	5 ft	0 ft and 5 ft
Min Rear Yard		15 ft	See PD Standards	10 ft	20 ft	20 ft	20 ft
Max Lot Coverage		50 percent	None	40 percent	80 percent	55 percent	65 percent
Max Height (Stories/Ft)		10 / 120 ft	10 / 120 ft	3 / 35 ft	3 / 35 ft	3 / 35 ft	3 / 35 ft
Max Floor Area Ratio	1 to 1	1 to 1	None	None	None	None	

None None None

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\SPEC 2023\SPEC22509 Monarch\04-Production\Planning and L&E\Public\Planning\CAD\Planning Working Files\2024-06-05 SPEC22509-PLANNING SHEETS.dwg, 11/21/2024, 1:39:35 PM, Maria Brewer



Block 100 Building Data Summary Table							
Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
1.01	6,000	Restaurant	N/A	1-Level	1 space per 75 SF	80	100
1.02	6,000	Restaurant	N/A	1-Level	1 space per 75 SF	80	100
1.03	34,000	Retail	N/A	1-Level	1 Space per 250 SF	136	155
Total:	46,000				Total:	296	355

* Total Parking Provided Includes ADA Spaces

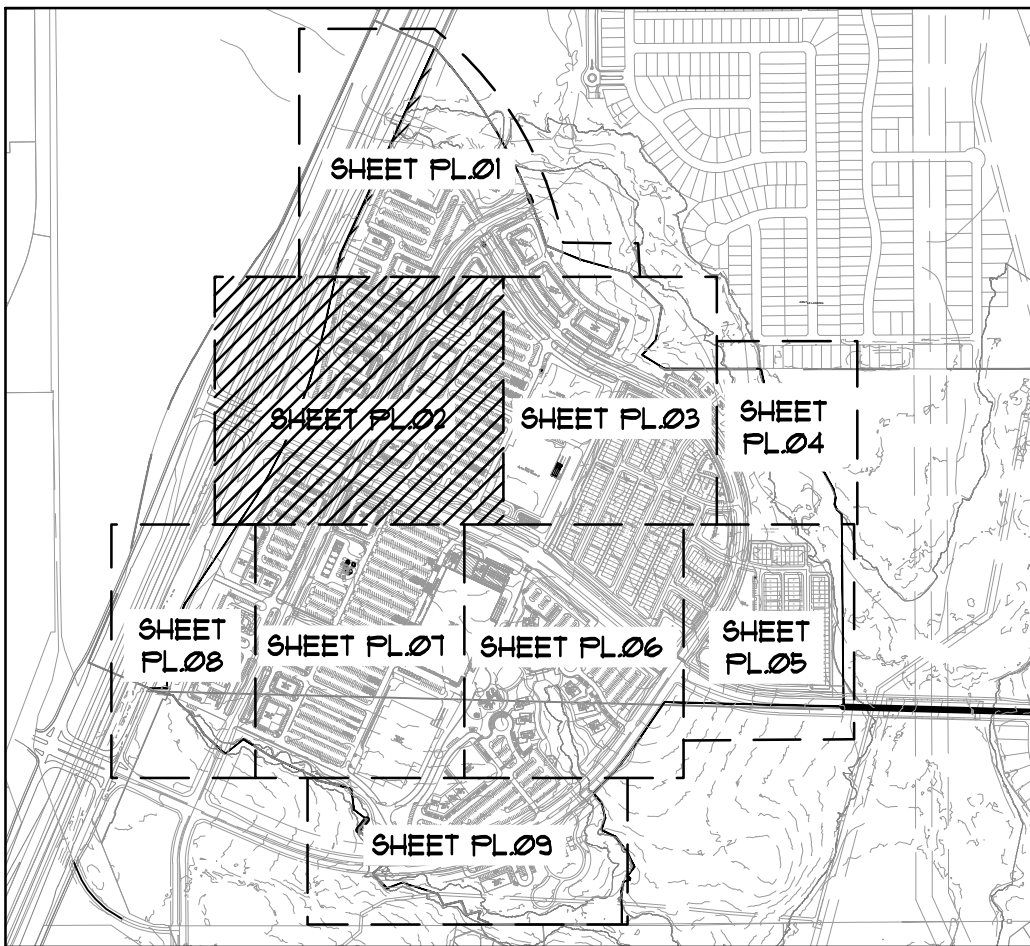
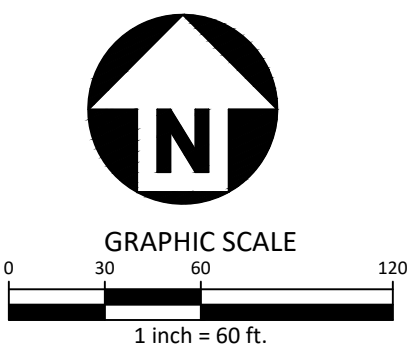
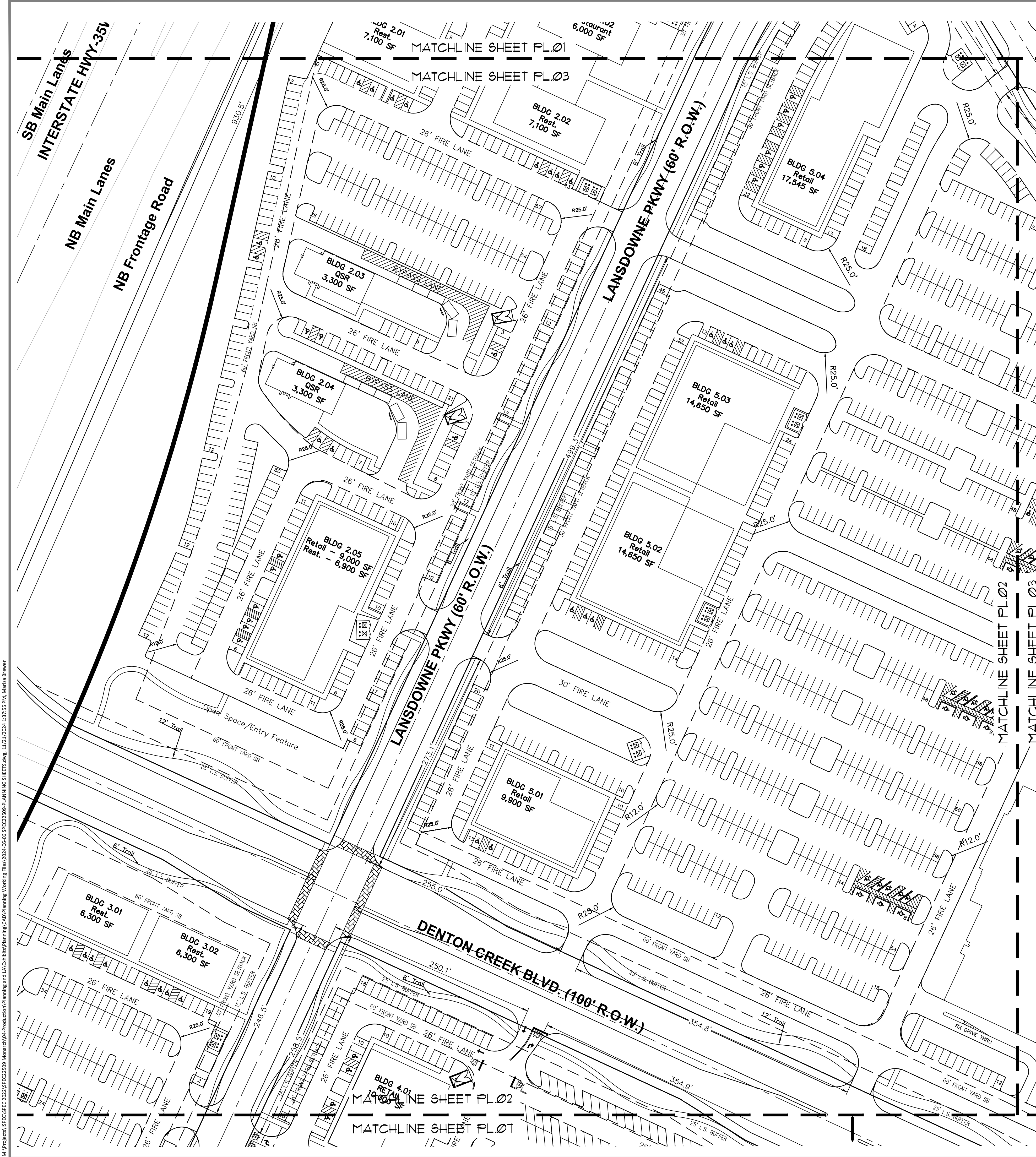
- GENERAL NOTES
- ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 - RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
 - ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 - ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
 - ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
 - DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
 - DUMPSTER SCREENING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
 - ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.
 - NO LUMINARIE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	SPEC22509
FILENAME	2024-06-05 SPEC22509-PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	60 SCALE
DATE	11.25.2024

SHEET
CONCEPT PLAN

\\A\Projects\SPEC\SPEC 2023\SPEC22509 MONARCH\04-Production\Planning and L&E\Public\Planning\CAD\Planning Working Files\3201-06-05 SPEC22509 PLANNING SHEETS.dwg, 11/21/2024 1:37:55 PM, Maria Brewer



CONTEXT MAP SCALE - 1:1,000

GENERAL NOTES

1. ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
4. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
5. ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
7. DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
8. DUMPSTER SCREENING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.
11. NO LUMINARIE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA

Block 200 Building Data Summary Table						
Building Summary				Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking
2.01	7,100	Restaurant	N/A	1-Level	1 Space per 75 SF	95
2.02	7,100	Restaurant	N/A	1-Level	1 Space per 75 SF	95
2.03	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44
2.04	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44
2.05	9,000	Retail	N/A	1-Level	1 Space per 250 SF	36
	6,900	Restaurant	N/A	1-Level	1 Space per 75 SF	92
Total:	36,700				Total:	405
*Total Parking Provided Includes ADA Spaces						

Block 300 Building Data Summary Table						
Building Summary				Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking
3.01	6,300	Restaurant	N/A	1-Level	1 Space per 75 SF	84
3.02	6,300	Restaurant	N/A	1-Level	1 Space per 75 SF	84
3.03	7,800	Retail	N/A	1-Level	1 Space per 250 SF	32
3.04	4,890	Retail	N/A	1-Level	1 Space per 250 SF	20
3.05	4,890	Retail	N/A	1-Level	1 Space per 250 SF	20
3.06	7,500	Retail	N/A	1-Level	1 Space per 250 SF	30
3.07	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44
3.08	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44
3.09	5,000	Retail	N/A	1-Level	1 Space per 250 SF	20
Total:	49,280				Total:	378
*Total Parking Provided Includes ADA Spaces						

Block 500 Building Data Summary Table						
Building Summary				Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking
5.01	9,900	Retail	N/A	1-Level	1 Space Per 250 SF	40
5.02	14,650	Retail	N/A	1-Level	1 Space Per 250 SF	59
5.03	14,650	Retail	N/A	1-Level	1 Space Per 250 SF	59
5.04	17,545	Retail	N/A	1-Level	1 Space Per 250 SF	71
5.05	104,000	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	416
5.06	78,600	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	315
Total:	239,345				Total:	960
*Total Parking Provided Includes ADA Spaces						

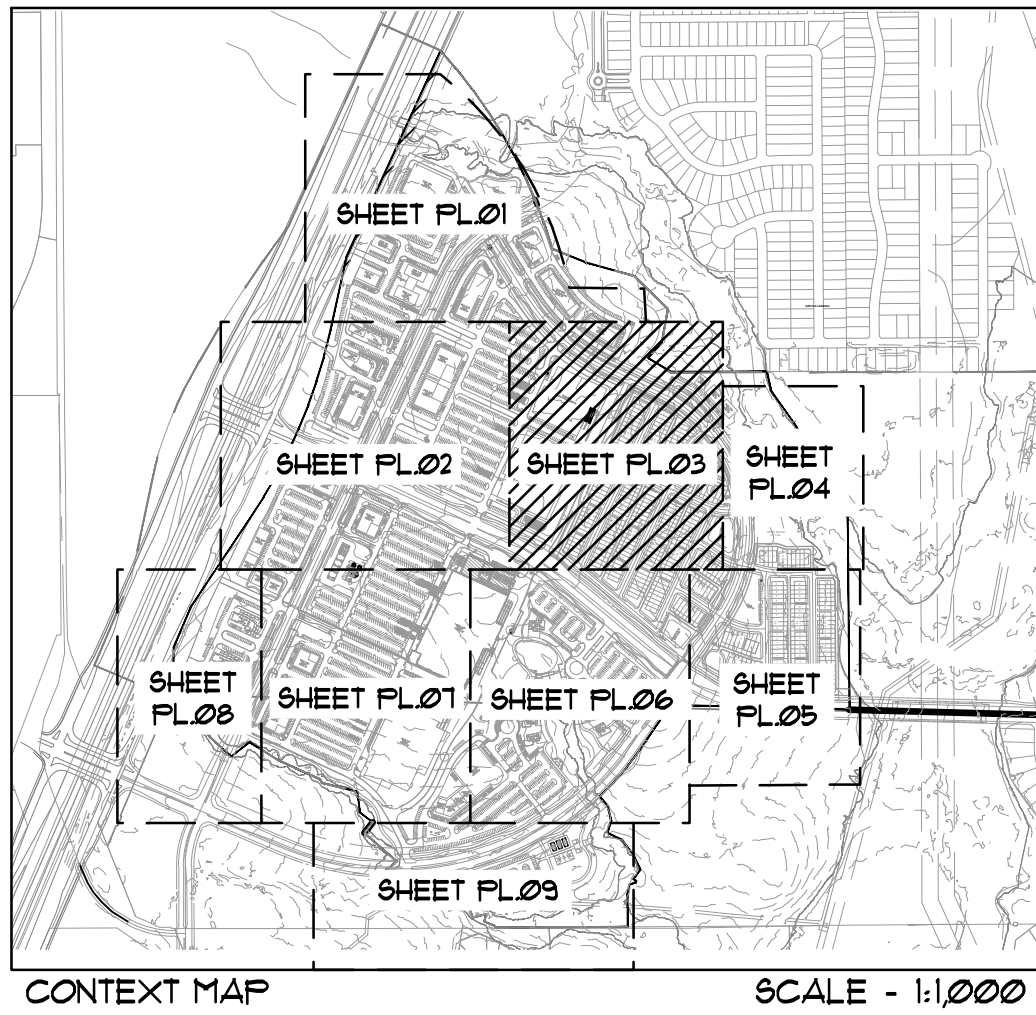
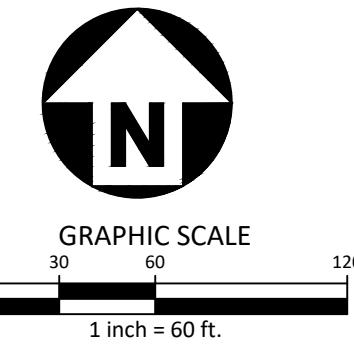
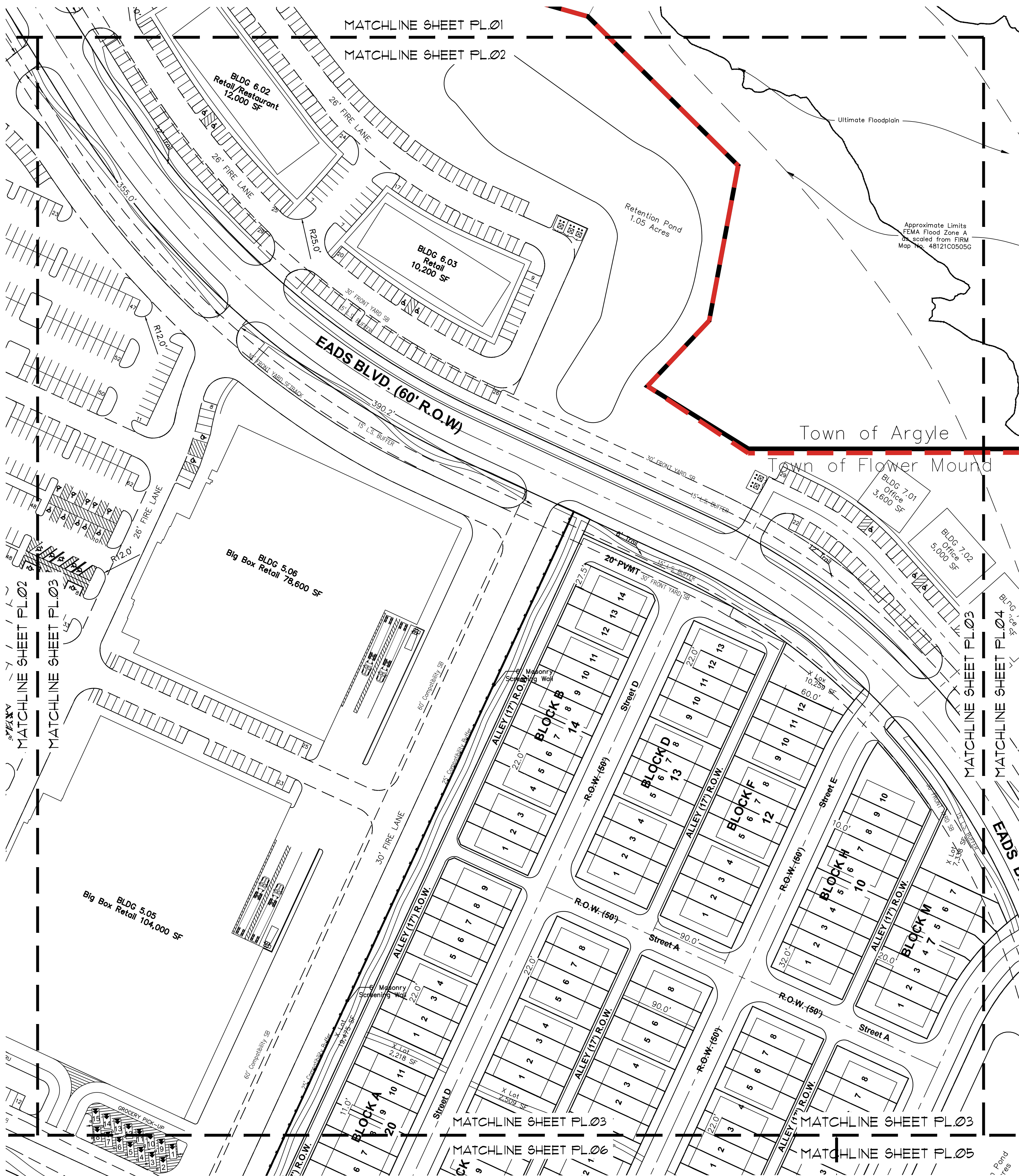
REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	SPEC22509
FILENAME	2024-06-05 SPEC22509-PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	60 SCALE
DATE	11.25.2024
SHEET	

CONCEPT PLAN

PL.02

\\M\Projects\SPEC\SPEC 2023\SPEC22509 Monarch\04-Production\Planning and L&E\Public\Planning\CAD\Planning Working Files\2024-06-06 SPEC22509 PLANNING SHEETS.dwg, 11/21/2024 1:34:23 PM, Maria Brewer



GENERAL NOTES

- ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
- ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
- DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
- DUMPSTER SCREENING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
- ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.
- NO LUMINARIE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA

Block 500 Building Data Summary Table

Building Summary				Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking
5.01	9,900	Retail	N/A	1-Level	1 Space Per 250 SF	40
5.02	14,650	Retail	N/A	1-Level	1 Space Per 250 SF	59
5.03	14,650	Retail	N/A	1-Level	1 Space Per 250 SF	59
5.04	17,545	Retail	N/A	1-Level	1 Space Per 250 SF	71
5.05	104,000	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	416
5.06	78,600	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	315
Total:	239,345					960

*Total Parking Provided Includes ADA Spaces

Block 600 Building Data Summary Table

Building Summary				Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking
6.01	5,100	Retail	N/A	1-Level	1 Space Per 250 SF	21
	5,100	Restaurant	N/A	1-Level	1 Space Per 75 SF	68
6.02	6,000	Retail	N/A	1-Level	1 Space Per 250 SF	24
	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80
6.03	10,200	Retail	N/A	1-Level	1 Space Per 250 SF	41
Total:	32,400					234

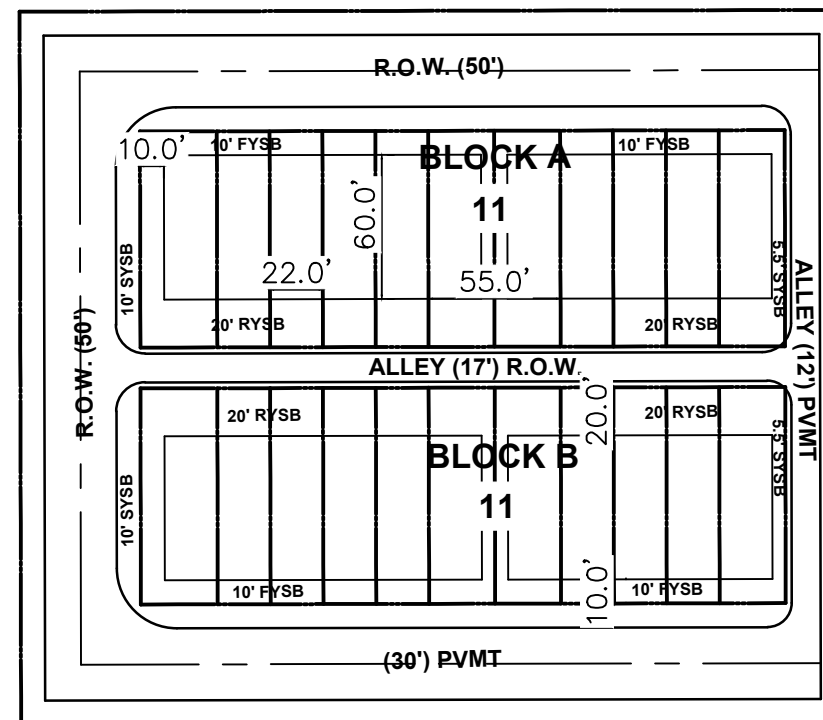
*Total Parking Provided Includes ADA Spaces

Block 700 Building Data Summary Table

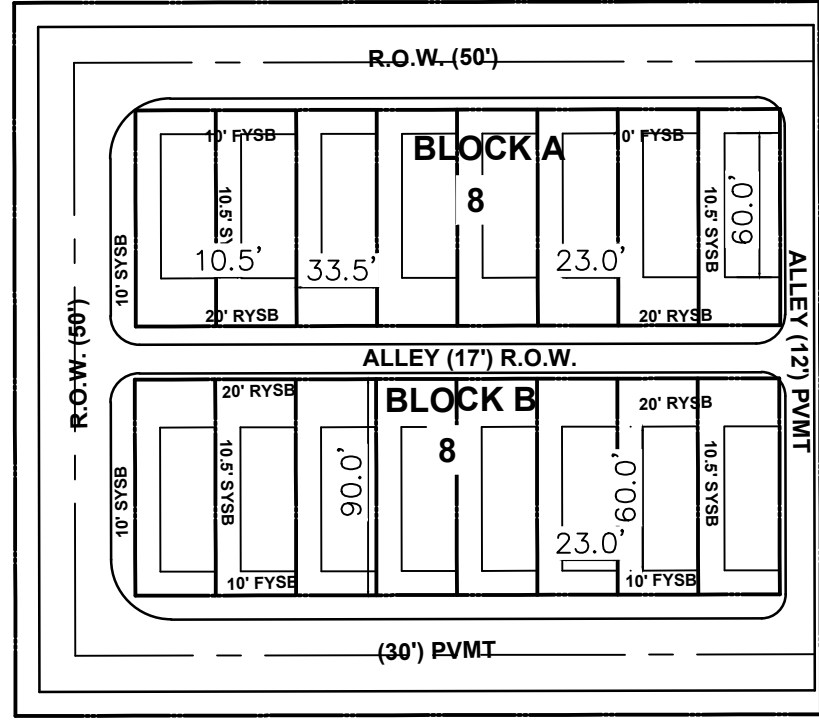
Building Summary				Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking
7.01	3,600	Office	N/A	1-Level	1 Space Per 200 SF	18
7.02	5,000	Office	N/A	1-Level	1 Space Per 200 SF	25
7.03	5,000	Office	N/A	1-Level	1 Space Per 200 SF	25
Total:	13,600					68

*Total Parking Provided Includes ADA Spaces

Lot Detail
Single Family Attached



Lot Detail
Single Family Detached



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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

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

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO. DATE DESCRIPTION

PLAN INFORMATION

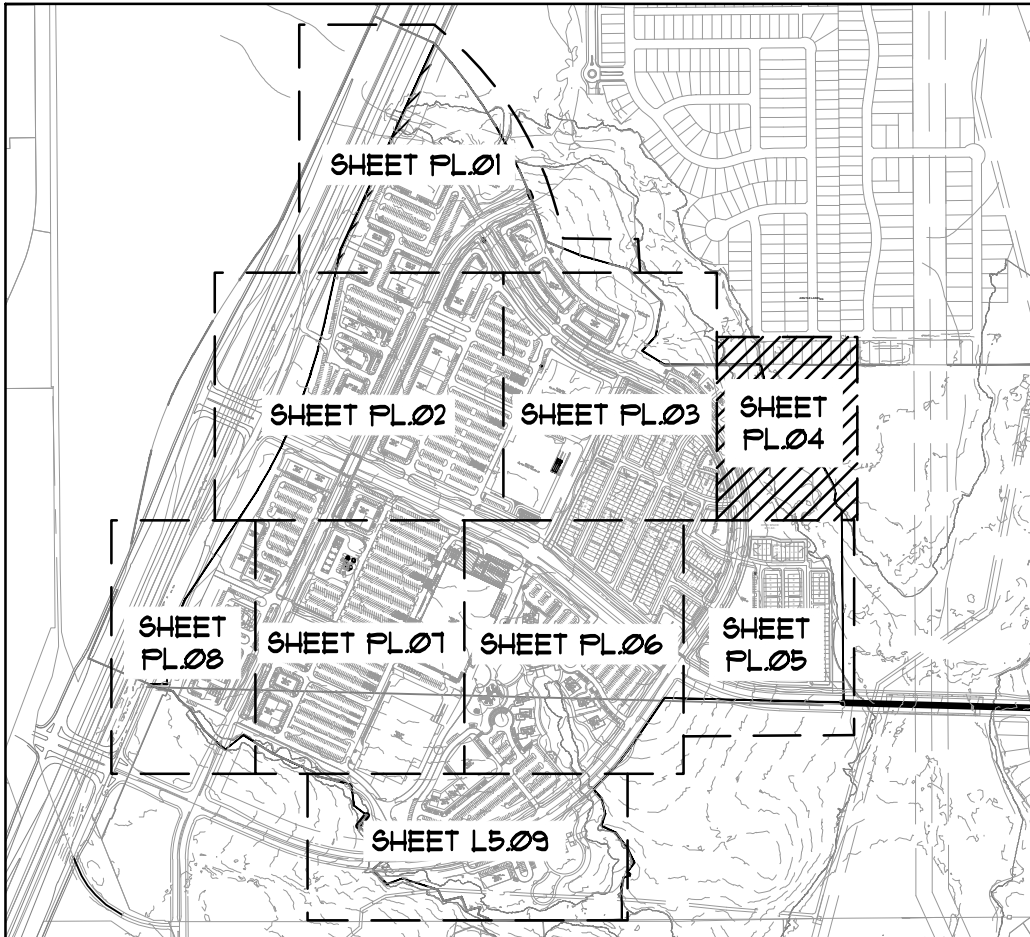
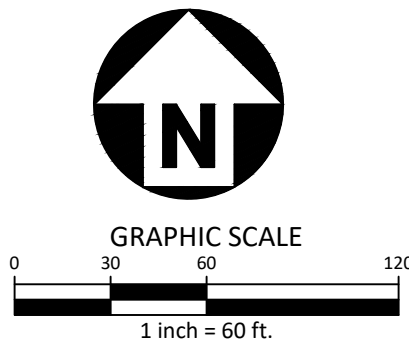
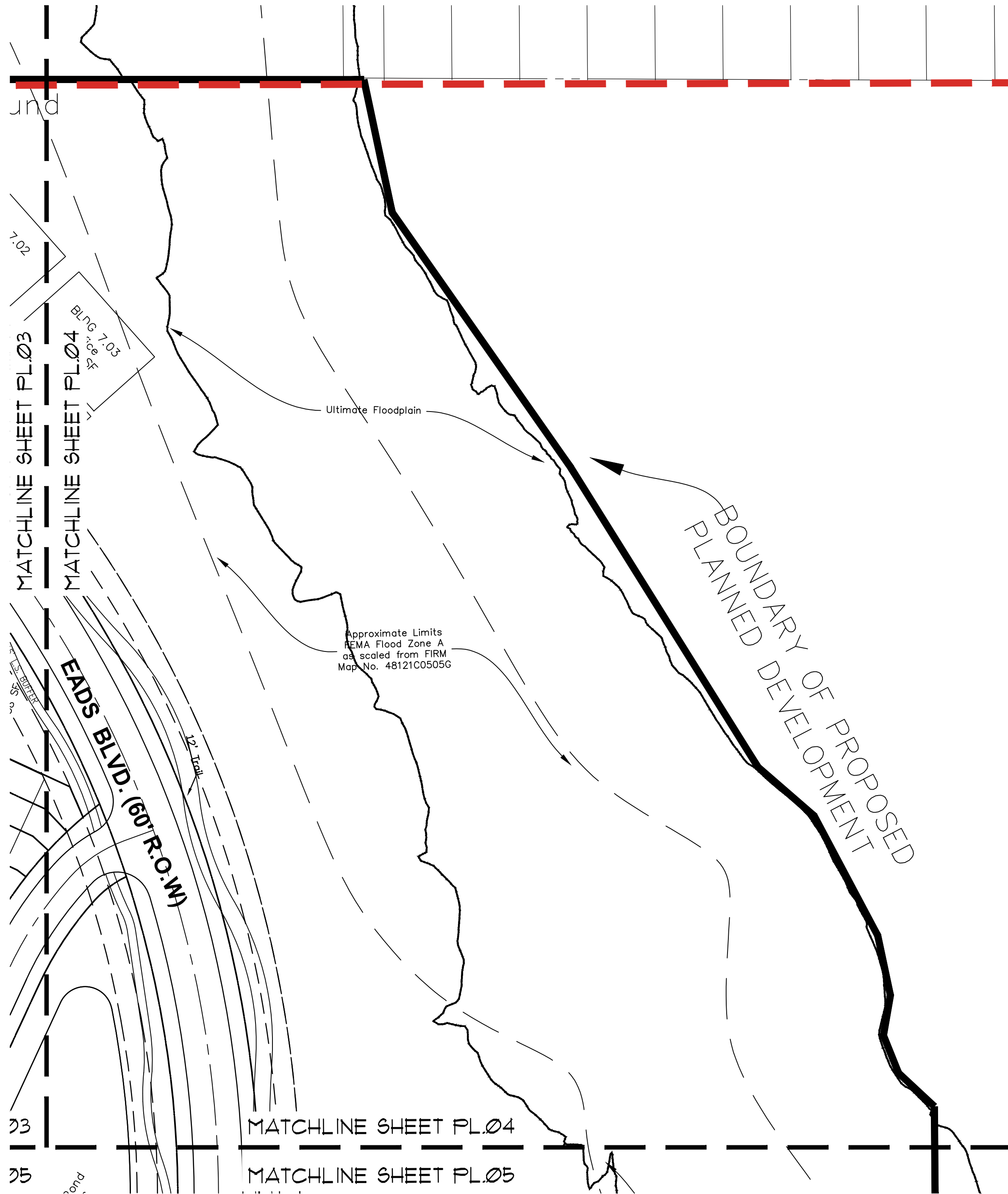
PROJECT NO. SPEC22509
FILENAME 2024-06-06 SPEC22509-PLANNING SHEETS.DWG
CHECKED BY RR
DRAWN BY MB
SCALE 60 SCALE
DATE 11.25.2024

SHEET

CONCEPT PLAN

PL.03

K:\Project\USPEC\USPEC 2023\SPEC22509 Monarch\04-Production\Planning and L&E\Subs\Planning\CAO\Planning Working Files\2024-06-06 SPEC22509 PLANNING SHEETS.dwg, 11/21/2024 1:33:29 PM, Maria Brewer



CONTEXT MAP

SCALE - 1:1,000



McADAMS

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

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

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH

EXHIBIT C-CONCEPT PLAN

35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	2024-06-06 SPEC22509 PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	60 SCALE
DATE	11.25.2024

SHEET

CONCEPT PLAN

PL.04



www.mcadamsco.com

CLIENT

5 AND 71 AVALON HOLDINGS, LLC
07 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
335 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

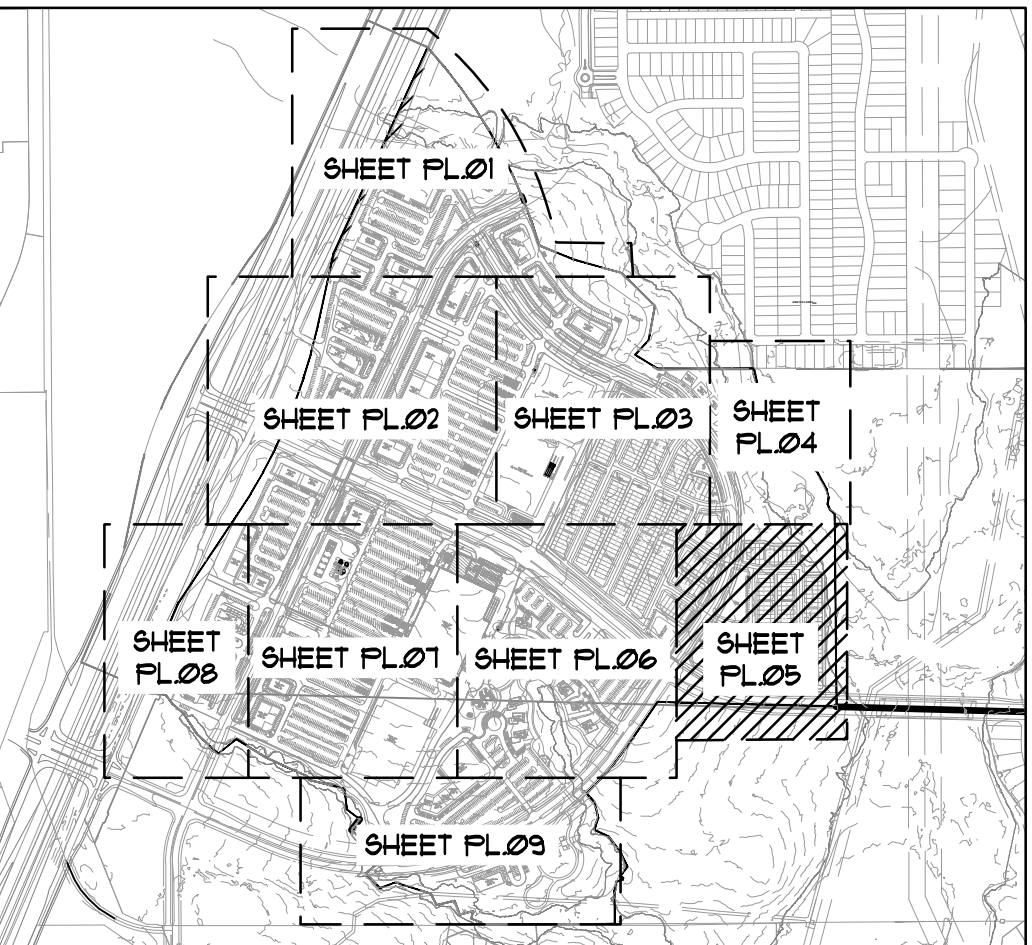
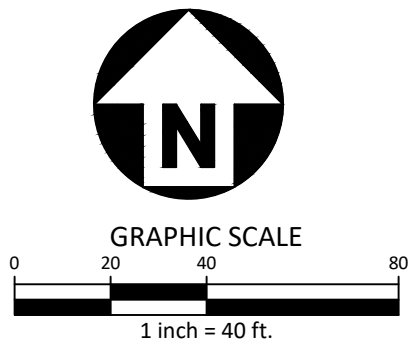
PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	2024-06-06 SPEC22509-PLANNING SHEET
CHECKED BY	RR
DRAWN BY	MB
SCALE	40 SCALE
DATE	11.25.2024

SHEET

CONCEPT PLAN

PL.05

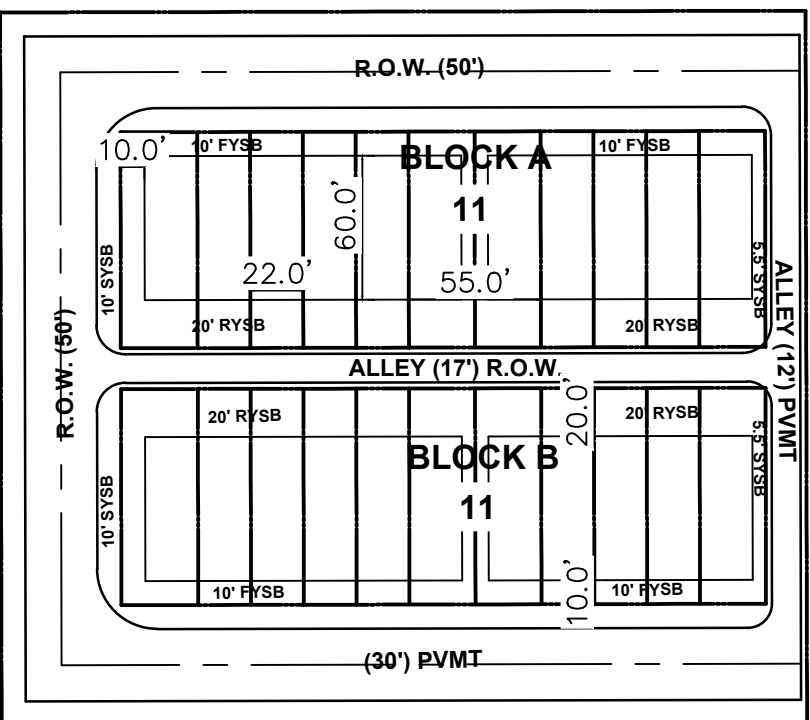


CONTEXT MAP SCALE - 1:1,000

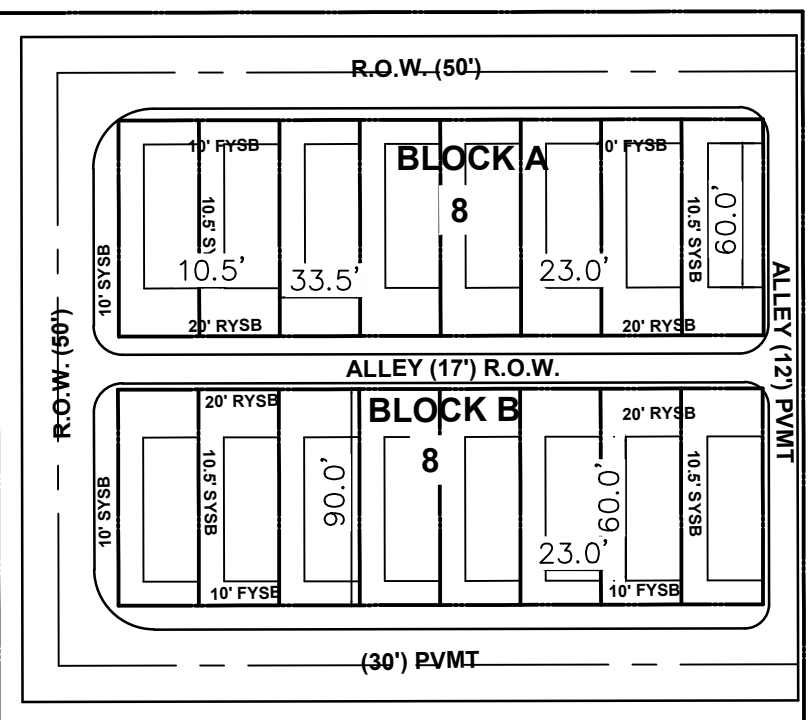
- ## GENERAL NOTES

1. ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL
4. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
5. ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
7. DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
8. DUMPSTER SCREENING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.
11. NO LUMINARIE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA

Lot Detail
Single Family Attached



Lot Detail
Single Family Detached



BOUNDARY OF PROPOSED PLANNED DEVELOPMENT

DENTON CREEK BLVD. (100' R.O.W.)

OPEN SPACE
4.66 AC.

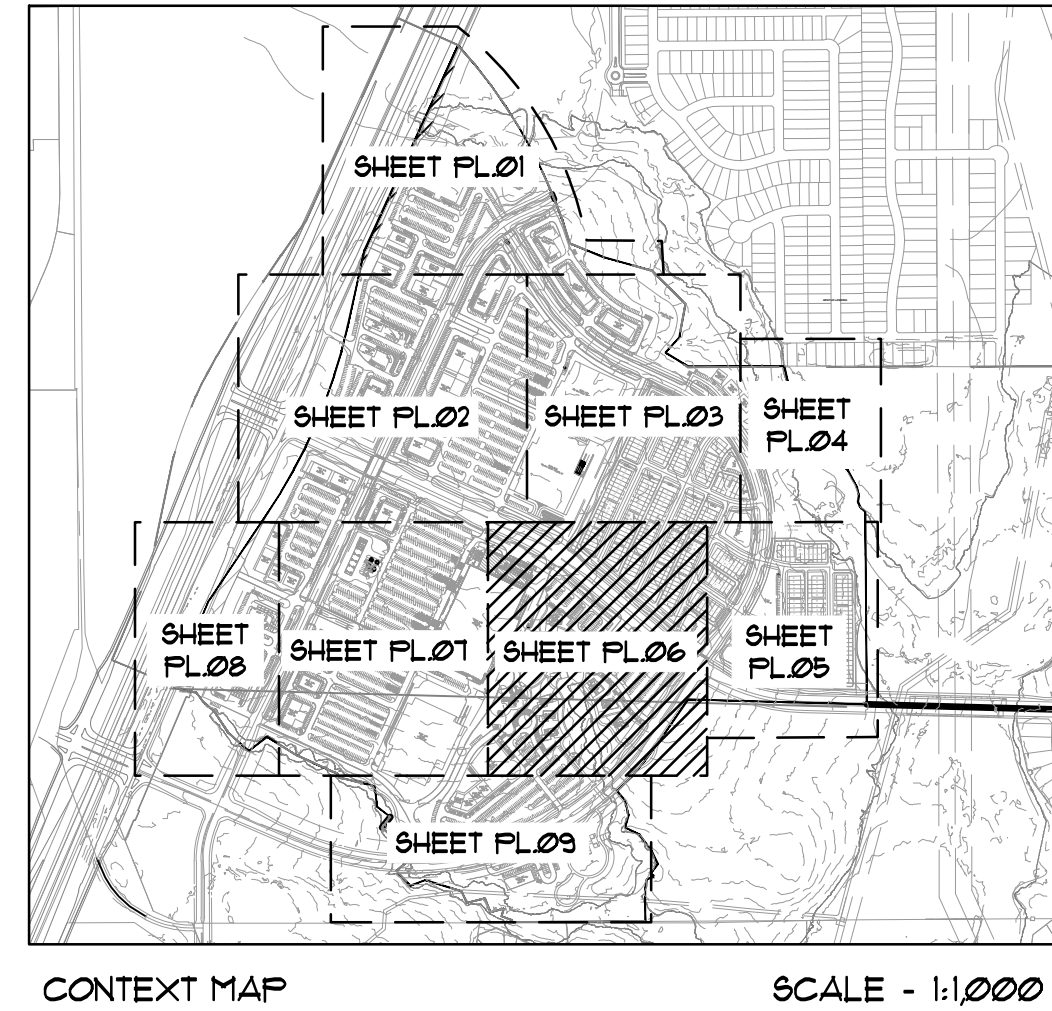
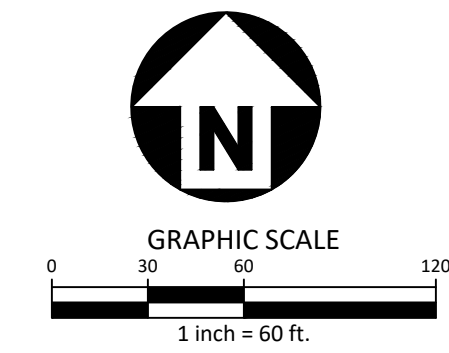
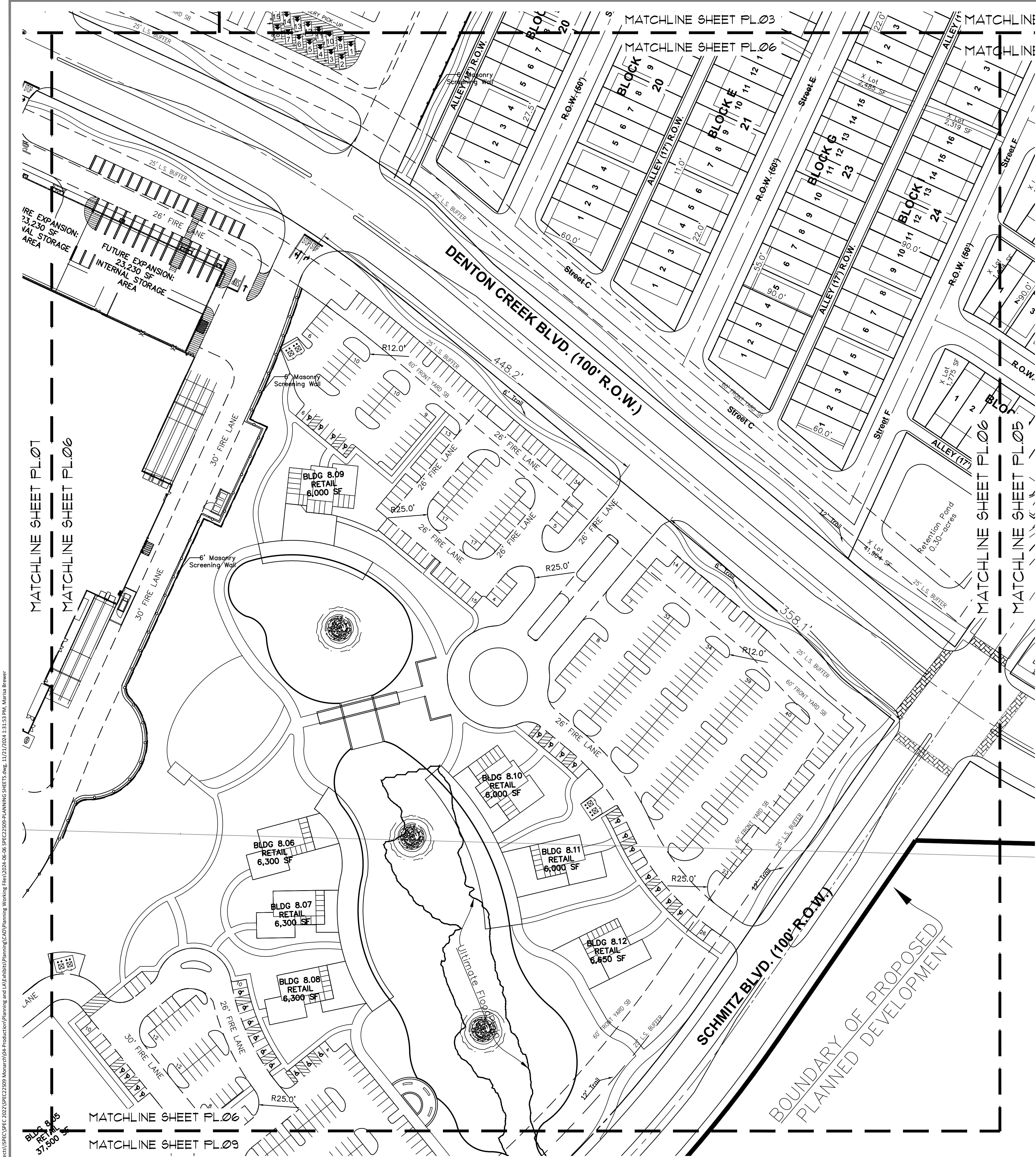
Approximate Limits
FEMA Flood Zone A
as scaled from FIRM
Map No. 48121C0505G

Ultimate Floodplain

M:\Projects\SPEC\SPEC 2022\SPEC22509 Monarch\04-Production\Planning and LA\Exhibits\Planning\CAD\Planning Working Files\2024-06-06 SPEC22509-PLANNING SHEETS.dwg, 11/21/2024 1:32:46 PM, Marisa Brewer

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\SPEC 2023\SPEC22509 Monarch\04-Production\Planning and L&E\Public\Planning\CAD\Planning Working Files\3024.06.06 SPEC22509-PLANNING SHEETS.dwg, 11/21/2024 1:13:53 PM, Maria Brewer



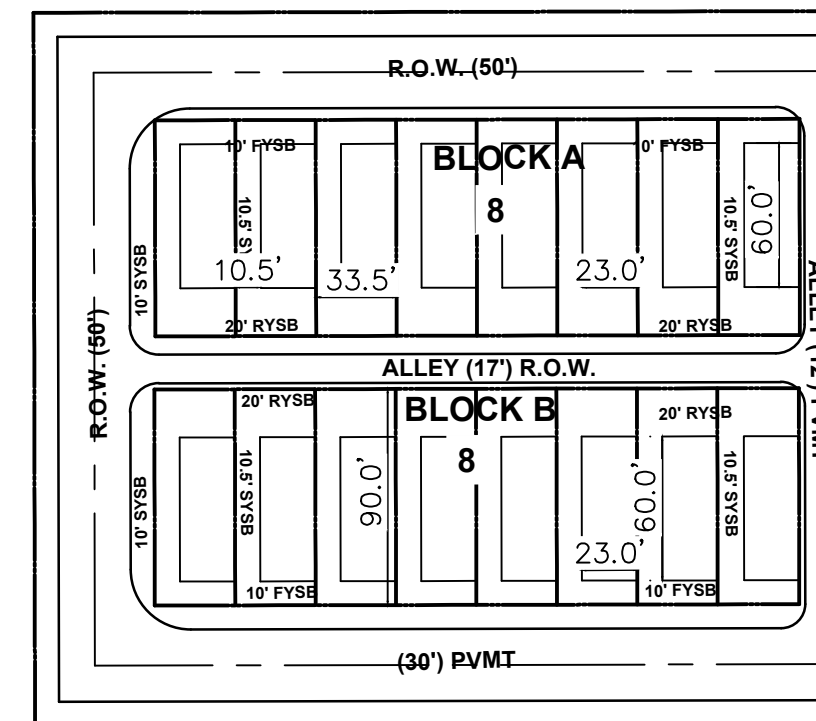
GENERAL NOTES

- ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
- ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
- DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
- DUMPSTER SCREENING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
- ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.
- NO LUMINARIE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA.

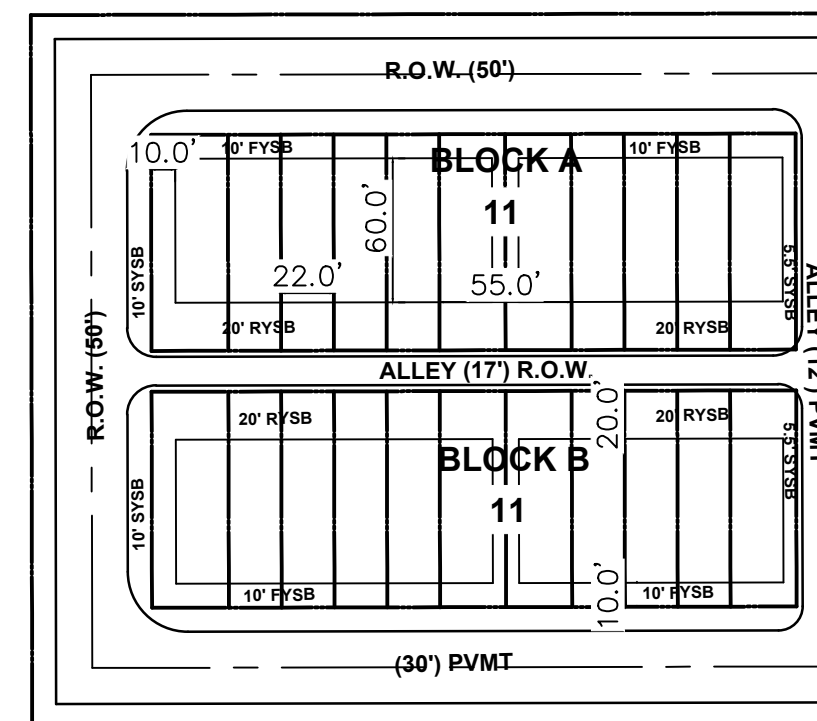
Block 800 Building Data Summary Table							
Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
8.01	3,175	Retail	N/A	1-Level	1Space Per 250 SF	13	14
8.02	4,885	Retail	N/A	1-Level	1Space Per 250 SF	20	21
8.03	3,750	Retail	N/A	1-Level	1Space Per 250 SF	15	16
8.04	3,750	Retail	N/A	1-Level	1Space Per 250 SF	15	16
8.05	37,500	Retail	N/A	1-Level	1Space Per 250 SF	150	152
8.06	6,300	Restaurant	N/A	1-Level	1Space Per 75 SF	84	87
8.07	6,300	Restaurant	N/A	1-Level	1Space Per 75 SF	84	89
8.08	6,300	Restaurant	N/A	1-Level	1Space Per 75 SF	84	84
8.09	6,000	Restaurant	N/A	1-Level	1Space Per 75 SF	80	84
8.10	6,000	Restaurant	N/A	1-Level	1Space Per 75 SF	80	84
8.11	6,300	Restaurant	N/A	1-Level	1Space Per 75 SF	84	89
8.12	6,650	Restaurant	N/A	1-Level	1Space Per 75 SF	89	89
Total:	96,910				Total:	798	825

* Total Parking Provided Includes ADA Spaces

Lot Detail
Single Family Detached



Lot Detail
Single Family Attached



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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

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

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH

EXHIBIT C-CONCEPT PLAN

35 W & DENTON CREEK BLVD

TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

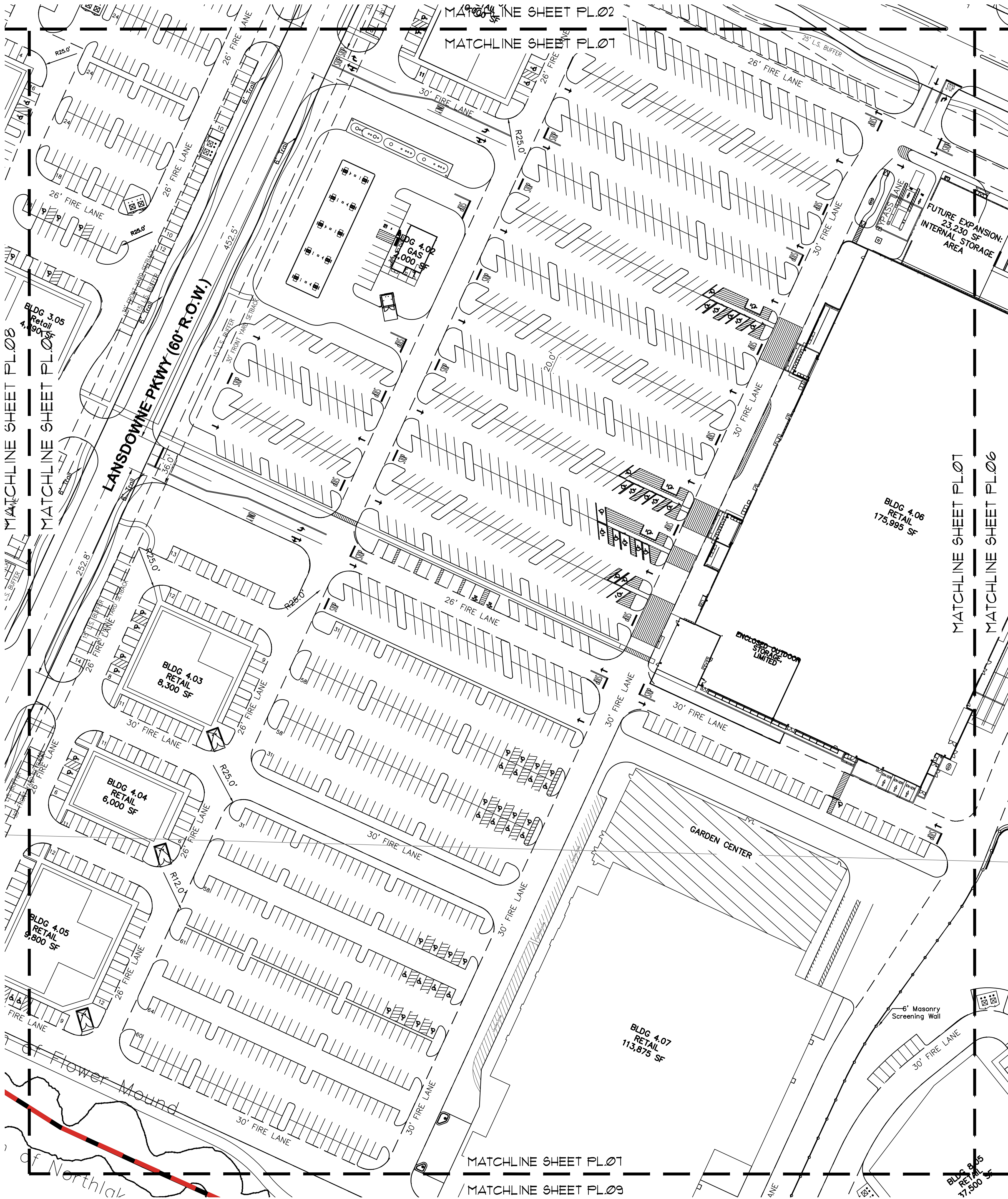
PROJECT NO.	SPEC22509
FILENAME	2024-06-06 SPEC22509-PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	60 SCALE
DATE	11.25.2024

SHEET

CONCEPT PLAN

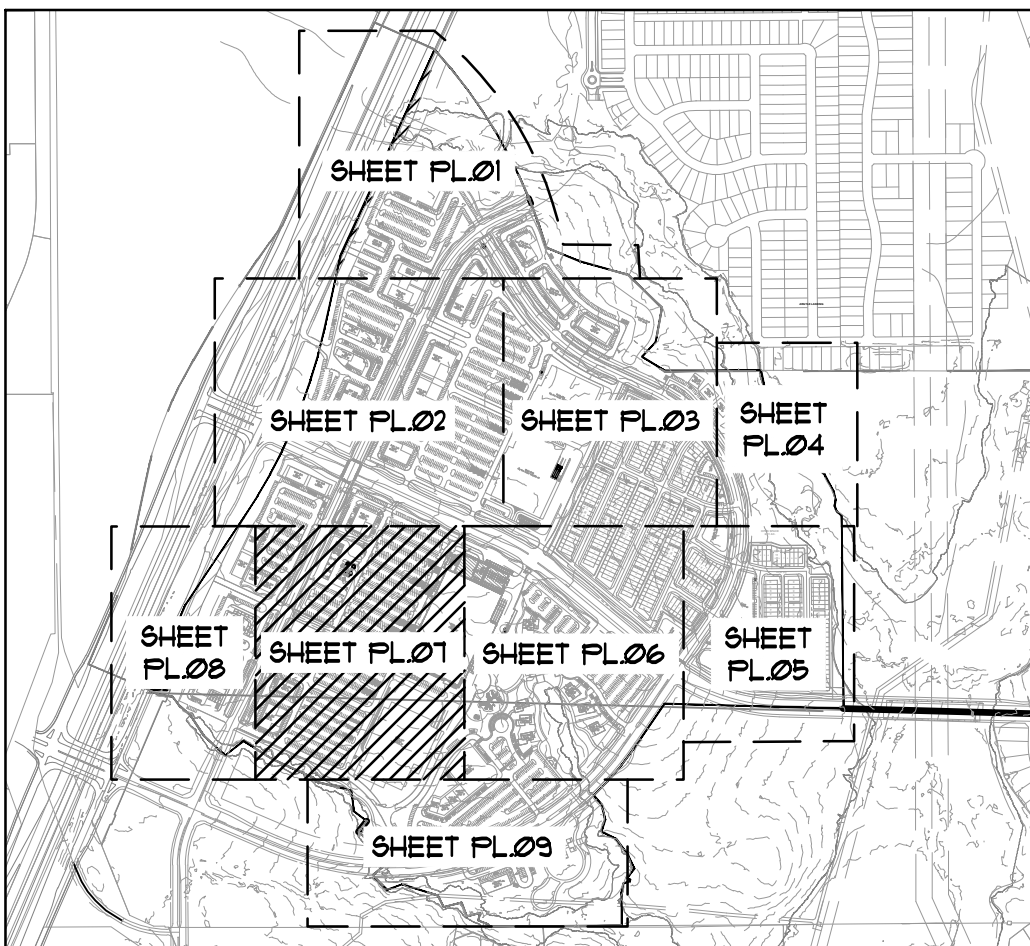
PL.06

K:\Projects\SPEC\SPEC 2023\SPEC22509 Monarch\04-Production\Planning\CAD\Planning Working Files\2024-06-06 SPEC22509 PLANNING SHEETS.dwg, 11/21/2024 1:30:21 PM, Maria Brewer



GENERAL NOTES

1. ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL
4. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
5. ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
7. DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
8. DUMPSTER SCREENING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.
11. NO LUMINARIE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA



CONTEXT MAP

SCALE - 1:1,000

Block 400 Building Data Summary Table

Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
4.01	10,000	Retail	N/A	1-Level	1 Space Per 250 SF	40	45
4.02	2,000	GAS	N/A	1-Level	1 Space Per 250 SF	8	18
4.03	8,300	Retail	N/A	1-Level	1 Space Per 250 SF	33	37
4.04	6,000	Retail	N/A	1-Level	1 Space Per 250 SF	24	28
4.05	9,800	Retail	N/A	1-Level	1 Space Per 250 SF	39	41
4.06	150,750	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	603	704
4.06	50,250	Indoor Storage	N/A	1-Level	1 Space Per 1,000 SF	50	50
4.07	113,875	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	456	580
Total:	350,975					Total: 1253	1503

*Total Parking Provided Includes ADA Spaces

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO. DATE DESCRIPTION

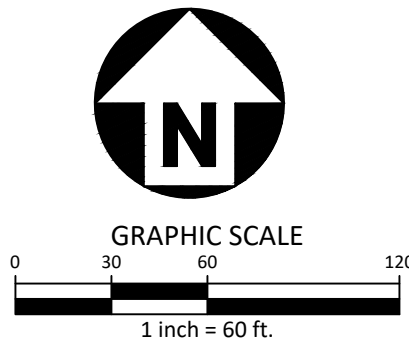
PLAN INFORMATION

PROJECT NO. SPEC22509
FILENAME 2024-06-06 SPEC22509 PLANNING SHEETS.DWG
CHECKED BY RR
DRAWN BY MB
SCALE 60 SCALE
DATE 11.25.2024

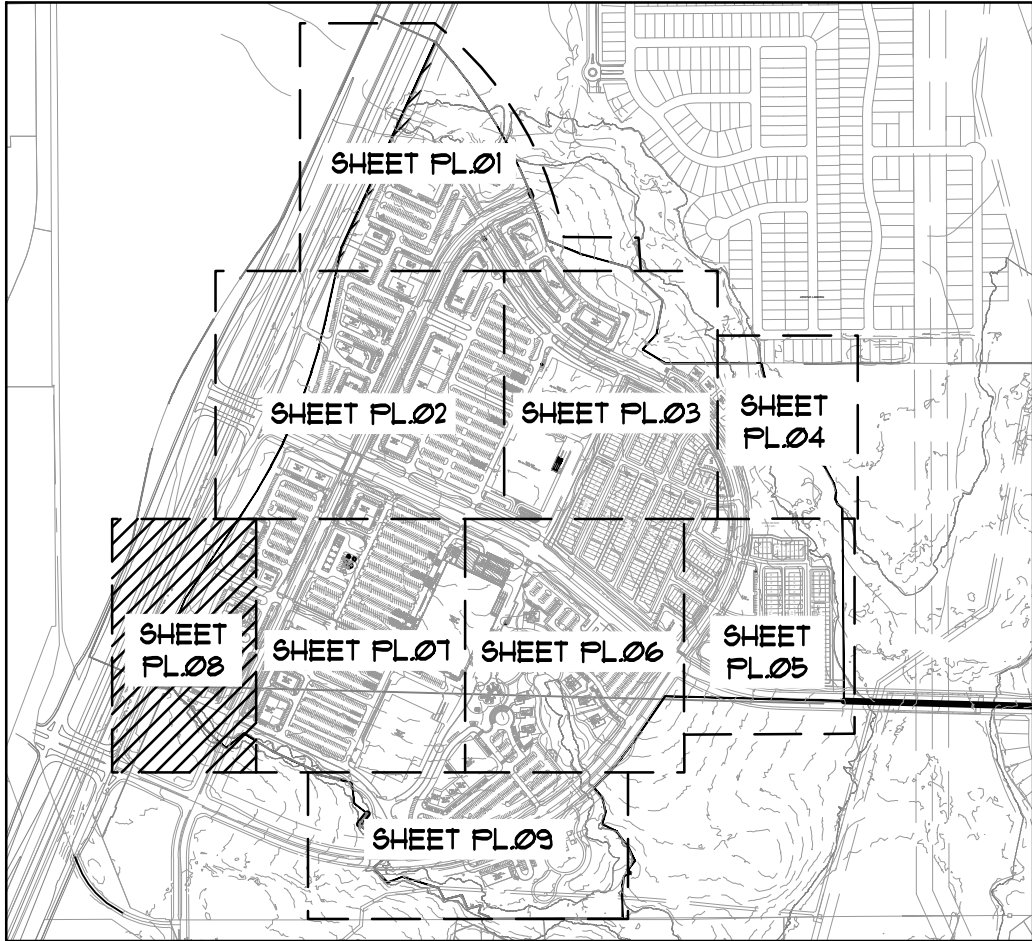
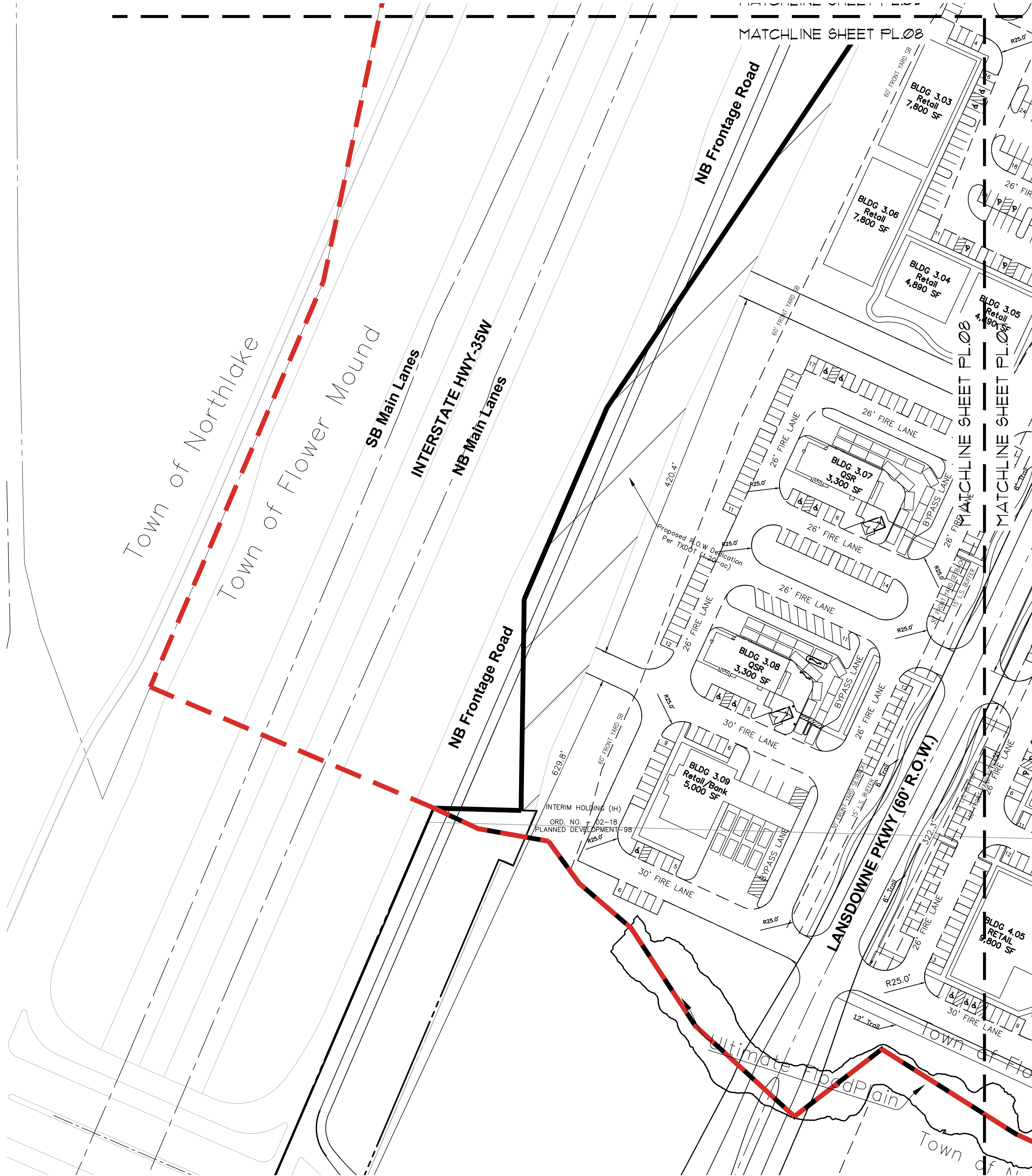
SHEET

CONCEPT PLAN

PL.07



M:\Projects\SPEC\SPEC 2023\SPEC22509 Monarch\04-Production\Planning and L&E\Public\Planning\CAO\Planning Working Files\3\2024-06-06 SPEC22509-PLANNING SHEETS.dwg, 11/21/2024 1:29:36 PM, Maria Brewer



CONTEXT MAP

SCALE - 1:1,000

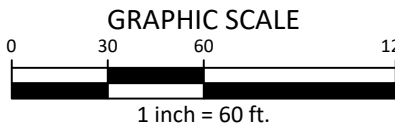
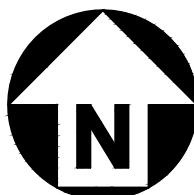
GENERAL NOTES

1. ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
4. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
5. ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
7. DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
8. DUMPSTER SCREENING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.
11. NO LUMINARIE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA

Block 300 Building Data Summary Table

Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
3.01	6,300	Restaurant	N/A	1-Level	1 Space per 75 SF	84	96
3.02	6,300	Restaurant	N/A	1-Level	1 Space per 75 SF	84	96
3.03	7,800	Retail	N/A	1-Level	1 Space per 250 SF	32	35
3.04	4,890	Retail	N/A	1-Level	1 Space per 250 SF	20	23
3.05	4,890	Retail	N/A	1-Level	1 Space per 250 SF	20	23
3.06	7,500	Retail	N/A	1-Level	1 Space per 250 SF	30	40
3.07	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44	50
3.08	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44	50
3.09	5,000	Retail	N/A	1-Level	1 Space per 250 SF	20	23
Total:	49,280				Total:	378	436

*Total Parking Provided Includes ADA Spaces



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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

phone 972. 436. 9712

fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO. DATE DESCRIPTION

PLAN INFORMATION

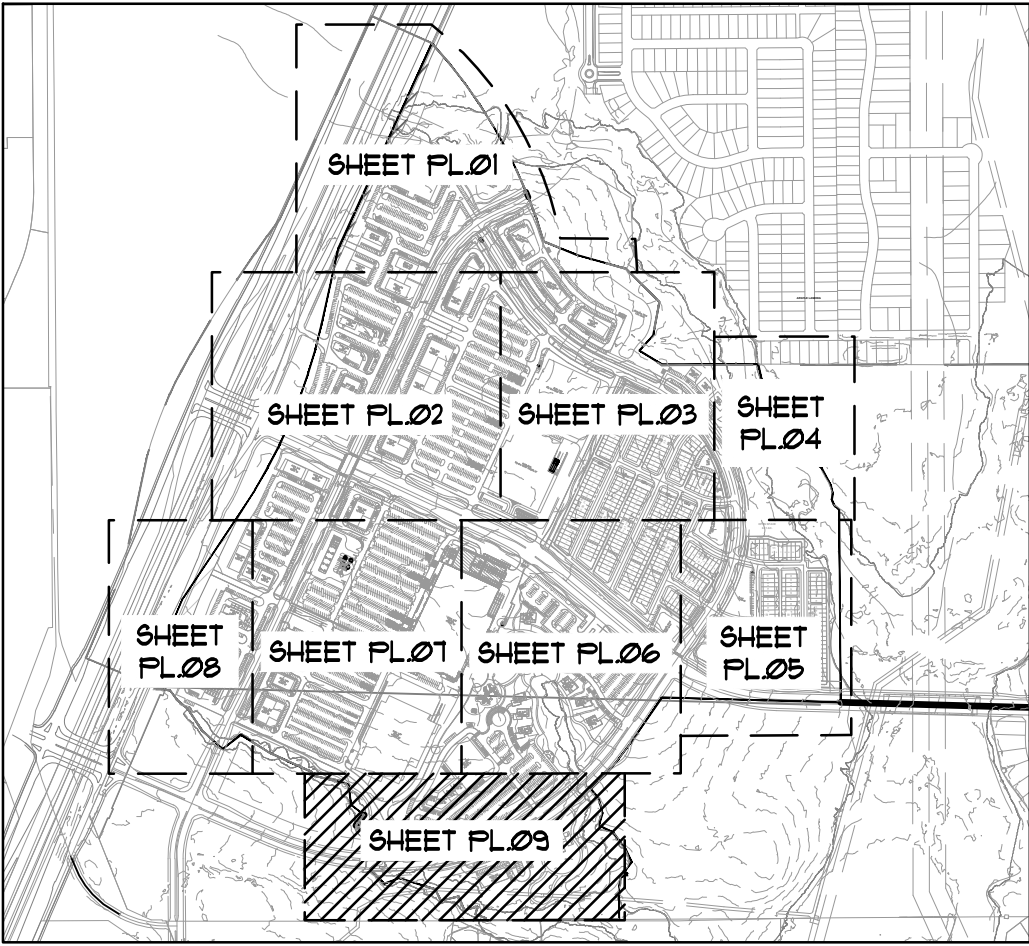
PROJECT NO. SPEC22509
FILENAME 2024-06-06 SPEC22509-PLANNING SHEETS.DWG
CHECKED BY RR
DRAWN BY MB
SCALE 60 SCALE
DATE 11.25.2024

SHEET

CONCEPT PLAN

PL.08

M:\Projects\SPEC\SPEC 2023\SPEC22509 Monarch\04-Production\Planning and L&E\Public\Planning\CAO\Planning Working Files\3024-06-05 SPEC22509-PLANNING SHEETS.dwg, 11/21/2024 1:28:58 PM, Maria Brewer

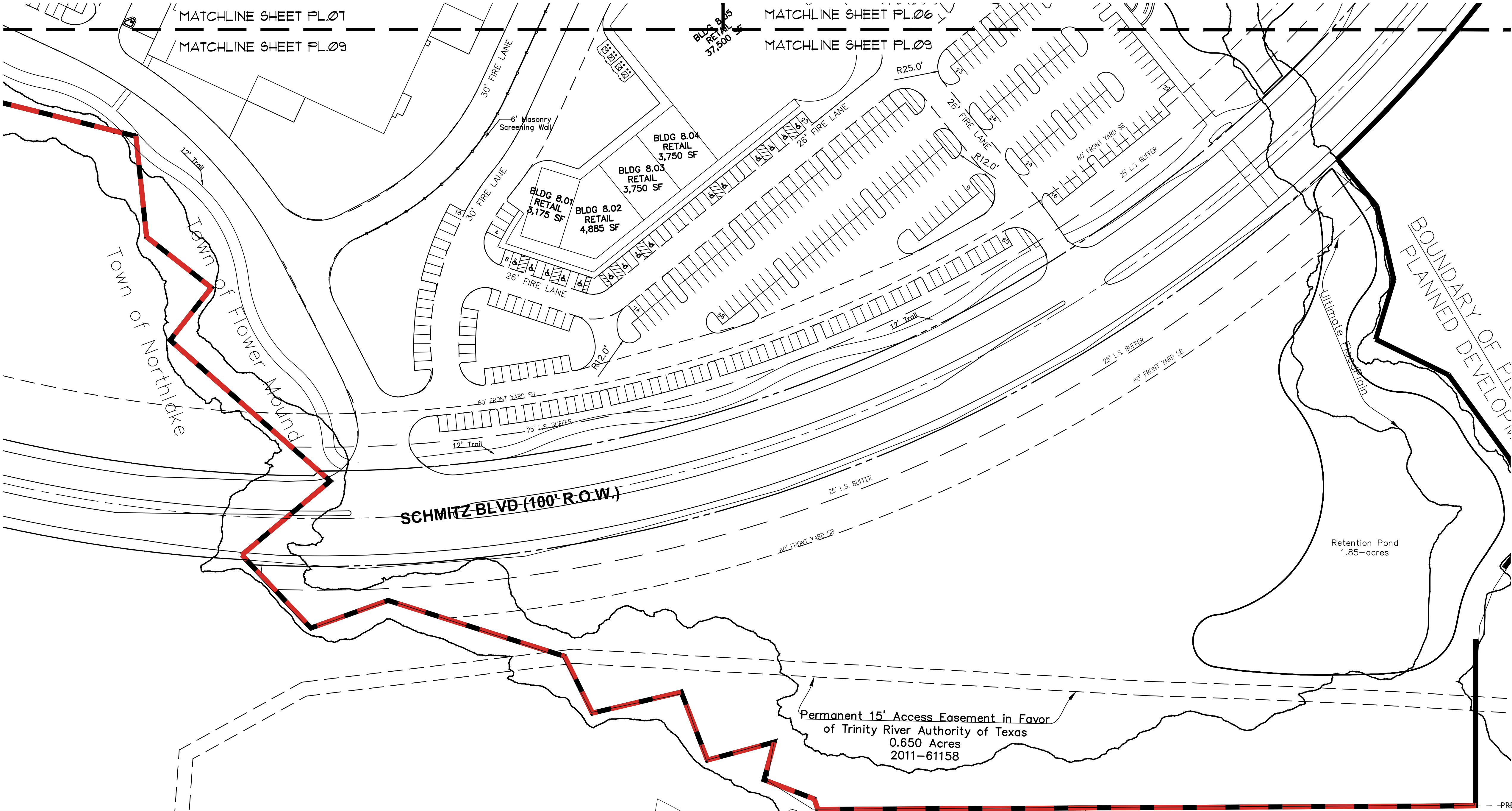


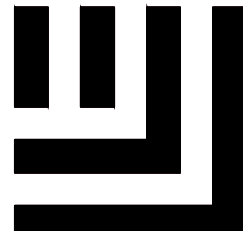
CONTEXT MAP
SCALE - 1:1,000

GENERAL NOTES

1. ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL
4. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
5. ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
7. DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
8. DUMPSTER SCREENING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.
11. NO LUMINARIE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA

Block 800 Building Data Summary Table						
Building Summary					Parking Summary	
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking
8.01	3,175	Retail	N/A	1-Level	1 Space Per 250 SF	13
8.02	4,885	Retail	N/A	1-Level	1 Space Per 250 SF	20
8.03	3,750	Retail	N/A	1-Level	1 Space Per 250 SF	15
8.04	3,750	Retail	N/A	1-Level	1 Space Per 250 SF	15
8.05	37,500	Retail	N/A	1-Level	1 Space Per 250 SF	150
8.06	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84
8.07	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84
8.08	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84
8.09	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80
8.10	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80
8.11	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84
8.12	6,650	Restaurant	N/A	1-Level	1 Space Per 75 SF	89
Total:	96,910				Total:	798
*Total Parking Provided Includes ADA Spaces						
					Total Parking Provided	825





McADAMS

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

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

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	2024-06-05 SPEC22509-PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	60 SCALE
DATE	11.25.2024

SHEET

CONCEPT PLAN

PL.09

M:\Project\SPEC\SPEC 2023\SPEC22509 Monarch\04-Production\Planning and L&E\Public\Planning\CAD\Planning Working Files\3024-06-06 SPEC22509 PLANNING SHEETS.dwg, 11/21/2024 1:27:38 PM, Maria Brewer

Block 100 Building Data Summary Table							
Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
1.01	6,000	Restaurant	N/A	1-Level	1 space per 75 SF	80	100
1.02	6,000	Restaurant	N/A	1- Level	1 space per 75 SF	80	100
1.03	34,000	Retail	N/A	1-Level	1 Space per 250 SF	136	155
Total:	46,000				Total:	296	355
* Total Parking Provided Includes ADA Spaces							

Block 200 Building Data Summary Table							
Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
2.01	7,100	Restaurant	N/A	1-Level	1 Space per 75 SF	95	106
2.02	7,100	Restaurant	N/A	1-Level	1 Space per 75 SF	95	106
2.03	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44	50
2.04	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44	50
2.05	9,000	Retail	N/A	1-Level	1 Space per 250 SF	36	48
	6,900	Restaurant	N/A	1-Level	1 Space per 75 SF	92	111
Total:	36,700				Total:	405	471
* Total Parking Provided Includes ADA Spaces							

Block 300 Building Data Summary Table							
Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
3.01	6,300	Restaurant	N/A	1-Level	1 Space per 75 SF	84	96
3.02	6,300	Restaurant	N/A	1-Level	1 Space per 75 SF	84	96
3.03	7,800	Retail	N/A	1-Level	1 Space per 250 SF	32	35
3.04	4,890	Retail	N/A	1-Level	1 Space per 250 SF	20	23
3.05	4,890	Retail	N/A	1-Level	1 Space per 250 SF	20	23
3.06	7,500	Retail	N/A	1-Level	1 Space per 250 SF	30	40
3.07	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44	50
3.08	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44	50
3.09	5,000	Retail	N/A	1-Level	1 Space per 250 SF	20	23
Total:	49,280				Total:	378	436
* Total Parking Provided Includes ADA Spaces							

Block 400 Building Data Summary Table							
Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
4.01	10,000	Retail	N/A	1-Level	1 Space Per 250 SF	40	45
4.02	2,000	GAS	N/A	1-Level	1 Space Per 250 SF	8	18
4.03	8,300	Retail	N/A	1-Level	1 Space Per 250 SF	33	37
4.04	6,000	Retail	N/A	1-Level	1 Space Per 250 SF	24	28
4.05	9,800	Retail	N/A	1-Level	1 Space Per 250 SF	39	41
4.06	150,750	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	603	704
4.06	50,250	Indoor Storage	N/A	1-Level	1 Space Per 1,000 SF	50	50
4.07	113,875	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	456	580
Total:	350,975				Total:	1253	1503
* Total Parking Provided Includes ADA Spaces							

Block 500 Building Data Summary Table							
Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
5.01	9,900	Retail	N/A	1-Level	1 Space Per 250 SF	40	51
5.02	14,650	Retail	N/A	1-Level	1 Space Per 250 SF	59	74
5.03	14,650	Retail	N/A	1-Level	1 Space Per 250 SF	59	74
5.04	17,545	Retail	N/A	1-Level	1 Space Per 250 SF	71	87
5.05	104,000	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	416	493
5.06	78,600	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	315	373
Total:	239,345				Total:	960	1152
* Total Parking Provided Includes ADA Spaces							

Block 600 Building Data Summary Table							
Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
6.01	5,100	Retail	N/A	1-Level	1 Space Per 250 SF	21	25
	5,100	Restaurant	N/A	1-Level	1 Space Per 75 SF	68	85
6.02	6,000	Retail	N/A	1-Level	1 Space Per 250 SF	24	28
	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80	94
6.03	10,200	Retail	N/A	1-Level	1 Space Per 250 SF	41	48
Total:	32,400		N/A		Total:	234	280
* Total Parking Provided Includes ADA Spaces							

Block 700 Building Data Summary Table							
Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
7.01	3,600	Office	N/A	1-Level	1 Space Per 200 SF	18	15
7.02	5,000	Office	N/A	1-Level	1 Space Per 200 SF	25	20
7.03	5,000	Office	N/A	1-Level	1 Space Per 200 SF	25	20
Total:	13,600				Total:	68	55
* Total Parking Provided Includes ADA Spaces							

Block 800 Building Data Summary Table							
Building Summary					Parking Summary		
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided
8.01	3,175	Retail	N/A	1-Level	1 Space Per 250 SF	13	14
8.02	4,885	Retail	N/A	1-Level	1 Space Per 250 SF	20	21
8.03	3,750	Retail	N/A	1-Level	1 Space Per 250 SF	15	16
8.04	3,750	Retail	N/A	1-Level	1 Space Per 250 SF	15	16
8.05	37,500	Retail	N/A	1-Level	1 Space Per 250 SF	150	152
8.06	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84	87
8.07	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84	89
8.08	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84	84
8.09	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80	84
8.10	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80	84
8.11	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84	89
8.12	6,650	Restaurant	N/A	1-Level	1 Space Per 75 SF	89	89
Total:	96,910				Total:	798	825
* Total Parking Provided Includes ADA Spaces							

Master Plan Features	
Existing Zoning	(IH) Interim Holding / PD-98
Proposed Zoning	CC/ SF-A
Land Use Plan	Denton Creek Area Plan
Specific Plan	Denton Creek District
Urban Design Plan	Denton Creek District
Parks and Trails	12' Multiuse Trail & Bicycle Trail
Throughfare Plan	Urban Minor Arterial w/Bike Lane - Denton Creek & Mulkey Road

LAND USE SUMMARY CHART							
	Existing Zoning	Monarch Commercial		Monarch Residential			
	Interim Holding	Campus Commercial Current Standards	Campus Commercial Proposed Standards	SF-Attached Current Standards	SF-Attached Proposed Standards	SF - 5 Current Standards	Dwelling, Detached Proposed
Min Lot Area	None	None	None	5,000 sq ft	1,800 sq ft	5,000 sq ft	3,000 sq ft
Min Lot Width		None	None	20 ft	22 ft	50 ft	30 ft
Min Floor Area		None	None	1,100 sq ft	1,100 sq ft	1,500 sq ft	1,100 sq ft
Min Front Yard		60 ft Major Thoroughfares / 30 ft w/o parking or 60 ft on other roads	60 ft with parking / 30 ft w/o parking	25 ft	10 ft	20 ft	10 ft
Min Side Yard		None	None	0 ft	0 ft	5 ft	0 ft and 5 ft
Min Rear Yard		15 ft	See PD Standards	10 ft	20 ft	20 ft	20 ft
Max Lot Coverage		50 percent	None	40 percent	80 percent	55 percent	65 percent
Max Height (Stories/Ft)		10 / 120 ft	10 / 120 ft	3 / 35 ft	3 / 35 ft	3 / 35 ft	3 / 35 ft
Max Floor Area Ratio		1 to 1	1 to 1	None	None	None	None



McADAMS

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

phone 972. 436. 9712
fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	2024-06-06 SPEC22509 PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	
DATE	11.25.2024

SHEET

CONCEPT PLAN

PL.10



TBPE: 19762 TBPLS: 10194440

CLIENT

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

PROJECT DATA TABLE

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

SHEET

CONCEPT PLAN

Page 146 of 198

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

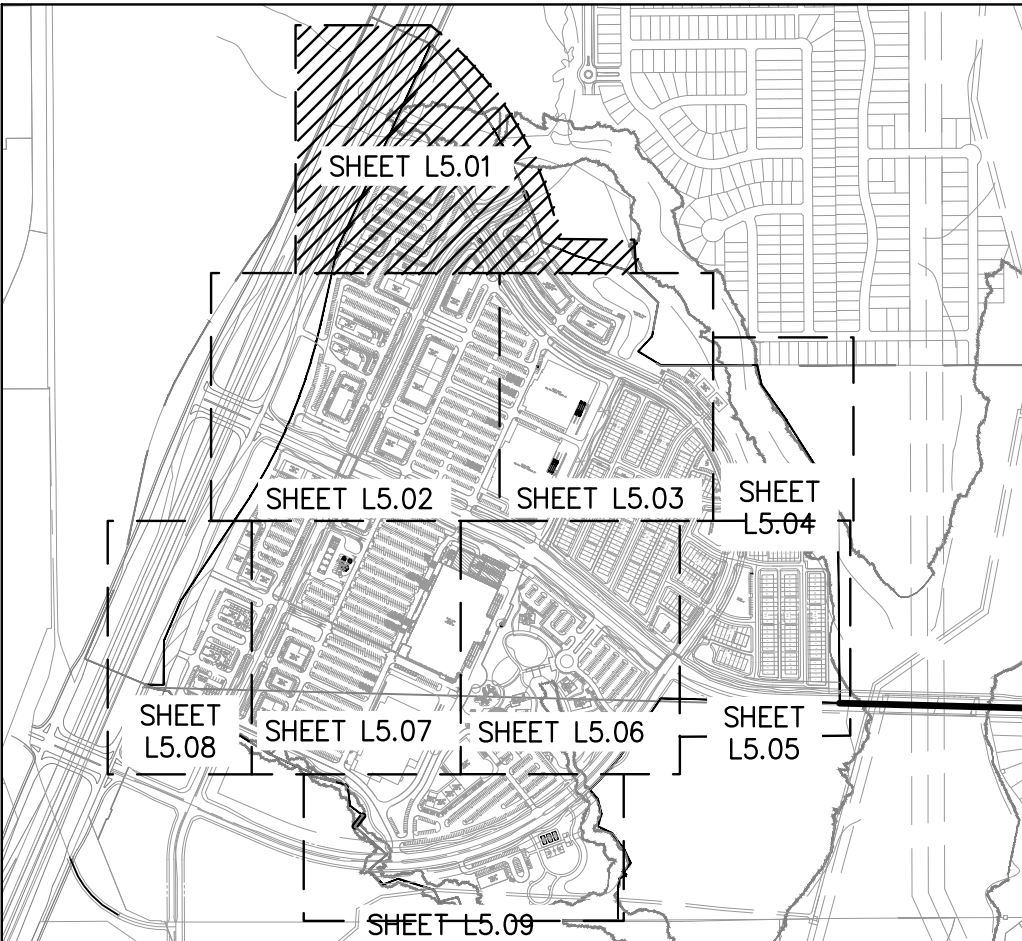
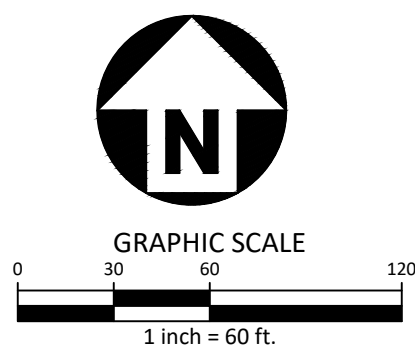
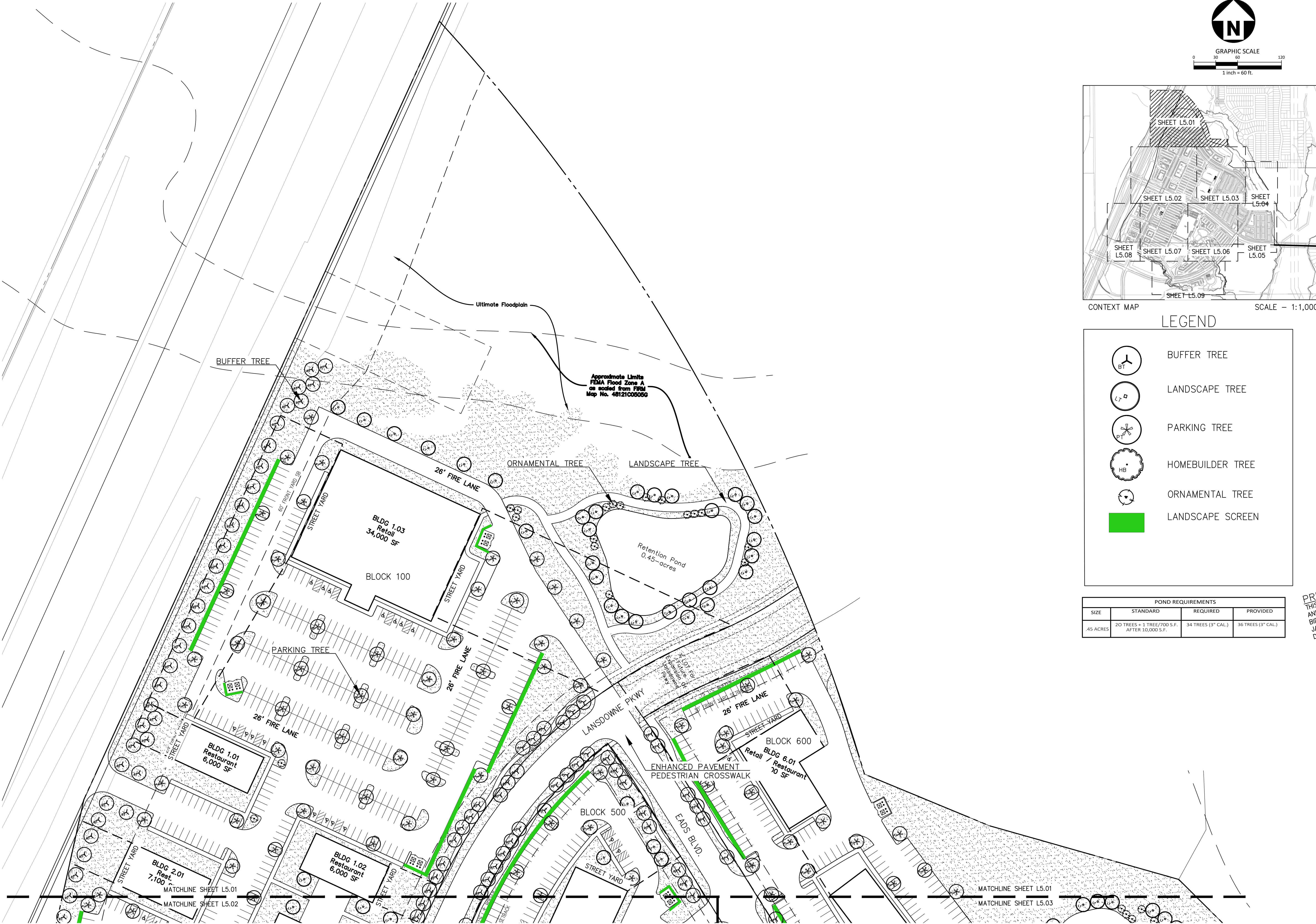
LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\2022\SPEC22509 Monarch\04 Production\Planning and L\Exhibits\Planning\CAD\LA Working files\SPEC22509 L5.dwg, 11/25/2024 8:30:36 AM, Justin Sparks



CONTEXT MAP SCALE - 1:1,000

LEGEND

BUFFER TREE

LANDSCAPE TREE

PARKING TREE

HOMEBUILDER TREE

ORNAMENTAL TREE

LANDSCAPE SCREEN

POND REQUIREMENTS			
SIZE	STANDARD	REQUIRED	PROVIDED
45 ACRES	20 TREES + 1 TREE/700 S.F. AFTER 10,000 S.F.	34 TREES (3" CAL.)	36 TREES (3" CAL.)

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
2826
DATED 11/25/2024

REVISIONS

NO.	DATE	DESCRIPTION
02	02-2024	2ND SUBMITTAL
06	28-2024	3RD SUBMITTAL
08	16-2024	4TH SUBMITTAL
09	27-2024	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	11.25.2024

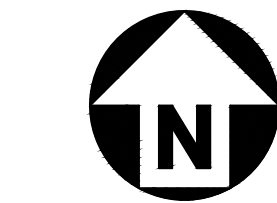
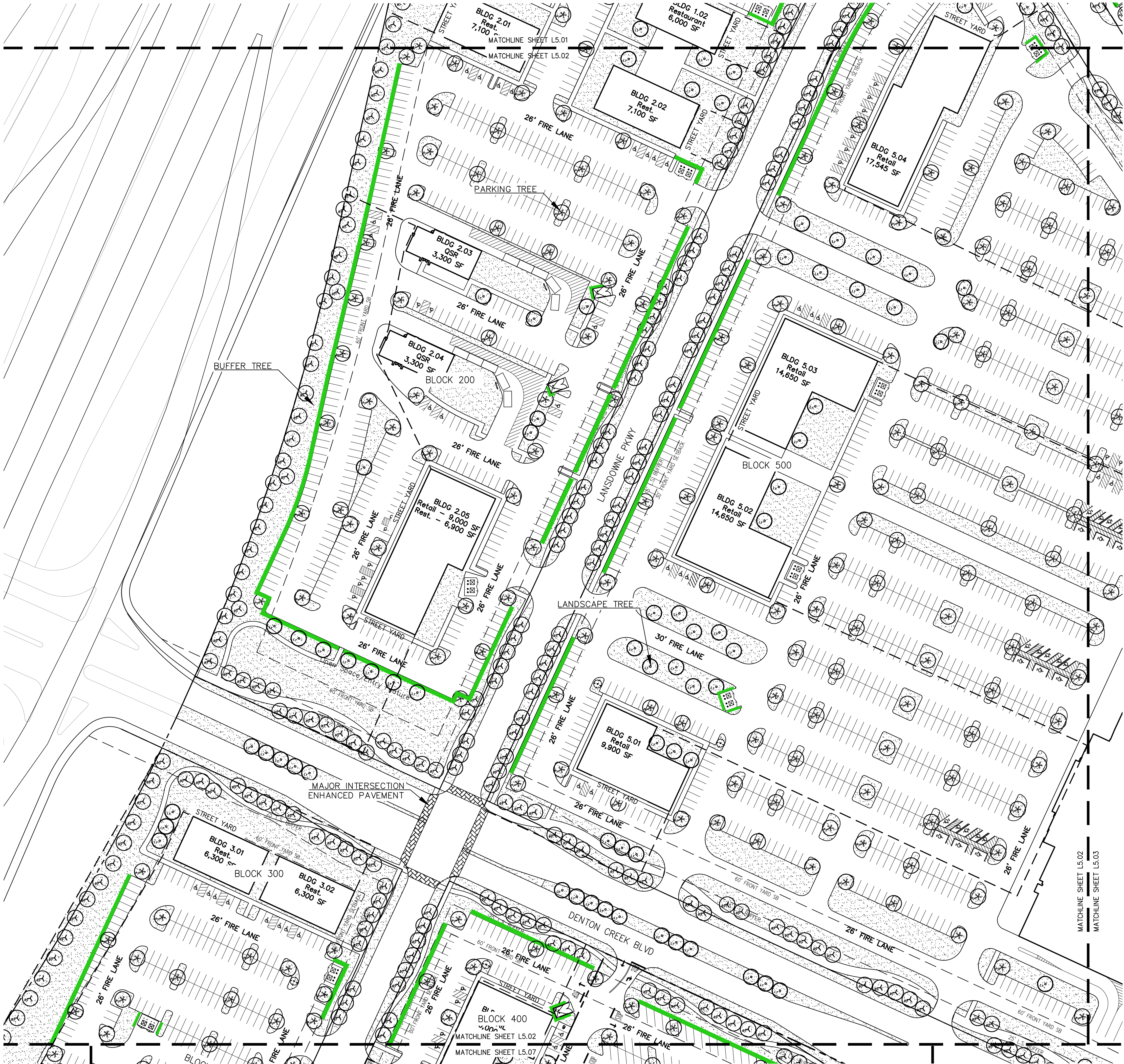
SHEET

LANDSCAPE PLAN

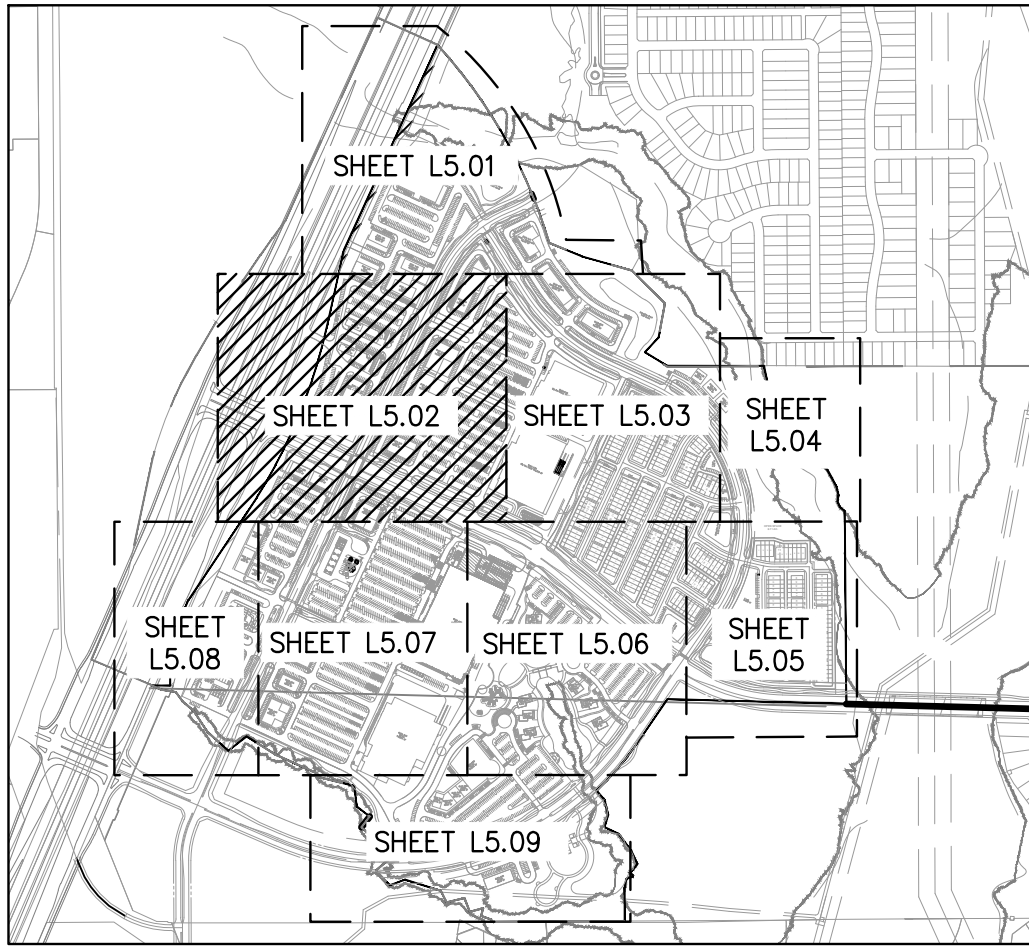
L5.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\SPEC\SPEC 2022\SPEC22509 Monarch\04-Production\Planning and Landscaping\Planning and Landscaping\SPEC22509 L5.dwg, 11/27/2024 8:31:34 AM, Justin Sparks



GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.



CONTEXT MAP

SCALE -
1:1,000

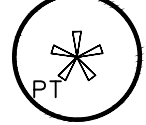
LEGEND



BUFFER TREE



LANDSCAPE TREE



PARKING TREE



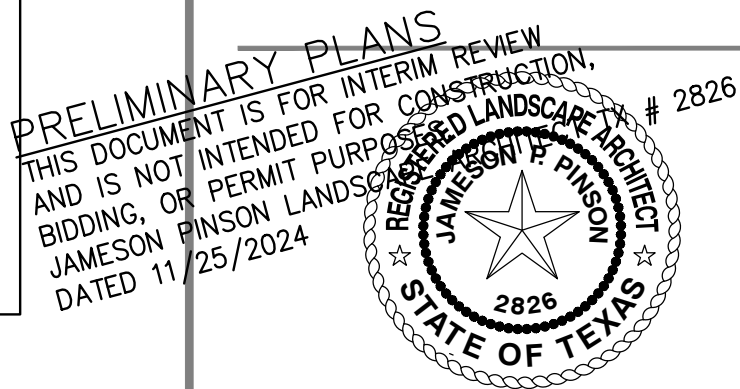
HOMEBUILDER TREE



ORNAMENTAL TREE



LANDSCAPE SCREEN



REVISIONS

NO.	DATE	DESCRIPTION
02	02-2024	2ND SUBMITTAL
06	28-2024	3RD SUBMITTAL
08	16-2024	4TH SUBMITTAL
09	27-2024	5TH SUBMITTAL

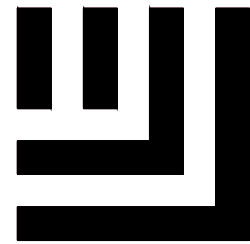
PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	11.25.2024

SHEET

LANDSCAPE PLAN

L5.02



McADAMS

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

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

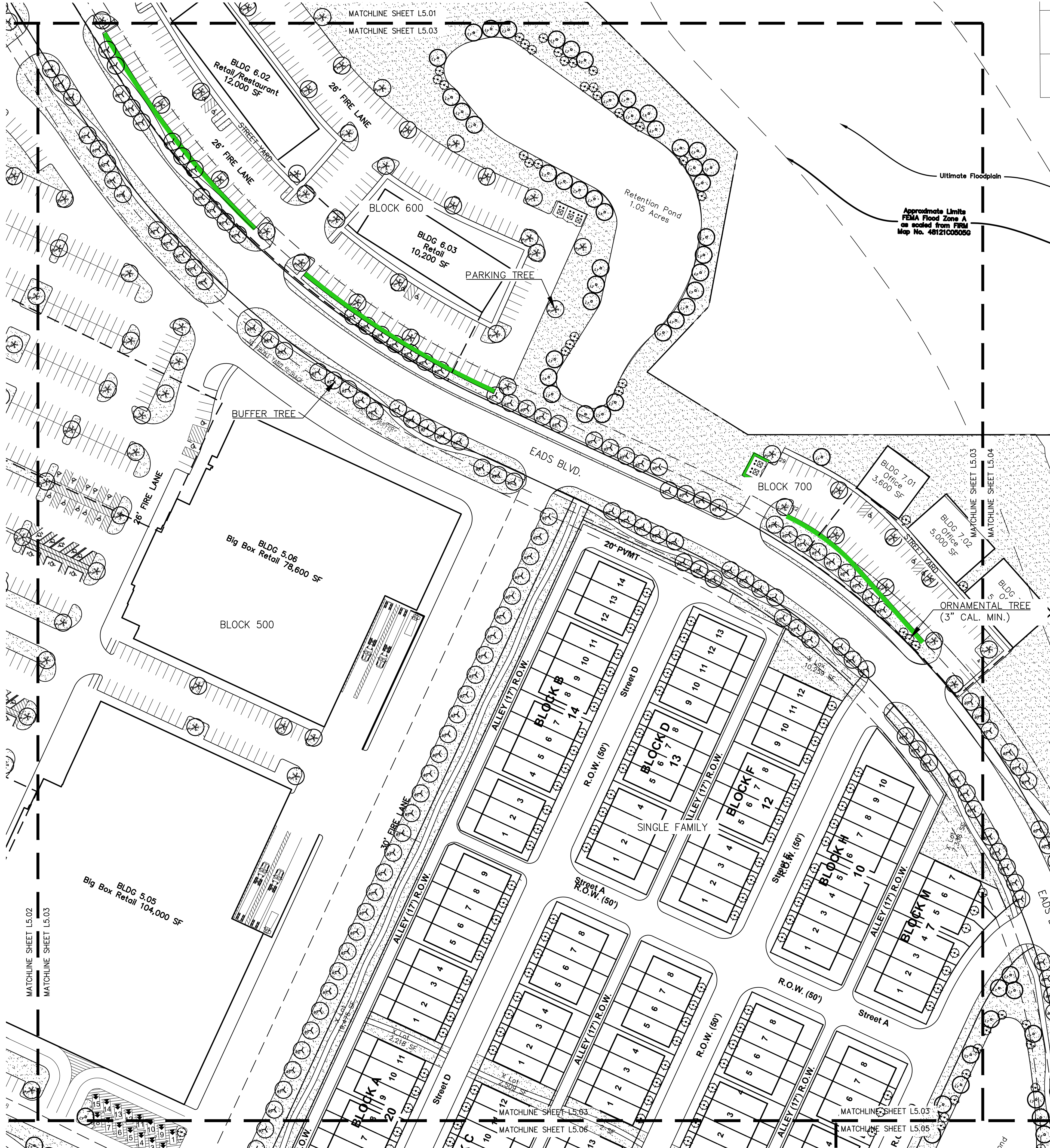
www.mcadamsco.com

CLIENT

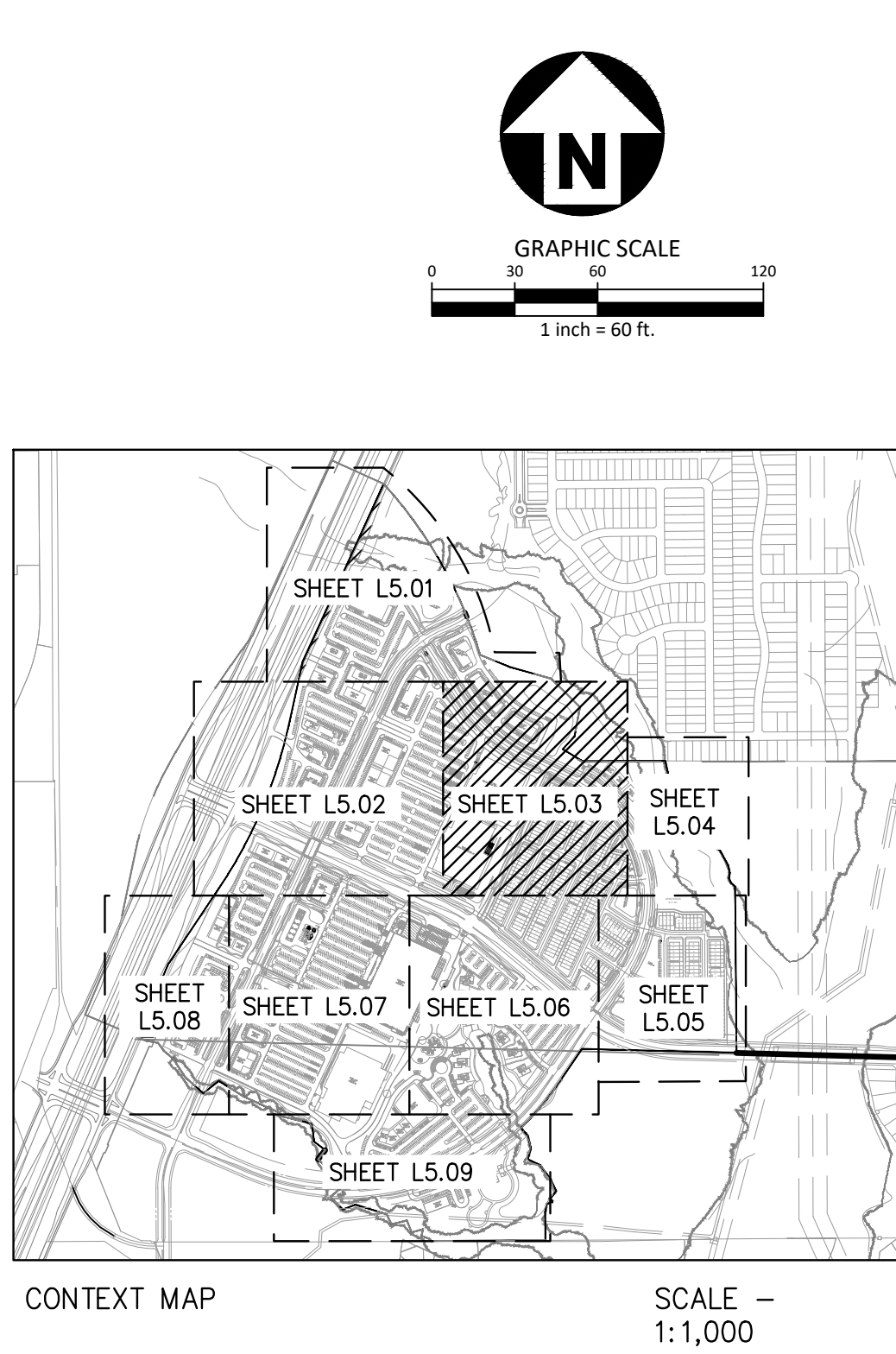
85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

M:\Projects\SPEC\SPEC 2022\SPEC22509 Monarch\04-Production\Planning and L&E\Exhibits\Planning\CAD\LA Working Files\SPEC22509-L5.dwg, 11/27/2024 8:32:48 AM, Justin Sparks



* ALL SINGLE FAMILY LOTS UNDER 3,000 SQUARE FEET REQUIRE 1 TREES (2.5" CAL.) PER LOT.



LEGEND

BUFFER TREE

LANDSCAPE TREE

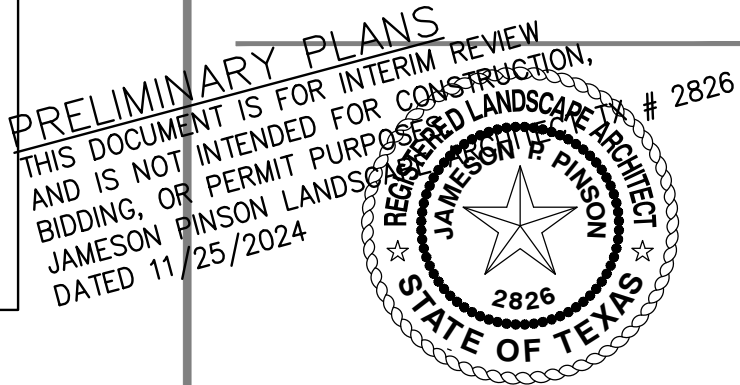
PARKING TREE

HOMEBUILDER TREE

ORNAMENTAL TREE

LANDSCAPE SCREEN

POND REQUIREMENTS			
SIZE	STANDARD	REQUIRED	PROVIDED
1.05 ACRES	49 TREES + 1 TREE/1,400 S.F. AFTER 35,000 S.F.	57 TREES (3" CAL.)	67 TREES (3" CAL.)



REVISIONS

NO.	DATE	DESCRIPTION
02	03-2024	2ND SUBMITTAL
06	08-2024	3RD SUBMITTAL
08	10-2024	4TH SUBMITTAL
09	11-2024	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	11.25.2024

SHEET

LANDSCAPE PLAN

L5.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

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

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

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ

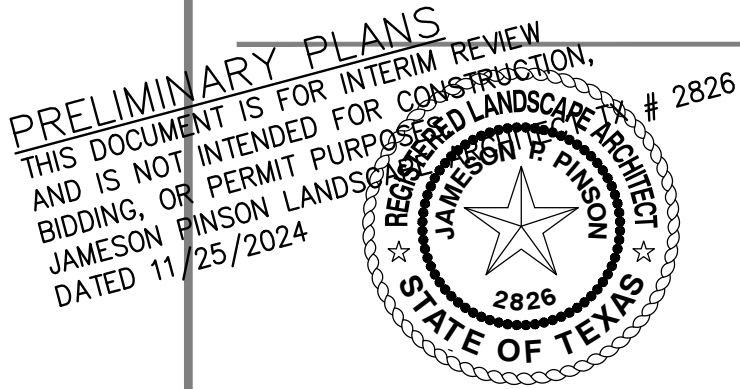
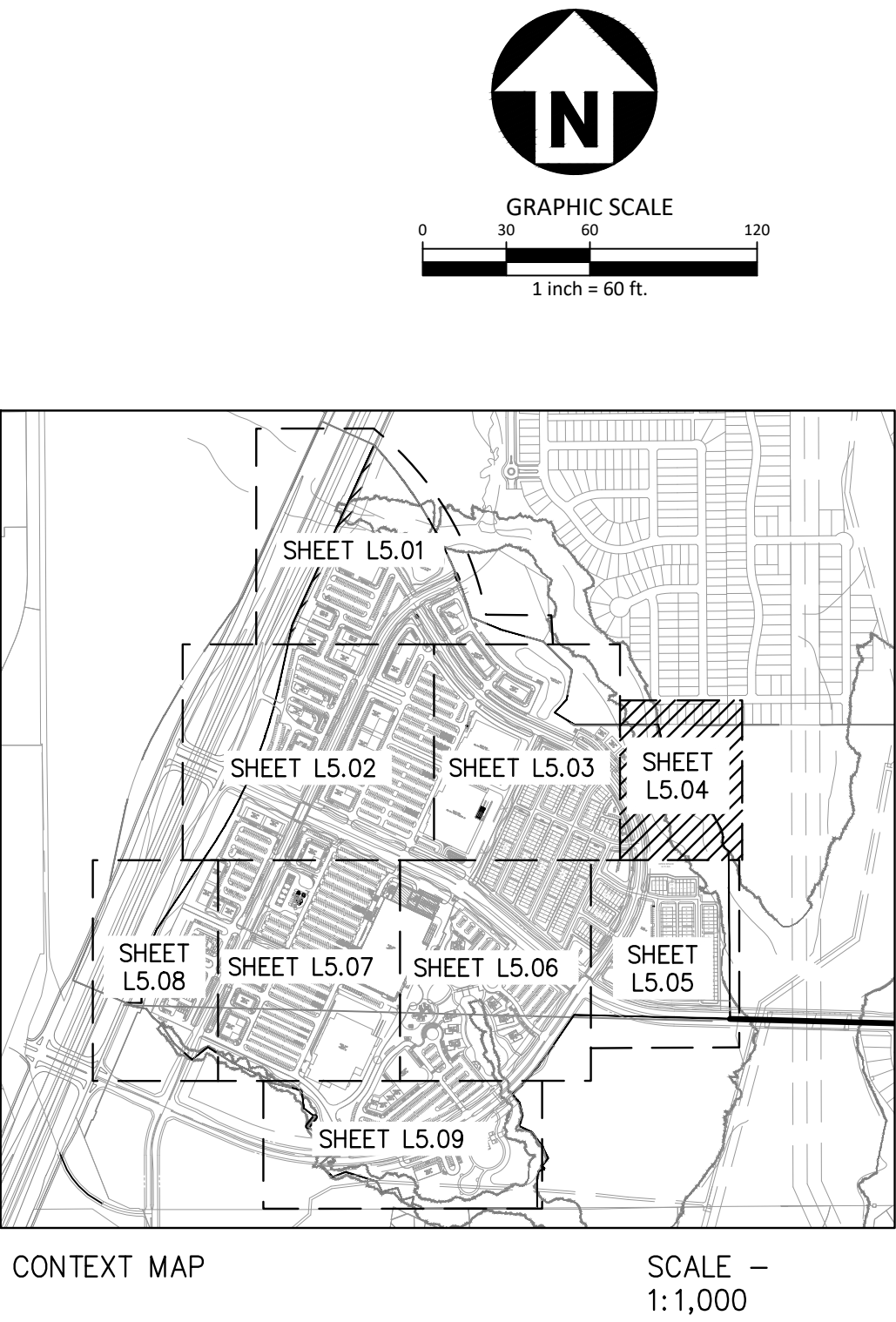
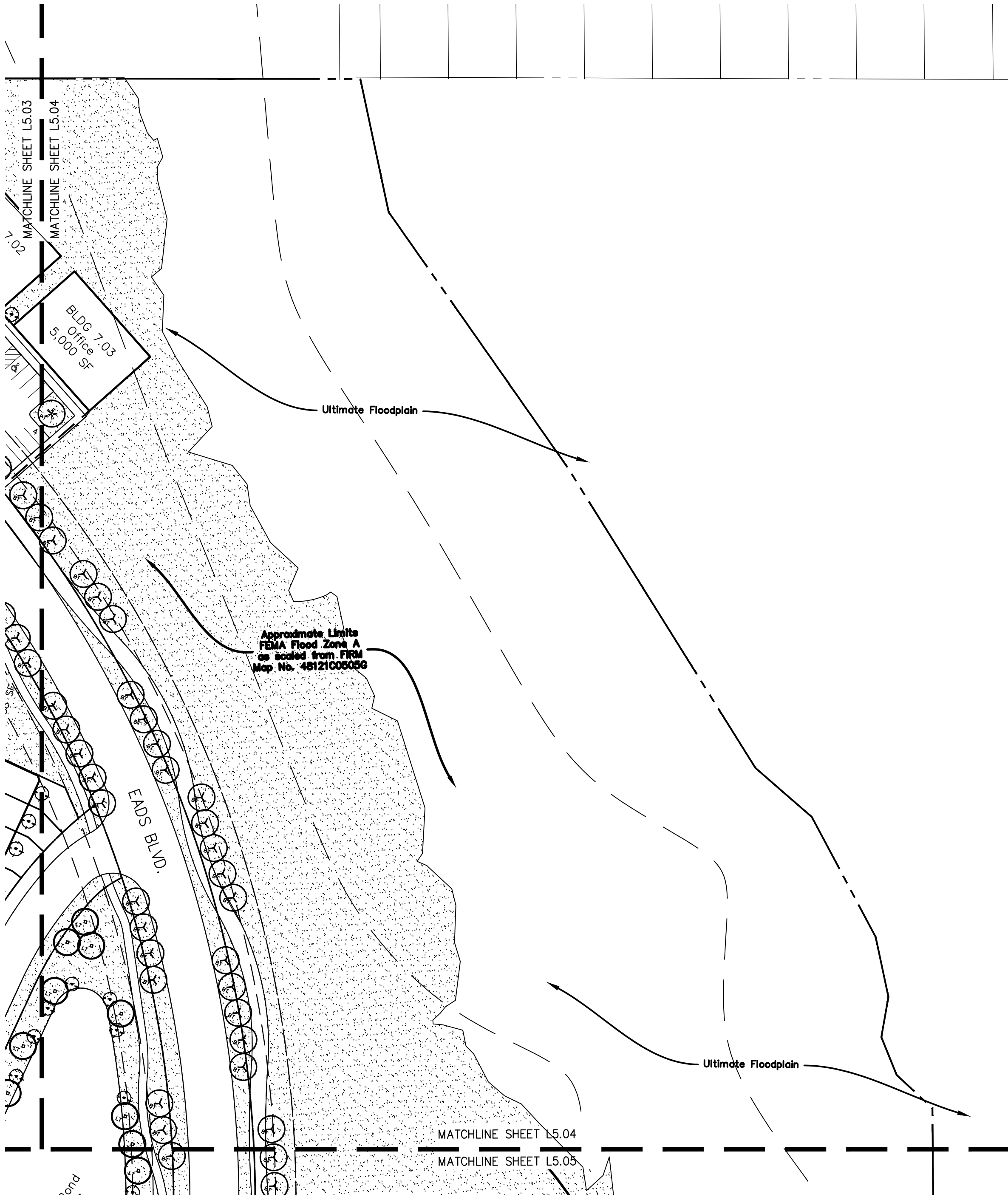
MONARCH

EXHIBIT D-CONCEPT PLAN

35 W & DENTON CREEK BLVD

TOWN OF FLOWER MOUND, TEXAS, 76226

M:\Projects\1\SPEC\SPEC 2022\SPEC22509 Monarch\04 Production\Planning and LA Exhibits\Planning\CADD\LA Working Files\SPEC22509-LS.dwg, 11/21/2024 8:33:48 AM, Justin Sparks



REVISIONS

NO.	DATE	DESCRIPTION
02	02-2024	2ND SUBMITTAL
06	28-2024	3RD SUBMITTAL
08	16-2024	4TH SUBMITTAL
09	27-2024	5TH SUBMITTAL

PLAN INFORMATION

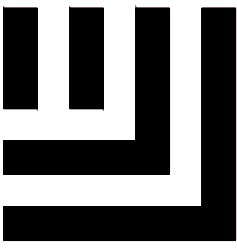
PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	11.25.2024

SHEET

LANDSCAPE PLAN

L5.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

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

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

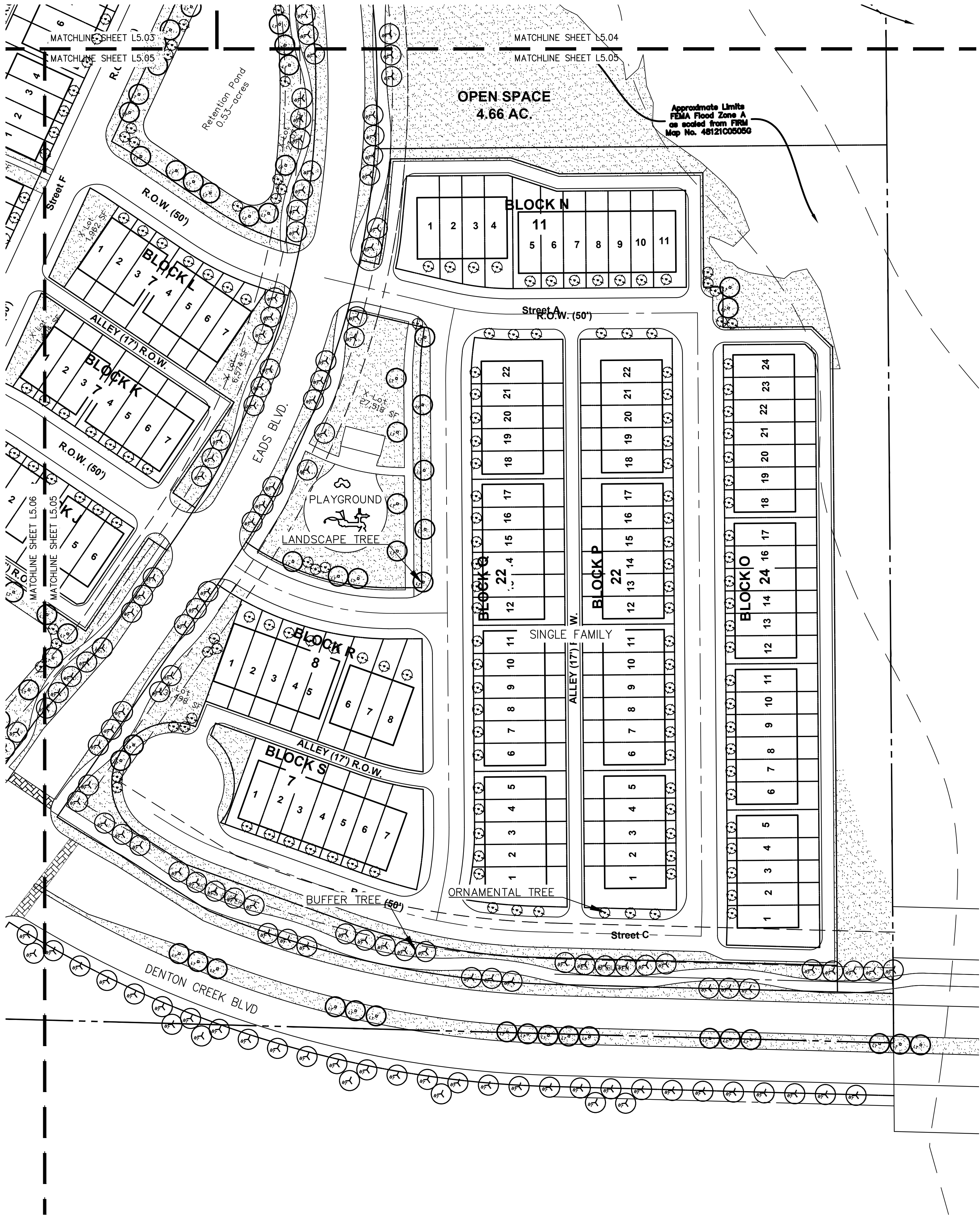
www.mcadamsco.com

CLIENT

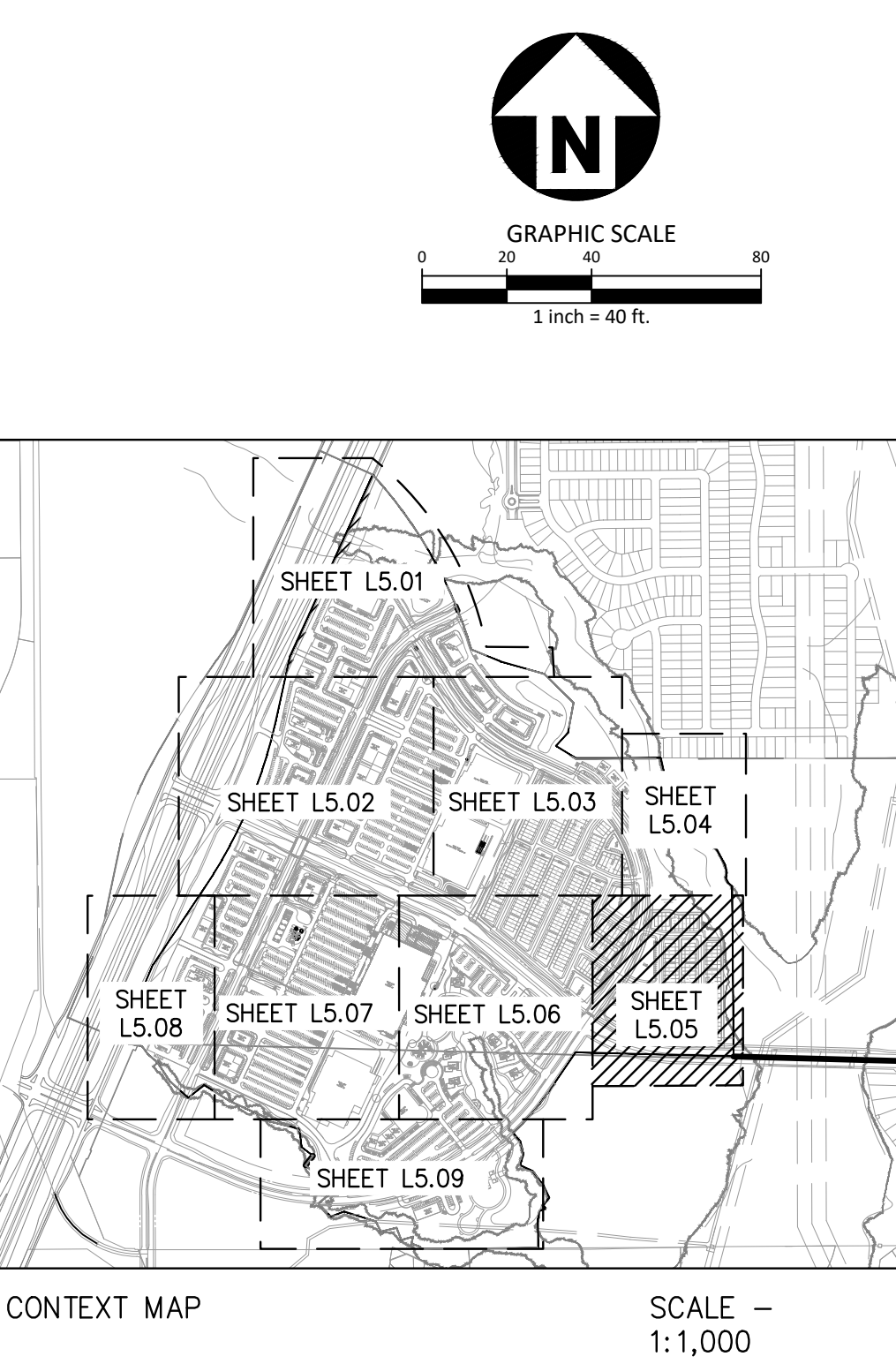
85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

M:\Projects\SPEC\SPEC 2022\SPEC22509 Monarch\04 Production\Planning and L\Exhibits\Planning\CAD\LA Working Files\SPEC22509-L5.dwg, 11/25/2024 8:34:52 AM, Justin Sparks



* ALL SINGLE FAMILY LOTS BETWEEN 3,000 SQUARE FEET REQUIRE 1 TREES (2.5" CAL.) PER LOT.



LEGEND

BUFFER TREE

LANDSCAPE TREE

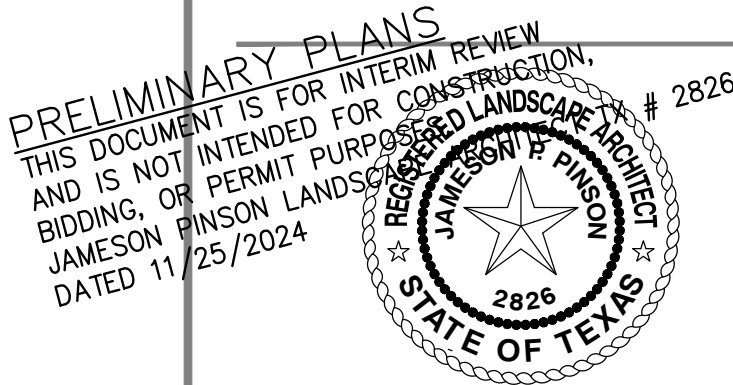
PARKING TREE

HOMEBUILDER TREE

ORNAMENTAL TREE

LANDSCAPE SCREEN

POND REQUIREMENTS			
SIZE	STANDARD	REQUIRED	PROVIDED
.40 ACRES	20 TREES + 1 TREE/700 S.F. AFTER 10,000 S.F.	31 TREES (3" CAL.)	32 TREES (3" CAL.)



REVISIONS

NO.	DATE	DESCRIPTION
02	02-2024	2ND SUBMITTAL
06	28-2024	3RD SUBMITTAL
08	16-2024	4TH SUBMITTAL
09	27-2024	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	40 SCALE
DATE	11.25.2024

SHEET

LANDSCAPE PLAN

L5.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

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

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

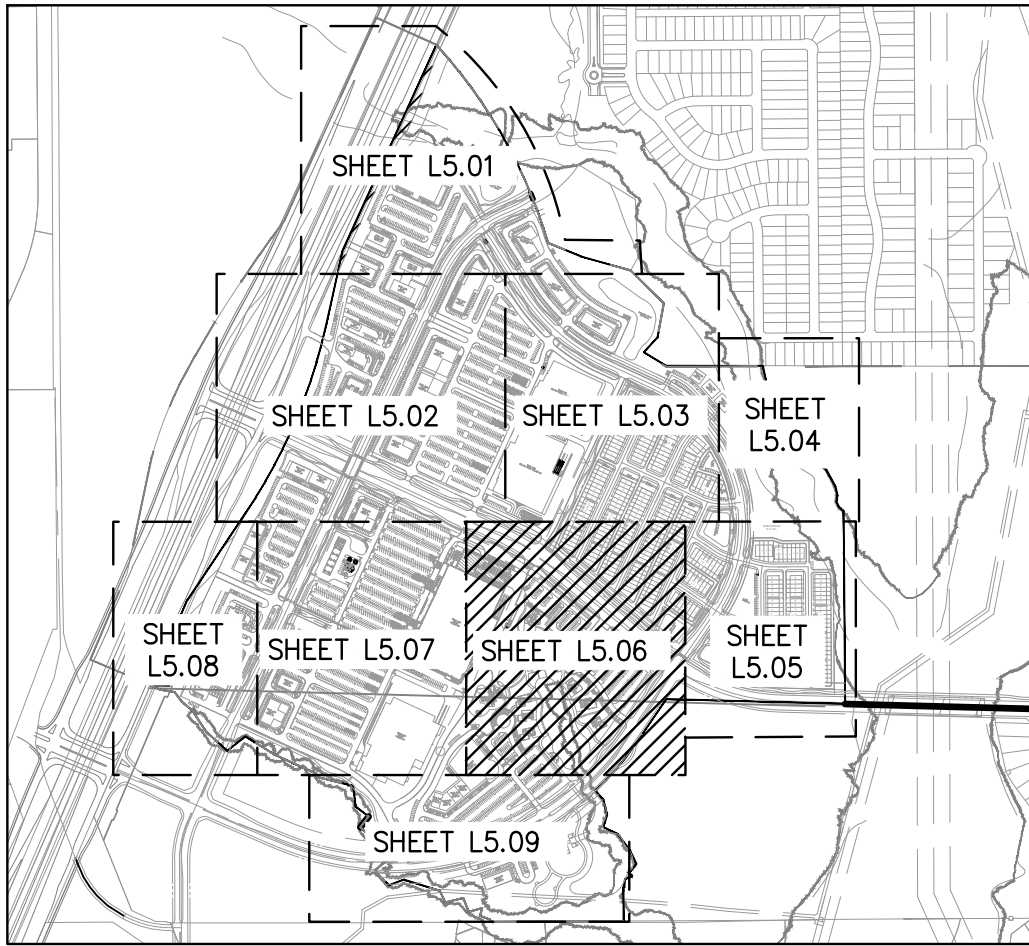
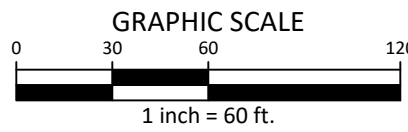
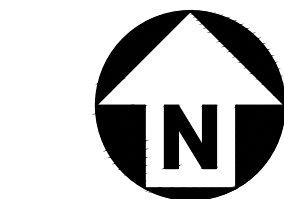
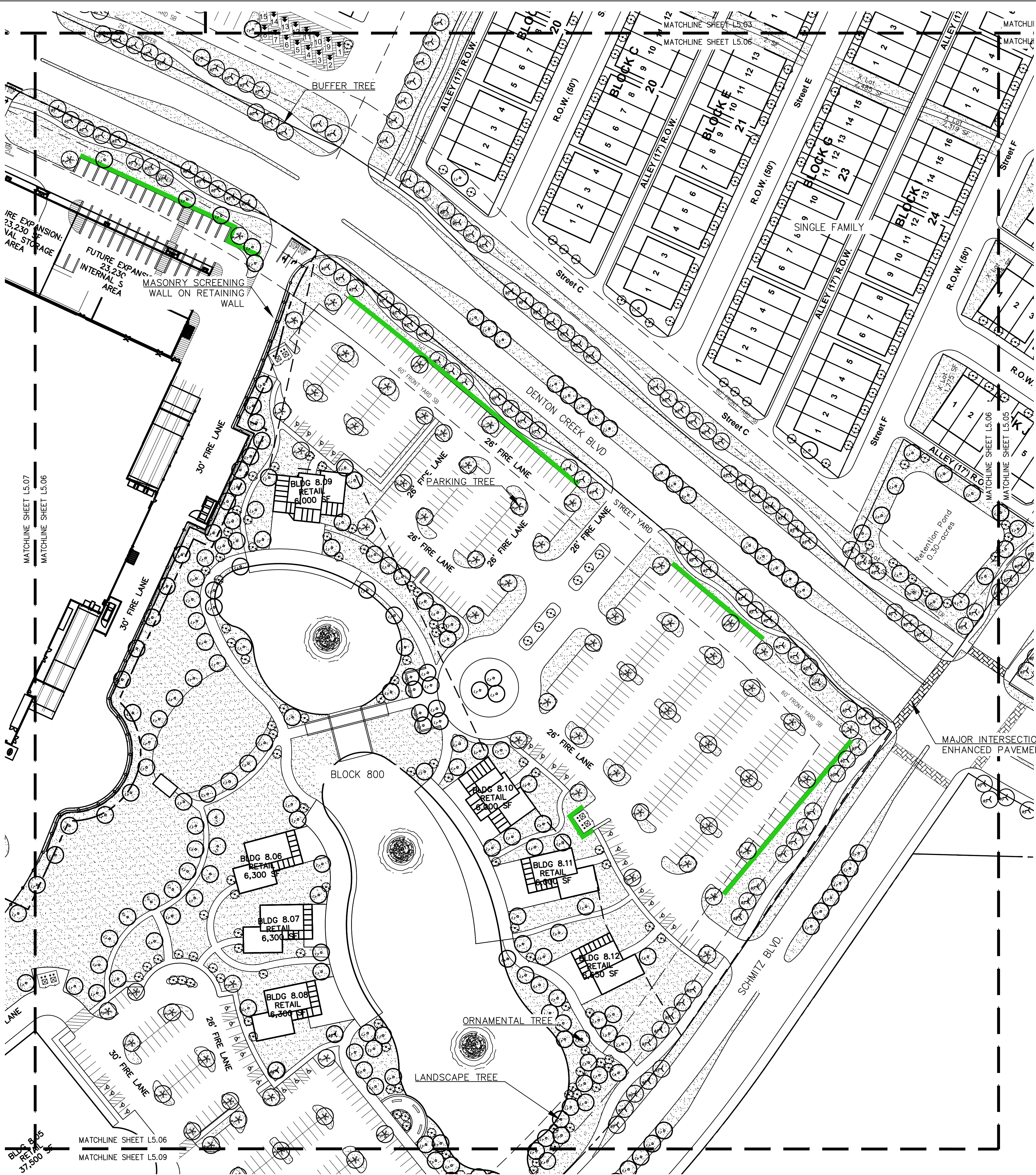
www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

\\projects\spec\spec 2022\spec22509 Monarch\04 Production\Planning and Landscapes\Planning\CAD\LA Working files\SPEC22509-L5.dwg, 11/27/2024 8:36:08 AM, Justin Sparks



CONTEXT MAP

SCALE –
1:1,000

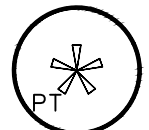
LEGEND



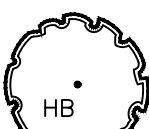
BUFFER TREE



LANDSCAPE TREE



PARKING TREE



HOMEBUILDER TREE

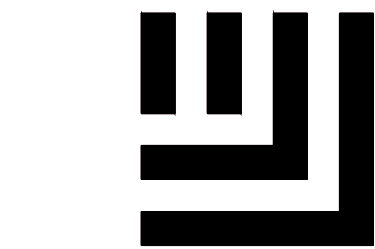


ORNAMENTAL TREE



LANDSCAPE SCREEN

POND REQUIREMENTS			
SIZE	STANDARD	REQUIRED	PROVIDED
.30 ACRES	20 TREES + 1 TREE/700 S.F. AFTER 10,000 S.F.	24 TREES (3" CAL.)	24 TREES (3" CAL.)



McADAMS

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

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

www.mcadamsco.com

CLIENT

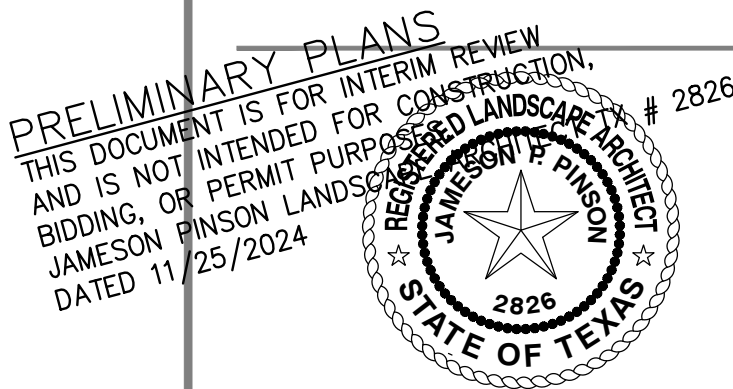
85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ

MONARCH

EXHIBIT D-CONCEPT PLAN

35 W & DENTON CREEK BLVD

TOWN OF FLOWER MOUND, TEXAS, 76226



REVISIONS

NO.	DATE	DESCRIPTION
02	02-2024	2ND SUBMITTAL
06	28-2024	3RD SUBMITTAL
08	16-2024	4TH SUBMITTAL
09	27-2024	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	11.25.2024

SHEET

LANDSCAPE PLAN

L5.06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ



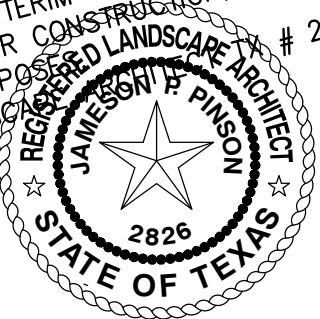
SCALE -
1:1,000

LEGEND



PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 11/25/2024

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
2826



REVISIONS

NO.	DATE	DESCRIPTION
	02-02-2024	2ND SUBMITTAL
	06-28-2024	3RD SUBMITTAL
	08-16-2024	4TH SUBMITTAL
	09-27-2024	5TH SUBMITTAL

PLAN INFORMATION

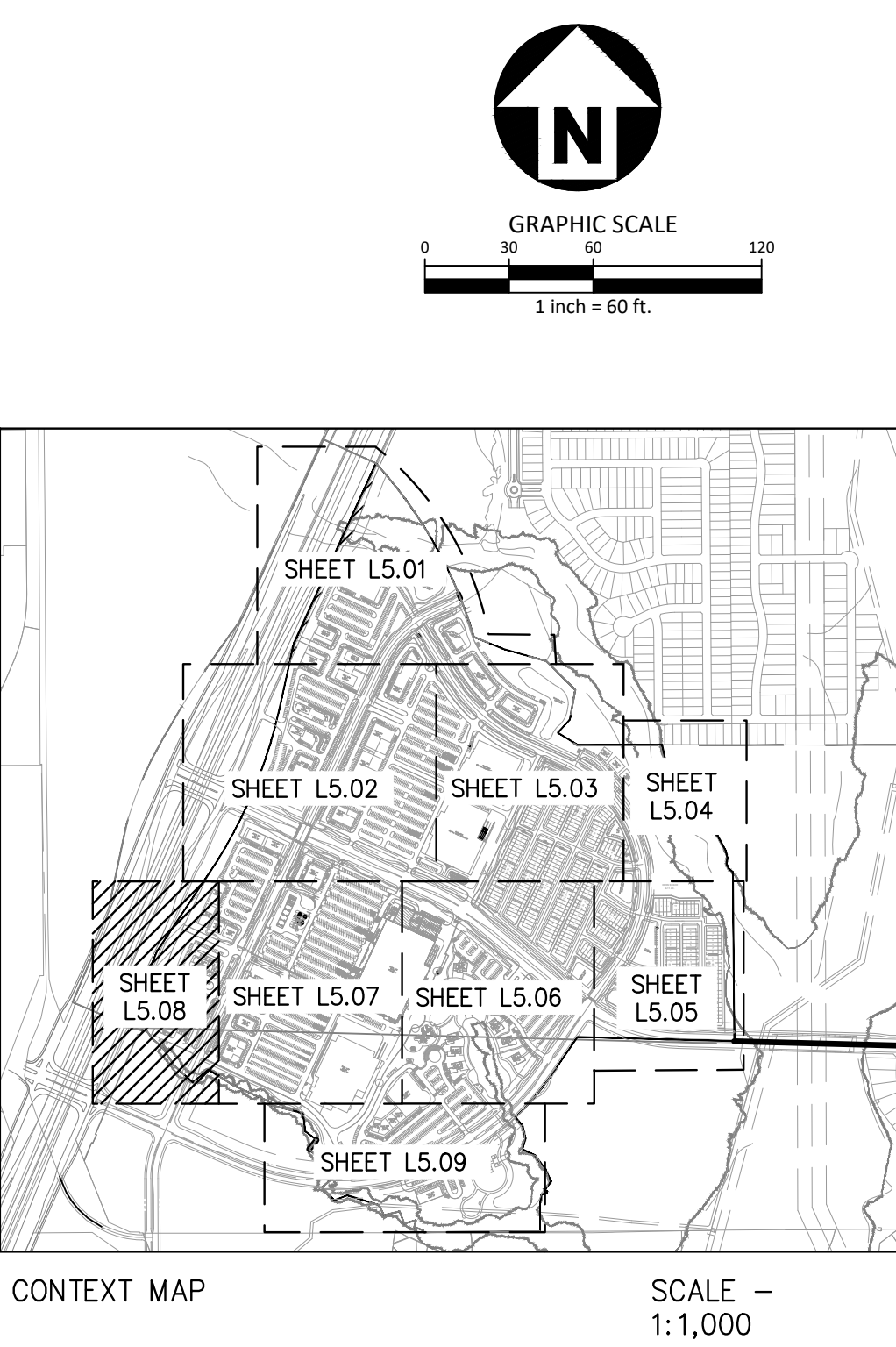
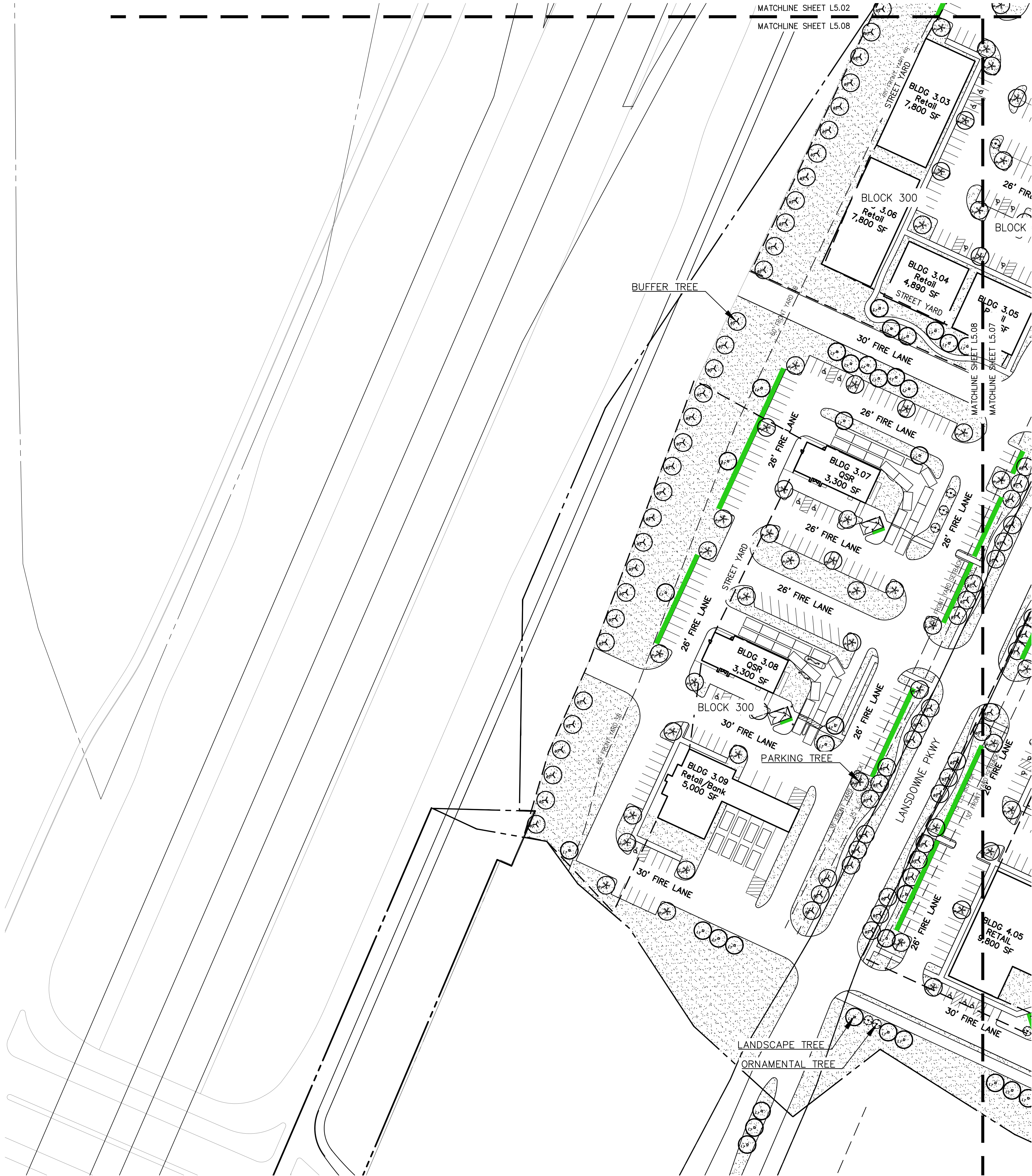
PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	11.25.2024

SHEET

LANDSCAPE PLAN

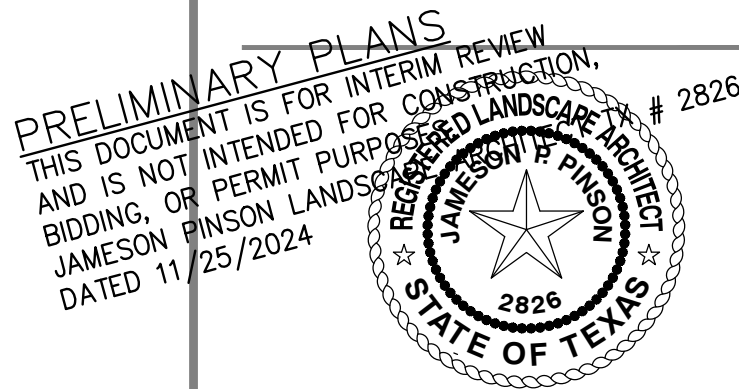
L5.07

M:\Projects\SPEC\SPEC 2022\SPEC22509 Monarch\04 Production\Planning and L\Exhibits\Planning\CAD\LA Working files\SPC22509-15.dwg, 11/27/2024 8:38:13 AM, Justin Sparks



LEGEND

- BUFFER TREE
- LANDSCAPE TREE
- PARKING TREE
- HOMEBUILDER TREE
- ORNAMENTAL TREE
- LANDSCAPE SCREEN



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

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

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

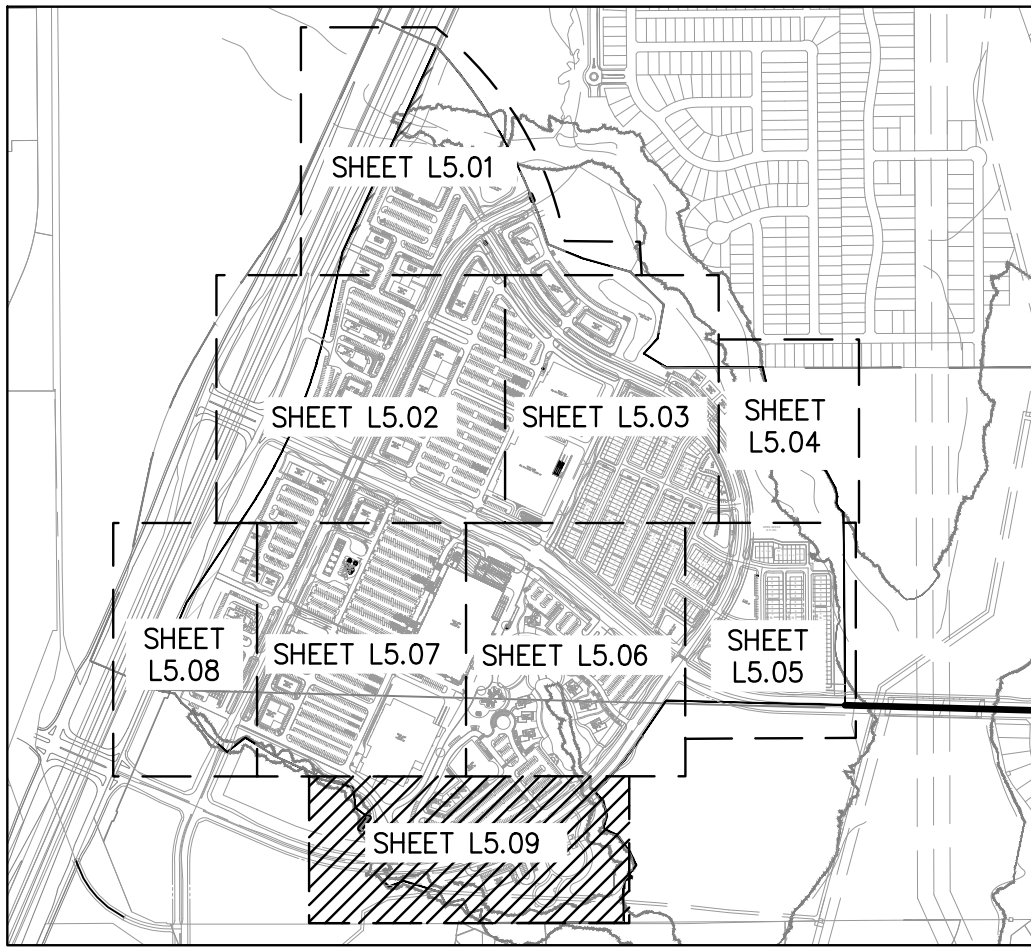
REVISIONS		
NO.	DATE	DESCRIPTION
	02-03-2024	2ND SUBMITTAL
	06-28-2024	3RD SUBMITTAL
	08-16-2024	4TH SUBMITTAL
	09-27-2024	5TH SUBMITTAL

PLAN INFORMATION	
PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	11.25.2024

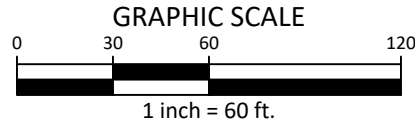
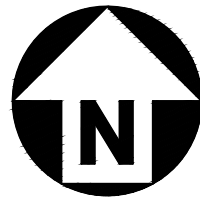
SHEET

LANDSCAPE PLAN

L5.08

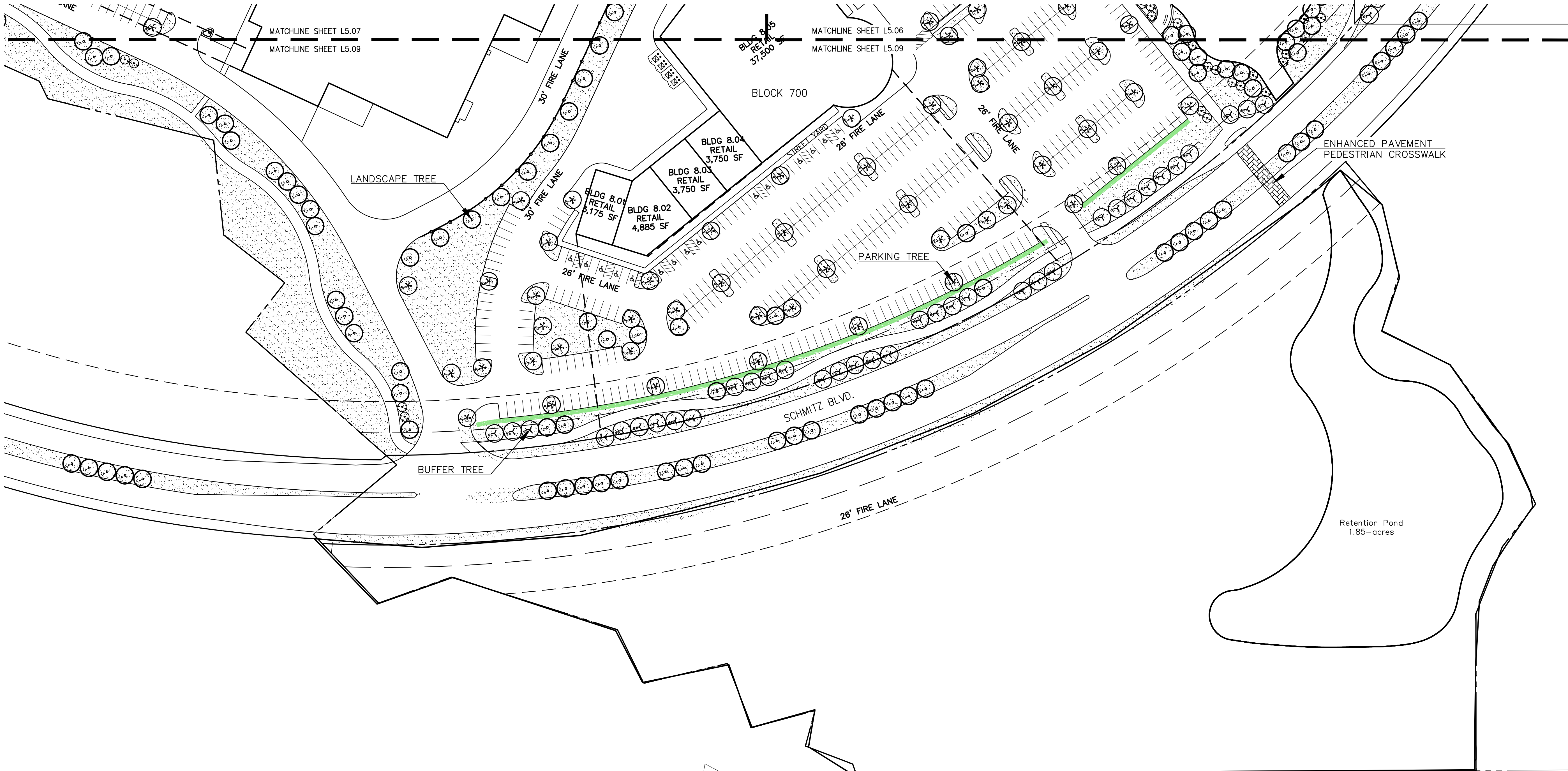


CONTEXT MAP
SCALE –
1:1,000



LEGEND

- BUFFER TREE
- LANDSCAPE TREE
- PARKING TREE
- HOMEBUILDER TREE
- ORNAMENTAL TREE
- LANDSCAPE SCREEN



McAdams

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

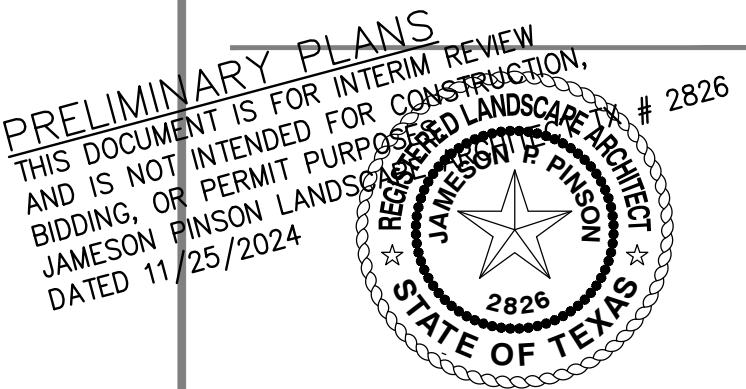
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226



REVISIONS

NO.	DATE	DESCRIPTION
02	02-2024	2ND SUBMITTAL
06	28-2024	3RD SUBMITTAL
08	16-2024	4TH SUBMITTAL
09	27-2024	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	11.25.2024

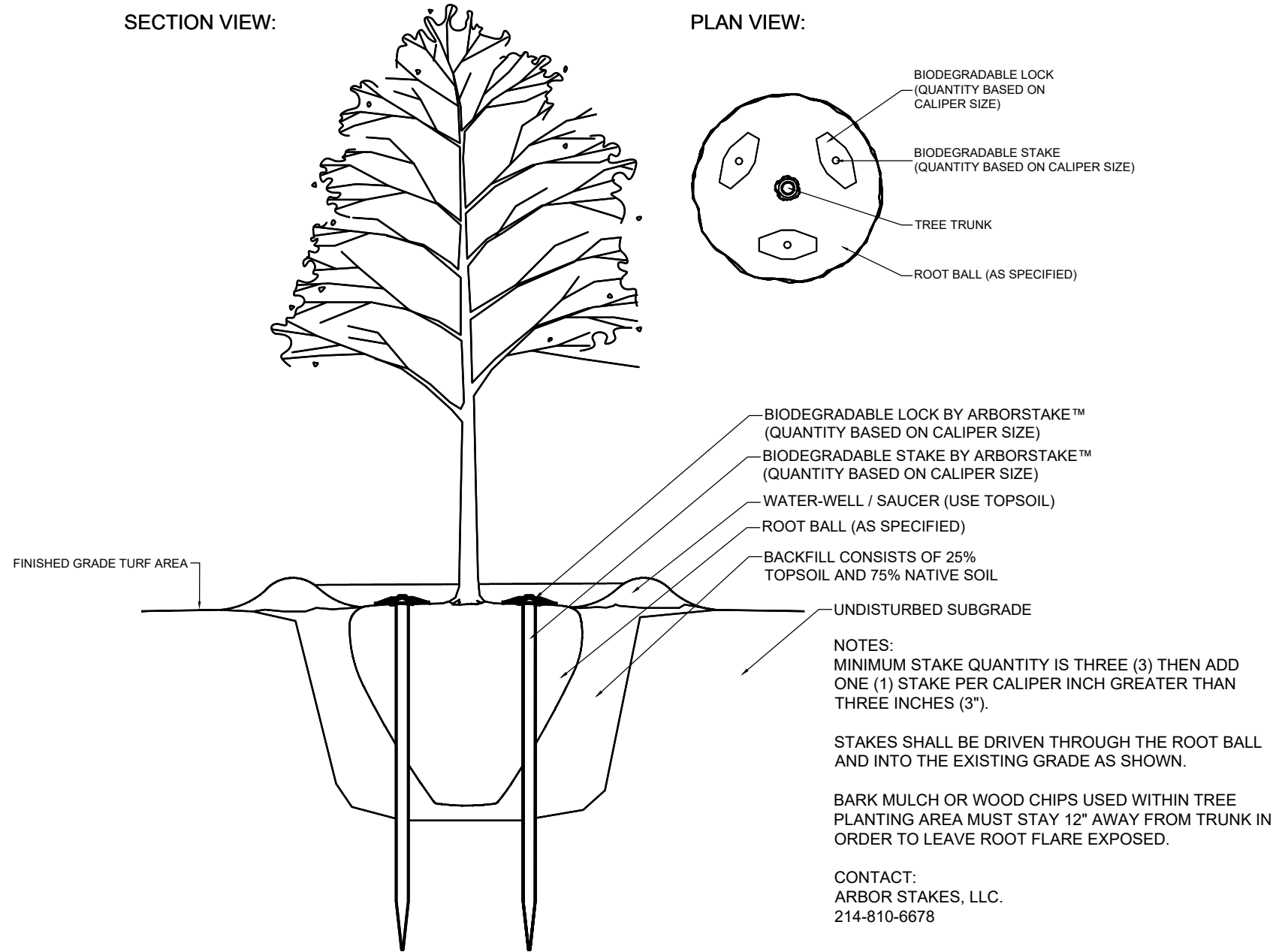
SHEET

LANDSCAPE PLAN

L5.09

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

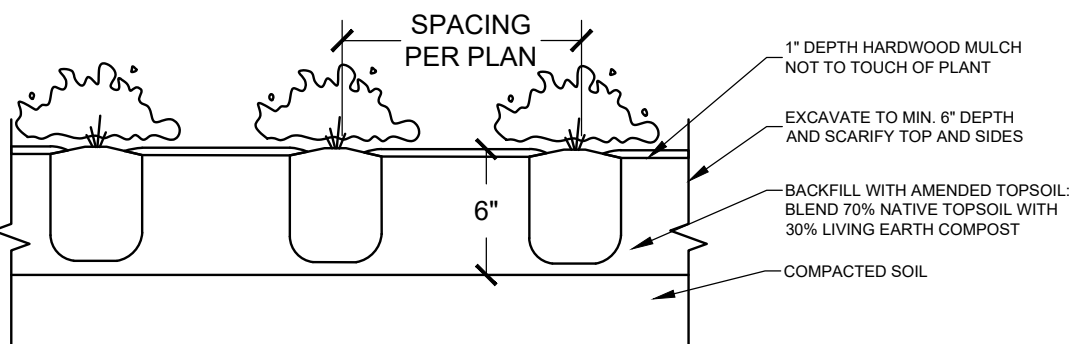
\\A:\Projects\SPEC\SPEC 2022\SPEC22509-15.dwg, 11/21/2024 8:39:37 AM, Justin Sparks



1 BELOWGROUND TREE STAKING DETAIL

SCALE: 1/4"=1'

NOTE: SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.

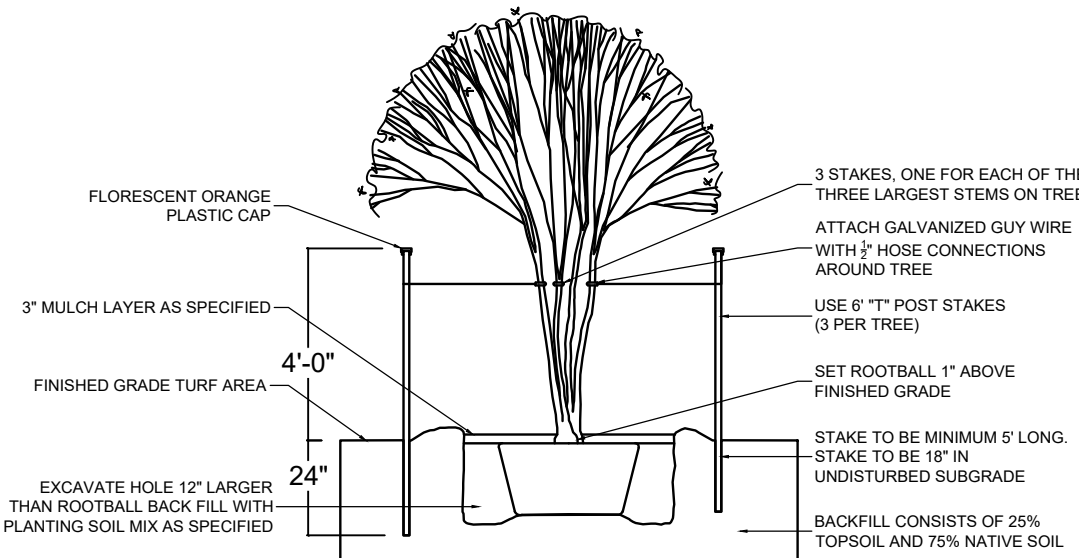


3 GROUNDCOVER PLANTING DETAIL

SCALE: NTS

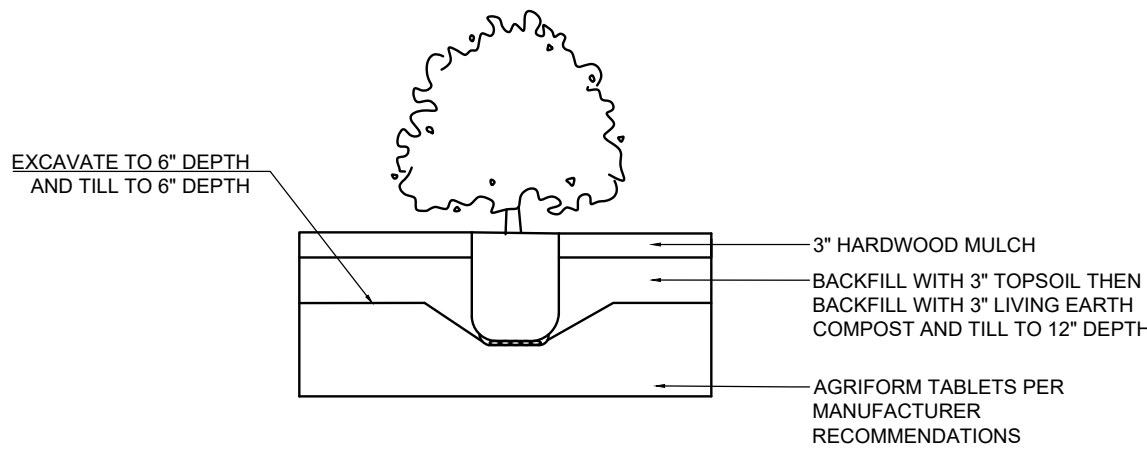
2 MULTI TRUNK TREE STAKING

SCALE: 1/4"=1'



4 SHRUB PLANTING DETAIL

SCALE: 1/2"=1'



LANDSCAPE NOTES:
Town of Flower Mound

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

BLOCK 100 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
1.01-1.03	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	94,443 S.F. OF STREET YARD	44 TREES (3" CAL.)	50 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
1.01-1.03	1 tree/10 SPACES	400 SPACES	41 TREES (3" CAL.)	46 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 200 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
200	50 TREES+ 1 TREE/5,000 S.F. AFTER 10,000 S.F.	111,408 S.F. OF STREET YARD	51 TREES (3" CAL.)	58 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
200	1 tree/10 SPACES	455 SPACES	46 TREES (3" CAL.)	57 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 300 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
3.01-3.05	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	72,296 S.F. OF STREET YARD	35 TREES (3" CAL.)	49 TREES (3" CAL.)
3.06-3.09	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	70,737 S.F. OF STREET YARD	34 TREES (3" CAL.)	50 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
3.01-3.05	1 tree/10 SPACES	271 SPACES	27 TREES (3" CAL.)	36 TREES
3.06-3.09	1 tree/10 SPACES	165 SPACES	17 TREES (3" CAL.)	31 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 400 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
4.01-4.02 4.06	50 TREES+ 1 TREE/5,000 S.F. AFTER 110,000 S.F.	191,578 S.F. OF STREET YARD	66 TREES (3" CAL.)	68 TREES (3" CAL.)
4.03-4.05 4.07	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	56,205 S.F. OF STREET YARD	29 TREES (3" CAL.)	29 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
4.01-4.02 4.06	1 tree/10 SPACES	872 SPACES	87 TREES (3" CAL.)	88 TREES
4.03-4.05 4.07	1 tree/10 SPACES	635 SPACES	64 TREES (3" CAL.)	68 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 500 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
500	50 TREES+ 1 TREE/5,000 S.F. AFTER 110,000 S.F.	354,507 S.F. OF STREET YARD	99 TREES (3" CAL.)	100 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
500	1 tree/10 SPACES	1,159 SPACES	115 TREES (3" CAL.)	135 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 600 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
600	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	84,300 S.F. OF STREET YARD	40 TREES (3" CAL.)	42 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
600	1 tree/10 SPACES	275 SPACES	28 TREES (3" CAL.)	45 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 700 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
7.01-7.03	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	22,713 S.F. OF STREET YARD	15 TREES (3" CAL.)	15 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
7.01-7.03	1 tree/10 SPACES	55 SPACES	6 TREES (3" CAL.)	10 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 800 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
8.01-8.08	50 TREES+ 1 TREE/5,000 S.F. AFTER 110,000 S.F.	114,826 S.F. OF STREET YARD	51 TREES (3" CAL.)	51 TREES (3" CAL.)
8.09-8.12	50 TREES+ 1 TREE/5,000 S.F. AFTER 110,000 S.F.	245,874 S.F. OF STREET YARD	77 TREES (3" CAL.)	96 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
8.01-8.08	1 tree/10 SPACES	468 SPACES	47 TREES (3" CAL.)	65 TREES
8.09-8.12	1 tree/10 SPACES	368 SPACES	37 TREES (3" CAL.)	50 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 900 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
9.01	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	15,200 S.F. OF STREET YARD	13 TREES (3" CAL.)	13 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
9.01	1 tree/10 SPACES	68 SPACES	7 TREES (3" CAL.)	11 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75066

phone 972. 436. 9712

fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, #####, 76226



REVISIONS

NO.	DATE	DESCRIPTION
	02-02-2024	2ND SUBMITTAL
	06-28-2024	3RD SUBMITTAL
	08-16-2024	4TH SUBMITTAL
	09-27-2024	5TH SUBMITTAL

PLAN INFORMATION

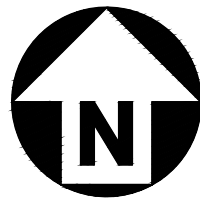
PROJECT NO. SPEC22509
FILENAME SPEC22509-L5.DWG
CHECKED BY VB
DRAWN BY PA
SCALE
DATE 11.25.2024

SHEET

LANDSCAPE DETAILS

L5.10

M:\Projects\SPEC\SPEC 2022\SPEC22509-Monarch\04-Production\Planning and L&E\Exhibits\Planning\CD\LA Working Files\SPEC22509-L5.dwg, 11/27/2024 8:29:28 AM, Justin Sparks



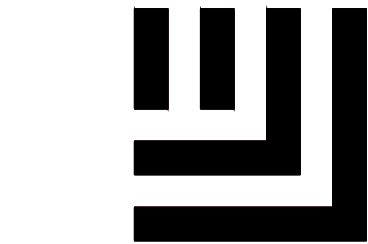
GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
MONARCH

STREET BUFFER WIDTH			
STANDARD		REQUIRED	PROVIDED
STREET 'A'		25 FT.	25 FT.
SCHMITZ ST.		15 FT.	15 FT.
LANDSDOWNE ST.		15 FT.	15 FT.
DENTON CREEK BLVD.		25 FT.	25 FT.
IH-35W FRONTAGE		25 FT.	25 FT.
COLLECTOR RD.		15 FT.	15 FT.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	902 L.F. STREET 'A'	30 TREES (3" CAL.) EACH SIDE	31 TREES (3" CAL.) EACH SIDE
1 PER 30 L.F.	3,000 L.F. MULKEY RD.	100 TREES (3" CAL.) EACH SIDE	200 TREES (3" CAL.)
1 PER 30 L.F.	3,160 L.F. LANDSDOWNE ST.	106 TREES (3" CAL.) EACH SIDE	112 TREES (3" CAL.)
1 PER 30 L.F.	3,600 L.F. DENTON CREEK BLVD.	120 TREES (3" CAL.) EACH SIDE	240 TREES (3" CAL.)
1 PER 30 L.F.	3,092 L.F. IH-35W FRONTAGE	104 TREES (3" CAL.)	107 TREES (3" CAL.)
1 PER 30 L.F.	1,656 L.F. SCHMITZ BLVD.	55 TREES (3" CAL.)	55 TREES (3" CAL.)

STREET YARD TREES				
	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
BLOCK 1.01-1.03	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	94,443 S.F. OF STREET YARD	44 TREES (3" CAL.)	50 TREES (3" CAL.)
BLOCK 2.01-2.05	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	111,408 S.F. OF STREET YARD	51 TREES (3" CAL.)	58 TREES (3" CAL.)
BLOCK 3.01-3.05	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	72,296 S.F. OF STREET YARD	35 TREES (3" CAL.)	49 TREES (3" CAL.)
BLOCK 3.06-3.09	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	70,737 S.F. OF STREET YARD	34 TREES (3" CAL.)	50 TREES (3" CAL.)
BLOCK 4.01-4.02, 4.06	50 TREES + 1 TREE/5,000 S.F. AFTER 110,000 S.F.	191,578 S.F. OF STREET YARD	66 TREES (3" CAL.)	68 TREES (3" CAL.)
BLOCK 4.03-4.05, 4.07	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	56,205 S.F. OF STREET YARD	29 TREES (3" CAL.)	29 TREES (3" CAL.)
BLOCK 5.01-5.06	50 TREES + 1 TREE/5,000 S.F. AFTER 110,000 S.F.	354,507 S.F. OF STREET YARD	99 TREES (3" CAL.)	100 TREES (3" CAL.)
BLOCK 6.01-6.03	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	84,300 S.F. OF STREET YARD	40 TREES (3" CAL.)	42 TREES (3" CAL.)
BLOCK 7.01-7.03	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	22,713 S.F. OF STREET YARD	15 TREES (3" CAL.)	15 TREES (3" CAL.)
BLOCK 8.01-8.08	50 TREES + 1 TREE/5,000 S.F. AFTER 110,000 S.F.	114,826 S.F. OF STREET YARD	51 TREES (3" CAL.)	51 TREES (3" CAL.)
BLOCK 8.09-8.12	50 TREES + 1 TREE/5,000 S.F. AFTER 110,000 S.F.	245,874 S.F. OF STREET YARD	77 TREES (3" CAL.)	96 TREES (3" CAL.)
BLOCK 9.01	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	15,200 S.F. OF STREET YARD	13 TREES (3" CAL.)	13 TREES (3" CAL.)
PARKING TREES				
	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
BLOCK 1.01-1.03	1 tree/10 SPACES	409 SPACES	41 TREES (3" CAL.)	46 TREES
BLOCK 2.01-2.05	1 tree/10 SPACES	455 SPACES	46 TREES (3" CAL.)	57 TREES
BLOCK 3.01-3.09	1 tree/10 SPACES	436 SPACES	44 TREES (3" CAL.)	67 TREES
BLOCK 4.01-4.07	1 tree/10 SPACES	1,507 SPACES	151 TREES (3" CAL.)	156 TREES
BLOCK 5.01-5.06	1 tree/10 SPACES	1,153 SPACES	115 TREES (3" CAL.)	136 TREES
BLOCK 6.01-6.03	1 tree/10 SPACES	275 SPACES	28 TREES (3" CAL.)	45 TREES
BLOCK 7.01-7.03	1 tree/10 SPACES	55 SPACES	6 TREES (3" CAL.)	10 TREES
BLOCK 8.01-8.12	1 tree/10 SPACES	836 SPACES	84 TREES (3" CAL.)	111 TREES
BLOCK 9.01	1 tree/10 SPACES	68 SPACES	7 TREES (3" CAL.)	11 TREES

**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.



McAdams

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

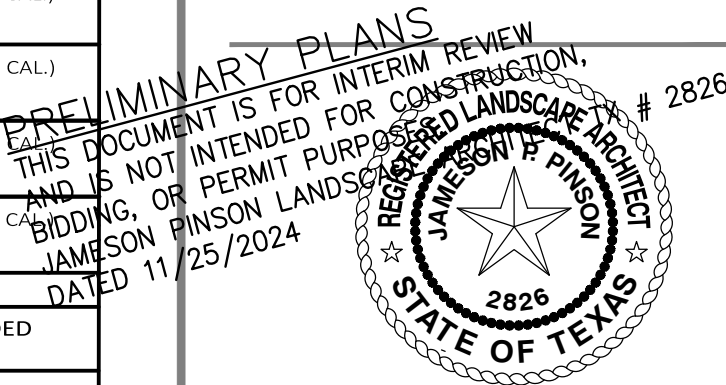
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226



REVISIONS

NO.	DATE	DESCRIPTION
	02-02-2024	2ND SUBMITTAL
	06-28-2024	3RD SUBMITTAL
	08-16-2024	4TH SUBMITTAL
	09-27-2024	5TH SUBMITTAL

PLAN INFORMATION

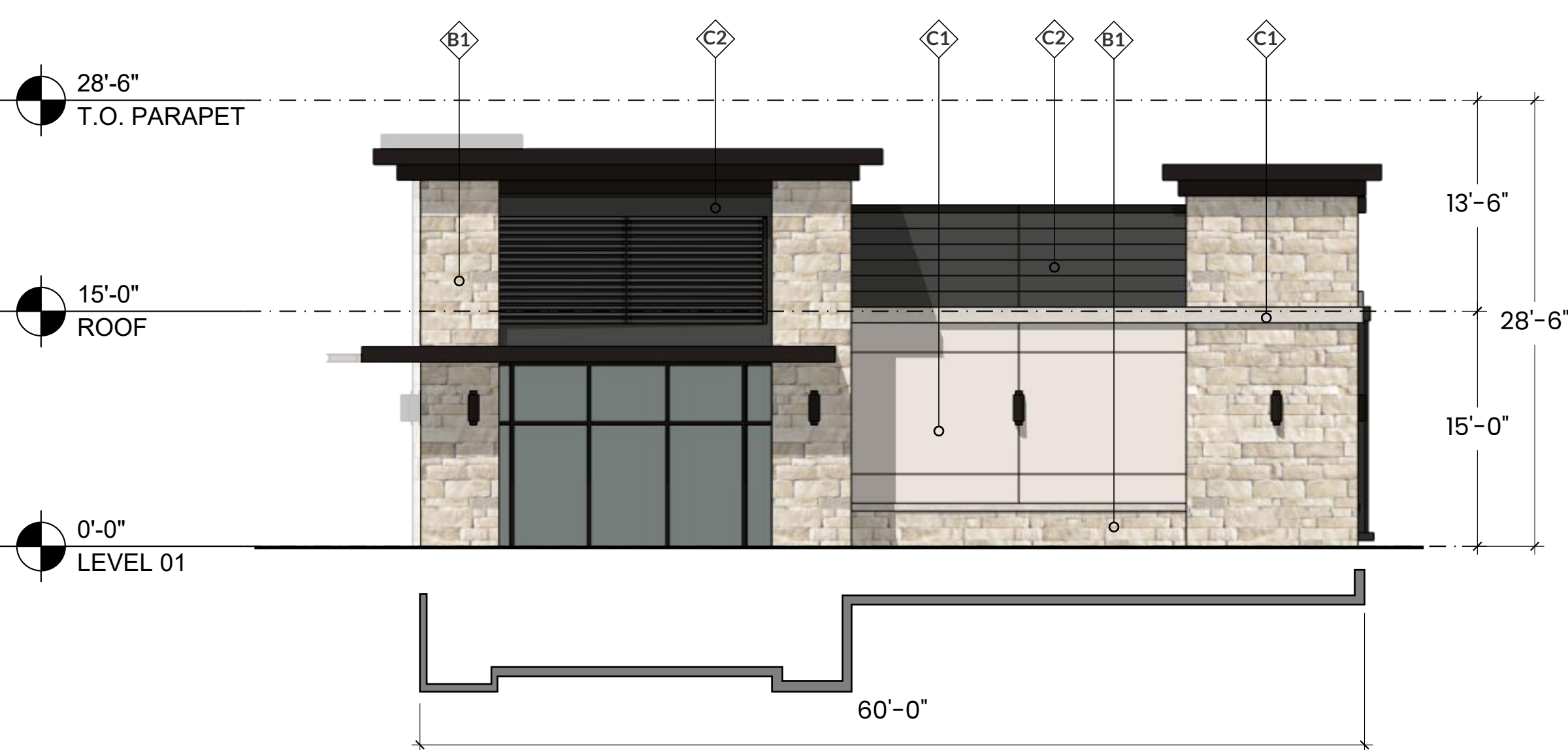
PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	200 SCALE
DATE	11.25.2024

SHEET

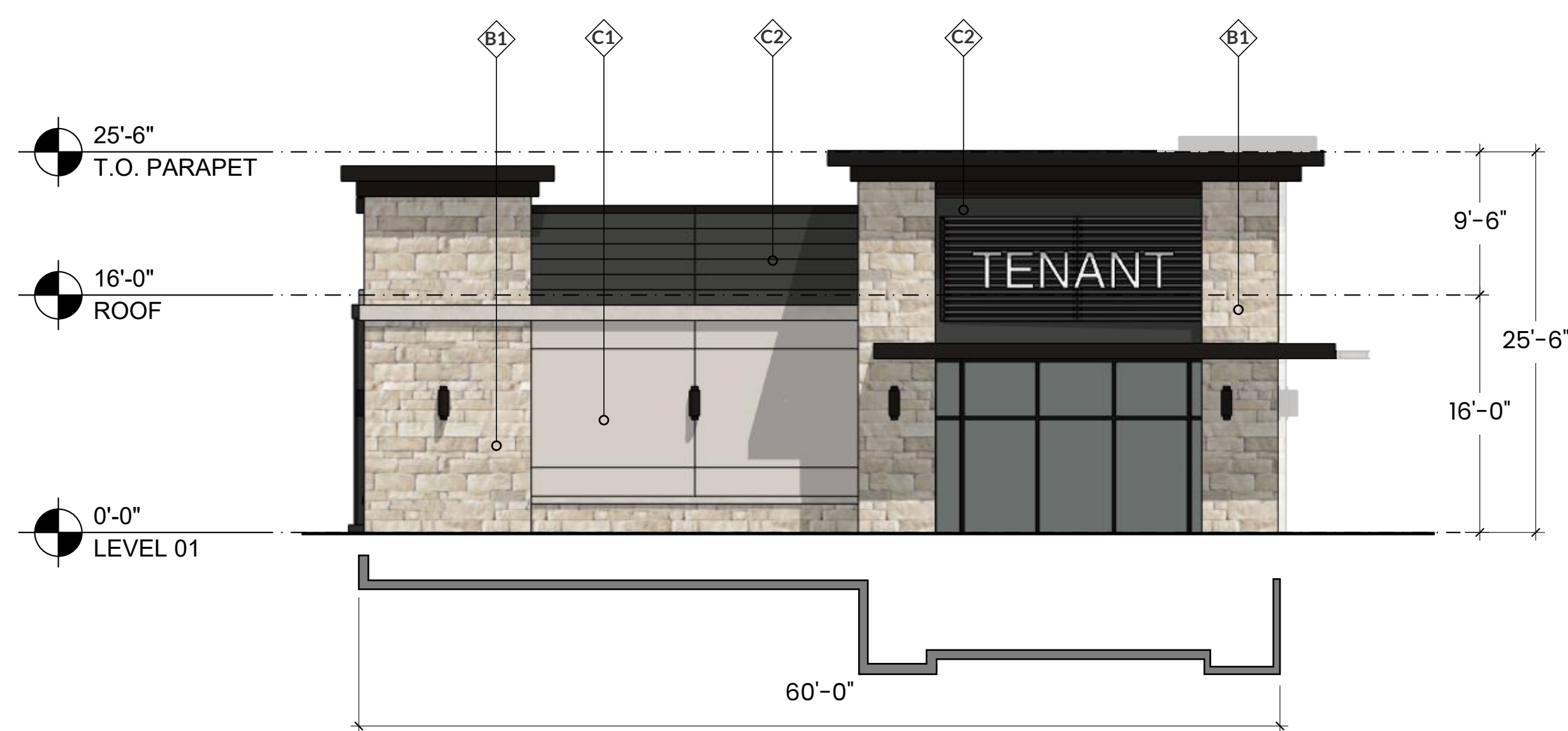
OVERALL LANDSCAPE
PLAN

L5.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



4 RIGHT ELEVATION - IN-LINE RETAIL
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION - IN-LINE RETAIL
SCALE: 1/8" = 1'-0"



2 BACK ELEVATION - IN-LINE RETAIL
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION - IN-LINE RETAIL
SCALE: 1/8" = 1'-0"

	In-Line Retail Building	Front		Back		Left		Right		Building Totals	
1	Total Façade SF	5,077		4,760		1,430		1,430		12,697	
2	Façade SF(minus windows & doors)	3,302		4,590		1,245		1,245		10,382	
3	Doors & Windows	1,775		170		185		185		2,315	
		SF	%	SF	%	SF	%	SF	%	SF	%
4	Primary Material Totals	2,815	85.2%	4,370	95.2%	1,100	88.3%	1,100	88.3%	9,385	90.3%
	Stone	980	29.6%	940	20.4%	515	41.3%	515	41.3%	2,950	28.4%
	Brick	910	27.5%	310	6.7%	0	0.0%	0	0.0%	1,220	11.7%
	Painted-Tilt Wall	925	28.0%	3,120	67.9%	585	46.9%	585	46.9%	5,215	50.2%
5	Secondary Material Totals	487	14.7%	220	4.7%	145	11.6%	145	11.6%	1,190	11.4%
	Cementitious Lap Siding	162	4.9%	205	4.4%	80	6.4%	80	6.4%	525	5.0%
	Metal	325	9.8%	15	0.3%	65	5.2%	65	5.2%	665	6.4%

ELEVATIONS ON PAGE

BRICK 1

ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136

BRICK 2

ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003

BRICK 3

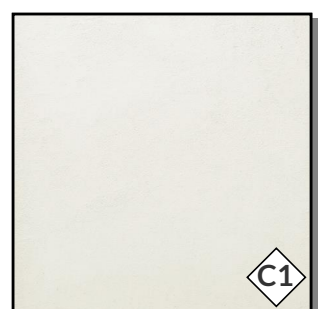
ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806

STONE 1

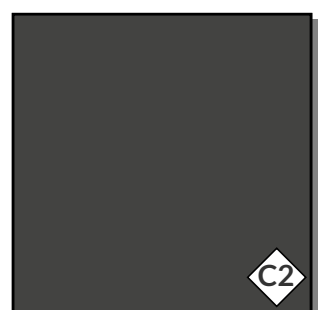
Solado Stone
Sonoma Buff Lueders

STONE 2

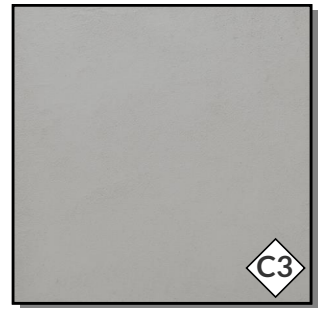
Coronado Stone
Smooth Limestone
White Sands



PAINT 1 USED ON TILT-WALL & STUCCO
Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



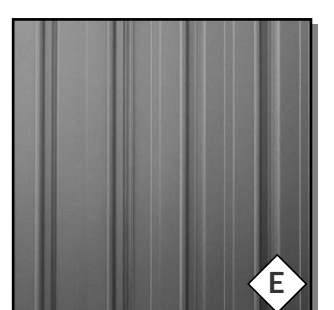
PAINT 2 USED ON TILT-WALL & STUCCO
Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



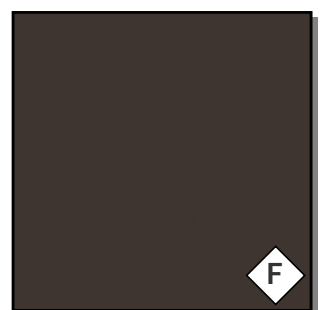
PAINT 3 USED ON TILT-WALL & STUCCO
Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



SIDING
Cementitious Lap Siding
Integral Color



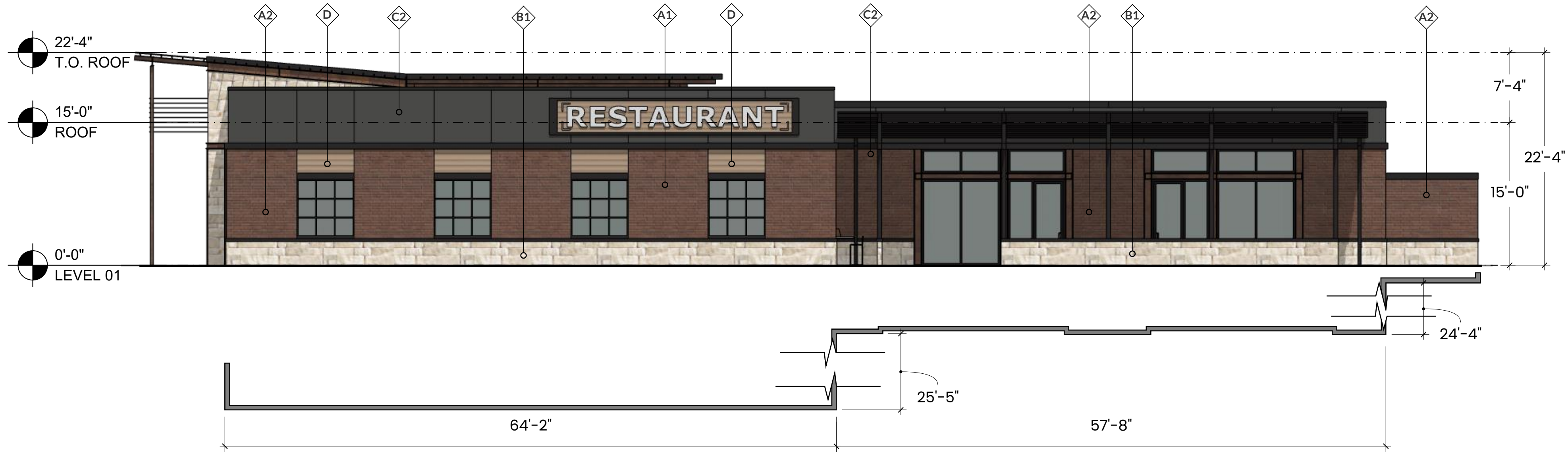
METAL - STANDING SEAM
Tee-Panel Standing Seam System



METAL ACCENT
Color: Dark Bronze



4 FRONT ELEVATION - SIT-DOWN RESTARAUNT
SCALE: 1/8" = 1'-0"



3 BACK ELEVATION - SIT-DOWN RESTARAUNT
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION - SIT-DOWN RESTARAUNT
SCALE: 1/8" = 1'-0"



1 LEFT ELEVATION - SIT-DOWN RESTARAUNT
SCALE: 1/8" = 1'-0"

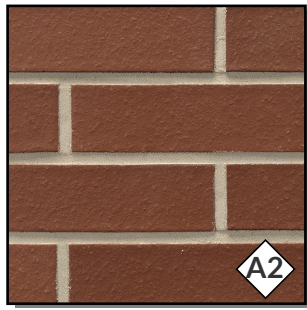
Restaurant Building		Front		Back		Left		Right		Building Totals	
1	Total Façade SF	2,365		2,270		1,590		1,690		7,915	
2	Façade SF(minus windows & doors)	1,920		1,785		1,410		1,330		6,445	
3	Doors & Windows	445		485		180		360		1,470	
4	Primary Material Totals	SF	%	SF	%	SF	%	SF	%	SF	%
		1,655	86.1%	1,485	83.1%	1,150	81.5%	1,200	90.2%	5,490	85.1%
		745	38.8%	345	19.3%	310	21.9%	620	46.6%	2,020	31.3%
		430	22.3%	680	38.0%	510	36.1%	235	17.6%	1,855	28.7%
5	Secondary Material Totals	480	25.0%	460	25.7%	330	23.4%	345	25.9%	1,615	25.0%
		265	13.8%	300	16.8%	260	18.4%	130	9.7%	955	14.8%
		175	9.1%	240	13.4%	150	10.6%	80	6.0%	645	10.0%
		90	4.6%	60	3.3%	110	7.8%	50	3.7%	310	4.8%

ELEVATIONS ON PAGE



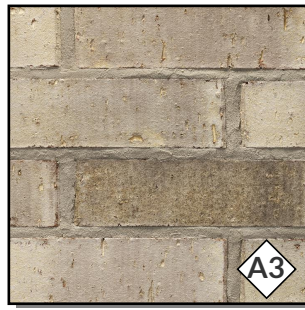
BRICK 1

ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



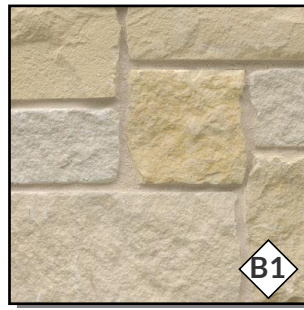
BRICK 2

ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



BRICK 3

ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



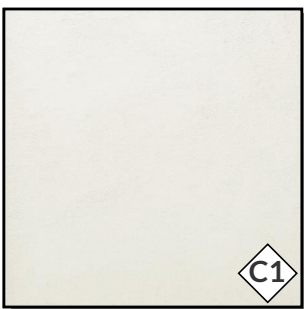
STONE 1

Solado Stone
Sonoma Buff Lueders



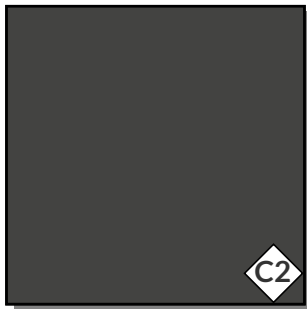
STONE 2

Coronado Stone
Smooth Limestone
White Sands



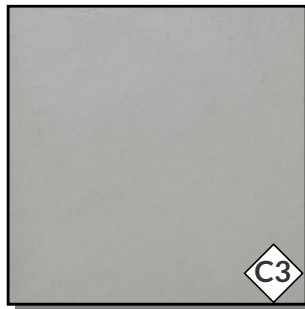
PAINT 1 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



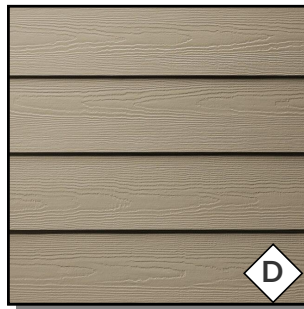
PAINT 2 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



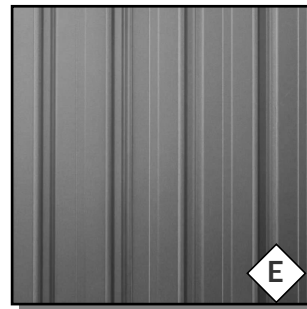
PAINT 3 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



SIDING

Cementitious Lap Siding
Integral Color



METAL - STANDING SEAM

Tee-Panel
Standing Seam System



METAL ACCENT

Color: Dark Bronze

BRICK 1
ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136

BRICK 2
ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003

BRICK 3
ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806

STONE 1
Solado Stone
Sonoma Buff Lueders

STONE 2
Coronado Stone
Smooth Limestone
White Sands

PAINT 1 USED ON
TILT-WALL & STUCCO
Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229

PAINT 2 USED ON
TILT-WALL & STUCCO
Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65

PAINT 3 USED ON
TILT-WALL & STUCCO
Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164

SIDING
Cementitious Lap Siding
Integral Color

METAL - STANDING
SEAM
Tee-Panel
Standing Seam System

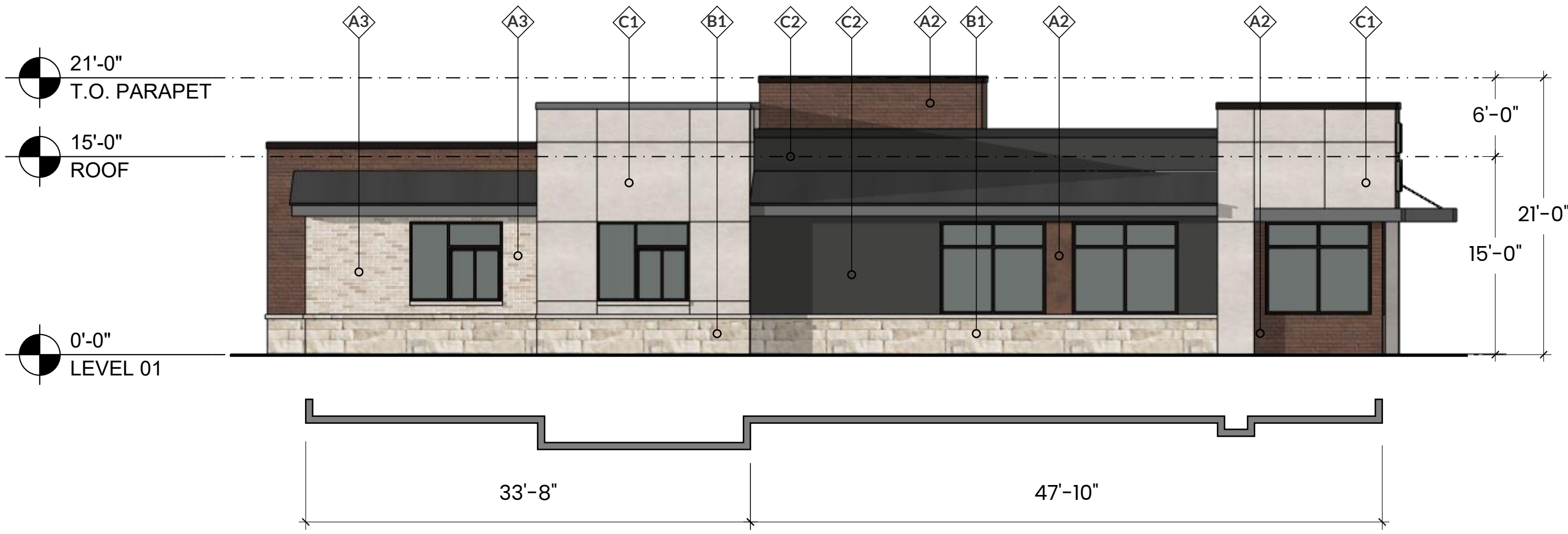
METAL ACCENT
Color: Dark Bronze

Fast Food Building		Front		Back		Left		Right		Building Totals		
1	Total Façade SF	1,475		1,490		700		611		4,276		
2	Façade SF(minus windows & doors)	985		1,270		535		611		3,401		
3	Doors & Windows	490		220		165		0		875		
4	Primary Material Totals	SF	%	SF	%	SF	%	SF	%	SF	%	
		835	84.7%	1,050	82.6%	505	94.3%	575	94.1%	2,965	87.1%	
		Stone	90	9.1%	215	16.9%	75	14.0%	130	21.2%	510	14.9%
		Brick	410	41.6%	230	18.1%	100	18.6%	445	72.8%	1,185	34.8%
		Stucco	335	34.0%	605	47.6%	330	61.6%	0	0.0%	1,270	37.3%
5	Secondary Material Totals	150	15.2%	220	17.3%	30	5.6%	36	5.8%	436	12.8%	
	Cementitious Lap Siding	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
	Metal	150	15.2%	220	17.3%	30	5.6%	36	5.8%	436	12.8%	

ELEVATIONS ON PAGE



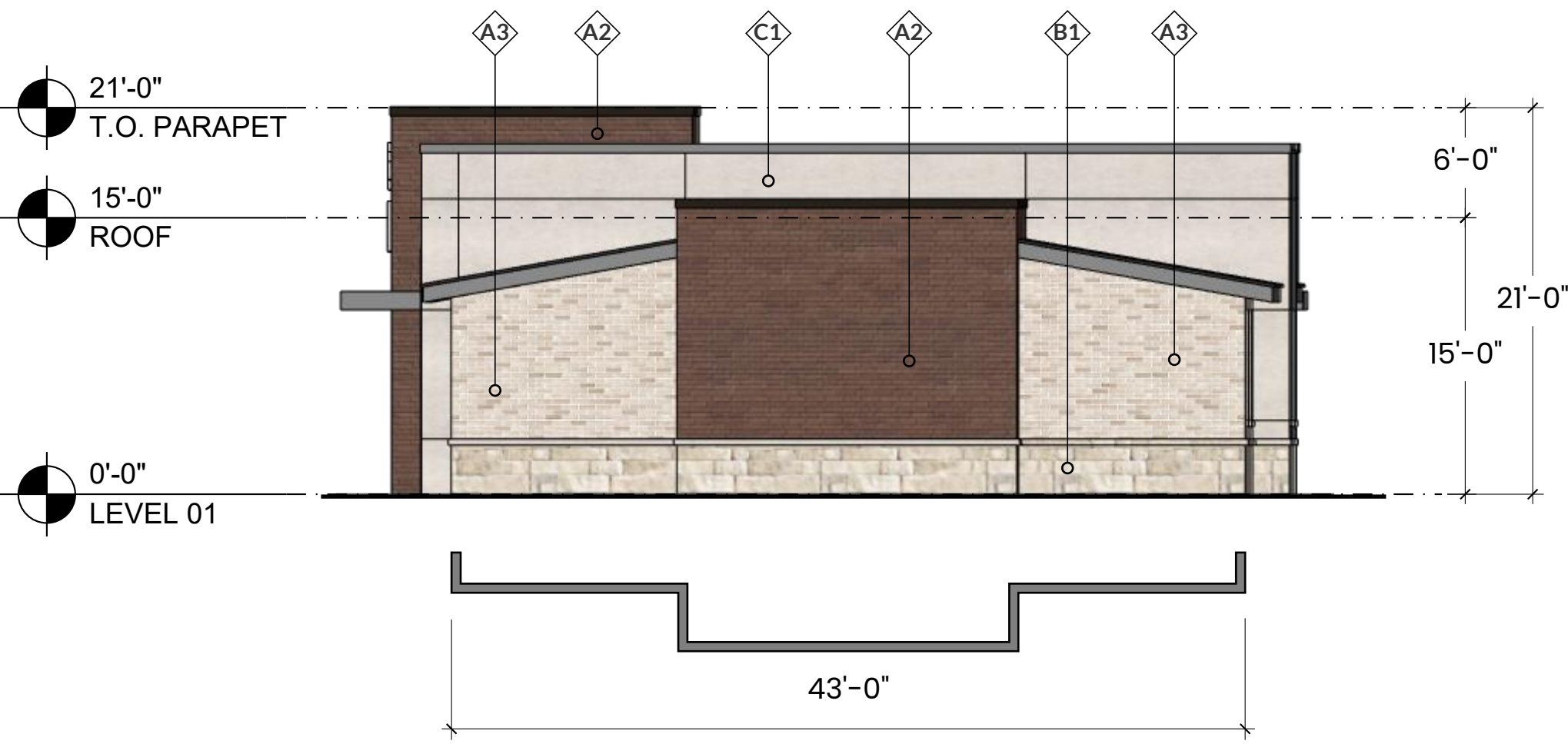
4 FRONT ELEVATION - FAST FOOD USER
SCALE: 1/8" = 1'-0"



2 BACK ELEVATION - FAST FOOD USER
SCALE: 1/8" = 1'-0"



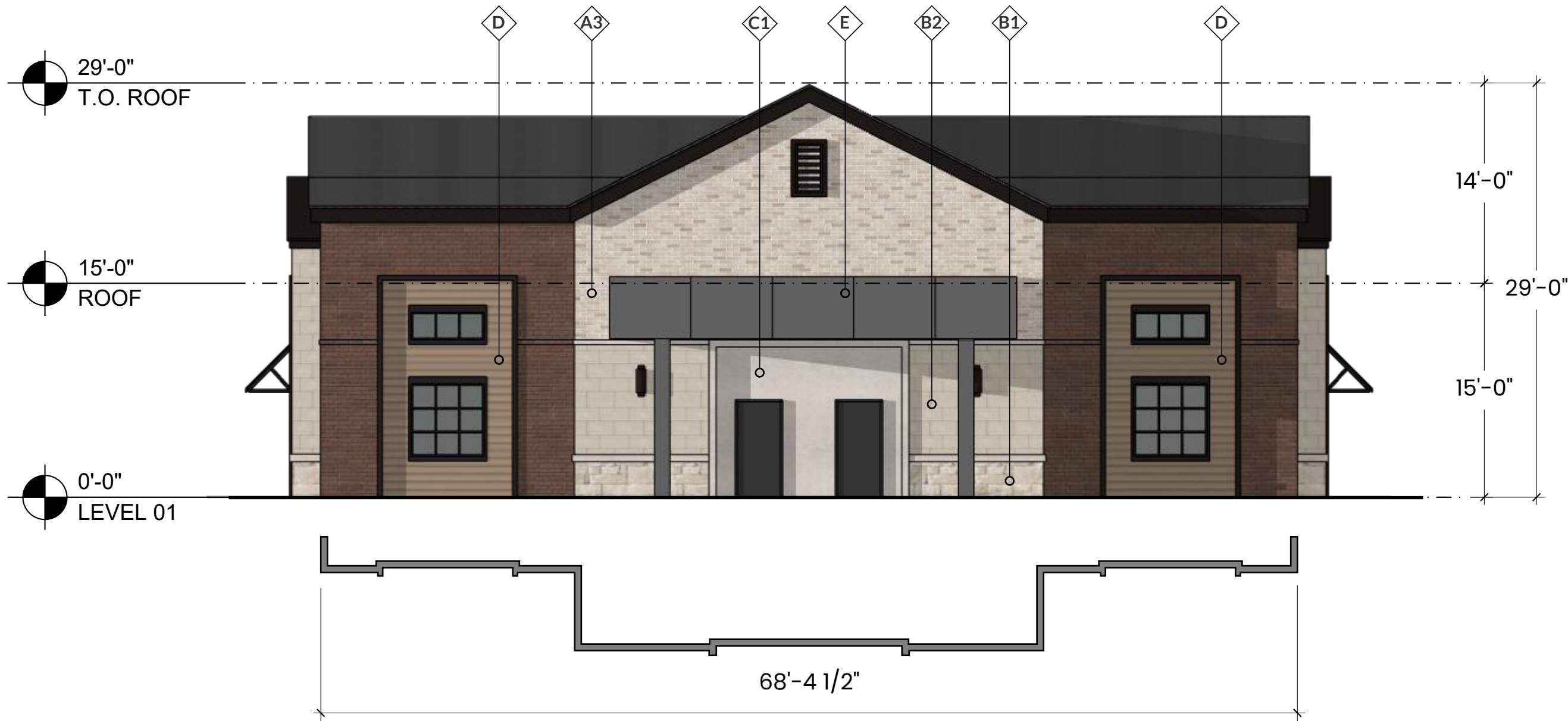
3 LEFT ELEVATION - FAST FOOD USER
SCALE: 1/8" = 1'-0"



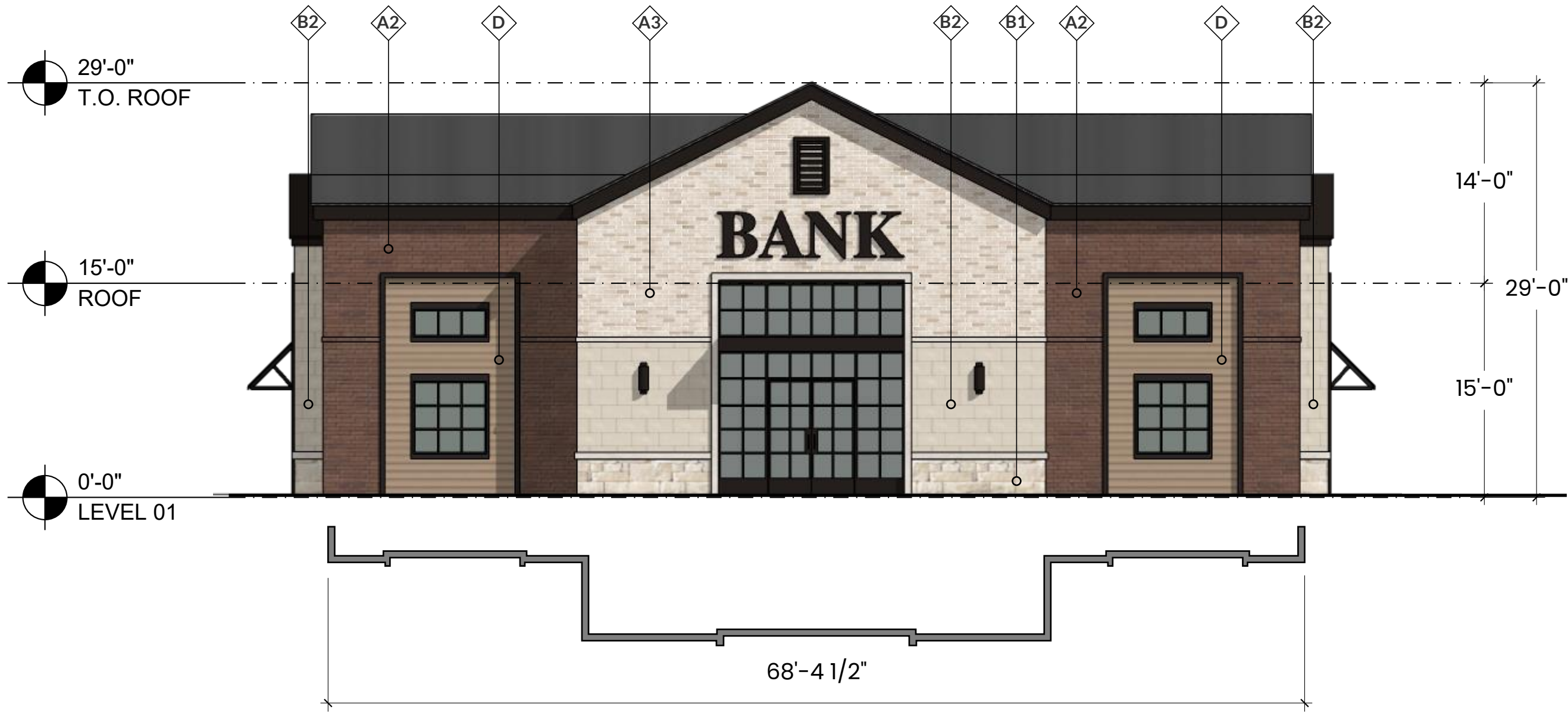
1 RIGHT ELEVATION - FAST FOOD USER
SCALE: 1/8" = 1'-0"

	Bank Building		Front		Back		Left		Right		Building Totals	
1	Total Façade SF		1,505		1,660		1,380		1,380		5,925	
2	Façade SF(minus windows & doors)		1,215		1,370		1,305		1,305		5,195	
3	Doors & Windows		290		290		75		75		730	
	SF	%	SF	%	SF	%	SF	%	SF	%	SF	%
4	Primary Material Totals		1,015	83.5%	1,100	80.2%	1,285	98.4%	1,285	98.4%	4,685	90.1%
	Stone		285	23.4%	300	21.8%	625	47.8%	625	47.8%	1,835	35.3%
	Brick		730	60.0%	690	50.3%	450	34.4%	450	34.4%	2,320	44.6%
	Stucco		0	0.0%	110	8.0%	210	16.0%	210	16.0%	530	10.2%
5	Secondary Material Totals		200	16.4%	270	19.7%	20	1.5%	20	1.5%	510	9.8%
	Cementitious Lap Siding		200	16.4%	155	11.3%	0	0.0%	0	0.0%	355	6.8%
	Metal		0	0.0%	115	8.3%	20	1.5%	20	1.5%	155	2.9%

ELEVATIONS ON PAGE



4 BACK ELEVATION - BANK
SCALE: 1/8" = 1'-0"



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



2 LEFT ELEVATION - BANK
SCALE: 1/8" = 1'-0"

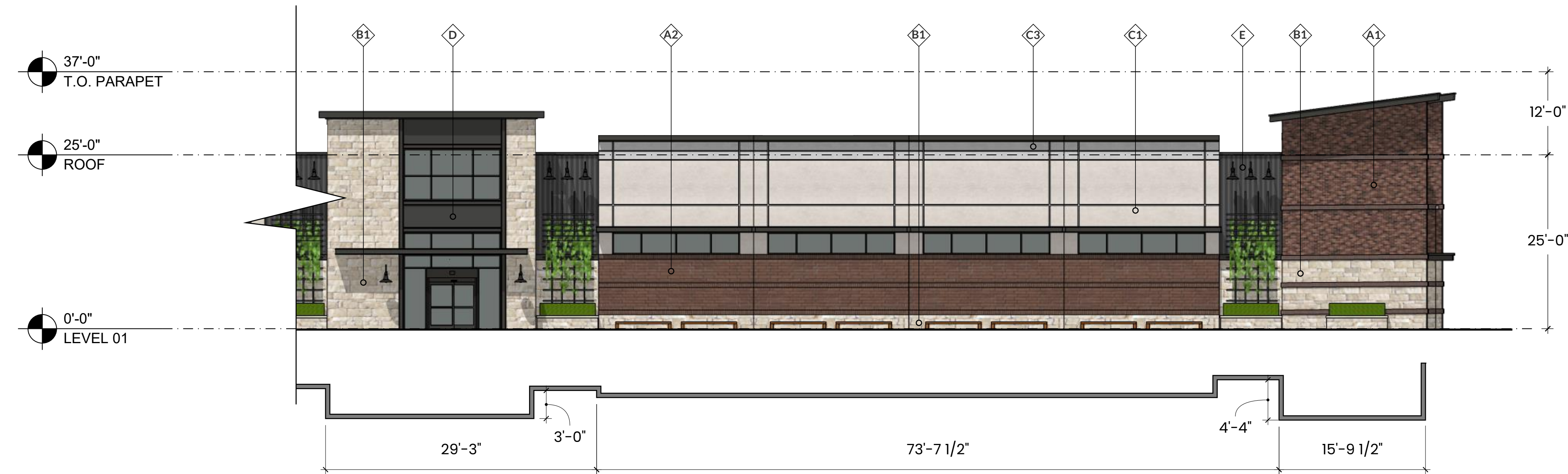


1 RIGHT ELEVATION - BANK
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (FULL) - BIG BOX RETAIL

SCALE: NTS



2 FRONT ELEVATION 2 - BIG BOX RETAIL

SCALE: 3/32" = 1'-0"

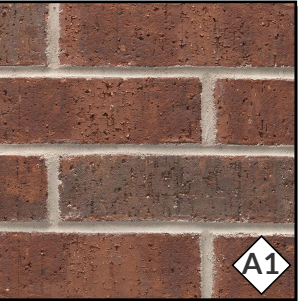


1 FRONT ELEVATION 1 - BIG BOX RETAIL

SCALE: 3/32" = 1'-0"

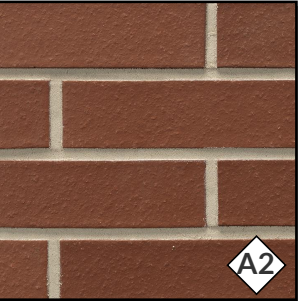
Big Box Retail Building		Front		Back		Left		Right		Building Totals		
1	Total Façade SF	9,840		11,540		8,505		8,505		38,390		
2	Façade SF(minus windows & doors)	9,350		11,390		8,390		8,390		37,520		
3	Doors & Windows	490		150		115		115		870		
4	Primary Material Totals	SF	%	SF	%	SF	%	SF	%	SF	%	
		7,615	81.4%	10,170	89.2%	7,045	83.9%	7,045	83.9%	31,875	84.9%	
		Stone	1,910	20.4%	365	3.2%	780	9.2%	780	9.2%	3,835	10.2%
		Brick	2,530	27.0%	4,615	40.5%	2,595	30.9%	2,595	30.9%	12,335	32.8%
5	Secondary Material Totals	Stucco	3,175	33.9%	5,190	45.5%	3,670	43.7%	3,670	43.7%	15,705	41.8%
		1,735	18.5%	1,220	10.7%	1,345	16.0%	1,345	16.0%	5,645	15.0%	
		Cementitious Lap Siding	150	1.6%	0	0.0%	375	4.4%	375	4.4%	900	2.3%
		Metal	1,585	16.9%	1,220	10.7%	970	11.5%	970	11.5%	4,745	12.6%

ELEVATIONS ON PAGE



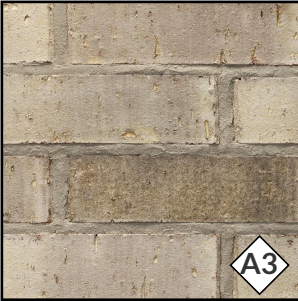
BRICK 1

ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



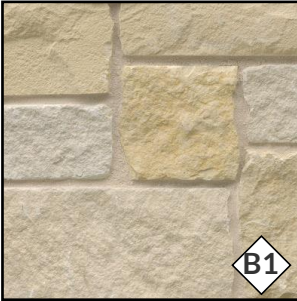
BRICK 2

ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



BRICK 3

ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



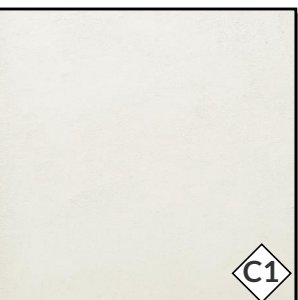
STONE 1

Solado Stone
Sonoma Buff Lueders



STONE 2

Coronado Stone
Smooth Limestone
White Sands



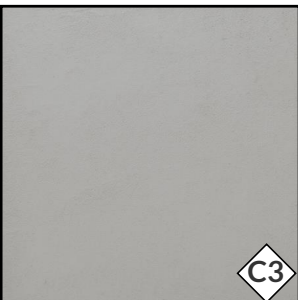
PAINT 1 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



PAINT 2 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



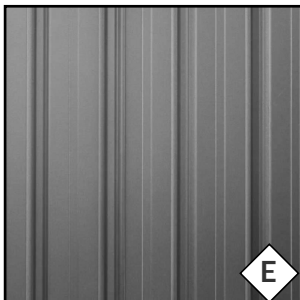
PAINT 3 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



SIDING

Cementitious Lap Siding
Integral Color



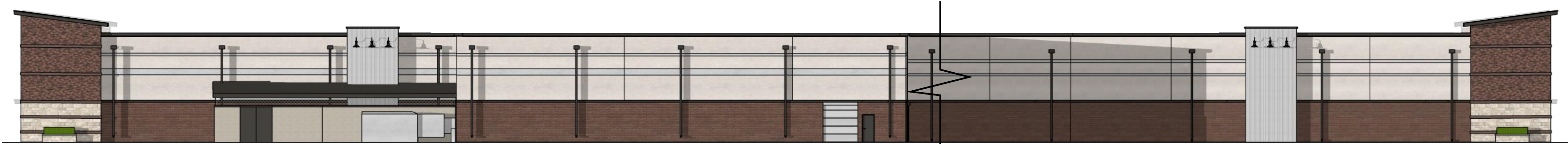
METAL - STANDING
SEAM

Tee-Panel
Standing Seam System



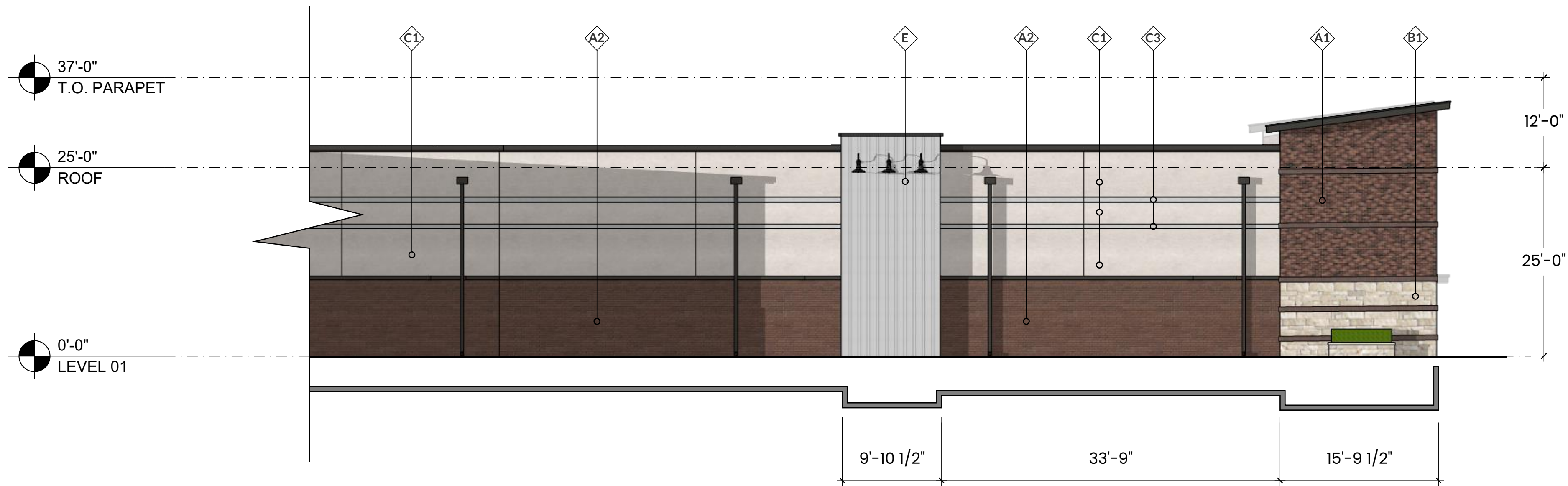
METAL ACCENT

Color: Dark Bronze



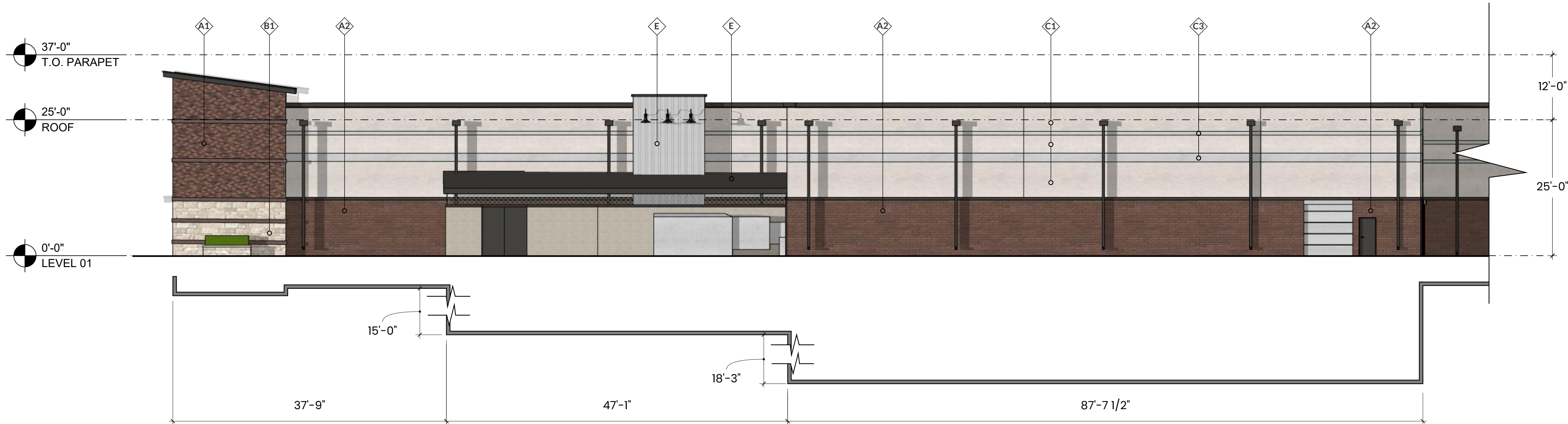
BACK ELEVATION (FULL) - BIG BOX RETAIL

SCALE: NTS



2 BACK ELEVATION 2 - BIG BOX RETAIL

SCALE: 3/32" = 1'-0"



1 BACK ELEVATION 1 - BIG BOX RETAIL

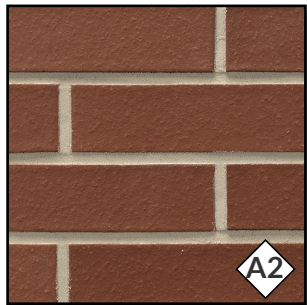
SCALE: 3/32" = 1'-0"

	Big Box Retail Building		Front		Back		Left		Right		Building Totals			
1	Total Façade SF		9,840		11,540		8,505		8,505		38,390			
2	Façade SF(minus windows & doors)		9,350		11,390		8,390		8,390		37,520			
3	Doors & Windows		490		150		115		115		870			
4	Primary Material Totals	SF	%	SF	%	SF	%	SF	%	SF	%	31,875	84.9%	
		Stone	1,910	20.4%	365	3.2%	780	9.2%	780	9.2%	3,835			10.2%
		Brick	2,530	27.0%	4,615	40.5%	2,595	30.9%	2,595	30.9%	12,335			32.8%
		Stucco	3,175	33.9%	5,190	45.5%	3,670	43.7%	3,670	43.7%	15,705			41.8%
5	Secondary Material Totals	1,735	18.5%	1,220	10.7%	1,345	16.0%	1,345	16.0%	5,645	15.0%	5,645	15.0%	
		Cementitious Lap Siding	150	1.6%	0	0.0%	375	4.4%	375	4.4%	900			2.3%
		Metal	1,585	16.9%	1,220	10.7%	970	11.5%	970	11.5%	4,745			12.6%
6	ELEVATIONS ON PAGE													



BRICK 1

ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



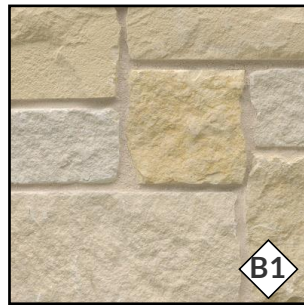
BRICK 2

ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



BRICK 3

ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



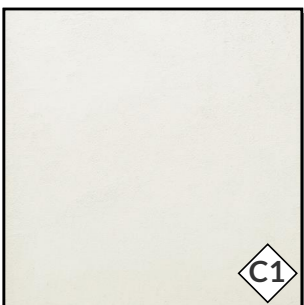
STONE 1

Solado Stone
Sonoma Buff Lueders



STONE 2

Coronado Stone
Smooth Limestone
White Sands



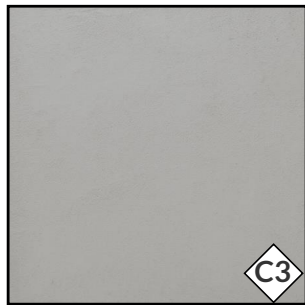
PAINT 1 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



PAINT 2 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



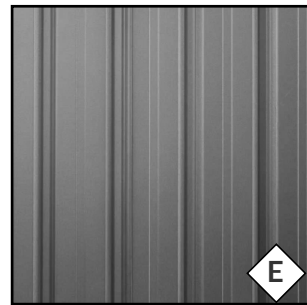
PAINT 3 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



SIDING

Cementitious Lap Siding
Integral Color



METAL - STANDING
SEAM

Tee-Panel
Standing Seam System

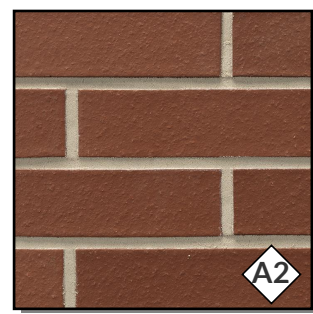


METAL ACCENT

Color: Dark Bronze



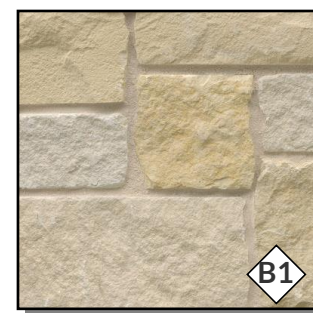
BRICK 1
ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



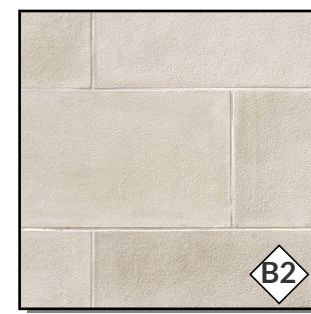
BRICK 2
ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



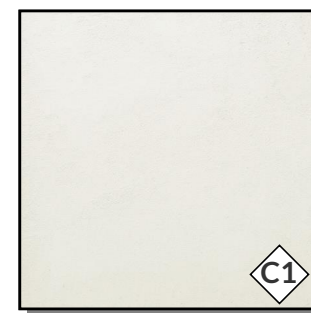
BRICK 3
ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



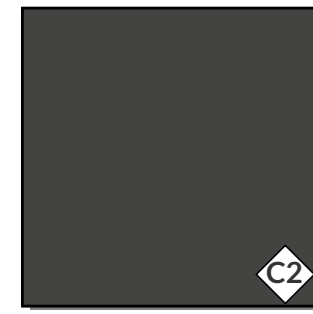
STONE 1
Solado Stone
Sonoma Buff Lueders



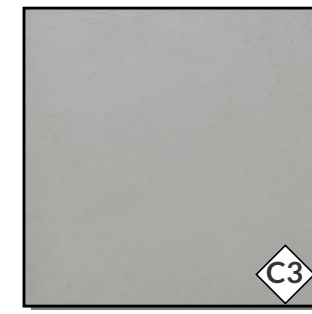
STONE 2
Coronado Stone
Smooth Limestone
White Sands



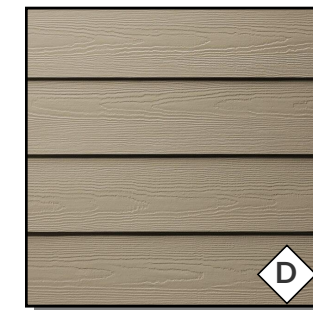
PAINT 1 USED ON TILT-WALL & STUCCO
Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



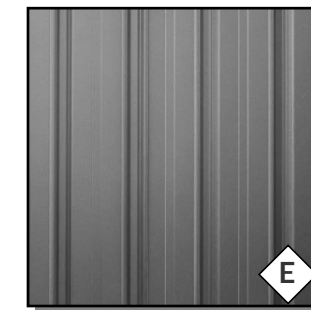
PAINT 2 USED ON TILT-WALL & STUCCO
Integral Color: SW 7069
Iron Ore
RGB: 67/ 67/ 65



PAINT 3 USED ON TILT-WALL & STUCCO
Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



SIDING
Cementitious Lap Siding
Integral Color



METAL - STANDING SEAM
Tee-Panel
Standing Seam System



METAL ACCENT
Color: Dark Bronze

Big Box Retail Building		Front		Back		Left		Right		Building Totals		
1	Total Façade SF	9,840		11,540		8,505		8,505		38,390		
2	Façade SF(minus windows & doors)	9,350		11,390		8,390		8,390		37,520		
3	Doors & Windows	490		150		115		115		870		
4	Primary Material Totals	SF	%	SF	%	SF	%	SF	%	SF	%	
		7,615	81.4%	10,170	89.2%	7,045	83.9%	7,045	83.9%	31,875	84.9%	
		Stone	1,910	20.4%	365	3.2%	780	9.2%	780	9.2%	3,835	10.2%
		Brick	2,530	27.0%	4,615	40.5%	2,595	30.9%	2,595	30.9%	12,335	32.8%
		Stucco	3,175	33.9%	5,190	45.5%	3,670	43.7%	3,670	43.7%	15,705	41.8%
5	Secondary Material Totals	1,735	18.5%	1,220	10.7%	1,345	16.0%	1,345	16.0%	5,645	15.0%	
6	Cementitious Lap Siding	150	1.6%	0	0.0%	375	4.4%	375	4.4%	900	2.3%	
	Metal	1,585	16.9%	1,220	10.7%	970	11.5%	970	11.5%	4,745	12.6%	

ELEVATIONS ON PAGE

2 LEFT ELEVATION 1 - BIG BOX RETAIL
SCALE: 3/32" = 1'-0"

1 RIGHT ELEVATION 1 - BIG BOX RETAIL
SCALE: 3/32" = 1'-0"

OBRIEN

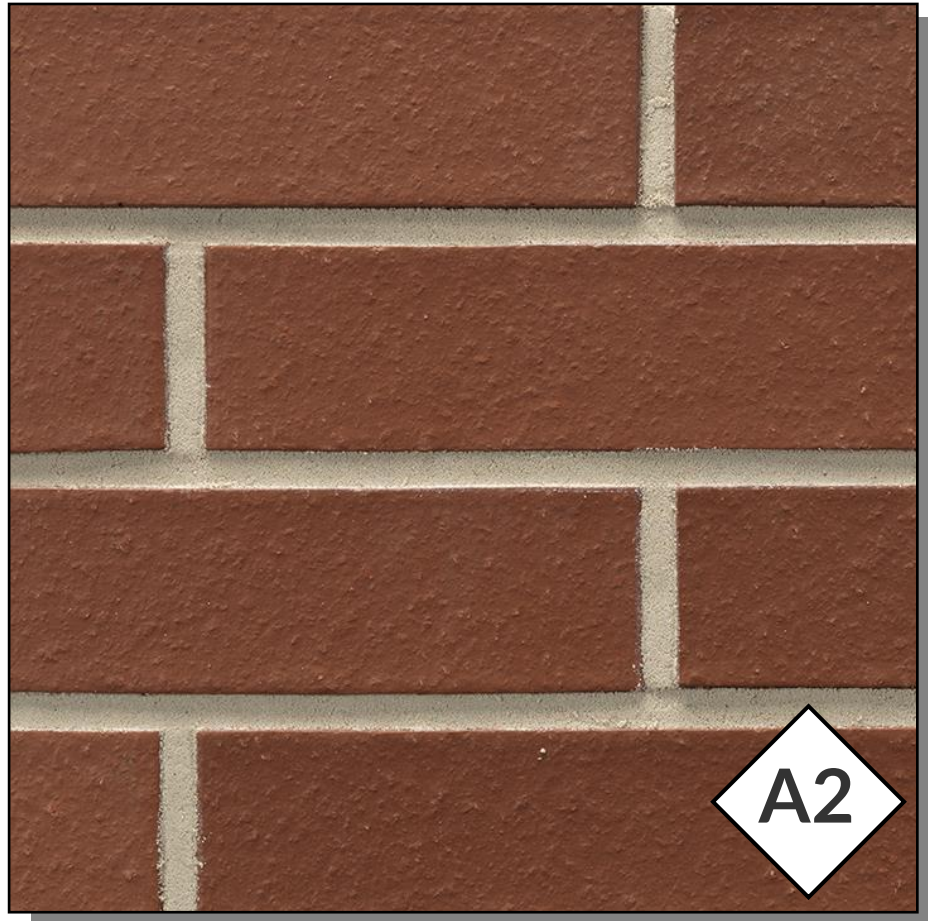
BIG BOX RETAIL ELEVATIONS | EXHIBIT H | MONARCH | FLOWER MOUND | 9

Page 164 of 198



BRICK 1

ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



BRICK 2

ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



BRICK 3

ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



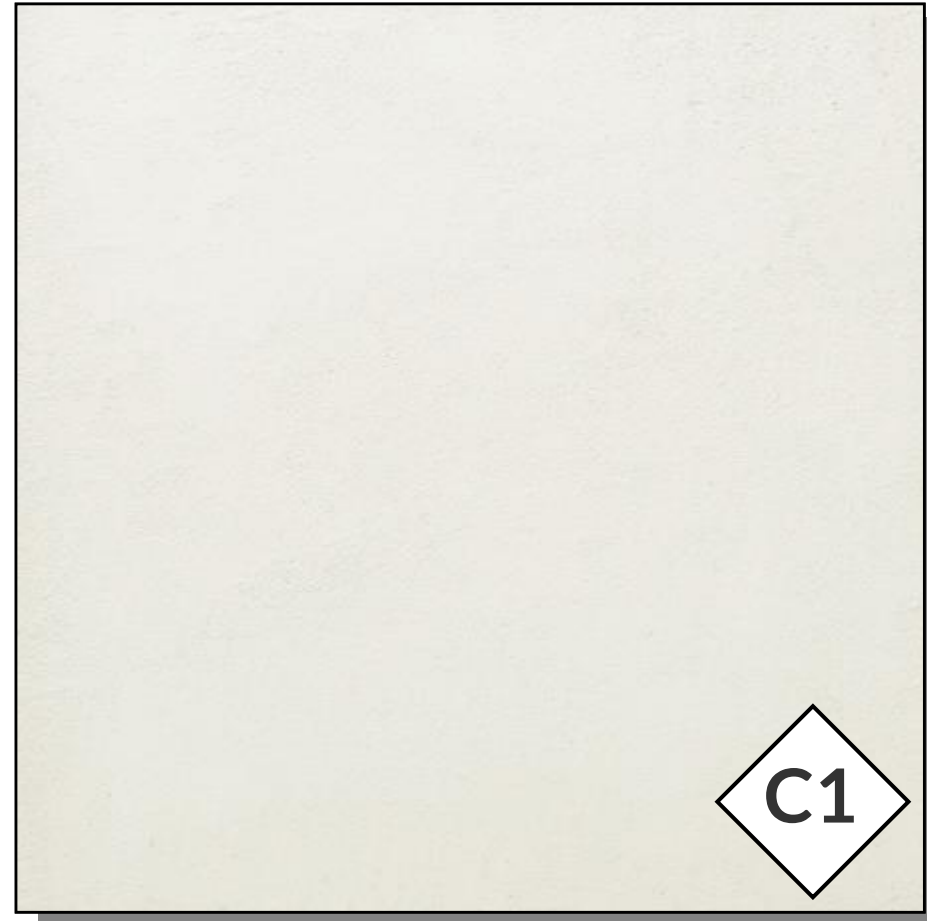
STONE 1

Solado Stone
Sonoma Buff Lueders



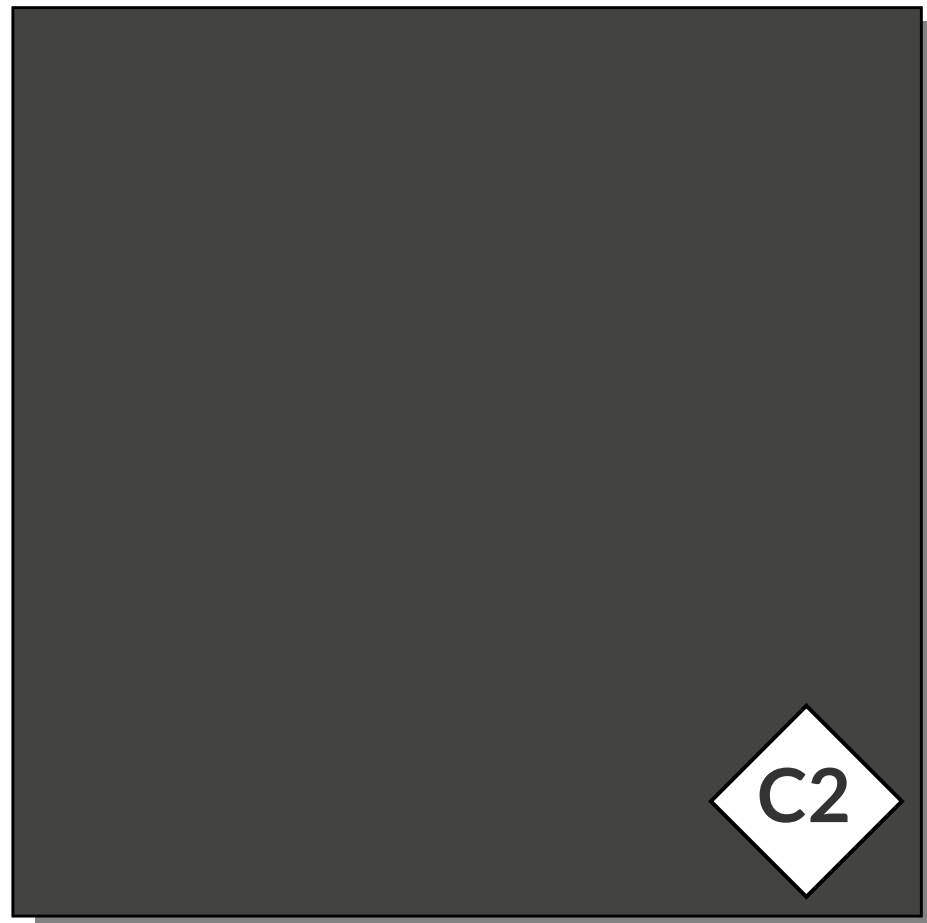
STONE 2

Coronado Stone
Smooth Limestone
White Sands



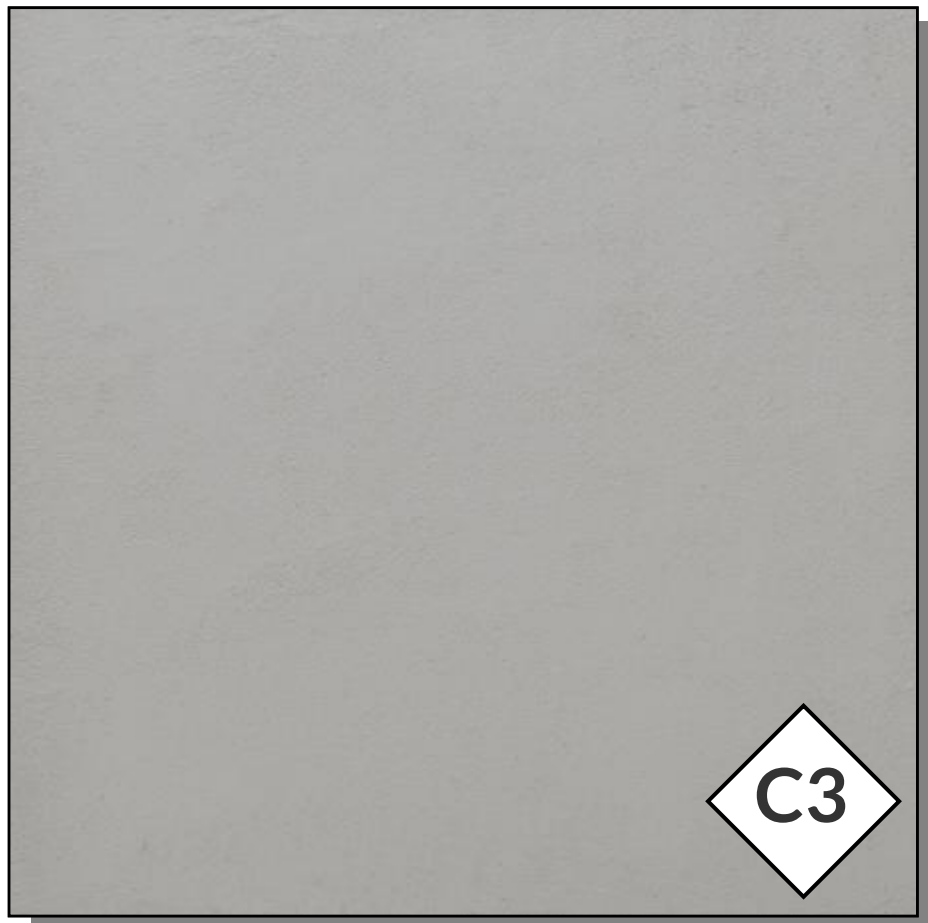
**PAINT 1 USED ON
TILT-WALL & STUCCO**

Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



**PAINT 2 USED ON
TILT-WALL & STUCCO**

Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



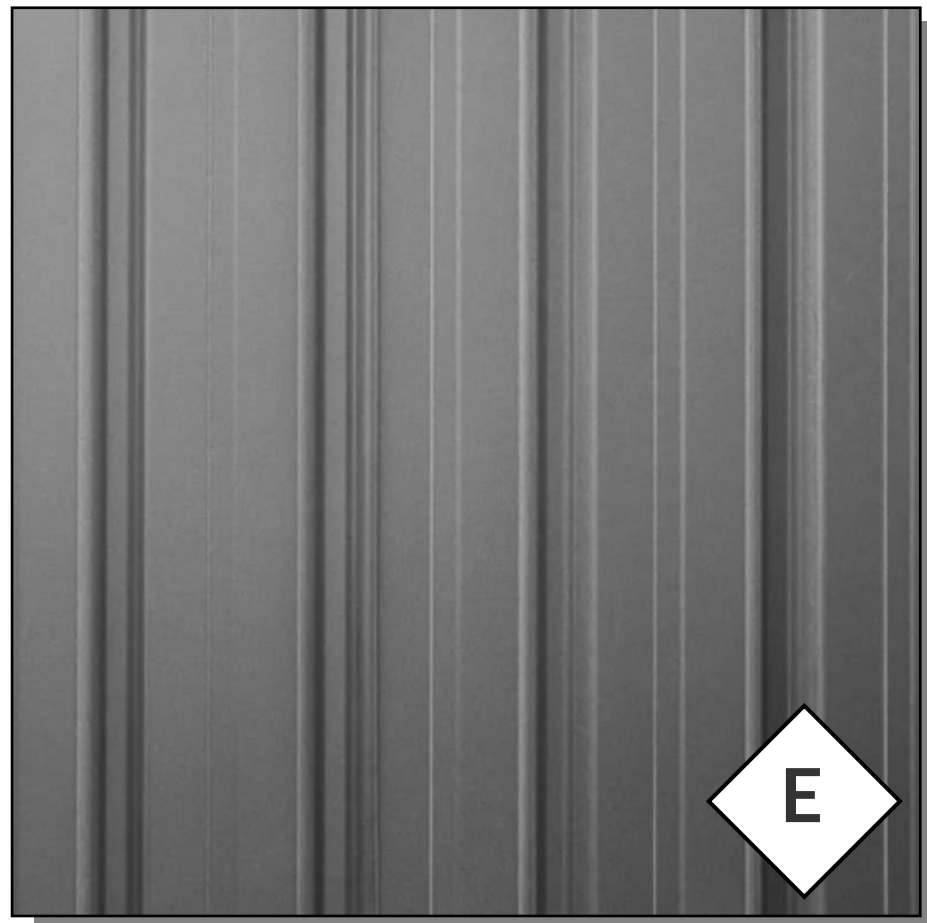
**PAINT 3 USED ON
TILT-WALL & STUCCO**

Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



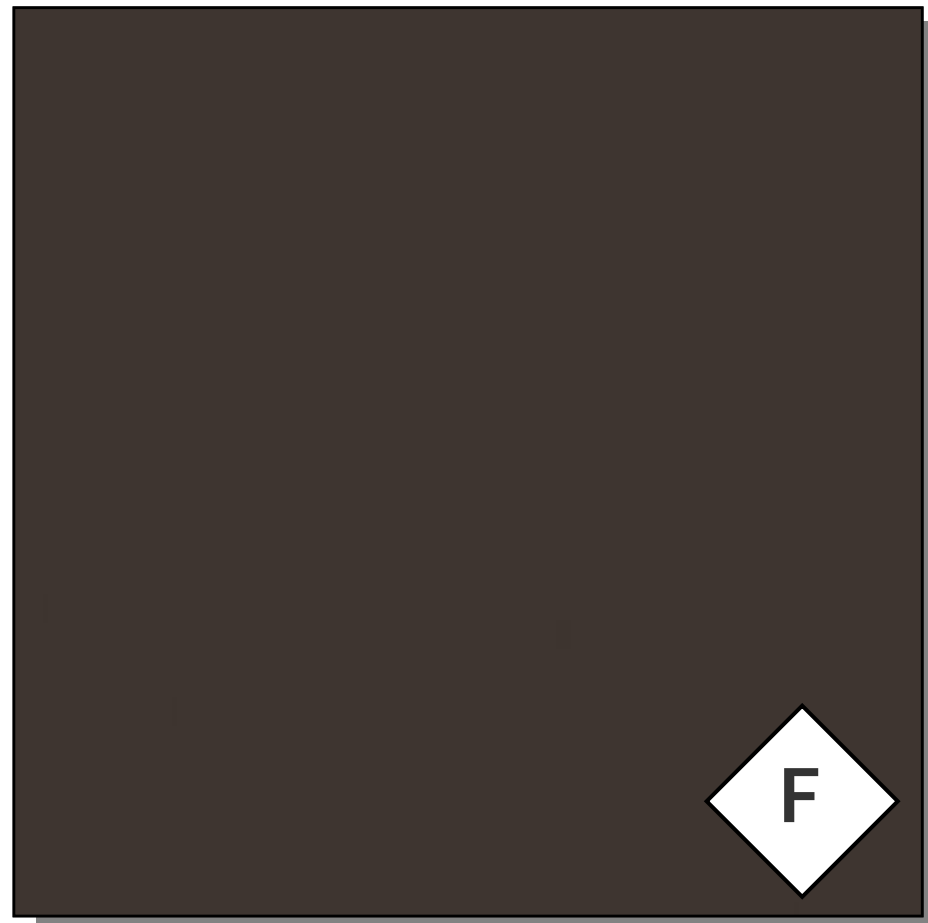
SIDING

Cementitious Lap Siding
Integral Color



**METAL - STANDING
SEAM**

Tee-Panel
Standing Seam System



METAL ACCENT

Color: Dark Bronze



STONE VENEER LIMESTONE

DARK BRONZE METAL
COLUMN / WALL CAP

ORNAMENTAL BLACK METAL
FENCE



10/03/2024

90107.1

FLOWER MOUND, TX

PERSPECTIVE

BD15

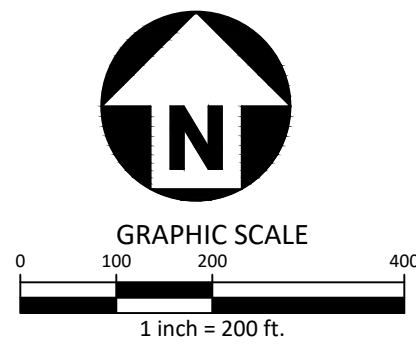
Exhibit "H" Outdoor Storage Screening

\\ms01\projects\spec\spec 2022\SPEC22509 - Monarch\04-Production\Planning and L&E\04b\01\Planning\CADD\LA Working Files\SPEC22509-OPEN SPACE.dwg, 11/25/2024 8:52:58 AM, Justin Sparks



- LEGEND**
- PD OPEN SPACE (24.37 AC.)
 - PARK LAND (10.44 AC.)
 - POLLINATOR AREA (8.65 AC.)
 - DETENTION POND
 - 6'-0" SIDEWALK
 - 12'-0" TRAIL

PARK LAND:
TOTAL ACERAGE FOR PARKS
CREDIT = 4.29 AC.



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

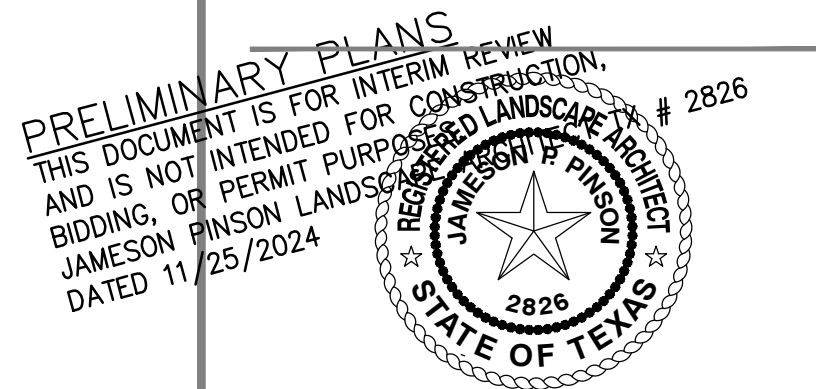
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT E-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226



REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

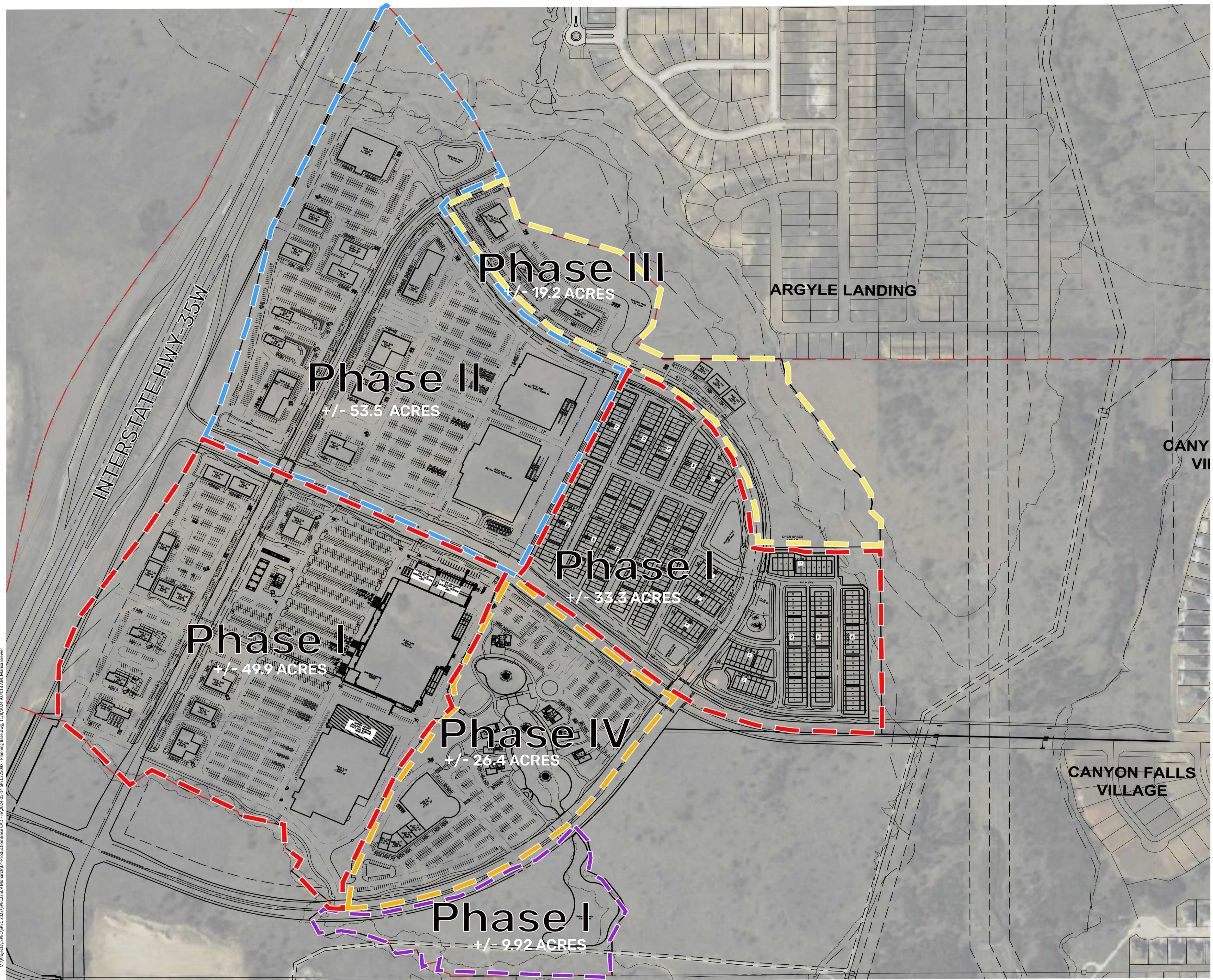
PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-OPEN SPACE.DWG
CHECKED BY	VB
DRAWN BY	JS
SCALE	1"=200'
DATE	11.25.2024

SHEET

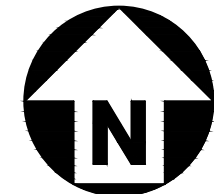
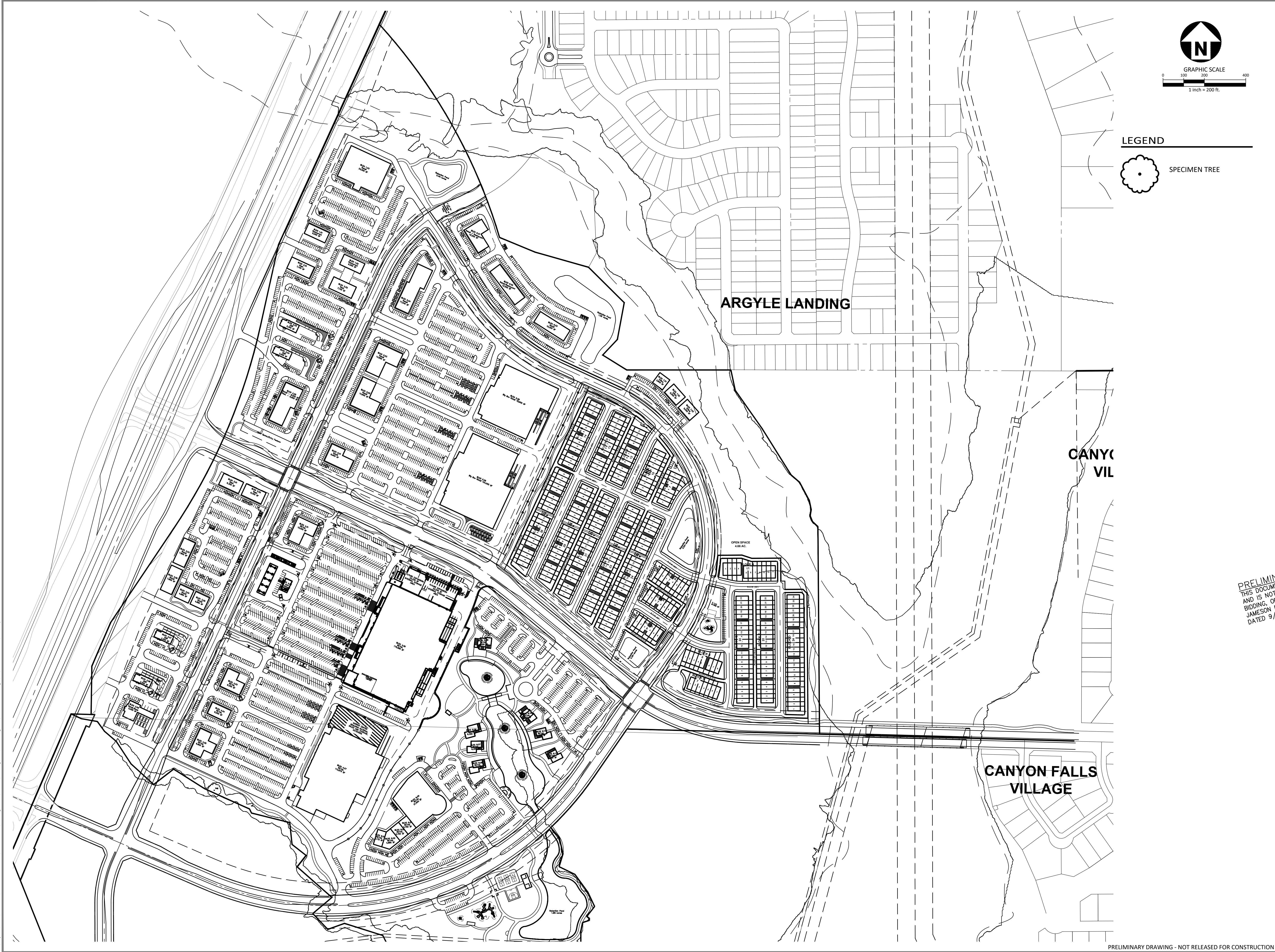
PEDESTRIAN AND OPEN SPACE PLAN

OSP.00



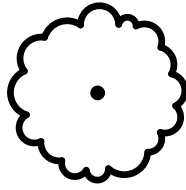
M:\Project\SPEC\SPEC 2021\SPEC22599 Monarch\04 Production\Base CAD File\2024_05_14 SPEC22599 - Planning Base.dwg, 11/07/2024 9:04:13 AM, Maria Brewer

\\projects\spec\spec 2022\SPEC22509 - Monarch\04-Production\Planning and LA\Exhibits\Planning\CAD\LA Working Files\SPEC22509-TS.dwg, 01/30/2024 2:33:06 PM, Justin Sparks

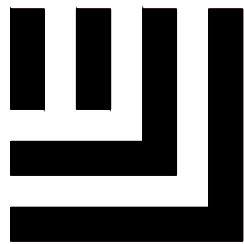


GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

LEGEND



SPECIMEN TREE



McADAMS

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

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

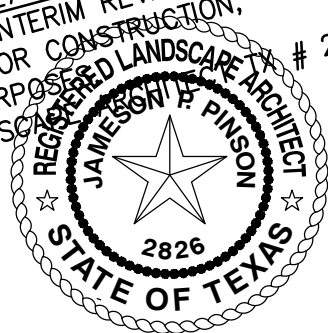
www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 9/30/2024



REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-TS.DWG
CHECKED BY	VB
DRAWN BY	JS
SCALE	1"=200'
DATE	01.29.2024

SHEET

SPECIMEN TREE SURVEY

L1.00

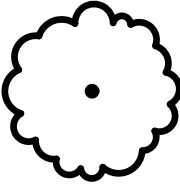
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

\\M:\Projects\SPEC\2022\SPEC22509 - Monarch\04-Production\Planning\CAD\LA Working Files\SPEC22509-TS.dwg, 9/30/2024 2:35:29 PM, Justin Sparks

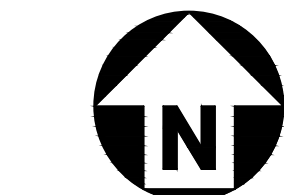


TREE CHART					
LIST#	TAG#	CALIPER (")	COMMON NAME	BOTANICAL NAME	REMOVED
1	742	33.5000	AMERICAN ELM	Ulmus Americana	NO

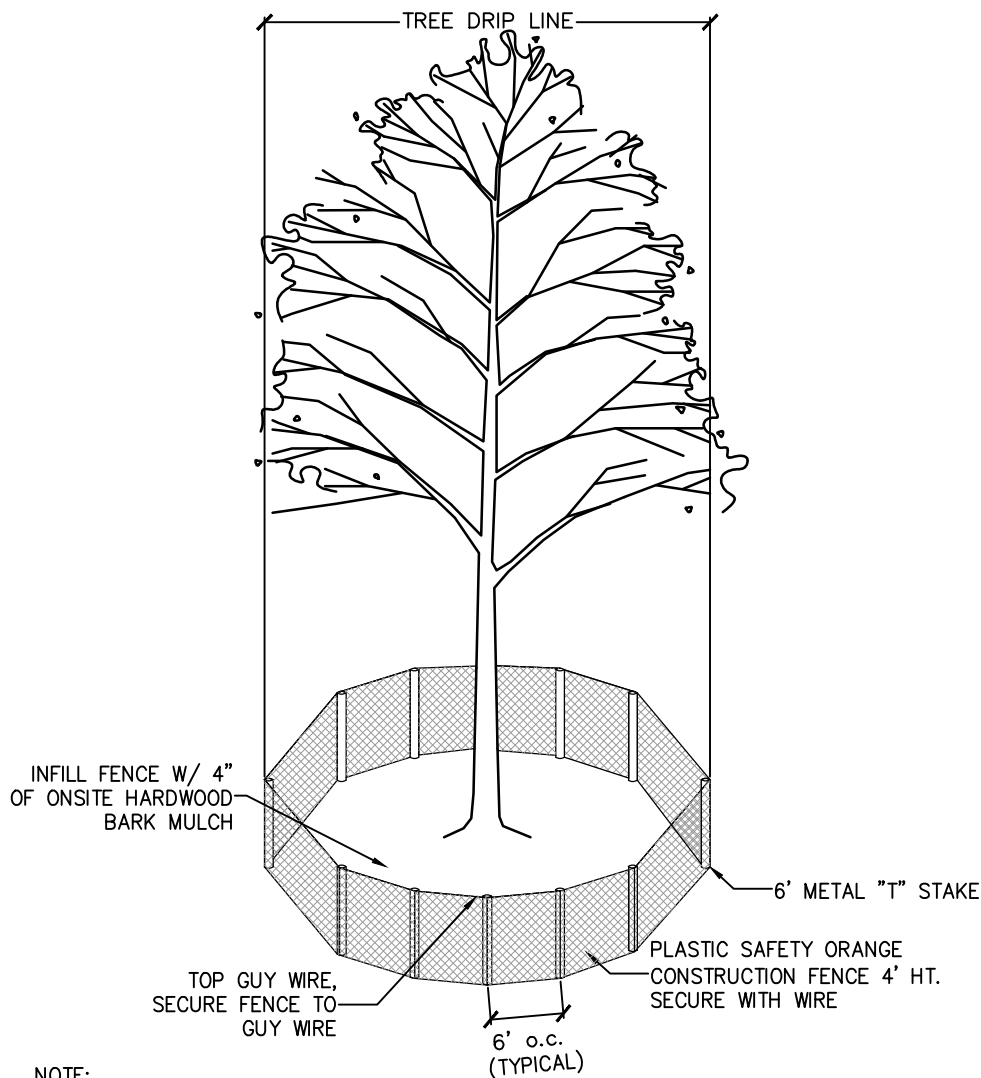
LEGEND



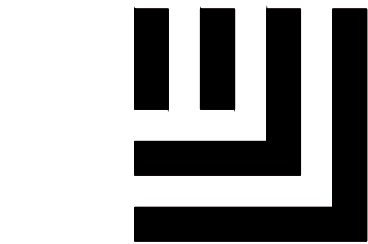
SPECIMEN TREE



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.



01 TREE PROTECTION FENCING
SCALE: NTS



McAdams

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

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

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226



REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-TS.DWG
CHECKED BY	VB
DRAWN BY	JS
SCALE	1"=200'
DATE	01.29.2024

SHEET

SPECIMEN TREE
SURVEY

L1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**Exhibit “B”
Development Standards**

**Planned Development District 200 (PD-200)
Monarch – Flower Mound**

The development on the property comprising approximately 200 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 of this approved planned development, and shall be subject to the following conditions and requirements.

Development shall be in compliance with all regulations applicable to the Campus Commercial District (CC), and Single Family Attached District (SF-A), uses contained in the Town's Land Development Regulations as of the date of this approved planned development, except as otherwise provided in this Ordinance.

1. DEFINITIONS.

- A. AUTO SERVICE, ACCESSORY means providing general repair and servicing of motor vehicles as an accessory use to a primary business. Such services may include oil change and tire rotations; replacement or repair of brakes, shock absorbers, tires, batteries and other similar mechanical or electronic components. In no instance shall such establishment in this district include auto leasing or auction services. Additionally, this use shall not include collision repair or wrecker service. Within this district, services will be provided indoors; however, roll up door may be used and remain open during business hours. Roll up doors shall be subject to Section 82-274 – Loading and service bays.
- B. INDOOR STORAGE AREA means an area within an establishment engaged in the retail or wholesale sales of goods which is not accessible to the general public and is devoted only to retail and grocery storage and pickup and distribution of online purchases. Such area may consist of up to 25% of the total building square footage for indoor storage.
- C. OUTDOOR SALES, TEMPORARY means seasonal sale of products/retail sales operation during the months October through December. Areas to be used for Outdoor Sales, Temporary shall be identified on Exhibit C – Concept Plan.
- D. OUTDOOR STORAGE, LIMITED means an area used for storing goods, such as mulch, along a portion of the building exterior for retail, large tenant building that is 50,000 square feet or larger. Said area shall not be visible from public right-of-way and shall be enclosed with ornamental metal or masonry screening and identified on Exhibit C – Concept Plan.
- E. PRIVATE OPEN SPACE means areas that are privately owned and maintained, but not accessible by the general public.
- F. PUBLIC OPEN SPACE means areas that are privately owned and maintained, but publicly accessible.

2. EXHIBITS.

A. The following Exhibits are incorporated into this Planned Development.

1. Exhibit "A": Zoning Exhibit.
2. Exhibit "B": Development Standards.
3. Exhibit "C": Conceptual Site Plan.
4. Exhibit "D": Conceptual Landscape Plan.
5. Exhibit "E": Pedestrian Circulation and Open Space Plan.
6. Exhibit "F": Phasing Plan.
7. Exhibit "G": Conceptual Elevations.
8. Exhibit "H": Outdoor Storage Screening

3. DISTRICT REGULATIONS. The following zoning districts and regulations shall apply to this planned development as depicted on Exhibit "A":

A. Campus Commercial (CC) District – Tract A and B

1. Permitted Uses. Except as provided in this section, uses listed as Permitted Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development.

a) The following additional use is permitted in the Campus Commercial District (CC):

- i. Drugstore or Pharmacy
- ii. Gasoline Sales (accessory use)
- iii. Health Club or Athletic Club
- iv. Restaurant, Fast Food
- v. Retail, large tenant (between 25,000 and 49,999 square feet)
- vi. Retail, large tenant (between 50,000 and 74,999 square feet)
- vii. Retail, large tenant (between 75,000 and 99,999 square feet)
- viii. Retail, large tenant (100,000 square feet or more)

2. Accessory Uses. The uses listed as Accessory Uses in the Campus Commercial District (CC) in this Planned Development may be permitted only when accompanying a retail, single tenant 75,000 SF and above.

a) The following accessory uses are permitted in the Campus Commercial District (CC):

- i. Auto Service, Accessory
- ii. Indoor Storage Area
- iii. Outdoor Sales, Temporary
- iv. Outdoor Storage, Limited

3. Specific Uses The uses listed as Specific Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development only upon approval of a specific use permit, unless otherwise listed in the permitted uses above.

4. Temporary Uses The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
5. Dimensional Regulations. The dimensional regulations listed for Campus Commercial (CC) in the Town's Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:
 - a) Minimum front yard. There shall be a minimum 60-foot setback if parking is located between building(s) and street. Parking is allowed within said setback. If there is no parking between building(s) and street, then the minimum setback shall be 30-feet.
 - b) Minimum rear yard. The minimum rear yard shall be 15 feet except for buildings that back up to an open space area, there shall be no minimum rear yard setback requirement
 - c) Minimum lot coverage. There shall be no minimum lot coverage requirement.

B. Campus Commercial (CC) District – Tract C

1. Tract C shall be subject to regulations set forth in Planned Development District – 98 (PD-98) of Canyon Falls.

C. Attached (SF-A)

1. Permitted Uses. Except as provided in this section, uses listed as Permitted Uses in the Single Family - Attached (SF-A) in the Town's Zoning Ordinance may be permitted in this Planned Development. . In addition to the uses listed as Permitted Uses in SF-A in the Town's Zoning Ordinance, the following use is also permitted:
- Dwelling, single-family detached, see dimensional regulations under C (5)
2. Specific Uses The uses listed as Specific Uses in the Single Family Attached (SF-A) in the Town's Zoning Ordinance may be permitted in this Planned Development only upon approval of a specific use permit.
3. Temporary Uses The uses listed as Temporary Uses in the Single Family Attached (SF-A) in the Town's Zoning Ordinance may be permitted in this Planned Development only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
4. Dimensional Regulations. Except as provided in this section, the dimensional regulations in the Single Family – Attached (SF-A) in the Town's Zoning Ordinance shall apply to single-family attached.
 - a) Minimum lot area. The minimum lot area shall be 1,800-square feet.
 - b) Minimum lot width. The minimum lot width shall be 22-feet.
 - c) Minimum front yard. The minimum front yard requirement shall be 10-feet.
 - d) Minimum rear yard. The minimum rear yard requirement shall be 20-feet.

- e) Maximum lot coverage. The maximum lot coverage requirement shall be 80-percent.
 - f) All lots shall have rear loaded garages.
 - g) Minimum building setback (front, side rear) from Denton Creek shall be 60 feet and 30 feet from Schmitz Blvd and Eads Blvd.
5. Dimensional Regulations for Dwelling, single-family detached.
- a) Minimum lot area. The minimum lot area shall be 3,000-square feet.
 - b) Minimum lot width. The minimum lot width shall be 30-feet.
 - c) Minimum floor area. The minimum floor area per dwelling unit shall be 1,100 square feet.
 - d) Minimum front yard. The minimum front yard requirement shall be 10-feet.
 - e) Minimum side yard. The minimum side yard requirement shall be 5-feet on one side and 0-feet on the other, there shall be a minimum of 5-feet between buildings.
 - f) Minimum rear yard. The minimum rear yard requirement shall be 20-feet.
 - g) Maximum lot coverage. The maximum lot coverage requirement shall be 65-percent.
 - h) All lots shall have rear loaded garages.
 - i) Minimum building setback (front, side, rear) from Denton Creek shall be 60 feet and Schmitz Blvd and Eads Blvd shall be 30 feet.
6. Density. The combined maximum residential density for SF-A and Dwelling, single family detached shall not exceed 290 units.

4. PUBLIC AND PRIVATE OPEN SPACE STANDARDS

- A. Public open space shall generally be located as shown on Exhibit “E”. These areas are open space areas that shall provide for minimum improvements/amenities as noted in this section.
- B. All public open space areas shall be privately owned and maintained by the HOA/BOA and shall be publicly accessible.
- C. The following public open space areas shall include the minimum improvements and amenities as noted for each location as shown on Exhibit “E”.
 - 1. Entrance Open Space. There shall be 0.50 acres of open space at the intersection of I-35W and Denton Creek Blvd.
 - a) There shall be a distinctive entry demarcation to the Town of Flower Mound and to the Monarch development. The monummentation shall comply with the District Elements of the Denton Creek District Area Plan and the gateway requirements of the Median and Right-of-way Design Guidelines. Entry Open space shall designed and constructed prior to the acceptance of the Monarch infrastructure.
 - 2. Town Center Restaurant Open Space. There shall be a minimum of four (4) acres of general open space within the Town Center that is privately maintained and

publicly accessible. The Town Center Open Space shall be generally located north of Schmitz Blvd. between the restaurant pads as shown in Exhibit "E" Open Space Plan. Amenities of the Town Center Restaurant Open Space shall be provided by the developer or designee in conjunction with the subdivision site plan application and completed prior to the acceptance of the town center restaurants. The Town Center Restaurant Open Space shall include a minimum of the following:

- a) Tiered retention pond system with decorative spillway.
- b) Pedestrian walk way around perimeter of retention system.
- c) Outdoor patio dining space.
- d) (4) benches
- e) (4) trash receptacles

3. Park Land. There shall be park land generally located south of Schmitz Blvd and consisting of approximately 9.86 acres as shown in Exhibit "E" Open Space. Said Park Land shall be dedicated to the Town of Flower Mound. The dedicated park land shall meet Sec. 90-448, Criteria for acceptance of park land. Abandonment and removal of the TRA access road through the park shall be completed and accepted prior to the Town accepting the park land. The 9.86 acres of park land shall be deeded to the Town prior to issuance of permits for any single-family dwelling.

4. Neighborhood Pocket Park There shall be a Neighborhood Pocket Park generally located east of Schmitz/Eads Blvd and north of Denton Creek Blvd. minimum 0.5 acres in size. A development agreement shall be required for reimbursement of park improvement fees for actual construction cost of the below amenities. The neighborhood pocket park shall comply with Division 8 Sec. 90-449 of the town's park credit ordinance and include a minimum of the following:

- a) Pedestrian walkways
- b) Playground
- c) (2) benches
- d) (2) trash receptacles
- e) Flex lawn space
- f) Coordinated planting scheme
- g) Pedestrian lighting

5. Pollinator Zones. Pollinator Zones within Monarch natural areas shall be installed by the developer or designee as identified on Exhibit "E" and shall include a minimum of the following;

- a) Registration with the Monarch Waystation Registry
Application link: <https://www.monarchwatch.org/waystations/>

- b) Monarch Waystation Signage: Minimum of 4 Monarch Waystation signs shall be provided. Signage dimensions shall have a maximum sign face of 4 square feet. Example signage below.



- c) Sustainable landscape design which includes all native plant materials.
 - d) Native Pollinator plant material may include but not limited to plant material such as milkweeds, legumes, mints, sunflowers, verbenas, or fruits and berry plants.
 - e) Paved or natural pedestrian trails, as shown on approved Pedestrian and Open Space Plan Exhibit "E", Other trails, in addition to those shown on Exhibit "E", can be used provided that they consist of concrete, crushed granite or bark mulch.
- D. There shall be a minimum of a 12-foot trail along one side of the Schmitz/Eads Blvd. and one side of Denton Creek Blvd.
- E. There shall be a minimum five percent (5%) of open space (public) within the Campus Commercial District.
- F. There shall be a minimum four percent (4%) of open space (public or private) within the Single-Family District.
- G. Open Space Maintenance. The general open space in Monarch will be perpetually maintained according to landscape maintenance industry standards. Mowing occurs minimum of 1x per 2 weeks from March to November. If annual rye grass or other is overseeded winter mowing is required 1x per 3 weeks. Trash pickup 1x per 2 weeks, and annual tree trimming shall be performed. Natural open space, native prairie/ wildflower, and pollinator zones will be mowed bi-annually.

5. LANDSCAPE, HARDSCAPE, & SCREENING STANDARDS.

- A. Landscape shall substantially comply with the approved Conceptual Landscape Plan (Exhibit "D") and shall be in accordance with the Denton Creek Area Plan and the Town's Landscape Ordinance, as amended,
- B. Street Buffers.
- 1. Except as provided in this section, there shall be a minimum landscape buffer of 25 feet along Denton Creek Boulevard, and Schmitz Boulevard, and I-35W frontage road.
 - 2. There shall be a minimum landscape buffer of 15 feet along other collector and other peripheral rights-of-way.
- C. Enhanced Screening. There shall be enhanced live screening to screen the loading area and north facing docks of Building 4.06, as shown on the Concept Plan, from Denton Creek Blvd. Said enhanced screening shall be located within/adjacent to the 25' landscape buffer west of the rear ingress/egress point at Denton Creek Blvd. The enhanced screening shall include 3 additional trees. Loading area screening for other buildings shall comply with the Town's regulations, as amended.

- D. Enhanced Masonry Screening. There shall be a masonry wall to screen the loading area of Building 4.06, as shown on the Concept Plan, from Denton Creek Blvd. Said masonry wall shall be located along the southeast property line (rear lot line) of the lot for Building 4.06 and shall be a minimum of six (6) feet.
- E. Enhanced Screening of Outdoor Storage, Limited. There shall be enhanced screening around the outdoor storage, limited, use that shall generally conform to Exhibit "H" outdoor storage screening exhibit which consists of a combination of ornamental metal fence on top of a masonry knee wall and masonry columns with minimum height of eight (8) feet. The minimum height of masonry knee wall shall be four (4) feet and the ornamental metal fence shall extend for a minimum of 12-feet above the top of the knee wall.
- F. Enhanced Pavement. Enhanced pavement pedestrian crosswalks shall be required at major intersections. Enhanced pavement may consist of decorative pavement pattern by using either stamped and/or stained concrete or the use of brick or concrete pavers.
- G. Commercial foundation plantings for buildings 15,000 square feet or less shall comply with sec. 82-240 of the town's code of ordinances.
- H. Detention / Retention facility requirements shall comply with sec. 94-65 of the town's code of ordinances unless park credits are being sought. If park credits are being sought, sec.90-449 of the town's park credit ordinance shall supersede.
- I. Detention / Retention Pond Maintenance. Retention ponds shall sustain a normal pool elevation by way of water well or potable water source. Retention ponds shall be kept clear of all noxious plant material including Cottonwood trees, Willow trees, and Cattails. Aeration shall be required on all retention ponds. Retention pond construction shall meet the intent of the Town's engineering construction standards for Pond Form.
- J. Single Family Landscape Requirements.
 - 1. A minimum of one tree, shall be provided for each attached and detached single family lot. Required tree planting shall be located in the front yard or side yard.
 - 2. Tree species shall be chosen from the following list for townhome front or side yard trees.
 - a) Yaupon Holly
 - b) Redbud
 - c) Crape Myrtle
 - d) Nellie R. Stevens Holly (tree form)
 - e) 'Little Gem' Magnolia
 - 3. Street buffers along Denton Creek Boulevard and Schmitz Boulevard shall include tree plantings at a ratio of one tree for every 30 feet of linear frontage excluding any necessary driveways. Street buffer trees shall be a minimum of three-inch caliper at time of installation.

6. ARCHITECTURAL STANDARDS FOR CAMPUS COMMERCIAL

- A. There shall be a cohesive architectural theme for non-residential buildings within this PD.
- B. Elevations shall generally comply with the approved Elevation Plan (Exhibit "G"), and in accordance with the Town of Flower Mound Urban Design Plan unless specified otherwise in this PD.

7. ACCESS & PARKING STANDARDS.

- A. Parking. Except as provided in this section, off-street parking shall be provided as outlined in the Town of Flower Mound Zoning Ordinance.
 - 1. This planned development is subject to an approved parking study.
 - 2. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development. A copy of said agreement will be provided to the Town with the Subdivision Site Plan for the development.
 - 3. Parking for Indoor Storage Area shall be 1 space per 1,000 square feet. Parking for multiple uses on one lot shall be required for each use.

8. MISCELLANEOUS STANDARDS.

- A. Environmental Protection Plan. This Planned Development is subject to an approved Environmental Protection Plan.
- B. Phasing. This Planned Development includes a phasing plan for planning purposes only. Phasing may adjust as the property is developed over a period of time.
- C. Queuing and Stacking Analysis. At the time of Site Plan application, a queuing and stacking analysis shall be submitted as required per Section 82-82, "Queuing requirements for drive-through facilities."
- D. Flood study. Flood study must be approved by staff prior to Subdivision Site Plan application being scheduled to Planning and Zoning Commission for consideration.
- E. Limited Quantity of Gas Stations. The total number of gas stations within this Planned Development, regardless of accessory use or primary use, shall be limited to two (2).

9. EXCEPTIONS. The following exceptions to the Town's Ordinance shall apply to this Planned Development.

- A. Pitched Roof Requirement. Buildings less than 15,000 square feet that are not directly adjacent to residential development are not required to have pitched roofs.

- B. Lot Depth to Width. Lot depth shall not exceed six (6) times the lot width.
- C. Topographic Slope Protection. Slopes greater than five (5) percent but less than 12 percent may be impacted.

10. ADMINISTRATION.

- A. There shall be established a Monarch Property Owners' association (POA). Said association shall file Covenants, Conditions, and Restrictions (CC&Rs) in the Denton County Real Estate Records with the first record plat application and said POA shall be responsible for the maintenance of the following:
 - 1. Landscape buffers along Denton Creek Boulevard, Lansdowne Boulevard, Eads Boulevard and Schmitz Boulevard.
 - 2. Publicly accessible open space areas, unless otherwise described in this planned development.
 - 3. Striping of parking spaces and pedestrian crosswalks.
 - 4. Cross-access and cross parking agreements.
 - 5. Other items as listed in the CC&Rs.
- B. Minor amendments to this planned development may be approved by Town Manager, or designee, provided that said amendment is not a substantial change to the approved concept plan, as defined below. A substantial change to the approved concept plan shall be defined as any one of the following:
 - 1. Increase in maximum number of residential units.
 - 2. Decrease by more than 10-percent of any approved open space area, provided that the minimum required open space for parkland dedication is still met, if applicable.
 - 3. Elimination of approved thoroughfares; however realignment may be permitted provided that it does cause a substantial change,
 - 4. Other changes as determined by Town Manager or designee, and;
 - 5. Building footprints and building square feet totals may be adjusted during site plan approval provided there is not an increase or decrease of more than 20 percent square feet and that all other provisions of this planned development and the Town's Code of Ordinances, as of the date of this approved planned development, are met.



PLANNING & ZONING COMMISSION AGENDA I.6. REGULAR ITEM(S)

DATE: December 9, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider an ordinance amending the Master Plan (MPA24-0005 – Pine Hill) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Low Density Residential uses to Medium High Density Residential uses. The property is generally located south of Cross Timbers Road and east of Grace Pearl 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 (ZPD24-0007), 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 Low Density Residential uses to High Density Residential uses on approximately 4.28 acres of land. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with 15 residential lots with a minimum lot size of 7,500 square feet. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

The Town's Master Plan defines Low Density Residential as development, typically being single-family detached residential development with minimum 15,000 square-foot lots (nominally 1/3 acre) or greater.

The Town's Master Plan defines Medium High Density Residential as development, typically being single-family detached residential development with minimum 7,500 square foot lots or greater.

The existing Land Use designation to the east of the subject property is Office uses. The existing Land Use designation to the south and west of the subject property is Low 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 zoning application requests. MPA24-0005 had a total of 31 Property Owner Notifications mailed. At the time

this report was written, staff had received 1 item of correspondence in support and 1 item of correspondence in opposition, regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW:

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

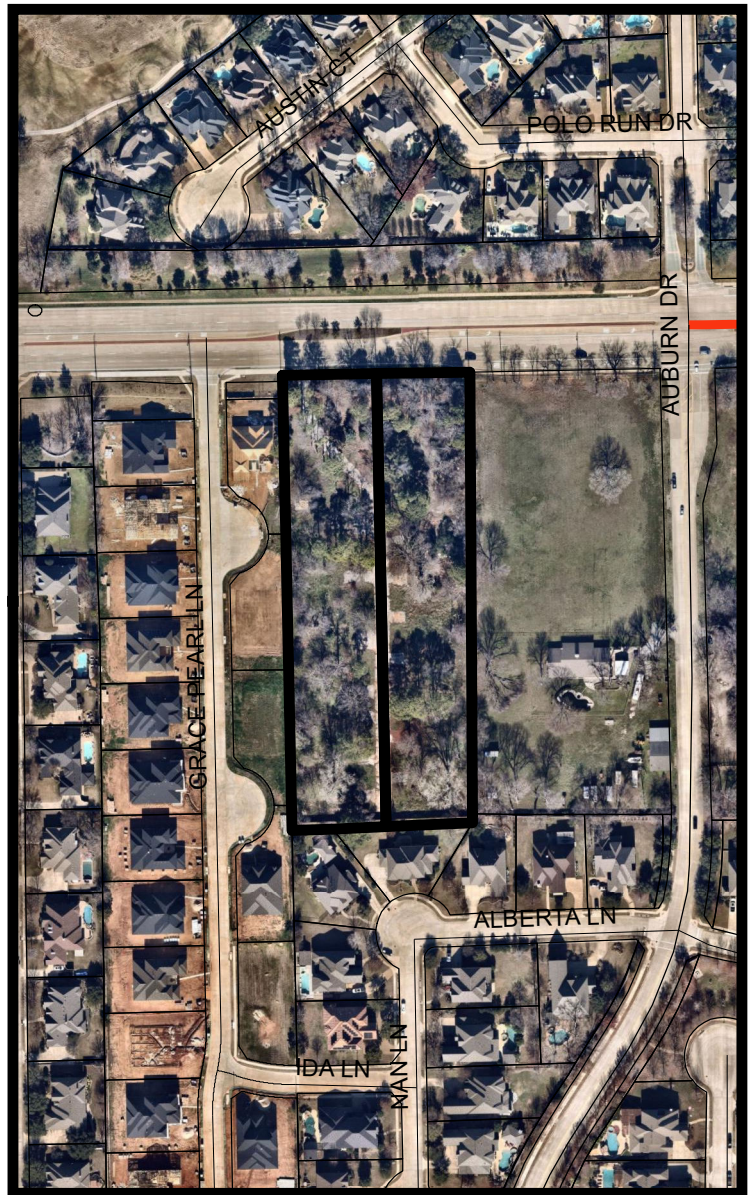
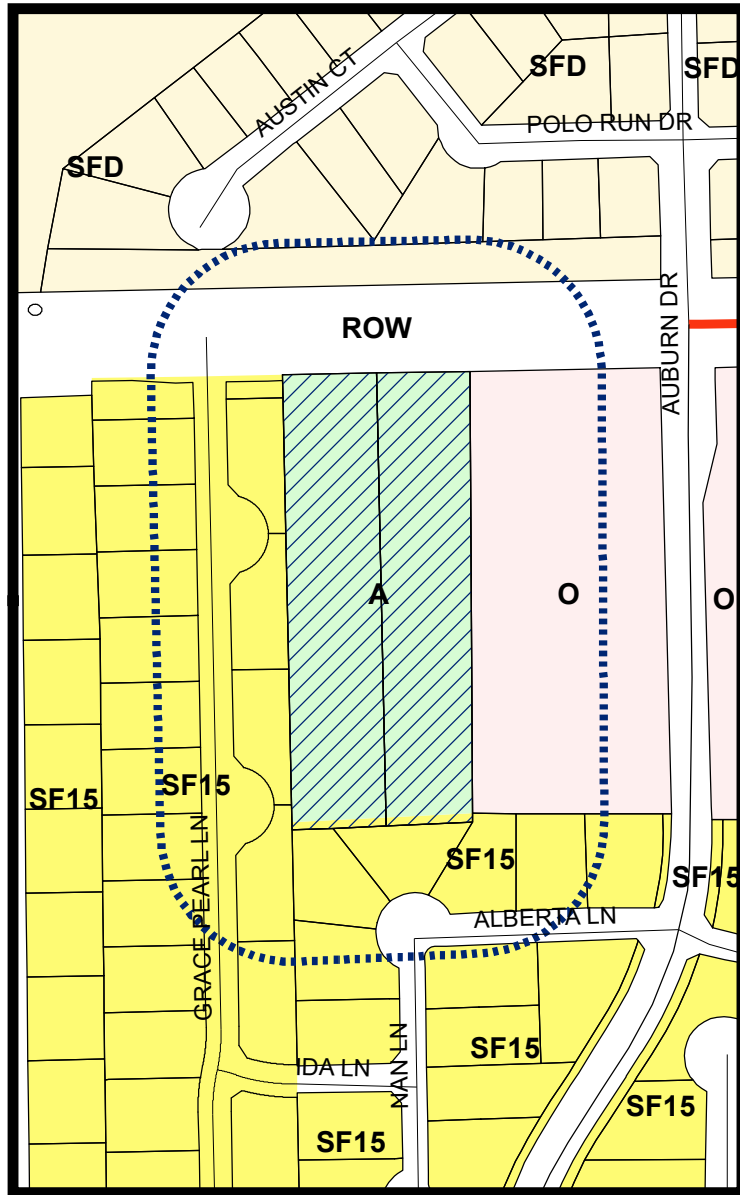
ATTACHMENTS:

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

MPA24-0005 & ZPD24-0007: Pine Hill



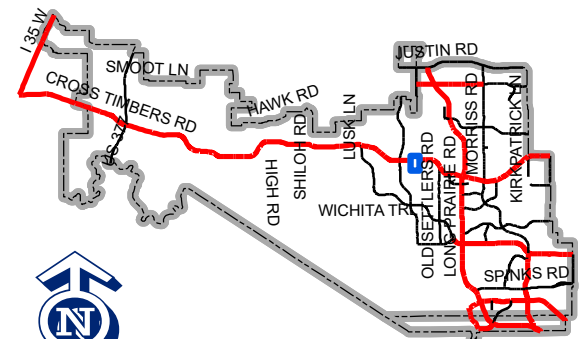
LEGEND

- Agriculture
- Office
- Single Family 15
- Single Family Detached

- 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



BROCKETT STREET CAPITAL

2336 Farrington St
Dallas, TX 75207
(214) 663-7882

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

Dear Town Staff and Administration;

Brockett Street Capital ("BSC") is requesting the Town amend the current zoning at 3801 Cross Timbers Rd to the below request because we believe that it is the highest and best use for the Property and achieves multiple goals within the Town's SMARTGrowth Program including:

1. Attaining community character and quality
2. Preserving open lands and natural landscapes
3. Integrating natural environments to create a sense of place
4. Ensuring growth does not occur at the expense of environmental quality, community character and quality of life

The property was formerly a mobile home park and has since been re-zoned to a planned development that allows a 64-bed assisted living center. The zoning was part of a previous ordinance that allowed nursing and congregate care as part of the Agricultural zoning district. That ordinance has since been amended making this a unique, undeveloped site that is zoned for residential in the Future Land Use Plan but has a use approved that is now considered non-residential.

The non-residential use creates a higher value to the land that precludes it from being rezoned into a materially lighter use such as low density residential and is a remnant land site that is small and lacks the proper geography for a sustainable low density residential neighborhood. As such, the most sustainable uses for the site are the existing use or BSC's proposed plan which includes 15 single-family, detached homes on a minimum of 7,500 square foot lots (defined as medium-high density). BSC is requesting the Town amend the Future Land Use to a higher density residential zoning because the in-place zoning is a unique situation that is no longer included in the Town's ordinance and the proposed plan better aligns with the Town's development objectives and SMARTGrowth Program for multiple reasons:

1. It is a more comparable use to the surrounding residential and provides a downzone buffer between a commercial office use and low-density residential
2. It will maintain existing trees that front Cross Timbers Rd to integrate natural environments and create a sense of place
3. The configuration of the neighborhood will include a park on the southern portion of the site to serve as a buffer to Flower Mound Woods and preserve open lands
4. Setbacks are above minimum development standards to help attain community character and quality
5. The overall development includes +/- .75 acres of green/park space which is nearly a 100% increase to what is currently planned in the existing plan to ensure growth does not occur at the expense of community character
6. The plan should also reduce; 1) Traffic Impact; 2) Emergency Vehicle Use; 3) Water Demand; 4) Wastewater Capacity and 5) Watershed to help ensure growth does not occur at the expense of environmental quality

BSC has worked diligently with the Town and neighbors to reduce the density and increase the development standards as much as economically feasible to ensure the project maintains Flower Mound's community character and quality of life while still delivering a sustainable, high demand development. The in-place zoning (that is no longer included in the Town's ordinance) creates a unique situation where an amendment to higher residential density will allow BSC to materially improve the use, provide added benefits to the neighbors and future residents, and better conform with the Town's SMARTGrowth program.



BROCKETT STREET CAPITAL

2336 Farrington St
Dallas, TX 75207
(214) 663-7882

Description of Request:

Property Address: 3801 Cross Timbers Rd

Legal Description: Lot 1, Block A MAGNOLIA ASSISTED LIVING ADDITION, an addition to the Town of Flower Mound, Denton County, Texas according to the map or plate thereof, recorded in County Clerk's File No 2022-272 of Map and/or Plat Records, Denton County, Texas

Existing Zoning: Agricultural District with Planned Development District, Ordinance No. 172

Acreage: 4.282 Acres

Zoning Request: A Planned Development District with SF-5 underlying zoning

Special Conditions include:

1. Minimum 7,500 SF lot sizes
2. Minimum 7.5' Side Yard Requirement
3. Minimum 22' Rear Yard Requirement
4. Minimum of 0.75 acres of park/green space

Exceptions include:

1. Requirement to provide a wet retention pond. The lot count has been reduced to maintain Town standards and maintenance costs and viability of wet retention is not sustainable for future residents of the development since there are only 15 homes.
2. Driveway spacing from Grace Pearl Lane. Spacing exceptions have been granted along Cross Timbers and the proposed driveway maintains visibility and access to Cross Timbers.
3. Fence construction facing Cross Timbers may include wood. Significant efforts have been made to preserve as many trees as possible fronting Cross Timbers. A wood fence provides flexibility to ensure preservation of protected trees along the proposed fence line and wrought iron does not provide a noise barrier or privacy given the proximity to Cross Timbers.

Sincerely,

Geoff Wescott

Brockett Street Capital
2336 Farrington St
Dallas, TX 75207
(214) 663-7882

(Variable Width Right-of-Way)

S88°54'55"W 229.55'

Proposed Land Use: Medium High Density Residential

Existing Zoning: (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility

Proposed Zoning: (PD-207) with modified Single Family District-5 (SF-5) uses

LAND USE: OFFICE USES
EXISTING ZONING: PD-72 WITH OFFICE DISTRICT USES

REMAINDER OF 5.2185 ACRES
GARY JOHNSON
DOCUMENT NO. 99-R012887
O.R.D.C.T.
ZONED: OFFICE PD 72

Curve Table					
Curve #	Arc Length	Radius	Chord Length	Chord Direction	Delta Angle
C1	272.10'	60.00'	92.04'	S50° 41' 56.18"E	259° 50' 00"
C2	34.83'	25.00'	32.08'	N30° 18' 03.84"E	079° 50' 00"

VICINITY MAP

MASTER PLAN FEATURES	
MASTER PLAN COMPONENT	APPLICABLE DETAILS
LAND USE PLAN	THE SITE IS LOW DENSITY LAND USE
AREA PLANS	CROSS TIMBERS PROTECTION AREA
MEDIAN & ROAD DESIGN GUIDELINES	THE SITE IS ADJACENT TO CROSS TIMBERS ROAD WITH A "TYPE A" CLASSIFICATION. RIGHT IN AND RIGHT OUT ONLY PROPOSED.
PARKS AND TRAILS	THE SITE IS NOT LOCATED NEAR EXISTING PARKS OR TRAILS
OPEN SPACE PLAN	THE SITE IS NOT LOCATED IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
THOUGHFARE PLAN	THE SITE IS ADJACENT TO CROSS TIMBERS ROAD WITH VARIABLE WIDTH ROW
WATER PLAN	THE SITE IS LOCATED NEAR BRUTON ORAND STORAGE 1 WITH AN EXISTING 20" WATER LINE IN CROSS TIMBERS ROAD
WASTEWATER PLAN	THE SITE IS LOCATED IN THE LONG PRAIRIE SERVICE AREA WITH EXISTING 8" SEWER LINES IN THE PROPERTIES TO THE SOUTH AND WEST
ECONOMIC IMPACT	PROPOSED USE WILL GREATLY DECREASE THE EMERGENCY VEHICLE SERVICE NEEDS THAT OF THAT OF THE CURRENT APPROXIMATELY 1000 HOUSING UNITS

SITE DATA:	
PHYSICAL ADDRESS	3601 CROSS TIMBERS RD, DENTON COUNTY
SITE AREA	4,281 AC/186,498 SF
CURRENT ZONING	PD-173
PROPOSED ZONING	PD-207 W/ MOD. S.F.S DISTRICT STANDARD
MINIMUM LOT AREA *	7,600 SF (w/ 5,000 SF FOR S-F)
MINIMUM LOT WIDTH *	65' (w/ 50 FT FOR S-F)
MINIMUM FLOOR AREA	1,500 SF
MINIMUM FRONT YARD SETBACK	20 FT
MINIMUM SIDE YARD SETBACK *	7.5 FT (w/ 5 FT FOR S-F)
MINIMUM REAR YARD SETBACK *	22' (w/ 20 FT FOR S-F)
MINIMUM FRONT PORCH SETBACK *	12 FT
MAXIMUM LOT COVERAGE	55%
MAXIMUM FLOOR AREA RATIO	NO MAX
MAXIMUM HEIGHT	2-40' MAX 35 FT

* PROPOSED WIDER LOTS, WITH MORE AREA REQUIRED AND GREATER SETBACKS THAN SF-5 ZONING PROPOSED FOR THIS PD

Owner's Certificate and Legal Description

State of Texas
County of Denton

Whereas, WTM3801, Ltd., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, according to the deed recorded under Document Number 218751 of the Official Records of Denton County, Texas, and being more particularly described as follows:

Being a 4.281 acre tract of land situated in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, and being a portion of a called 4.367 acre tract of land described in the deed to WFMS801, Ltd. recorded in Document No. 218751 of the Official Records of Denton County, Texas, said 4.281 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for the common northeast corner of said A-367 acre tract of land, southeast corner of a called 0.0607 acre tract of land described in the deed to Deaton County recorded in Document No. 2006-103588 of said Official Records of Deaton County, Texas, northeast corner of a called 0.0932 acre tract of land described in the deed to Deaton County recorded in Document No. 2006-103539 of said Official Records of Deaton County, Texas, and northeast corner of a called 4.952 acre tract of land described in the deed to Rembert Enterprises, Inc. recorded in Document No. 2020-199723 of said Official Records of Deaton County, Texas, said 3.5 inch aluminum Texas Department of Transportation right-of-way monument also being in the south right-of-way line of FM 1171 (Cross Timbers Road) (a variable width right-of-way).

THENCE, North 88 degrees 44 minutes 55 seconds East, to the common north line of said FM 1267 east tract of land, south line of said 0.0007 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road, passing at a distance of 144.31 feet, a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for the common southeast corner of said 0.0060 acre tract of land and southwest corner of a called 0.0761 acre tract of land described in the deed to Denton County, recorded in Document No. 20096-103587 of said Official Records of Denton County, Texas, in all, a distance of 229.53 feet to a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for said angle point in the common north line of said FM 1267 east tract of land, south line of said 0.0761 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road);

THENCE North 84 degrees 30 minutes 00 seconds East, with the common north line of said 4.367 acre tract of land, south line of said 0.0761 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road), a distance of 36.95 feet to a 3.5 acre tract of land, Texas Department of Transportation right-of-way monument north line of said 4.284 acre tract of land, southeast corner of a called 0.1468 acre tract of land, and south line of said 0.1468 acre tract of land, a distance of 10.00 feet to a called 5.2183 acre tract of land described in the deed to Gary Johnson recorded in Document No. 99-0812887 of said Official Records of Deutscher County, Texas;

TENNE South 09 degrees 06 minutes 02 seconds East, with the common east side of land surveyed by act no. 4378; each tract of land and survey as said S.52183 acre tract of land, a distance of 667.71 feet to a 3 x 3 inch iron rod found for the northeast corner of Lot 5, Block D-1, Flower Mount Woods, an addition to the City of Flower Mount, Denton County, Texas recorded in Document No. 2010494 of the Public Records of Denton County, Texas; hereinafter referred to as "Tract A";

THENCE South 87 degrees 49 minutes 53 seconds West, over and across said 4.367 acre tract of land, a distance of 273.68 feet to a 1.2 inch iron rod with cap stamped "1519 SURVEYING" set for corner in the common west line of said 4.367 acre tract of land and east line of a called 4.955 acre tract of land described in the deed to Rembert Enterprises, Inc., recorded in Document No. 2020-19723-43 of said Official Records of Deaton County, Texas, from which a 1.2 inch iron rod with cap stamped "Arthur S. Smith" found for the common southeast corner of said 4.367 acre tract of land and northeast corner of Lot 3B, Block D of said Lots 1B Through 3B, Block D and Lots 1B Through 3B, Block E, Flower Meadow Woods bears north 01 degree 08 minutes 32 seconds East, a distance of 12.892 feet;

THENCE North 01 degree 08 minutes 22 seconds West, with the common west line of said 4.367 acre tract of land and east line of said 4.952 acre tract of land, a distance of 668.42 feet to the POINT OF BEGINNING, and containing 186,499 square feet or 4.281 acres of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD 83), North Central Zone (4209).

DEVELOPER

BROCKETT STREET CAPITAL
2336 FARRINGTON STREET
DALLAS, TX 75027
PHONE: 214.663.7882
CONTACT: GEOFF WESCOTT

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT

BOWMAN CONSULTING GROUP, LTD.
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2993
CONTACT: TODD A. ERICKSON, P.E.

PINE HILL
ZONING & MASTER PLAN EXHIBIT

Bowmar

© 2024 Bowman Consulting Group, Ltd.
2805 Dallas Parkway • Suite 310 • Plano, Texas 75093
Phone: (972) 497-2990 • www.bowmanconsulting.com
TBPE Firm Registration No. F-14309

10/16/24
STATE OF TEXAS
TODD A. ERICKSON
139714
PROFESSIONAL ENGINEER
LICENSED
T.A. Erickson

October 16, 2018

1 OF 1



PLANNING & ZONING COMMISSION AGENDA I.7. REGULAR ITEM(S)

DATE: December 9, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD24-0007 – Pine Hill) from Planned Development District No. 173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility to Planned Development District No. 207 (PD-207) with modified Single Family District-5 (SF-5) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Grace Pearl 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 modification and exception requests to the Town's regulations, which necessitate special consideration by the Commission (see Analysis below).

The project has a companion application, Master Plan Amendment (MPA24-0005), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 4.28 acres of land in order to develop 15 residential lots in conformance with the proposed Master Plan designation of Medium High Density Residential uses, which is defined as residential development, typically being single-family detached residential development with minimum 7,500 square-foot lots or greater (see MPA24-0005). The property is currently located within PD-173, which allows for the development of a 64-bed nursing or congregate care facility located within four one-story buildings and one office building. This project was not constructed, and the subject property is currently undeveloped.

As part of the request, the applicant has asked for certain modifications and three exceptions to the Town's Code of Ordinances, the modifications are discussed in Section III of the staff report below.

Exceptions (See Section IV.):

- Detention Pond

- Driveway Spacing
- Perimeter Walls and Fences.

The applicant plans to develop 15 single-family residential lots with a minimum lot size of 7,500 square feet and three non-buildable areas to be dedicated as HOA-maintained X-lots. The applicant is proposing to develop the subdivision in one phase.

One point of access is proposed on Cross Timbers Road. The proposed development is in compliance with the Town's landscaping standards and the street yard buffer exceeds the required 25-foot-wide buffer (a minimum 53-foot-wide buffer is noted). The applicant is proposing an 8-foot-wide trail section along the south side of Cross Timbers Road in compliance with the Parks and Trails Master Plan.

The applicant has complied with the recently adopted Town Code standards regarding notification of adjacent residential property owners. Section 98-1142(f) of the Code states:

Notice required. Upon the filing of an application to amend the zoning on a lot, tract of land, or property, and before second round project review comments are provided to the applicant, the owner/developer/applicant must send notices by certified mail to adjacent residential property owners under the following circumstances:

1. *Newly proposed residential development containing four or more buildable lots, and*
2. *Proposes to construct new fencing along shared property lines with existing residential property owners.*

Notices must contain details regarding any proposed new fencing, including location, height, materials, and the applicant/developer's contact information. Such notices shall be sent using forms prepared by the town.

At the time this staff report was written, no opposition to the applicant's proposed fencing was received. The applicant has also committed to replacing the existing fencing along the northern property line of the two residential lots directly south of the subject property.

III. REQUESTED MODIFICATIONS

As a component of the request, the applicant is requesting modifications to the minimum and maximum dimensional regulations of the SF-5 zoning district (Attachment #4).

IV. EXCEPTIONS

A. Detention Pond

Section IV.C.5. of the Town's Engineering Design Criteria requires the construction of a wet retention pond for the proposed development. The applicant is requesting to provide a dry detention pond instead, located on Lot 2X of the attached conceptual site plan. According to the applicant's Letter of Intent, the lot count has been reduced to meet development expectations, and maintenance costs and viability of wet retention is not sustainable for future residents of the development since there are only 15 homes.

B. Driveway Spacing

The Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of

the Code of Ordinances require driveway openings to be spaced a minimum of 360 feet apart on Major Arterials such as Cross Timbers Road. The applicant is proposing a driveway connection on Cross Timbers Road that will be approximately 222 feet from the nearest driveway to the west. The Town must allow access to the proposed neighborhood, and there is no location on the property that would meet the 360-foot distance standard. The applicant is proposing to move the driveway location approximately 100 feet further east than it is today, bringing them closer to compliance.

C. Perimeter Walls and Fences

Section 98-1143 "Perimeter and open space walls and fences." of the Town Code states:

Subdivision perimeter fences and walls constructed adjacent and parallel to the rights-of-way of arterial and collector streets shall consist of masonry, stone, wrought-iron or tubular steel, or a combination of such materials. The fences and walls shall be a minimum of six feet in height and shall have masonry or stone columns measuring a minimum of 24 inches by 24 inches, with monolithic tops, and shall be placed a maximum of 40 feet apart on center.

The applicant is requesting to construct a subdivision perimeter fence that faces Cross Timbers Road out of wood in lieu of the required masonry, stone, wrought-iron or tubular steel, or a combination of such materials. The fence will be board on board with a height of 6-feet. According to the applicant's Letter of Intent, significant efforts have been made to preserve as many trees as possible fronting Cross Timbers. A wood fence provides flexibility to ensure preservation of protected trees along the proposed fence line.

BOARD REVIEW/CITIZEN FEEDBACK:

ENVIRONMENTAL CONSERVATION COMMISSION

On December 3, 2024, the Environmental Conservation Commission recommended to the Town Council approval of a request to remove 7 specimen trees on the subject property and denial of a request to remove one specimen tree on the subject property. There are a total of 12 specimen trees on the site. At the time this staff report was written, the applicant was drafting modified concept plans that will incorporate saving the specimen tree ECC recommended be preserved. The meeting can be viewed here: <https://flowermoundtx.new.swagit.com/videos/321734>

PARKS BOARD

On October 3, 2024, the Parks Board recommended fees in lieu of parkland dedication of \$100,800.00 and park development fees of \$20,820.00. The motion passed 6-0. The meeting can be viewed here: <https://flowermoundtx.new.swagit.com/videos/316764>

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. ZPD24-0007 had a total of 31 Property Owner Notifications mailed. At the time this report was written, staff had received 1 item of correspondence in support and 1 item of correspondence in opposition, regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A
N/A

LEGAL REVIEW:

Alicia Kreh, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance as to form and

legality.

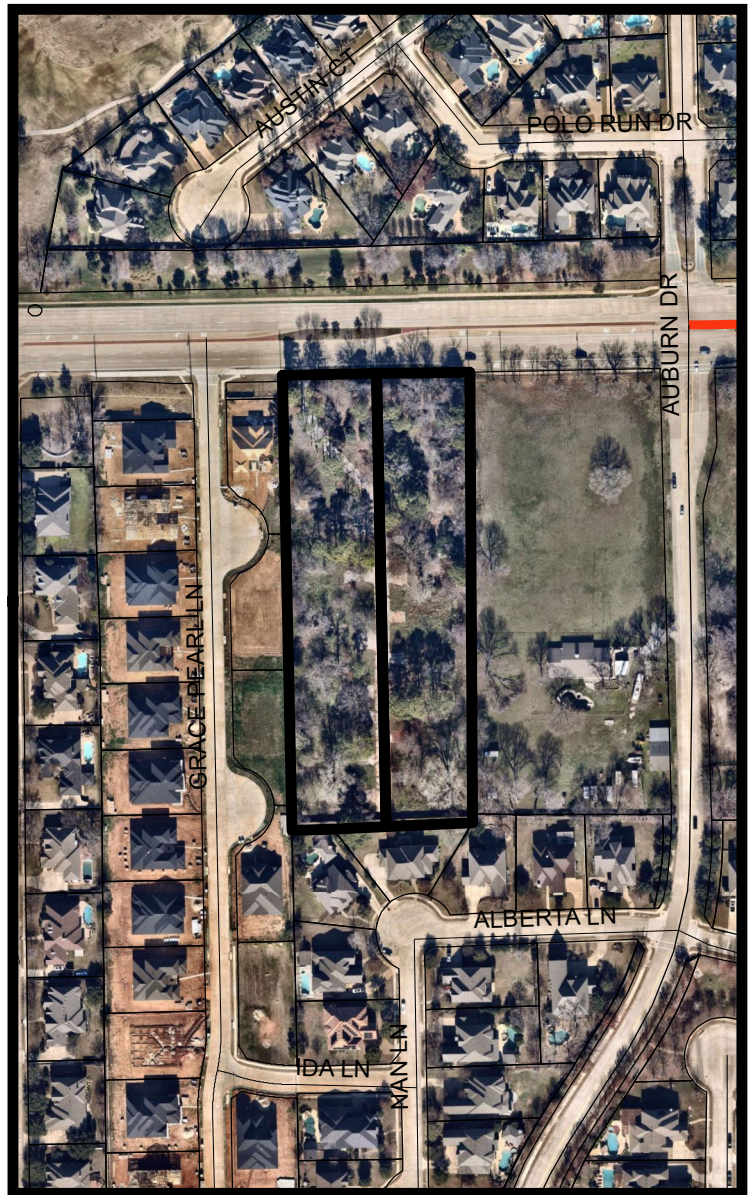
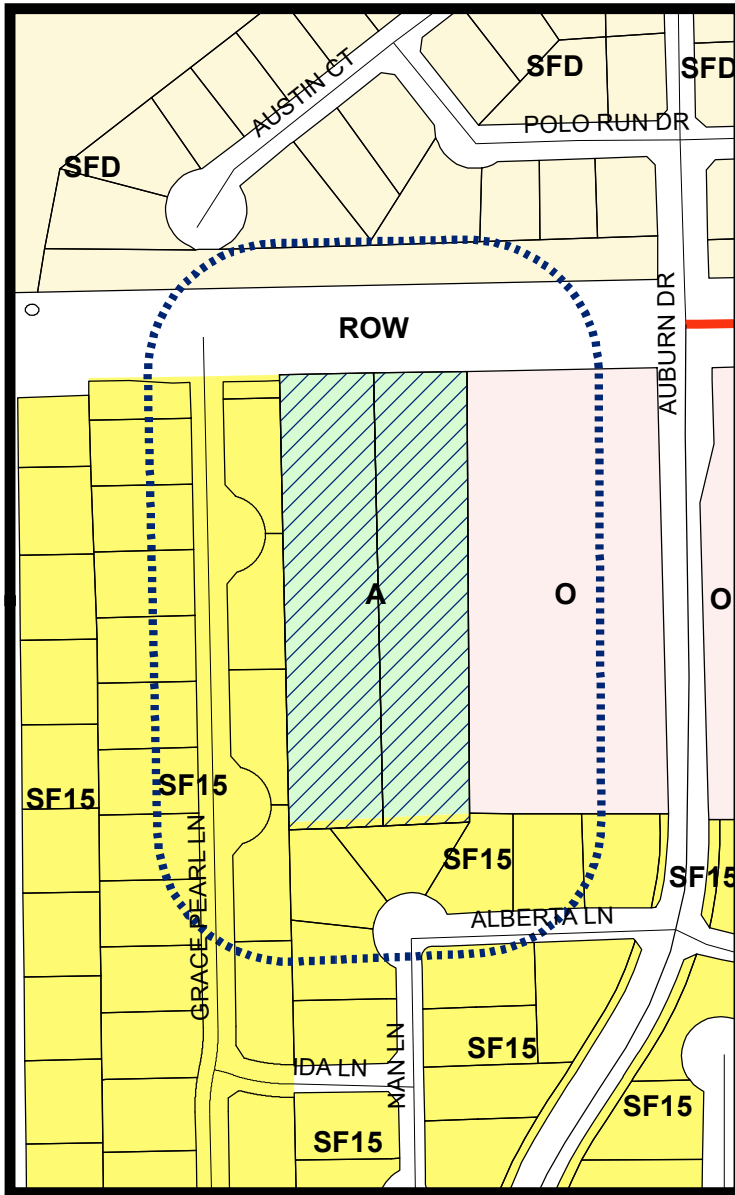
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Existing Approved Site Plan
4. Requested Modifications
5. Zoning Planned Development Package
6. Draft Planned Development (PD) Standards

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

Vicinity Map

MPA24-0005 & ZPD24-0007: Pine Hill



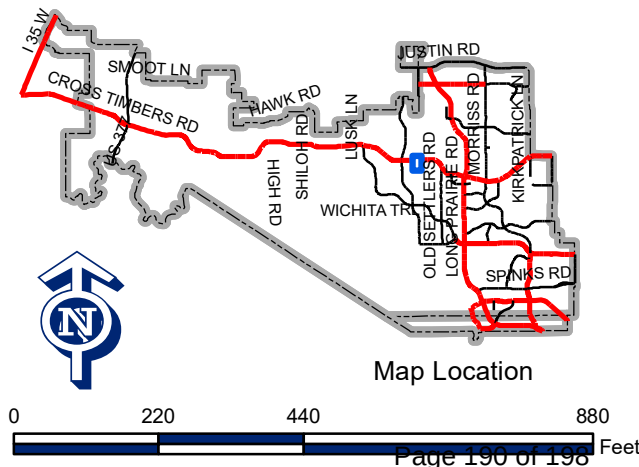
LEGEND

- Agriculture
- Office
- Single Family 15
- Single Family Detached

- 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



BROCKETT STREET CAPITAL

2336 Farrington St
Dallas, TX 75207
(214) 663-7882

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

Dear Town Staff and Administration;

Brockett Street Capital ("BSC") is requesting the Town amend the current zoning at 3801 Cross Timbers Rd to the below request because we believe that it is the highest and best use for the Property and achieves multiple goals within the Town's SMARTGrowth Program including:

1. Attaining community character and quality
2. Preserving open lands and natural landscapes
3. Integrating natural environments to create a sense of place
4. Ensuring growth does not occur at the expense of environmental quality, community character and quality of life

The property was formerly a mobile home park and has since been re-zoned to a planned development that allows a 64-bed assisted living center. The zoning was part of a previous ordinance that allowed nursing and congregate care as part of the Agricultural zoning district. That ordinance has since been amended making this a unique, undeveloped site that is zoned for residential in the Future Land Use Plan but has a use approved that is now considered non-residential.

The non-residential use creates a higher value to the land that precludes it from being rezoned into a materially lighter use such as low density residential and is a remnant land site that is small and lacks the proper geography for a sustainable low density residential neighborhood. As such, the most sustainable uses for the site are the existing use or BSC's proposed plan which includes 15 single-family, detached homes on a minimum of 7,500 square foot lots (defined as medium-high density). BSC is requesting the Town amend the Future Land Use to a higher density residential zoning because the in-place zoning is a unique situation that is no longer included in the Town's ordinance and the proposed plan better aligns with the Town's development objectives and SMARTGrowth Program for multiple reasons:

1. It is a more comparable use to the surrounding residential and provides a downzone buffer between a commercial office use and low-density residential
2. It will maintain existing trees that front Cross Timbers Rd to integrate natural environments and create a sense of place
3. The configuration of the neighborhood will include a park on the southern portion of the site to serve as a buffer to Flower Mound Woods and preserve open lands
4. Setbacks are above minimum development standards to help attain community character and quality
5. The overall development includes +/- .75 acres of green/park space which is nearly a 100% increase to what is currently planned in the existing plan to ensure growth does not occur at the expense of community character
6. The plan should also reduce; 1) Traffic Impact; 2) Emergency Vehicle Use; 3) Water Demand; 4) Wastewater Capacity and 5) Watershed to help ensure growth does not occur at the expense of environmental quality

BSC has worked diligently with the Town and neighbors to reduce the density and increase the development standards as much as economically feasible to ensure the project maintains Flower Mound's community character and quality of life while still delivering a sustainable, high demand development. The in-place zoning (that is no longer included in the Town's ordinance) creates a unique situation where an amendment to higher residential density will allow BSC to materially improve the use, provide added benefits to the neighbors and future residents, and better conform with the Town's SMARTGrowth program.



BROCKETT STREET CAPITAL

2336 Farrington St
Dallas, TX 75207
(214) 663-7882

Description of Request:

Property Address: 3801 Cross Timbers Rd

Legal Description: Lot 1, Block A MAGNOLIA ASSISTED LIVING ADDITION, an addition to the Town of Flower Mound, Denton County, Texas according to the map or plate thereof, recorded in County Clerk's File No 2022-272 of Map and/or Plat Records, Denton County, Texas

Existing Zoning: Agricultural District with Planned Development District, Ordinance No. 172

Acreage: 4.282 Acres

Zoning Request: A Planned Development District with SF-5 underlying zoning

Special Conditions include:

1. Minimum 7,500 SF lot sizes
2. Minimum 7.5' Side Yard Requirement
3. Minimum 22' Rear Yard Requirement
4. Minimum of 0.75 acres of park/green space

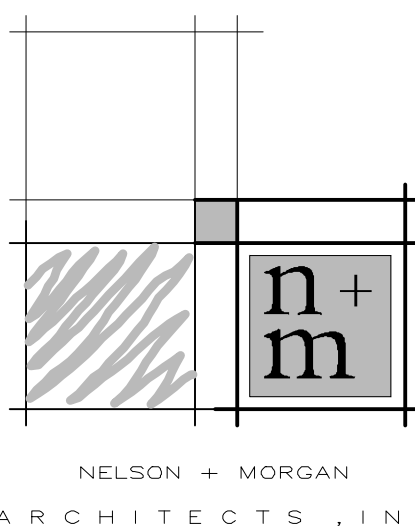
Exceptions include:

1. Requirement to provide a wet retention pond. The lot count has been reduced to maintain Town standards and maintenance costs and viability of wet retention is not sustainable for future residents of the development since there are only 15 homes.
2. Driveway spacing from Grace Pearl Lane. Spacing exceptions have been granted along Cross Timbers and the proposed driveway maintains visibility and access to Cross Timbers.
3. Fence construction facing Cross Timbers may include wood. Significant efforts have been made to preserve as many trees as possible fronting Cross Timbers. A wood fence provides flexibility to ensure preservation of protected trees along the proposed fence line and wrought iron does not provide a noise barrier or privacy given the proximity to Cross Timbers.

Sincerely,

Geoff Wescott

Brockett Street Capital
2336 Farrington St
Dallas, TX 75207
(214) 663-7882



Architects
Planners
Interior Design

2717 Wind River Lane, Suite 230
Denton, Texas 76210
Telephone 940.566.0266
Fax 940.566.0223
info@nelsonmorgan.com

TEXAS

NEW CAMPUS
FOR
MAGNOLIA ASSISTED LIVING
FLOWER MOUND

JOB: NMA19003

COPYRIGHT 2019 BY
NELSON + MORGAN, ARCHITECTS, INC.

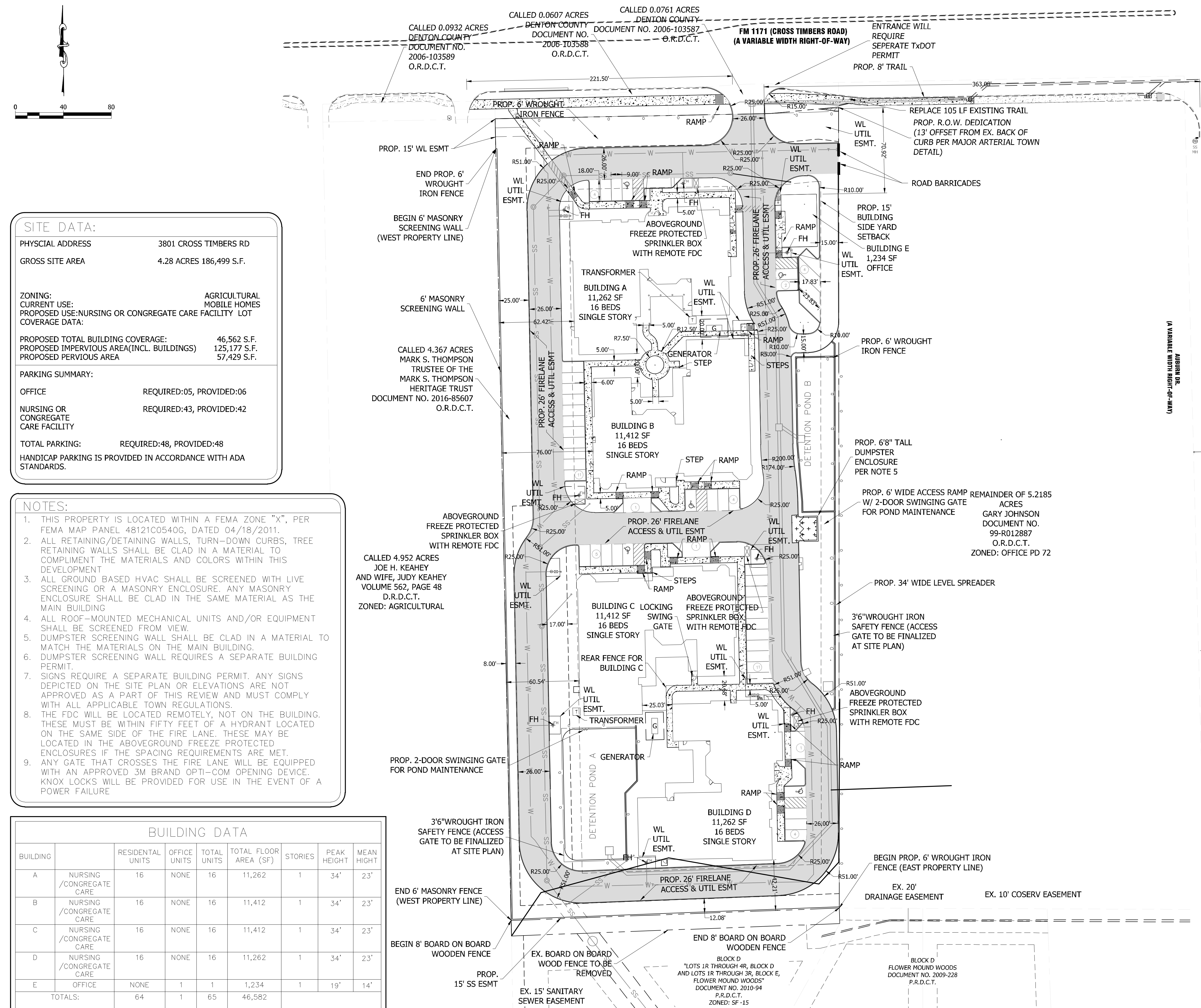
Date: 7/1/2019
Revision:

Issued for: Date:
Review: —
Pricing: —
Bidding: —
Construction: —

SITE PLAN

SHEET

C-02.2



THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 06/13/2022
T C NA
SEE FILE FOR CONDITIONS SP21-0007

LEGEND

- ABOVEGROUND FREEZE-PROTECTED
SPRINKLER VALVE ENCLOSURES WITH REMOTE FDC
- SSMH
SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WM
WATER METER
- PROP. TRANSFORMER LOCATION
- PROP. GENERATOR LOCATION

PAVEMENT LEGEND

- DRIVEWAY/FIRELANE PAVEMENT**
PROP 6" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN. LIME TREATED BASE PER TOWN OF FLOWER MOUND SPECS. SUBGRADE PER NOTE 1 BELOW.
- DUMPSTER HEAVY USE PAVEMENT**
PROP 7" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN. LIME TREATED BASE PER TOWN OF FLOWER MOUND SPECS. SUBGRADE PER NOTE 1 BELOW.
- LIGHT DUTY PAVEMENT (PARKING)**
PROP 5" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN. LIME TREATED BASE PER TOWN OF FLOWER MOUND SPECS. SUBGRADE PER NOTE 1 BELOW.
- SIDEWALK PAVEMENT**
PROP 4" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W.

NOTES

- PAVEMENT BASE SHALL BE 6" SCARIFIED AND LIME TREATED @ 7% AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AND WITHIN THE RANGE OF 0 TO 4 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT. PI ≤ 15.0
- THE SUBGRADE SHALL BE PER GEOTECH REPORT.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

Bowman
CONSULTING GROUP, LTD

TBP# F-14309 TBP# 10120600

PRELIMINARY

TEXAS REGISTERED
ENGINEERING FIRM F - 14309

THIS DOCUMENT IS PROVISIONAL
AND FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

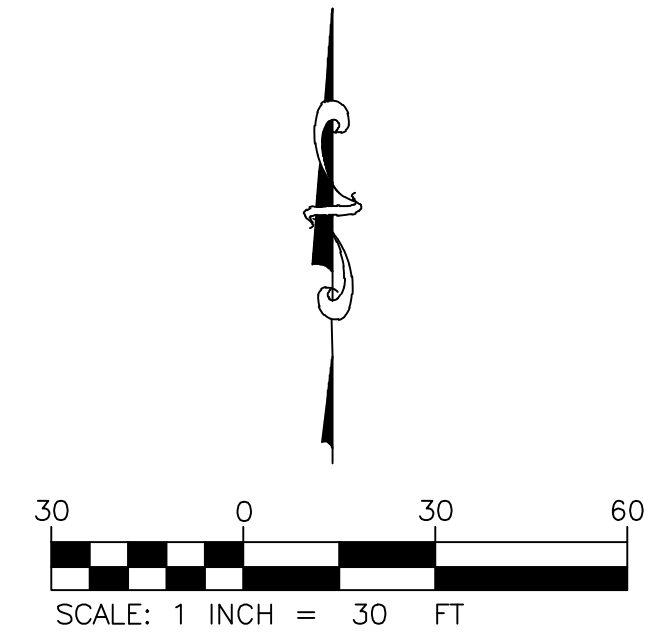
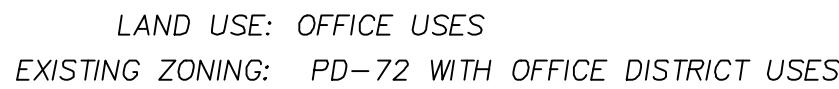
CLINT D. LANNEN, P.E.
TEXAS P.E. No. 107845

RELEASED ON: May 23, 2022

The Town of Flower Mound
Construction Standards apply,
whether indicated on these plans
or not.

TOWN STANDARD	EXISTING ZONING- PD-173	TOWN'S LAND DEVELOPMENT REGULATIONS FOR AN SF-5 DISTRICT	PROPOSED PD-207 STANDARDS BASED ON THE SF-5 DISTRICT
MINIMUM LOT AREA	TWO ACRES	5,000 SF	7,500 SF
MINIMUM LOT WIDTH	200 FEET	50 FEET	65 FEET
MINIMUM FRONT YARD	40 FEET	20 FEET	20 FEET. EXCEPT PORCHES CAN ENCROACH 8 FEET INTO THE FRONT YARD
MINIMUM SIDE YARD	25 FEET (EXCEPT FOR THE PROPOSED OFFICE BUILDING AT 15-FEET)	5 FEET	7.5 FEET
MINIMUM REAR YARD	20 FEET	20 FEET	22 FEET
MAXIMUM STORIES/ STRUCTURE HEIGHT	1 STORIES/ 35 FEET	3 STORIES/ 35 FEET	2 STORIES/ 35 FEET

(Variable Width Right-of-Way)



Legend

- | | |
|---|--|
|  | Proposed 8" SDR 26 PVC |
|  | Proposed 8" Water Main with Hydrant |
|  | Proposed Storm Sewer with Inlet and End Section |
|  | Proposed Stop Sign |
|  | Proposed 4', 5' and 8" Sidewalk By Developer (see notes) |
|  | Proposed 4' Sidewalk By Home Builder |

Notes

- | | |
|----|--|
| 1 | Proposed (Dry) Detention Pond (With outlet to Cross Timbers) |
| 2 | No lot to lot drainage proposed |
| 3 | Proposed city standard 50-ft right of way with 30-ft roadway |
| 4 | Proposed 50-ft cul de sac radius |
| 5 | Removal of existing driveway and installation of new curb and sidewalk. |
| 6 | Existing retaining wall on west property line will remain in place. Grades are proposed to be lowered for this project and will require a 2-3 ft wall along the western border. In this area the proposed wall will be placed 4-ft offset from the existing wall so not to disturb it during the grade lowering. |
| 7 | Proposed wall 4-ft maximum height proposed. |
| 8 | Proposed board on board screen wall. |
| 9 | Proposed masonry wall end cap (see concept landscape plans for section and details). |
| 10 | Proposed Curb Ramps at Intersection |
| 11 | 5-ft wide sidewalk section by developer |
| 12 | 4-ft wide sidewalk section by developer |
| 13 | 4-ft wide sidewalk section by home builder |
| 14 | Proposed 8-ft wide trail by developer |
| 15 | Sidewalk proposed to access trail outside of curb ramps |
| 16 | All flow to be directed to the north into the existing TxDOT storm sewer system. TxDOT permit will be required. |

MASTER PLAN FEATURES	
MASTER PLAN COMPONENT	APPLICABLE DETAILS
LAND USE PLAN	THE SITE IS LOW DENSITY LAND USE
AREA PLANS	CROSS TIMBERS PROTECTION AREA
MEDIAN & ROW DESIGN GUIDELINES	THE SITE IS ADJACENT TO CROSS TIMBERS ROAD WITH A "TYPE A" CLASSIFICATION. RIGHT IN AND RIGHT OUT ONLY PROPOSED.
PARKS AND TRAILS	THE SITE IS NOT LOCATED NEAR EXISTING PARKS OR TRAILS
OPEN SPACE PLAN	THE SITE IS NOT LOCATED IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
THOUGHFARE PLAN	THE SITE IS ADJACENT TO CROSS TIMBERS ROAD WITH A VARIABLE WIDTH ROW
WATER PLAN	THE SITE IS LOCATED NEAR BRUTON ORAND STORAGE TANK WITH AN EXISTING 20" WATER LINE IN CROSS TIMERS ROAD
WASTEWATER PLAN	THE SITE IS LOCATED IN THE LONG PRAIRIE SERVICE AREA #4 WITH EXISTING 8" SEWER LINES IN THE PROPERTIES TO THE SOUTH AND WEST
ECONOMIC IMPACT	PROPOSED USE WILL GREATLY DECREASE THE EMERGENCY VEHICLE SERVICE NEEDS THAN THAT OF THE CURRENT APPROVED SENIOR HOUSING PD-173

SITE DATA:	
PHYSICAL ADDRESS	3801 CROSS TIMBERS RD, DENTON COUNTY
SITE AREA	4.281 AC/186,499 SF
CURRENT ZONING	PD-173
PROPOSED ZONING	PD-207 W/ MOD. SF-5 DISTRICT STANDARDS
MINIMUM LOT AREA *	7,500 SF (VS. 5,000 SF FOR SF-5)
MINIMUM LOT WIDTH *	65 FT (VS. 50 FT FOR SF-5)
MINIMUM FLOOR AREA	1,500 SF
MINIMUM FRONT YARD SETBACK	20 FT
MINIMUM SIDE YARD SETBACK *	7.5 FT (VS. 5 FT FOR SF-5)
MINIMUM REAR YARD SETBACK *	22 FT (VS. 20 FT FOR SF-5)
MINIMUM FRONT PORCH SETBACK	12 FT
MAXIMUM LOT COVERAGE	55%
MAXIMUM FLOOR AREA RATIO	NO MAX
MAXIMUM HEIGHT	2-STORY, MAX 35 FT

* PROPOSED WIDER LOTS, WITH MORE AREA REQUIRED AND GREATER SETBACKS THAN SF-5 ZONING PROPOSED FOR THIS PD

FLOOD STATEMENT

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO.48121C0540G
DATED APRIL 18, 2011 PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, THIS
PROPERTY IS WITHIN ZONE X.

Proposed Lot and Dimensional Standards

Lot	No.	Area SF
	1	7,627
	2	7,588
	3	7,550
	4	7,511
	5	7,588
	6	7,548
	7	7,736
	8	7,546
	9	7,591
	10	7,635
	11	7,565
	12	7,608
	13	7,535
	14	7,576
	15	7,618
	X Lot	1X
2X		20,168
3X		7,216

Total Residential Lots	15	
Total Area	186,761 SF	
Average Lot Size	7,588 SF	
Units Per Acre	3.50	
Total Open Space	33,622 SF	18.0%
Total Lot Area	113,822 SF	60.9%
Total R/W Dedication	39,317 SF	21.1%

PINE HILL CONCEPT EXHIBIT

Bowman

© 2024 Bowman Consulting Group, Ltd.
2805 Dallas Parkway • Suite 310 • Plano, Texas 75093
Phone: (972) 497-2990 • www.bowmanconsulting.com
TBPE Firm Registration No. F-14309

11/8/24



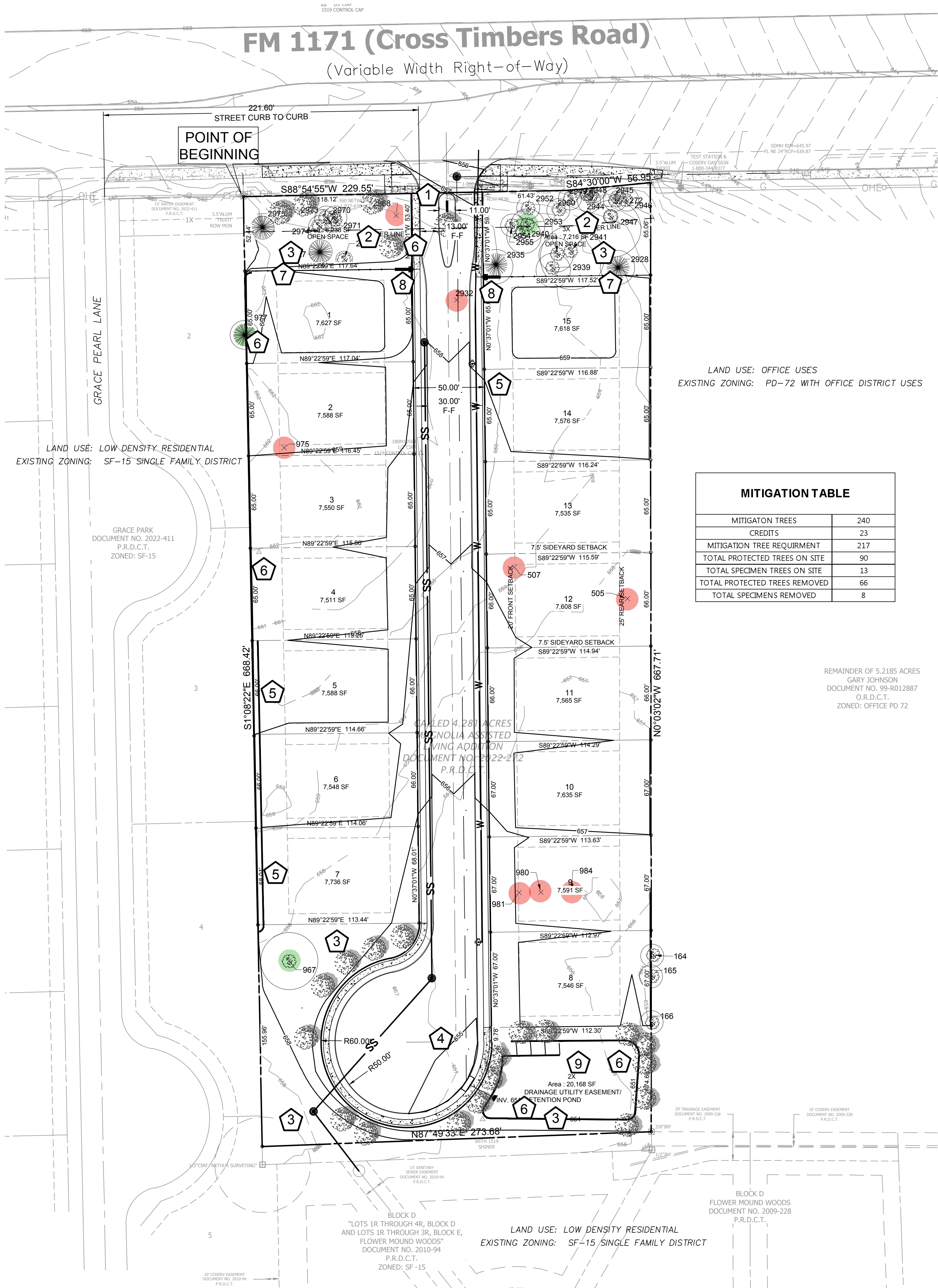
TODD A. ERICKSON
139714
PUBLIC ENGINEER

November 8, 2024

1 OF 1

PRELIMINARY NOT FOR CONSTRUCTION

Page 195 of 198



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-tom 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" painted 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 hydromulch Bermudagrass, otherwise noted on the plan.
 - Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
 - All sodded areas are to receive 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.
 - Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing
- quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES

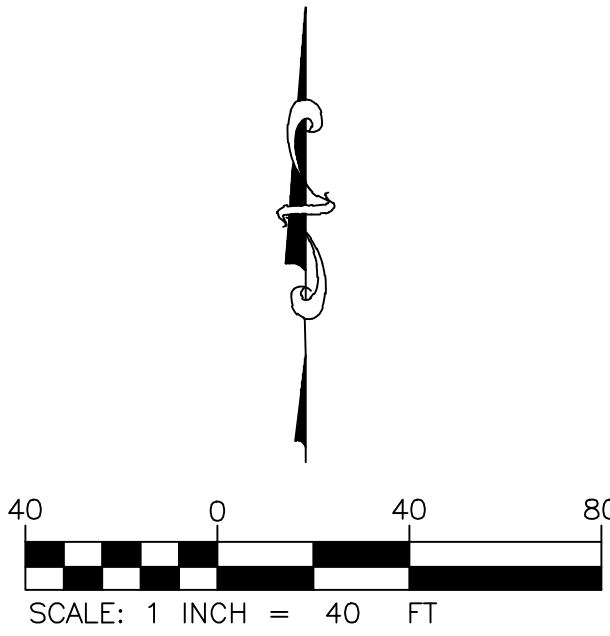
- All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip system as approved by the City Arborist.
- Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
- Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

MAINTENANCE NOTES:

- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed or removed.
- Landscaped areas shall be kept free of trash, litter, weeds and other such materials or plants not part of the landscaping.
- The property owner is responsible for regular weeding, mowing of grass, imgating, fertilizing, pruning and other maintenance of all plantings, including parkways, as needed.
- Undisturbed, naturalized area, shown on this plan is to be maintained by periodic field mowing as required by Town of Flower Mound standards.



Pine Hill Entrance Monument
(Final configuration to be determined, sign to be constructed per city requirements, made of stone and iron)



Legend

- Proposed Deciduous Tree in Open Space
- Existing Tree to Remain w/ Tree Number and Canopy Shown)
- Specimen Tree to Remain
- Specimen Tree to Removed

Notes

- Pine Hill Entrance Monument with Landscaping
- Proposed Preserved Buffer Area
- Dedicated Open Space
- Proposed Depressed Vegetated Center Island
- Existing retaining wall on west property line will remain in place. Grades are proposed to be lowered for this project and will require a 2-3 ft wall along the western border. In this area the proposed wall will be place 4-ft offset from the existing wall so not to disturb it during the grade lowering.
- Proposed wall 4-ft maximum height proposed.
- Proposed board on board screen wall.
- Proposed masonry wall end cap
- Final tree placement and quantity surrounding dry detention basin will be based on final design and align with Sec. 94-65 for planting related to water impoundment areas. Impoundment requirements is expected at less than 10,000 sq.ft.

LANDSCAPE REQUIREMENTS			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
		25 ft	53 ft. (min.)
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 L.F.	Cross Timbers - 287 L.F.	10 trees (3" cal.)	79 existing trees
RETENTION AREA		1 Per 500 Sq. Ft.	11

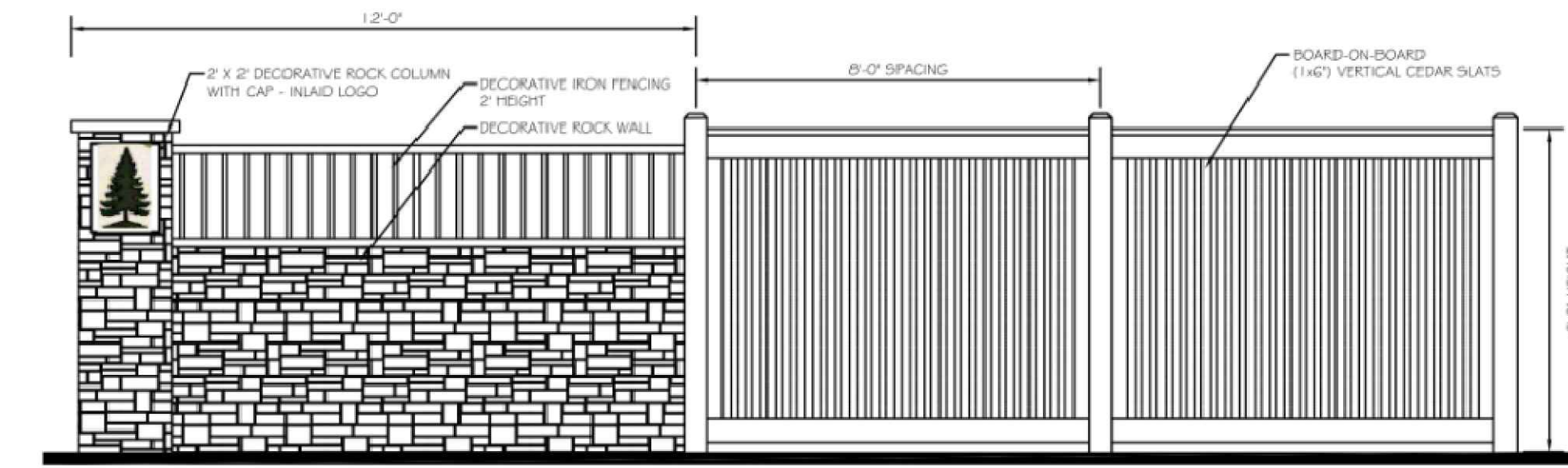


Exhibit “B”

DEVELOPMENT STANDARDS Planned Development District No. 207 (PD-207)

Pine Hill

The Development depicted in Exhibit “C,” PD-207, comprising approximately 4.28 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound’s Master Plan and Land Development Regulations, as amended, and shall be subject to the following requirements and conditions:

A. SF-5 SINGLE-FAMILY DISTRICT-5 USES.

Development of PD-207 comprising approximately 4.28 acres as depicted on Exhibit “C,” the Concept Plan, shall comply with all regulations applicable to SF-5 Single-Family District – 5 contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. Permitted Uses: The following uses shall be permitted within PD-207, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended.
 - a. Accessory use, general, subject to section 98-972;
 - b. Day care home;
 - c. Dwelling, single-family detached;
 - d. Garage sale, subject to section 98-982;
 - e. Home occupation, subject to section 98-984;
 - f. Local utility line;
 - g. Model home, subject to section 98-1000;
 - h. Religious assembly/institution or rectory
 - i. School, elementary or secondary
 - j. Solar panel systems, subject to section 98-1002; and
 - k. Swimming pool, private, subject to section 98-996.
2. Specific Uses: No uses requiring a Specific Use Permit shall be permitted within PD-207.
3. Temporary Uses: Only the following Temporary Uses may be permitted within PD-207 subject to approval of a Temporary Use Permit in accordance with the procedures and standards of section 78-87 of the Code, “Temporary Use Permits:”
 - a. Asphalt/concrete batch plant, temporary, subject to Section 98-974;
 - b. Field office, temporary; and
 - c. Sales trailer, temporary, subject to section 98-993.

B. MINIMUM AND MAXIMUM DIMENSIONS.

1. The dimensional regulations listed in the SF-5 Single-Family District-5, section 98-435 of the Town's Zoning Ordinance shall be required for PD-207 as shown on Exhibit "C," except as modified below:
 - a. The minimum lot area per dwelling unit shall be 7,500 square feet, subject to section 98-1023.
 - b. The minimum lot width for residential uses shall be 65 feet, subject to section 98-1024.
 - c. The minimum side yard for residential uses shall be 7.5 feet, subject to section 98-1027.
 - d. The minimum rear yard for residential uses shall be 22 feet, subject to section 98-1028.
 - e. The maximum height of buildings and structures shall be two stories or 35 feet, subject to section 98-1031.
 - f. Porches may encroach up to eight feet (8') into the front yard.

C. DENSITY. There shall be a maximum of 15 residential lots within PD-207.

D. TRAIL IMPROVEMENTS.

1. As depicted on Exhibit "D," an 8-foot-wide concrete trail will be installed along Cross Timbers Road prior to final release of the development permit.

E. EXCEPTIONS.

The following exceptions shall be granted with the approval of PD-207:

1. An exception to Section IV.C.5. of the Town's Engineering Design Criteria requirement to provide a wet retention pond. A dry detention area is provided as shown on Exhibit "D."
2. An exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances to allow the driveway on the subject property to be located less than 360 feet from an existing driveway to the west.
3. An exception to Section 98-1143 "Perimeter and open space walls and fences." The subdivision perimeter fence facing Cross Timbers Road may be constructed of wood as shown in Exhibit "D."