

Planning & Zoning Commission



April 14, 2025
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, April 28, 2025
2. Monday, May 12, 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. Legislative Updates

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 March 24, 2025 - Consider approval of the minutes from March 24, 2025.

I. NON-DISCRETIONARY ITEM(S)

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

1. SP24-0020 - Watermere Phase II - Consider a request for a Site Plan (SP24-0020 – Watermere Phase II) to develop an age-restricted, high-density residential use. The property is generally located south of Dixon Lane and west of Whyburn Drive.

J. REGULAR ITEM(S)

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

1. SUP25-0002 - Alloy Personal Training - Public Hearing to consider an ordinance granting a Specific Use Permit No. 497 (SUP25-0002 – Alloy Personal Training) for a health club or athletic club use. The property is generally located south of Cross Timbers Road and west of Churchill Drive.

K. ADJOURN

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

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: April 10, 2025, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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

Planning & Zoning Commission



March 24, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.
(or immediately following the SMARTGrowth Committee meeting)

DRAFT MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 7:12 p.m. with the following members present:

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

with the following member(s) absent:
Scott Langley, Place 5

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
Codie Freeman, Planner
Matt Hotelling, Assistant Director of Public Works/Transportation
LauriAnn Cash, Executive Assistant

B. 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*

C. COORDINATION OF CALENDARS

1. Monday, April 14, 2025
2. Monday, April 28, 2025

D. FUTURE AGENDA ITEM(S)

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

None

E. STAFF/DIRECTOR REPORT

1. Focus North Texas
2. Upcoming Work Sessions

F. CLOSED MEETING

The Planning & Zoning Commission to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Planning & Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning & Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the below-referenced items.

1. Consultation with Town Attorney - Development Standards

The Planning and Zoning Commission convened into closed session at 7:26 p.m.

At 8:02 p.m., the Planning and Zoning Commission reconvened into regular session.

G. 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 February 24, 2025 - Consider approval of the minutes from February 24, 2025.

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

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

NAYS: None

RESULT: 6 : 0

H. 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. SSP24-0003 - Knight's Landing - Public hearing to consider a request for a Subdivision Site Plan (SSP24-0003- Knight's Landing) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Sunset Trail and west of Rocky Point Road.

STAFF PRESENTATION:
Codie Freeman, Planner

APPLICANT PRESENTATION:
Jacob Sumpter, MMA, Inc.

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.		Efrain Tejada, 6510 Sunset Trail	Marsha Gavitt, 6501 Meadowcrest Lane
2.		Mike Barrick, 3037 Hugo Court	*Ben Laws (no address given)
3.		Natasha Nechiporenko, 3514 Raintree Drive	
4.		Holly Royer, 6901 Hidden Valley Road	
5.		David Wenzel, 2901 Surveyors Lane (with time donated from	

		Mark Bayer, 5210 Long Prairie Road, Apt 1018 [card marked "support"])	
6.		Joel Weber, 7000 Woodridge Drive (with time donated from Mary Bayer, 5210 Long Prairie Road, Apt 1018 [card marked "support"]; and Marcia Blair, 7000 Woodridge Drive)	
7.		Laura Lea King, 3207 Miracle Lane (with time donated from Sharon Rudd, 3312 Miracle Lane; and Marsha Jolliff, 3103 Miracle Lane)	
8.		Chris Von Simson, 6520 Sunset Trail (with time donated from John Blair, 7000 Woodridge; and Ana Von Simson, 6520 Sunset Trail)	
9.		Alison Lumbatis, 2955 Surveyors Lane	
10.		Craig Lumbatis, 2955 Surveyors Lane (with time donated from Jane A. Mundt, 2704 Pond Wood Drive; and Mr. Terry Duprie,	

		7004 Woodridge Drive)	
11.		Lucille Del Vecchio, 7003 Woodridge Drive (with time donated from Mrs. Terry Duprie, 7004 Woodridge Drive; and Phil Del Vecchio, 7003 Woodridge Drive)	
12.		Steven Wood, 3032 Monet Court (with time donated from Jeffrey Blasko, 1720 Milford Drive; and Susan Bodenmiller, 7007 Woodridge Drive)	
13.		Jeannie Farrier, 6604 Sunset Trail (with time donated from Abigayle Farrier, 6604 Sunset Trail; and John Barr, 3405 Ridgecrest Drive)	
14.		*Lisa DeLorenzo, 2771 Lakeside #235	
15.		*Joella Collier, 3920 Raintree Drive	
16.		*Kim Woodward, 3015 Miracle Lane	
17.		*Steven Royer, 6901 Hidden Valley Road	

18.		*Wendell Gamble, 3406 Ridgecrest Drive	
19.		*Mary Anne Farrell, 3112 Miracle Lane	

** Indicates person did not wish to speak*

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 10:10 p.m.

At 10:32 p.m., the Planning and Zoning Commission reconvened into regular session.

ACTION: Commissioner Schultz moved to recommend approval of the H.1. application, and denial of the exceptions. Commissioner Bayuk seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. MPA23-0002 - Lakeside DFW / Lakeside East - Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0002 – Lakeside DFW / Lakeside East) 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 from Lakeside Business District Area Plan with Campus Commercial uses to Mixed Use. The property is generally located east of Long Prairie Road and between Spinks Road and Lakeside Parkway.

At 10:41 p.m., Commissioner Harris recused herself from the Council Chambers.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Jimmie Archie, Realty Capital
Sam Pan, Realty Capital
Dan Quinto, Roaring Brook

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
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1.	David Stewart, 2800 Lakeside Parkway	Jeffrey Blasko, 1720 Milford Drive (with time donated from Jeannie Farrier, 6604 Sunset Trail; and Steven Wood, 3032 Monet Court)	None
2.	Peter Stewart, 2800 Lakeside Parkway #1107		
3.	Jim Hanking, 2908 Blue Sage Court		
4.	Scott Sharrer, 2620 Rembert Drive		
5.	Jake Sherrington, 6731 Desco Drive, Dallas		
6.	Sarah Brown, 909 Lake Carolyn Suite 150, Irving		
7.	Lori Walker, 4913 Kingswood Drive		
8.	*Patrick Gleason, 4724 Hanover Court		
9.	*Andy Hechavarria, 1508 Sweetwater Lane		
10.	*Jennifer Sharrer, 2620 Rembert Drive		

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to recommend approval of Item H.2. None seconded the motion.

Commissioner Schultz withdrew the motion.

ACTION: Commissioner Jackson moved to table Item H.2. to the April 28, 2025, meeting. None seconded the motion.

Commissioner Jackson withdrew the motion.

ACTION: Commissioner Jackson moved to table Item H.2 to the April 28, 2025, meeting. Commissioner Geddie seconded the motion.

AYES: Geddie, Jostes, Jackson

NAYS: Schultz, Bayuk, Hobbs, Gilmore

RESULT: 3 : 4 MOTION FAILED

ACTION: Commissioner Bayuk moved to recommend denial of Item H.2. Vice-Chair Hobbs seconded the motion.

AYES: Bayuk, Geddie, Hobbs, Jackson

NAYS: Schultz, Jostes

RESULT: 4 : 2

Commissioner Harris returned to the Council Chambers at 3:06 a.m.

3. MU23-0001 - Lakeside DFW / Lakeside East - Public Hearing to consider an ordinance amending the zoning (MU23-0001 – Lakeside DFW / Lakeside East) from Planned Development District No. 38 (PD-38) with Commercial District-2 (C-2) uses and Planned Development District No. 39 (PD-39) with Commercial-2 District (C-2) uses to Mixed Use District-1 (MU-1) for Lakeside DFW, and to amend Mixed Use District-1 (MU-1) standards to include conceptual plans and development standards for Lakeside East, to modify Lakeside DFW development standards to transfer unutilized residential density from the MU-C(1), MU-C(4), and MU-N(1) subzones to the proposed MU-N(2) subzone, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located east and west Long Prairie Road and north and south of Lakeside Parkway.

At 10:41 p.m., Commissioner Harris recused herself from the Council Chambers.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Jimmie Archie, Realty Capital
Sam Pan, Realty Capital
Dan Quinto, Roaring Brook

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.	David Stewart, 2800 Lakeside Parkway	Jeffrey Blasko, 1720 Milford Drive (with time donated from Jeannie Farrier, 6604 Sunset Trail; and Steven Wood, 3032 Monet Court)	None
2.	Peter Stewart, 2800 Lakeside Parkway #1107		
3.	Jim Hanking, 2908 Blue Sage Court		
4.	Scott Sharrer, 2620 Rembert Drive		
5.	Jake Sherrington, 6731 Desco Drive, Dallas		
6.	Sarah Brown, 909 Lake Carolyn Suite 150, Irving		
7.	Lori Walker, 4913 Kingswood Drive		
8.	*Patrick Gleason, 4724 Hanover Court		
9.	*Andy Hechavarria, 1508 Sweetwater Lane		
10.	*Jennifer Sharrer, 2620 Rembert Drive		

** Indicates person did not wish to speak*

ACTION: Commissioner Jackson moved to table Item H.3 to the April 28, 2025, meeting. None seconded the motion.

Commissioner Jackson withdrew the motion.

ACTION: Commissioner Jackson moved to table Item H.3. to the April 28, 2025, meeting. Commissioner Geddie seconded the motion.

AYES: Geddie, Jostes, Jackson

NAYS: Schultz, Bayuk, Hobbs, Gilmore

RESULT: 3 : 4 MOTION FAILED

ACTION: Commissioner Bayuk moved to recommend denial of Item H.3. Vice-Chair Hobbs seconded the motion.

AYES: Bayuk, Geddie, Hobbs, Jackson

NAYS: Schultz, Jostes

RESULT: 4 : 2

Commissioner Harris returned to the Council Chambers at 3:06 a.m.

4. MPA25-0001 - Furst Ranch Thoroughfare Plan Amendment - Public Hearing to consider a request for a Master Plan Amendment (MPA25-0001 – Furst Ranch Thoroughfare Plan Amendment) to amend Section 7.0 - Thoroughfare Plan to change the classification from Mixed-Use (MU) Arterial to Urban Minor Arterial for the first MU Arterial street located east of the intersection of Cross Timbers Road (FM 1171) and U.S. Highway (US) 377 north to the roundabout and the MU Arterial street located north of the intersection of Cross Timbers Road (FM 1171) and US 377 east to the roundabout. The property is generally located in the northeast quadrant of Cross Timbers Road and US 377. (Transportation Commission recommended approval by a vote of 5 to 1 at their March 11, 2025, meeting.)

STAFF PRESENTATION:

Matt Hotelling, Assistant Director of Public Works/Transportation

APPLICANT PRESENTATION:

Bobby Dollak, McAdams (present for questions; no presentation)

Scott Minnis, McAdams (present for questions; no presentation)

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Bayuk moved to recommend approval of H.4. as presented in the agenda caption. Commissioner Jackson seconded the motion.

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

NAYS: None

RESULT: 6 : 0

I. ADJOURN

Chair Gilmore adjourned the meeting at 3:15 a.m. on Tuesday, March 25, 2025.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: April 14, 2025
FROM: Codie Freeman, Planner
ITEM: **Consider a request for a Site Plan (SP24-0020 – Watermere Phase II) to develop an age-restricted, high-density residential use. The property is generally located south of Dixon Lane and west of Whyburn 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 no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an age restricted high density residential use on Lot 1, Block A of the Whyburn Addition. The subject property is currently undeveloped and contains approximately 3.38 acres. On November 5, 2024, the Town Council approved an amendment to Planned Development District No. 167 (PD-167) to allow the addition of 24 residential units within nine single story structures on the subject property.

The property is zoned PD-167 with Age-restricted, High Density Residential uses. The proposed site plan is in compliance with the approved conceptual site plan.

Access to the site will be from existing driveways on Dixon Lane and Whyburn Drive and through an existing mutual access drive from the existing development to the south. PD-167 requires 1.5 parking spaces per dwelling unit for a total of 36 parking spaces for this development. The required parking is provided to include 30 garage parking spaces and six visitor parking spaces.

The landscape plan depicts the required 15-foot landscape buffers along Dixon Lane and Whyburn Drive, street yard trees, street buffer trees, and parking lot trees that complies with the approved conceptual landscape plans.

The proposed elevations utilize a combination of brick and stone with some hardiplank accents and comply with the Town's Urban Design Plan and PD-167 conceptual plans.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

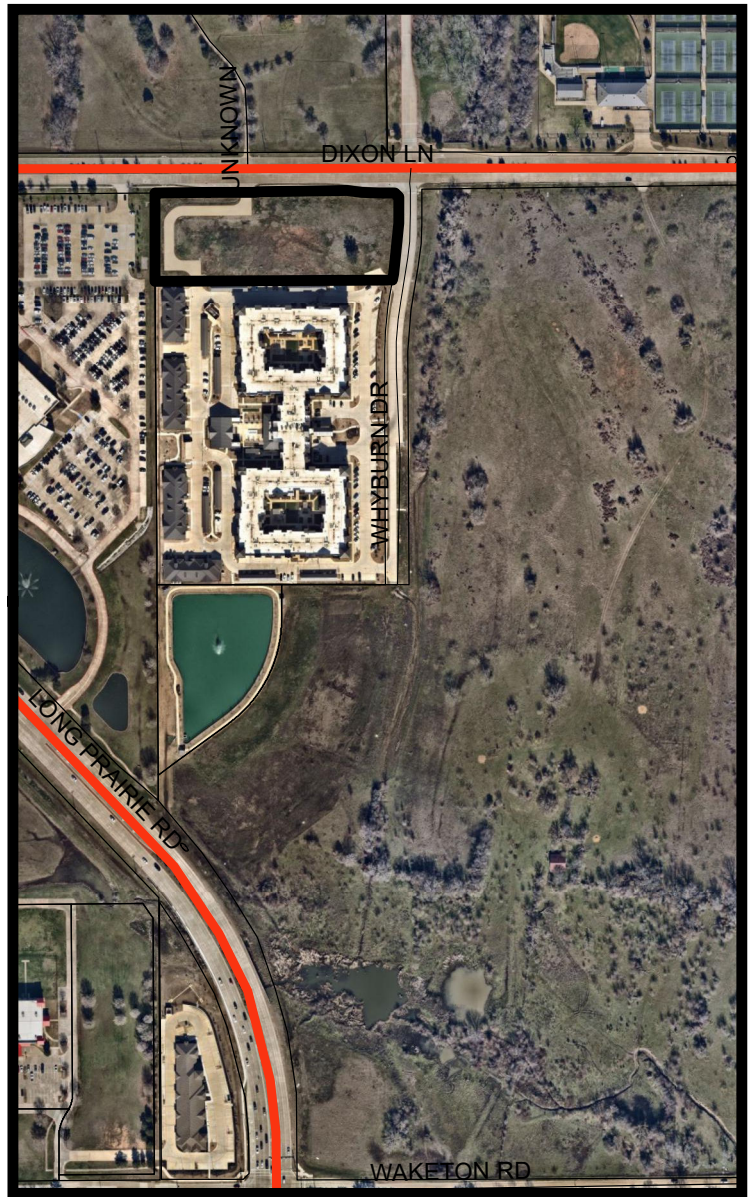
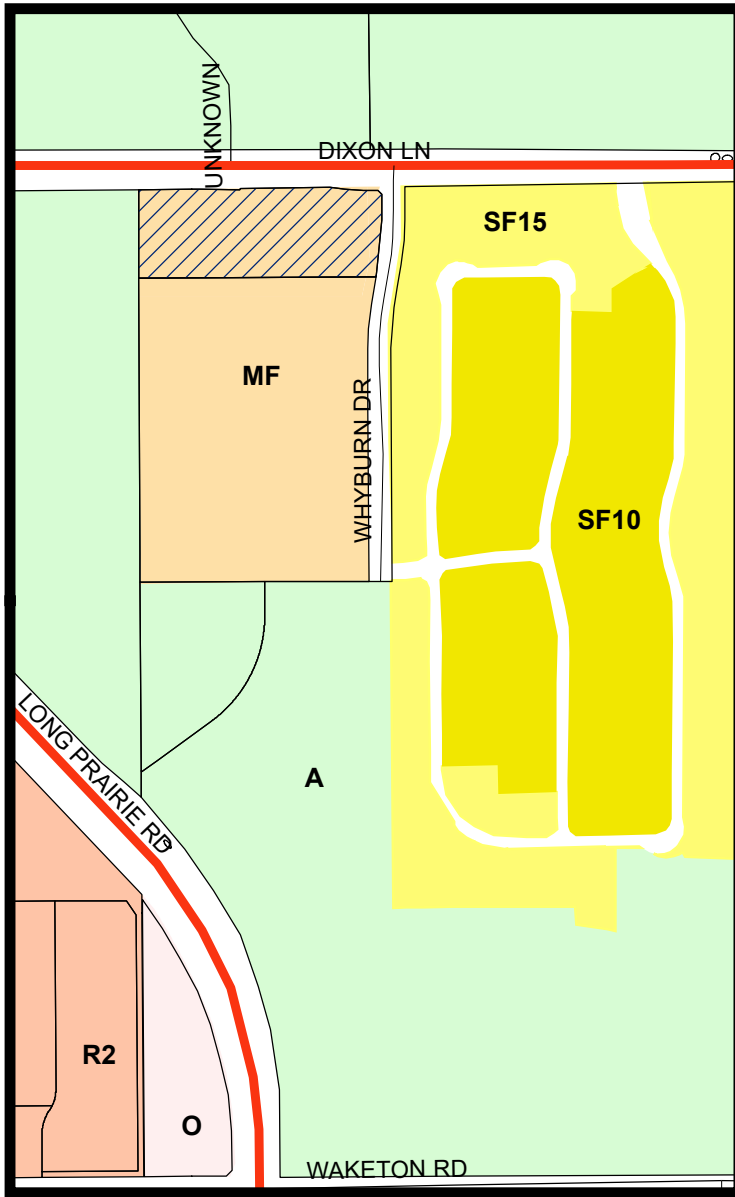
ATTACHMENTS:

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

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

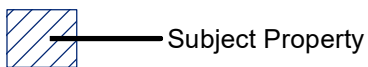
Vicinity Map

SP24-0020: Watermere Phase II



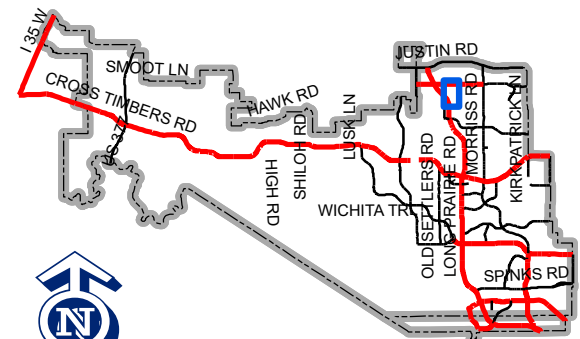
LEGEND

	Agriculture		Multi-Family		Office		Retail 2		Single Family 10		Single Family 15
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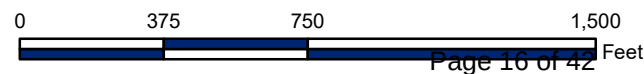


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





November 20, 2024

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

RE: Watermere Phase II Villas – Site Plan Application

To the Planning Department:

Please accept this letter as our intent to submit a site plan to build Watermere Phase II, a new construction senior housing project consisting of 24 villa units. The proposed development is on 3.38 acres which corresponds to Lot 1, Block A of a recorded plat (2020-187). The property is currently zoned PD-167 for with Age Restricted, High-Density Residential (Senior Housing) Uses.

The senior housing community will consist of nine single-story buildings with a total of 24 dwelling units. The villas will range in size from 1,425 to 1,822 square feet. The project will be built in a single phase and will be operated by the existing Watermere community.

Villas	56,804 sq ft
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This project has an approved conceptual site plan in place through MPA24-0004 and ZPD24-0005. No additional exceptions, other than those approved by Town Council for PD-167 are being requested with this site plan application.

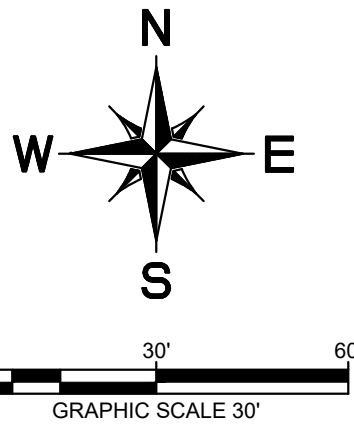
Please contact me with any questions at 817.821.4834 or at tarmstrong@ireg.us

Sincerely,

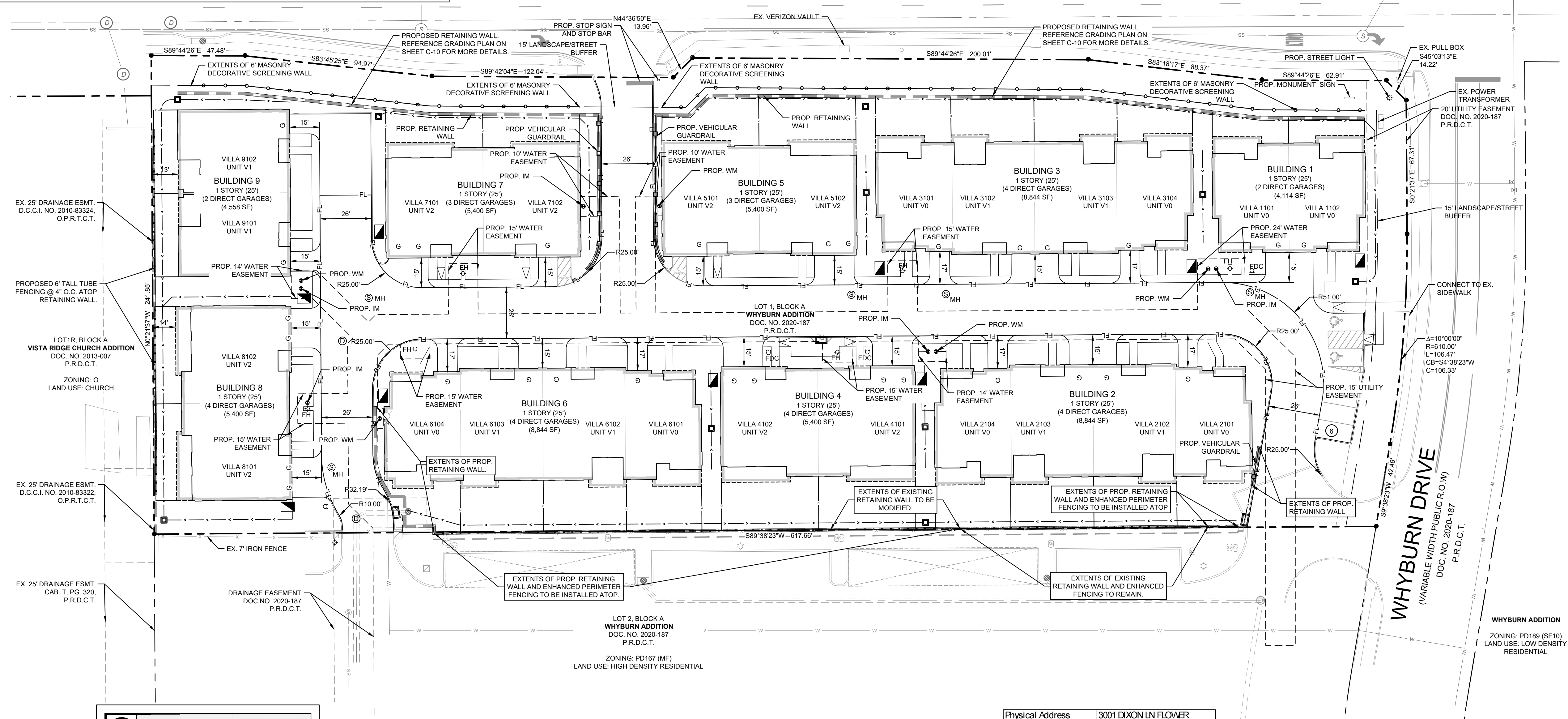
Trevor Armstrong
Development Manager
Integrated Real Estate Group

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. 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
4. ALL INNER TURN RADII OF FIRE LANES MEASURED TO BE 25' TO THE FACE OF THE CURB.
5. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. PROHIBITED SIGNS
6. ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.
7. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
8. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
9. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
10. BUILDING SQUARE FOOTAGE INCLUDES GARAGE AND PATIO AREA.

ZONING: A
LAND USE: OFFICE



	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED WOODEN FENCING
	PROPOSED DECORATIVE SCREENING WALL
	PROPOSED VEHICULAR GUARDRAIL
	PROPOSED ENHANCED PERIMETER FENCING
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
	PROPOSED FIRE LINE STRIPING
	PROPOSED SWALE
	PROPOSED BUILDING
EX.	EXISTING
PROP.	PROPOSED
	DROP INLET
	CURB INLET
	STORM MANHOLE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER METER
	FIRE DEPARTMENT CONNECTION & BACKFLOW PREVENTER VAULT



Know what's below.
Call before you dig.

BENCH MARK LIST	
# 7	BM FLOWER MOUND #7 NORTHING: 7,069,770.64 EASTING: 2,405,620.28 ELEVATION: 588.14'
# 301	CP "X" CUT IN CONCRETE NORTHING: 7,073,096.97 EASTING: 2,404,574.66 ELEVATION: 602.67'
# 302	CP "X" CUT IN CONCRETE NORTHING: 7,072,576.89 EASTING: 2,404,469.78 ELEVATION: 603.57'
# 304	BM FLOWER MOUND #7 NORTHING: 7,073,843.68 EASTING: 2,405,531.03 ELEVATION: 619.61'
# 305	CP "X" CUT IN CONCRETE NORTHING: 7,073,844.74 EASTING: 2,406,060.20 ELEVATION: 637.39'
# 406	CP "X" CUT IN CONCRETE NORTHING: 7,072,758.06 EASTING: 2,404,599.99 ELEVATION: 600.14'

LOT 1, BLOCK A
WHYBURN ADDITION
3.38 Acres
Town of Flower Mound, Denton County, Texas
Submitted: 31/03/2025

Owner:

Ian Nicholas Whyburn 2017 Revocable Trust
Gordan P. Whyburn 2021 Revocable Trust
126 Selby Lane
Atherton, CA 94027

Landscape Architect:

Kimley-Horn and Associates, Inc.
260 E. Davis Street Suite 100
McKinney, TX 75069
Contact: Marie Robirds, PLA, LEED
Phone: (469) 287-5196

Survivor:

Spooner and Associates
309 Buyers Street, Suite 100
Euless, TX 76039
Contact: Eric Spooner, RPLS

Civil Engineer:

Kimley-Horn and Associates, Inc.
2600 N. Central Expy. Suite 400
Richardson, TX 75080
Contact: Stephanie Tutt, P.E.
Phone: (469) 301-2586

Physical Address	3001 DIXON LN FLOWER MOUND TX 75028 USA
Gross Site Area	3.38 Acres
Net Site Area	3.38 Acres

Zoning	PD-167 (High Density Residential)
Current Use	Vacant

Lot Coverage Data	
• Building Coverage	56,804 SQ.FT/ 38.5%
• Impervious Area	89,292 SQ.FT/ 60.6%
• Pervious Area	58,132 SQ.FT/ 39.4%

Parking Summary	Required	Provided
Surface Parking		
•Office	0	0
•Retail	0	0
•Other	36	36

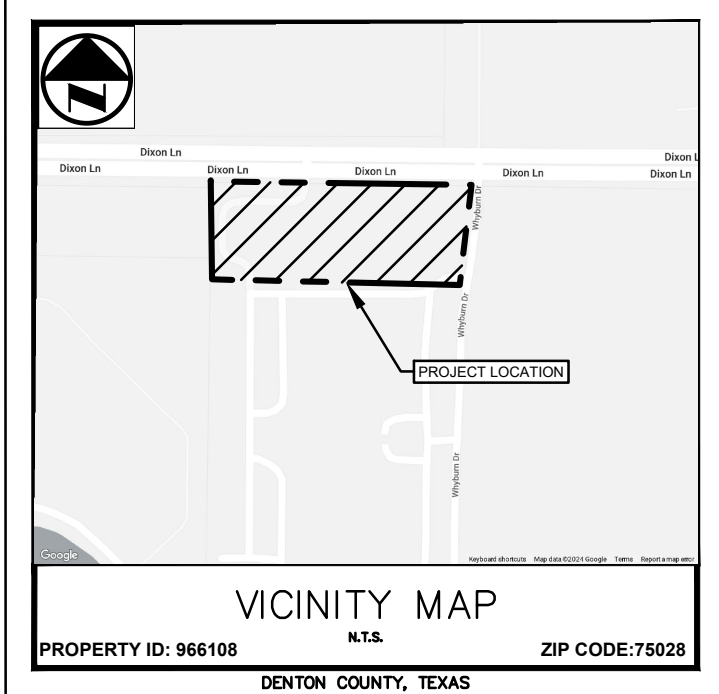
Total Parking	36	36
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Building Data	
•Building	1 Story
•Peak Height	25 FT
•Mean Height	25 FT
•Total Square Footage	56,804 SQ.FT

MASTER PLAN INFORMATION	
LAND USE PLAN	EXISTING: OFFICE USES PROPOSED: HIGH DENSITY RESIDENTIAL USES
AREA PLAN	NA
URBAN DESIGN PLAN	NA
PARKS AND TRAILS PLAN	PARK LAND DEDICATED IS 2.4 ACRES PER 100 DWELLING UNITS FOR AGE RESTRICTED OR PAYMENT OF CASH IN LIEU OF THE DEDICATION OF PARK LAND EXISTING MULTI-USE - GENERAL ALONG DIXON LANE AND RUNS ALONG PROPERTY FRONTAGE ALONG DIXON LANE.
OPEN SPACE PLAN	15' LANDSCAPE BUFFER ALONG DIXON LANE 25' LANDSCAPE BUFFER ALONG WESTERN BOUNDARY 15' LANDSCAPE BUFFER ALONG WHYBURN DRIVE 10' LANDSCAPE AND BUILDING BUFFER ALONG SOUTHERN BOUNDARY
THOROUGHFARE PLAN	DIXON LANE - URBAN MINOR ARTERIAL (90' ROW) WHYBURN DRIVE (60' ROW)
WATER PLAN	EXISTING 8" WATER LINE STUB LOCATED WITHIN SITE AT NW CORNER. PROPOSED FIRE LINE SHALL
WASTEWATER PLAN	EXISTING SEWER ALONG DIXON ROAD
ECONOMIC IMPACT	NA

PARKING				
PD STANDARD: 1.5 SPACES PER UNIT				
TOTAL UNITS 24		# UNITS	REQUIRED	GARAGE PARKING PROVIDED
BUILDING 1	2 BEDROOM	2	-	2
BUILDING 2	2 BEDROOM	4	-	4
BUILDING 3	2 BEDROOM	4	-	4
BUILDING 4	2 BEDROOM	2	-	4
BUILDING 5	2 BEDROOM	2	-	3
BUILDING 6	2 BEDROOM	4	-	4
BUILDING 7	2 BEDROOM	2	-	3
BUILDING 8	2 BEDROOM	2	-	4
BUILDING 9	2 BEDROOM	2	-	2
TOTAL		24	36	30
TOTAL PARKING (INCLUDES GARAGE AND SURFACE PARKING)			36	36
ACCESSIBLE PARKING			2	2

FLOODPLAIN NOTE:
ACCORDING TO FIRM PANEL 48041C0325E,
EFFECTIVE DATE MAY 16, 2012, THE SITE IS
NOT WITHIN THE FLOODPLAIN LIMITS.



SITE AREA CALCULATIONS	
HEIGHT	1 STORY
TOTAL LOT AREA	3.38 ACRES / 147,424 SQ FT.
TOTAL IMPERVIOUS COVERAGE	89,292 SQ FT (60.6%)
TOTAL BUILDING COVERAGE	56,804 SQ FT (38.5%)
VILLA - V0	16,456 SQ FT.
VILLA - V1	18,748 SQ FT.
VILLA - V2	21,600 SQ FT.
TOTAL PAVING COVERAGE	32,488 SQ FT (22.0%)
TOTAL OPEN SPACE	58,132 SQ FT (39.4%)

snazzy-image (21) : Vicinity Map : logo :
xSrm : xSurv : xUtl : xSite : xAerial : xBdr : 22 x 34 : xEsrnt
4/7/2025 12:32 PM
KIRCH_CIVIL_088645006-FLOR MOUND PHASE 2/CAD/PAN/SHEETS
SITE PLAN.DWG. [24 x 36]

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

Kimley»»Horn

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PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928

WATERMERE AT
FLOWER MOUND
PHASE II

FLOWER MOUND, TEXAS

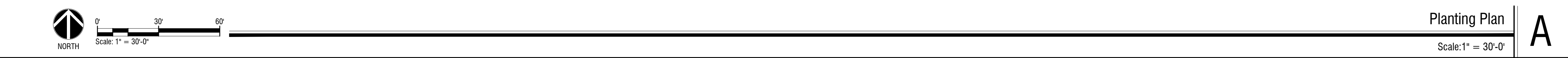
SITE PLAN

SHEET NUMBER
C-04

IMAGES
XREFS
LAST SAVE
PLOTTED
DWG PAT
DWG NAM

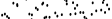
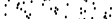
This document is

This document is



W-1	SCREEN WALL
TYPE:	MASONRY SCREEN WALL
VENEER:	MATCH PHASE 1
PATTERN:	CMU & STONE VENEER
INSTALL:	MATCH PHASE 1
APPROVAL:	REF DETAILS CUT SHEET, SAMPLE, MOCKUP
AG-1	DECORATIVE GRAVEL (SITE)
TYPE:	SILVERMIST
SIZE:	1" - 2", 3" MIN DEPTH. (REF. DETAILS)
INSTALL:	REF. DETAILS AND SPECIFICATIONS
SUPPLIER:	JEWELL OR APPROVED EQUAL
CONTACT:	1,844.578.1384
APPROVAL:	CUT SHEET, MOCKUP
M-1	STEEL EDGE (AT PLANTING)
MATERIAL:	3/16" x 4" DURAEDGE
COLOR:	POWDERCOATED (COLOR BLACK)
SIZE:	LENGTHS PER PLANT
INSTALL:	REF DETAILS, ALL JOINTS TO BE FLU
SUPPLIER:	JO RUSSELL, OR APPROVED EQUAL
APPROVAL:	CUT SHEET, SAMPLE

<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>
---------------	--------------------------------

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Bermuda Grass / <i>Cynodon dactylon</i>
	Enhanced Planting (By Builder) / Enhanced Planting
	Wintercreeper / <i>Euonymus fortunei</i>

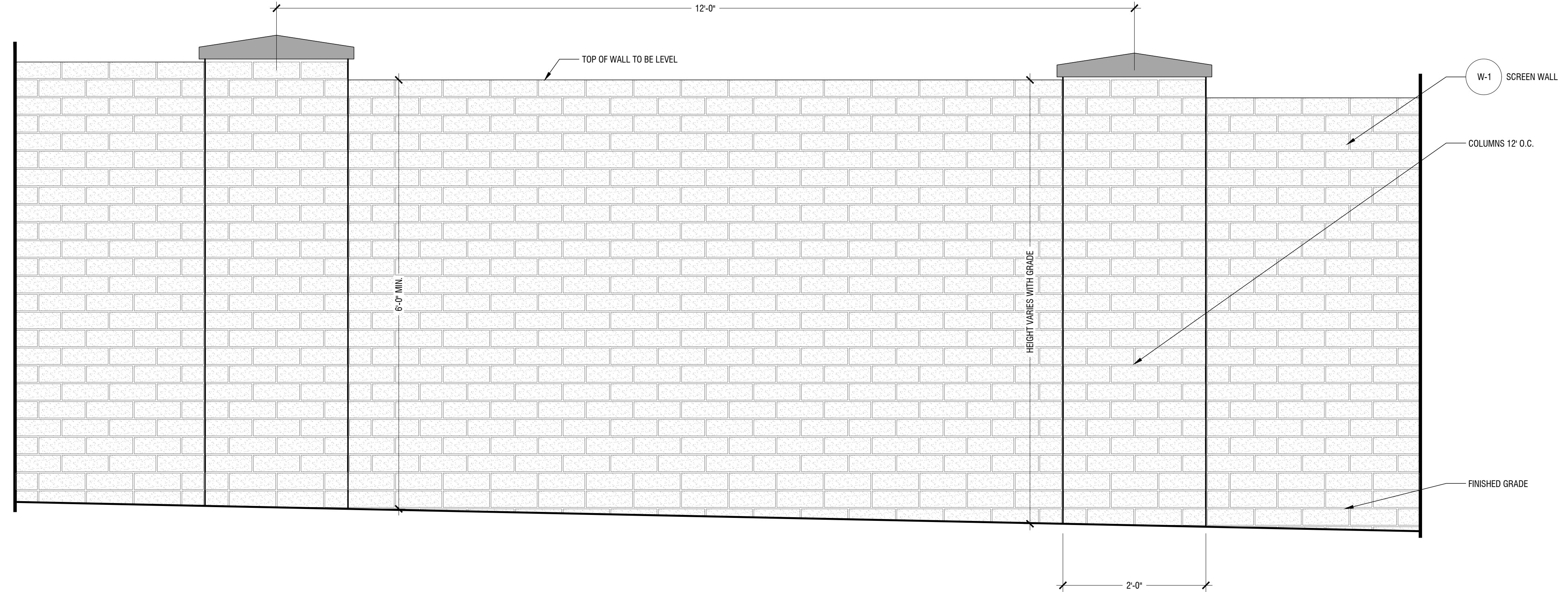
<u>Owner:</u> Ian Nicholas Whyburn 2017 Revocable Trust Gordon P. Whyburn 2021 Revocable Trust 126 Sisseton Lane Aberdeen, CA 94027	<u>Surveyor:</u> Sponser and Associates 309 Buyers Street, Suite 100 Eureka, TX 76039 Contact: Eric Sponser, RPLS Phone: (817) 312-4405
<u>Landscape Architect:</u> Kimmley-Horn and Associates, Inc. 2912 E. Davis Street Suite 100 McKinney, TX 75069 Contact: Marie Robirds, P.L.A. Phone: (469) 287-5196	<u>Civil Engineer:</u> Kimmley-Horn and Associates, Inc. 2500 N. Central Expressway, Suite 400 Richardson, TX 75080 Contact: Stephanie Tutt, P.E. Phone: (469) 301-2598

WATERMERE FLOWER MOUND
PHASE 2

SHEET NUMBER
L2.01

No.	REVISIONS	DATE	BY
-----	-----------	------	----

SITE RETAINING WALL, BY OTHERS SEE PLANS FOR LOCATIONS
 W-1
 FG (REF. GRADING)
 TW (REF. CIVIL GRADING)
 VARIES, REF. GRADING PLAN
 BW (REF. CIVIL GRADING)
 PLANTING
 SLOPE AWAY FROM WALL (1% MIN.)
 COMPACTED SUBGRADE, REF. GEOTECH REPORT

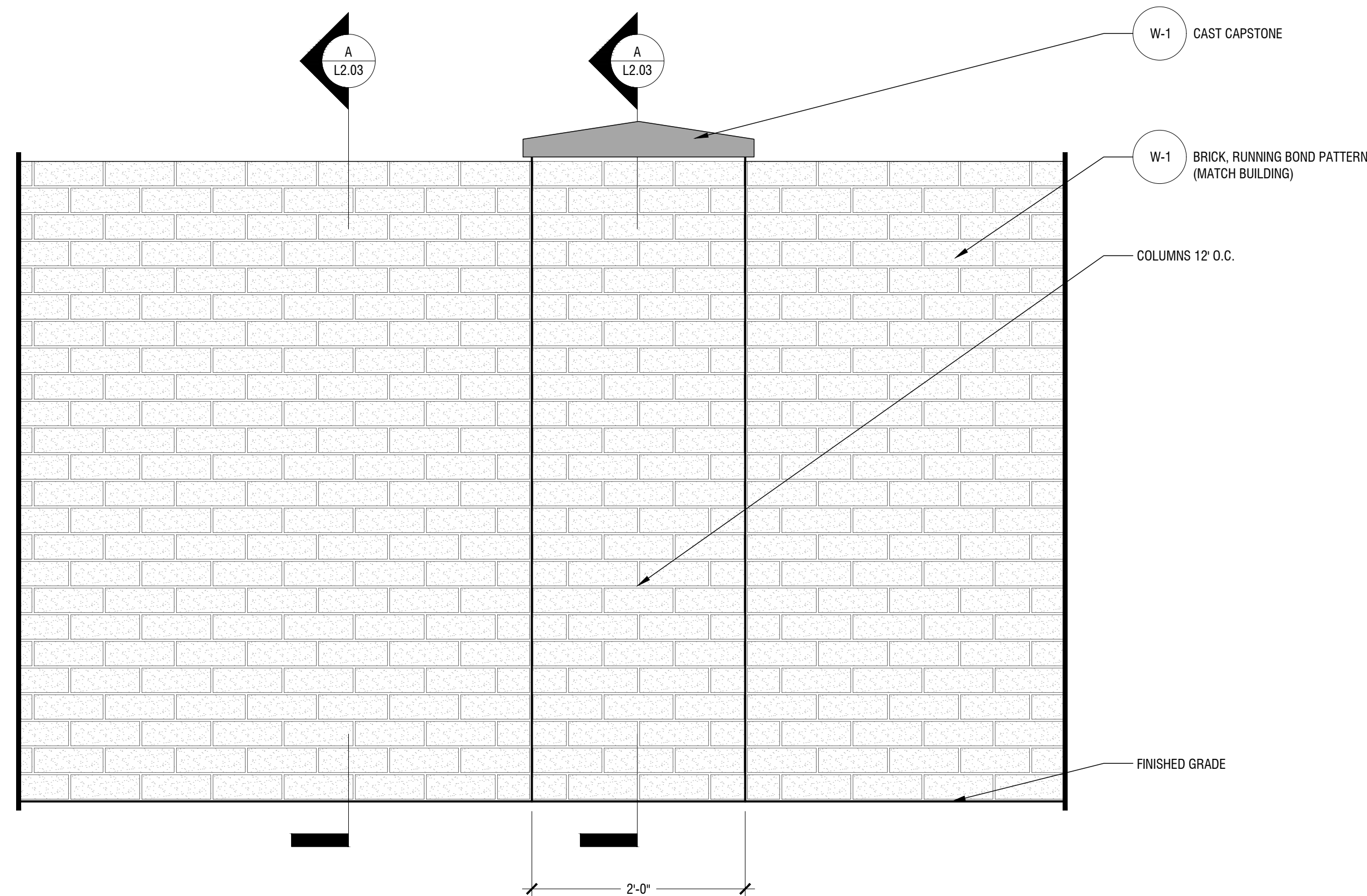


Scale: 1" = 1'-0"

D

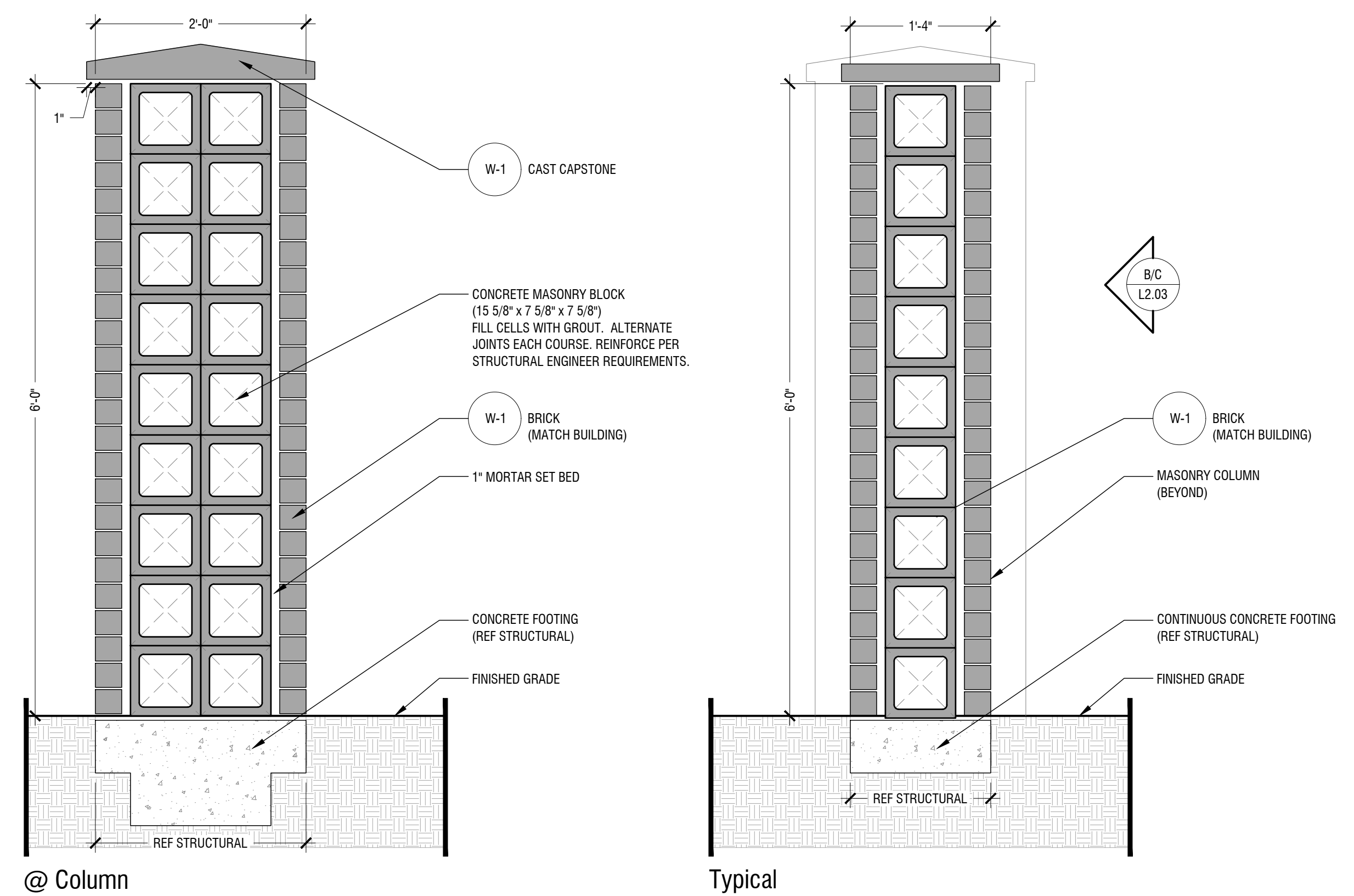
Scale: 1" = 1' - 0"

C



Scale: 1" = 1' - 0"

B

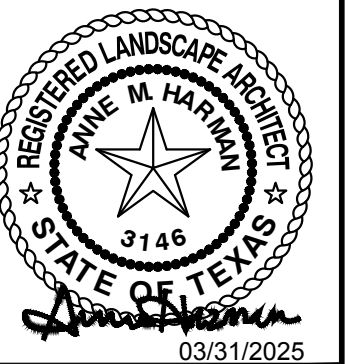


Scale: 1" = 1' - 0"

A

[illegible]

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0686645008	DATE	
	03/31/2025	
SCALE	AS SHOWN	
DESIGNED BY	MMS	
DRAWN BY	HPD	
CHECKED BY	AMH	

WATERMERE FLOWER MOUND PHASE 2

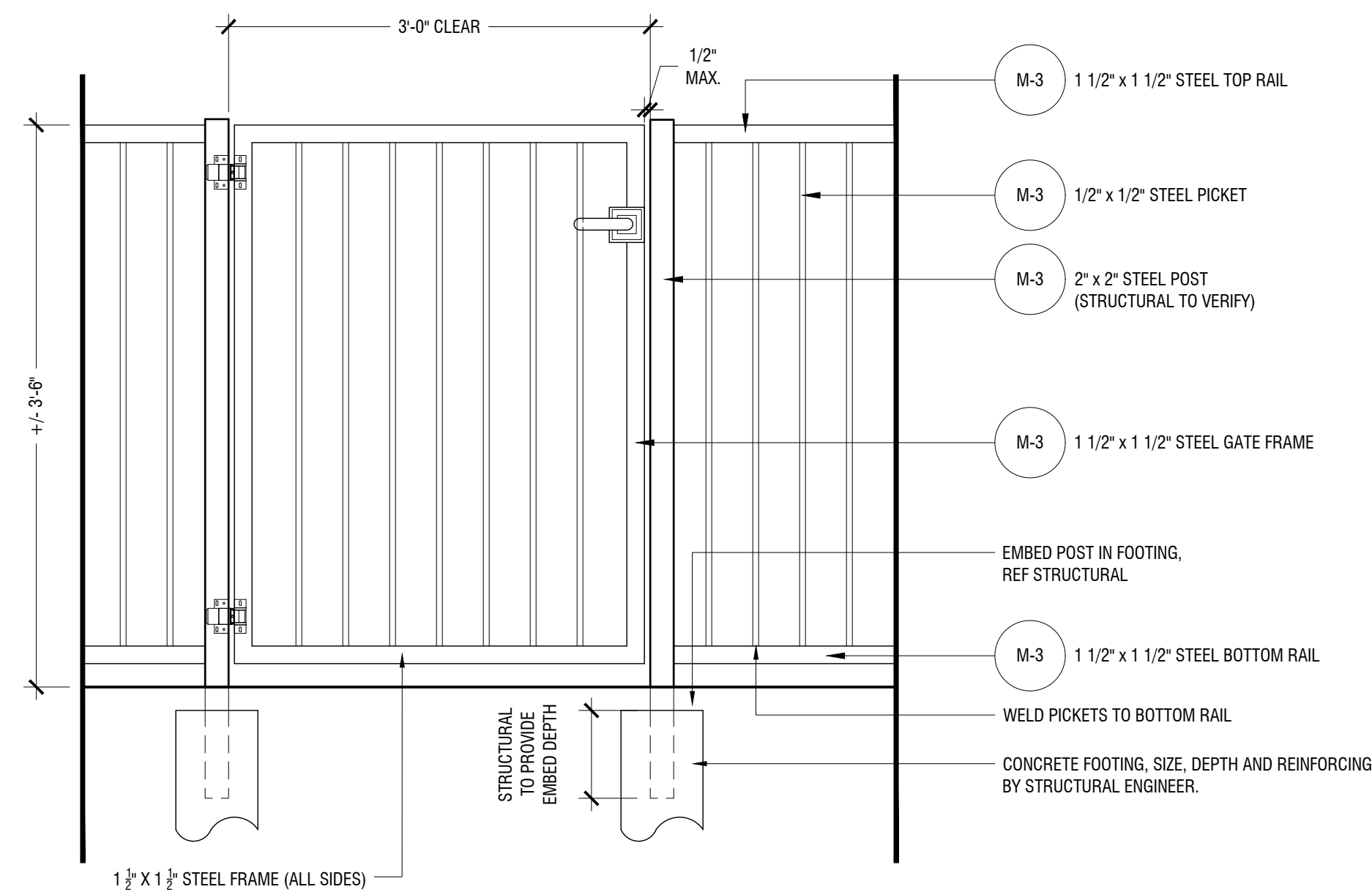
FLOWER MOUND, TX

SCREEN WALL DETAILS

SHEET NUMBER
L4.03

NOTE:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. ALL STEEL MEMBERS TO BE PRIMED AND PAINTED, REF MATERIAL LEGEND.
3. STRUCTURAL ENGINEER TO REVIEW FOR SHOP DRAWINGS FOR STRUCTURAL DESIGN AND VERIFY STEEL SIZE AND WIDTH.
4. GATE OPERATION FORCE NOT TO EXCEED 8.5 LBS.

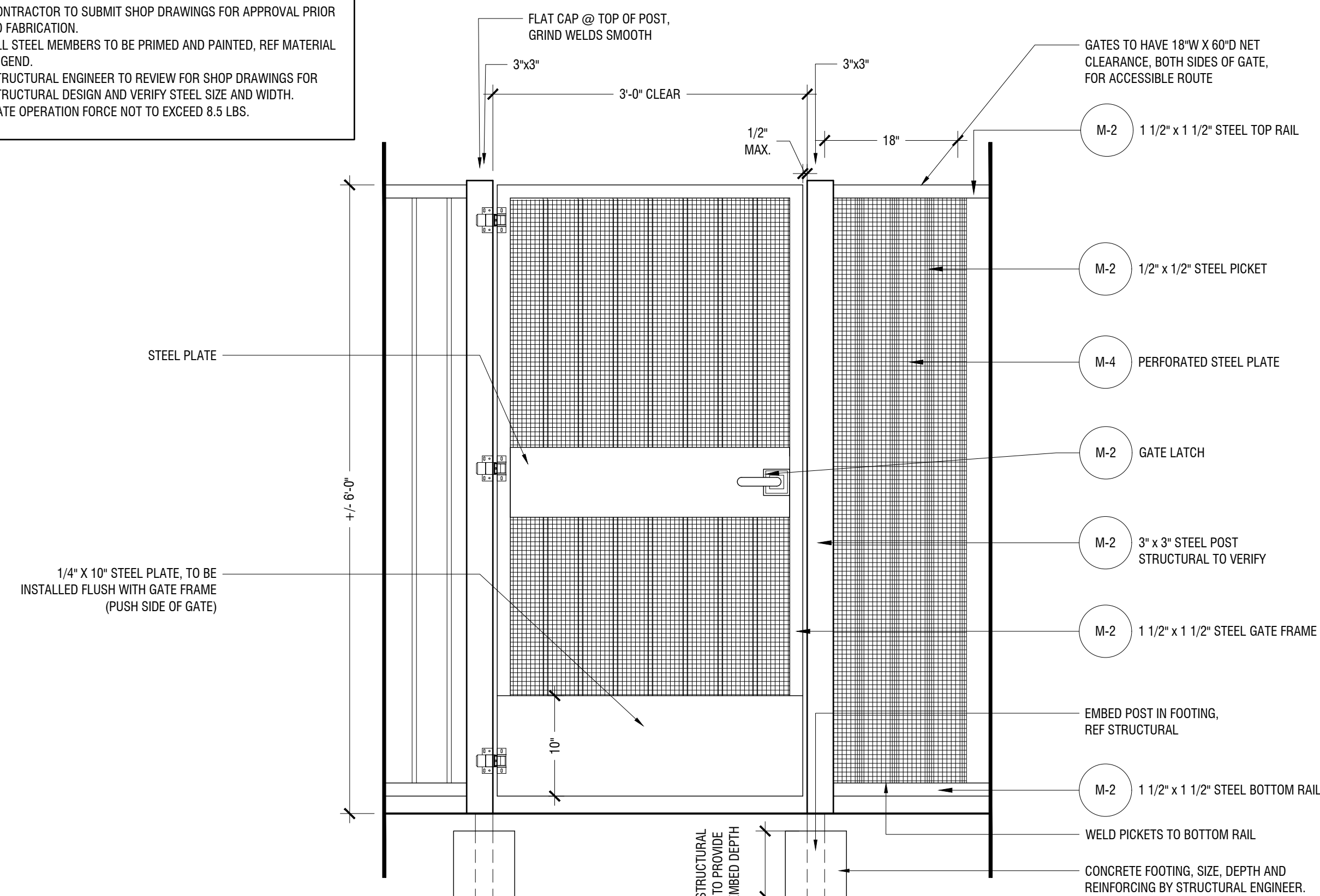


Private Yard Fence & Gate

Scale: 1" = 1'-0"

NOTE:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. ALL STEEL MEMBERS TO BE PRIMED AND PAINTED, REF MATERIAL LEGEND.
3. STRUCTURAL ENGINEER TO REVIEW FOR SHOP DRAWINGS FOR STRUCTURAL DESIGN AND VERIFY STEEL SIZE AND WIDTH.
4. GATE OPERATION FORCE NOT TO EXCEED 8.5 LBS.

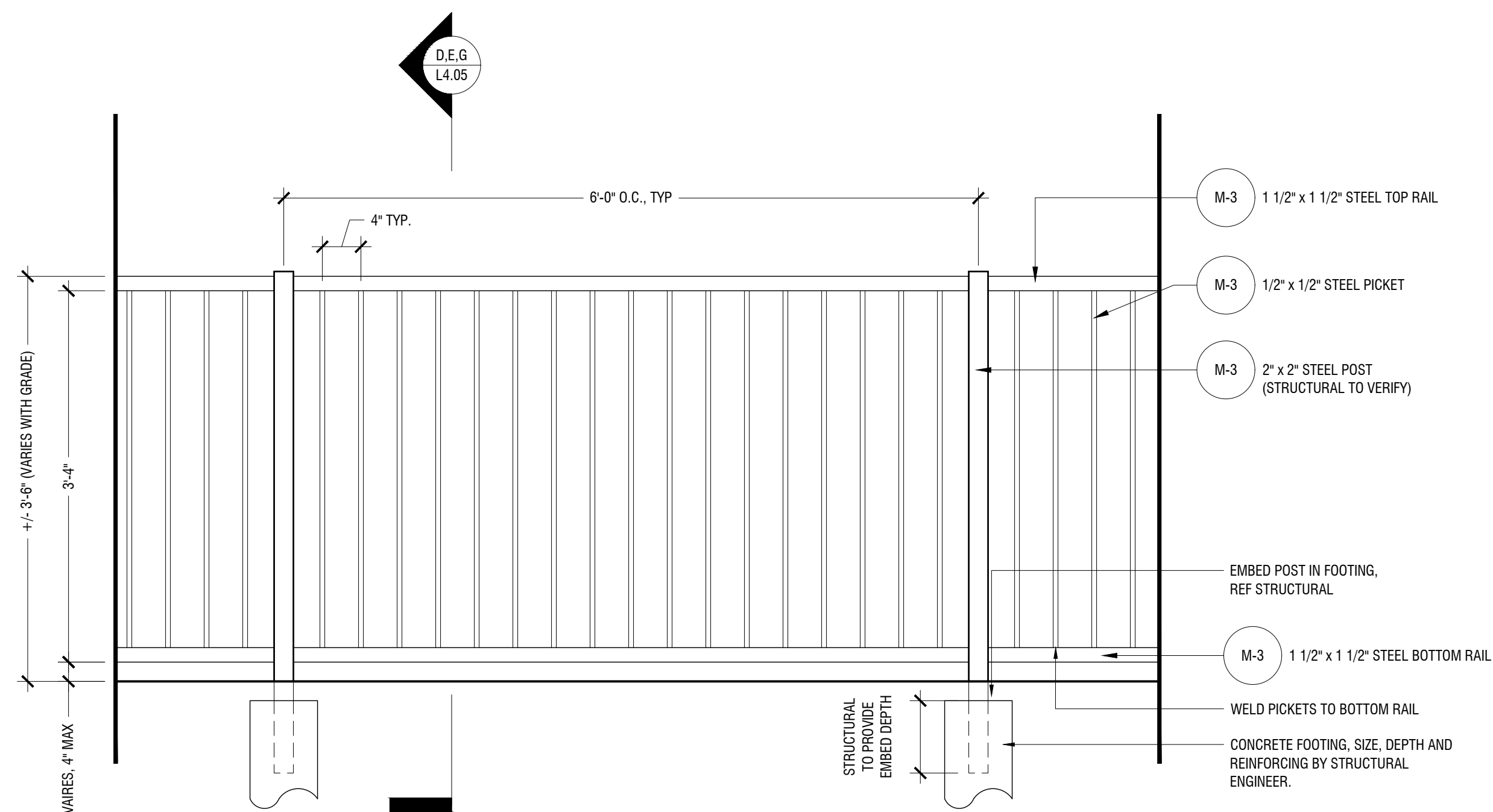


Perimeter Fence and Gate

Scale: 1" = 1'-0"

NOTE:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. ALL STEEL MEMBERS TO BE PRIMED AND PAINTED, REF MATERIAL LEGEND.
3. STRUCTURAL ENGINEER TO REVIEW FOR SHOP DRAWINGS FOR STRUCTURAL DESIGN AND VERIFY STEEL SIZE AND WIDTH.

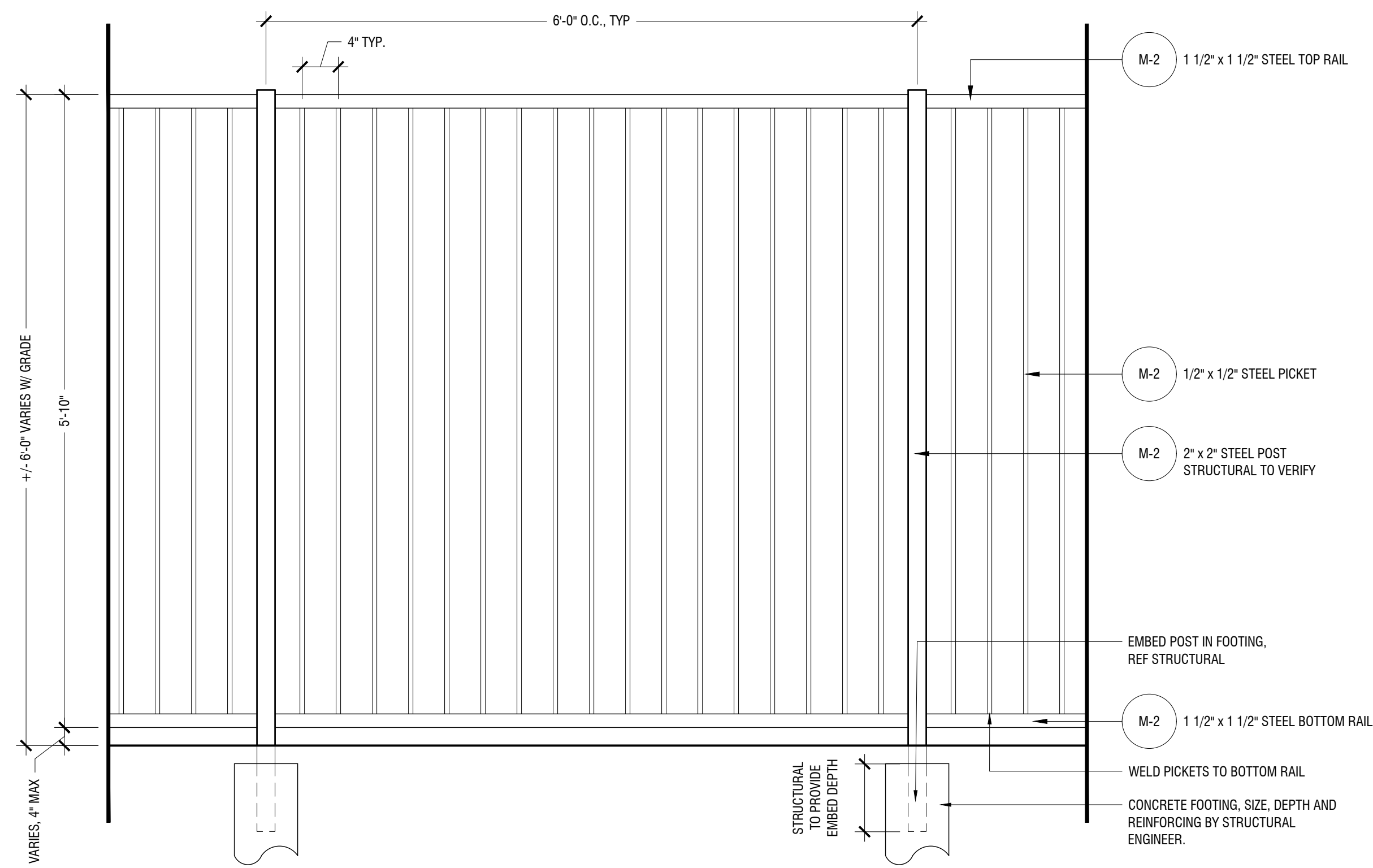


Private Yard Fence Elevation

Scale: 1" = 1' - 0"

NOTE:

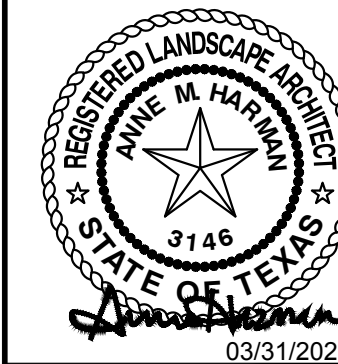
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. ALL STEEL MEMBERS TO BE PRIMED AND PAINTED, REF MATERIAL LEGEND.
3. STRUCTURAL ENGINEER TO REVIEW FOR SHOP DRAWINGS FOR STRUCTURAL DESIGN AND VERIFY STEEL SIZE AND WIDTH.



Perimeter Fence Elevation

Scale: 1" = 1' - 0"

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KHA PROJECT 068645008	DATE 03/31/2025
SCALE AS SHOWN	MMS
DESIGNED BY	HPD
DRAWN BY	AMH
CHECKED BY	

WATERMERE FLOWER MOUND

PHASE 2

FLOWER MOUND.TX

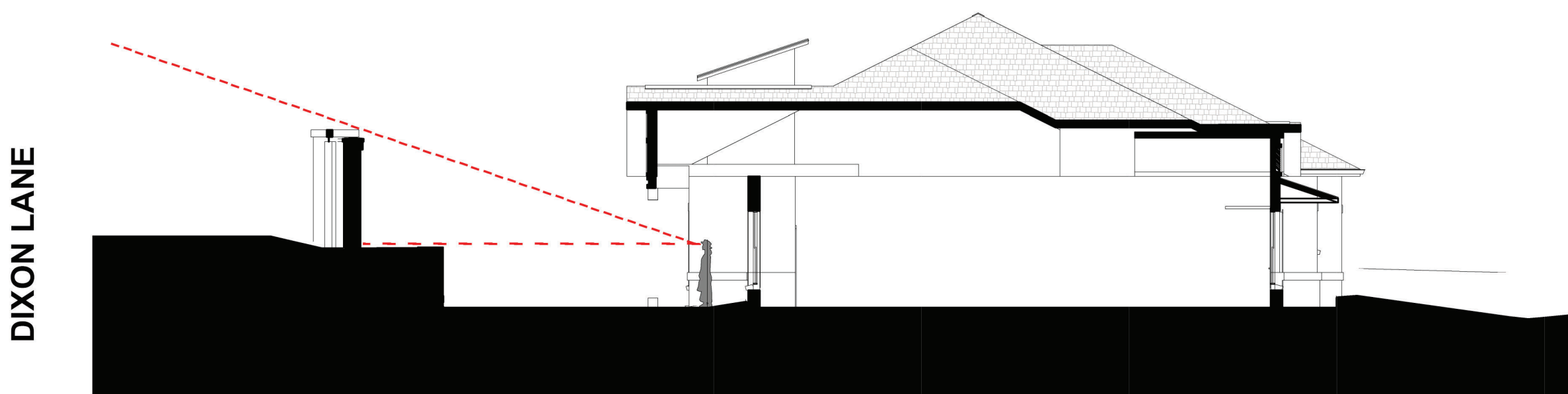
FENCE DETAILS

SHEET NUMBER
L4.04

No.	REVISIONS	DATE	BY
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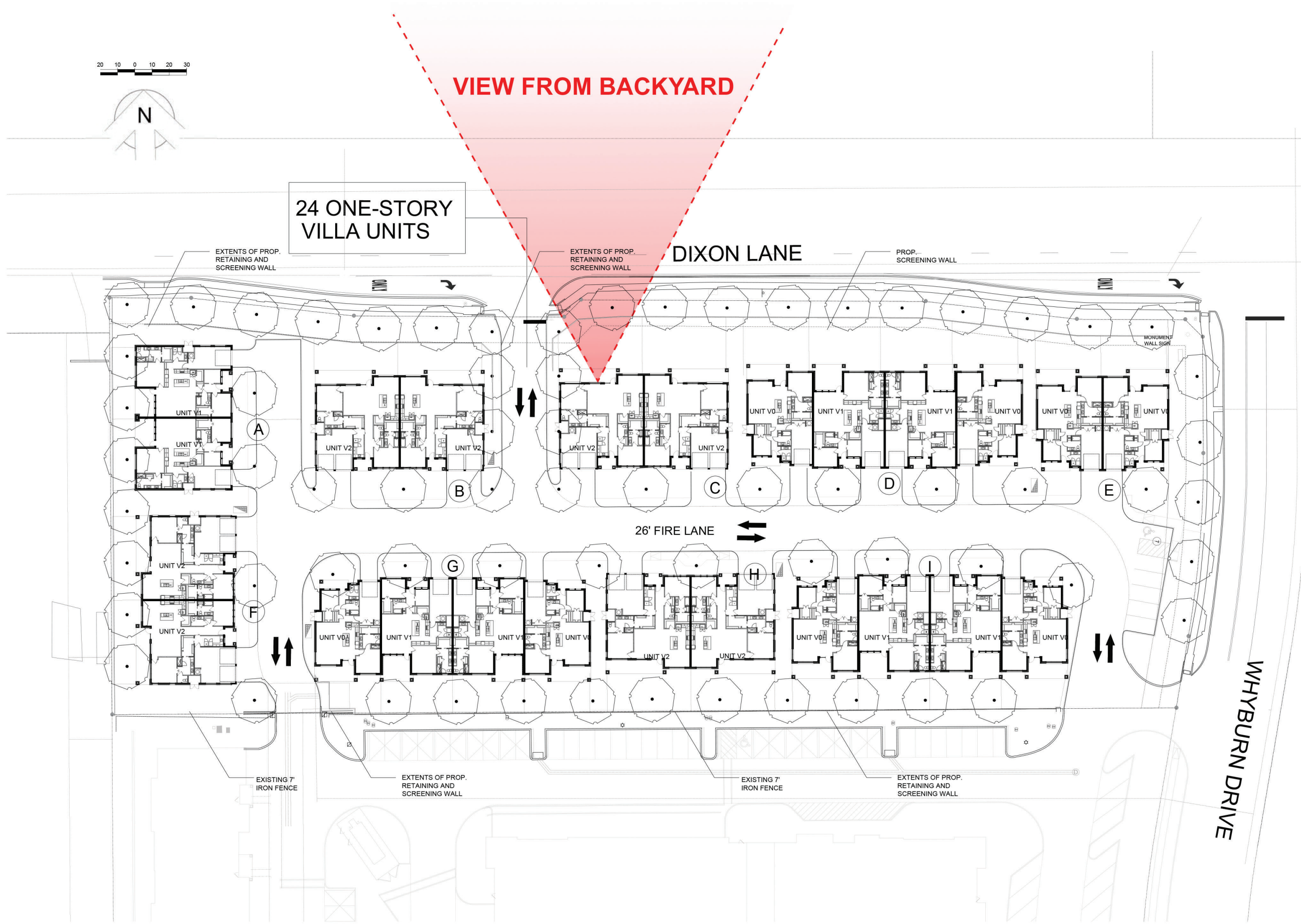


VIEW FROM BACKYARD



DIXON LANE

1 SECTION
3/32" = 1'-0"

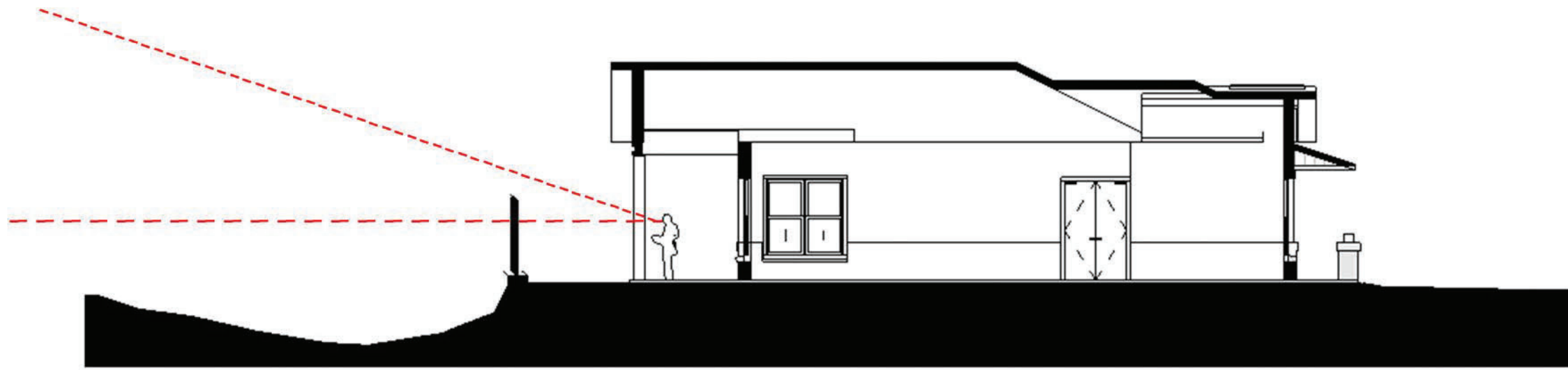


2 KEY PLAN
NTS

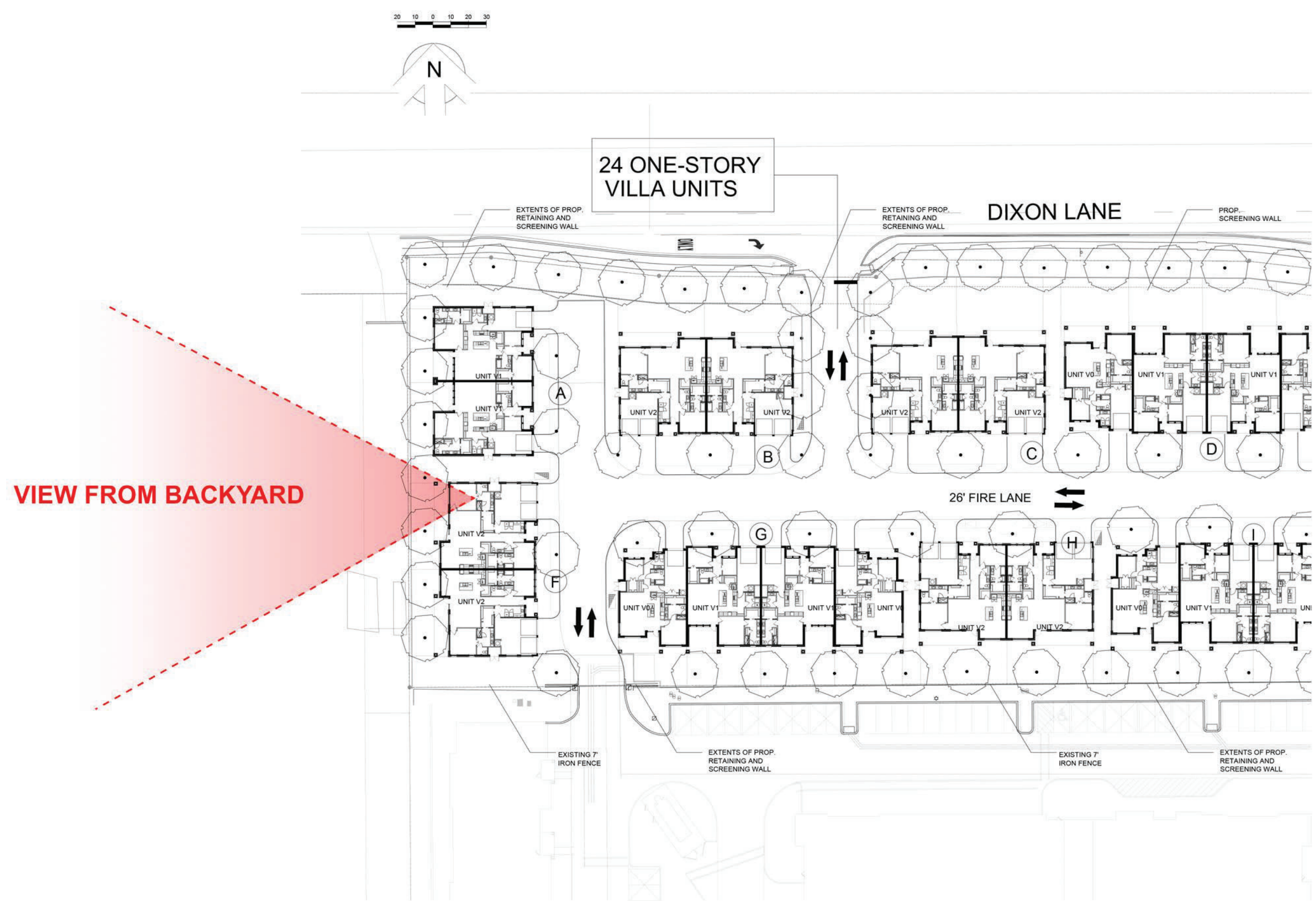
WATERMERE AT FLOWER MOUND PHASE II - VIEW FROM BACKYARD



VALLEY CREEK CHURCH PARKING LOT



1 SECTION
3/32" = 1'-0"



2 KEY PLAN
NTS

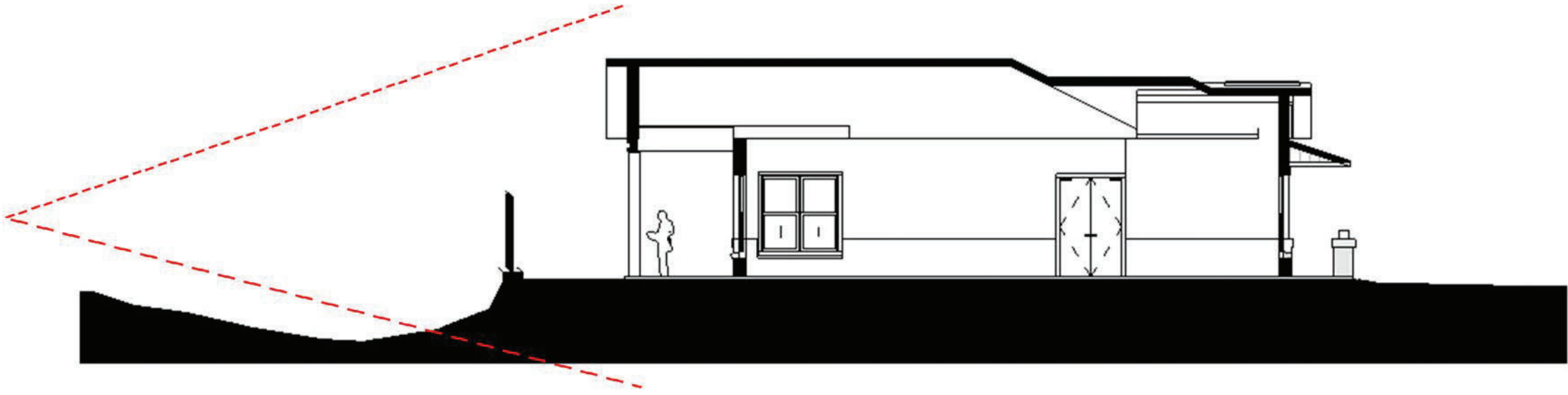
WATERMERE AT FLOWER MOUND PHASE II - VIEW FROM BACKYARD



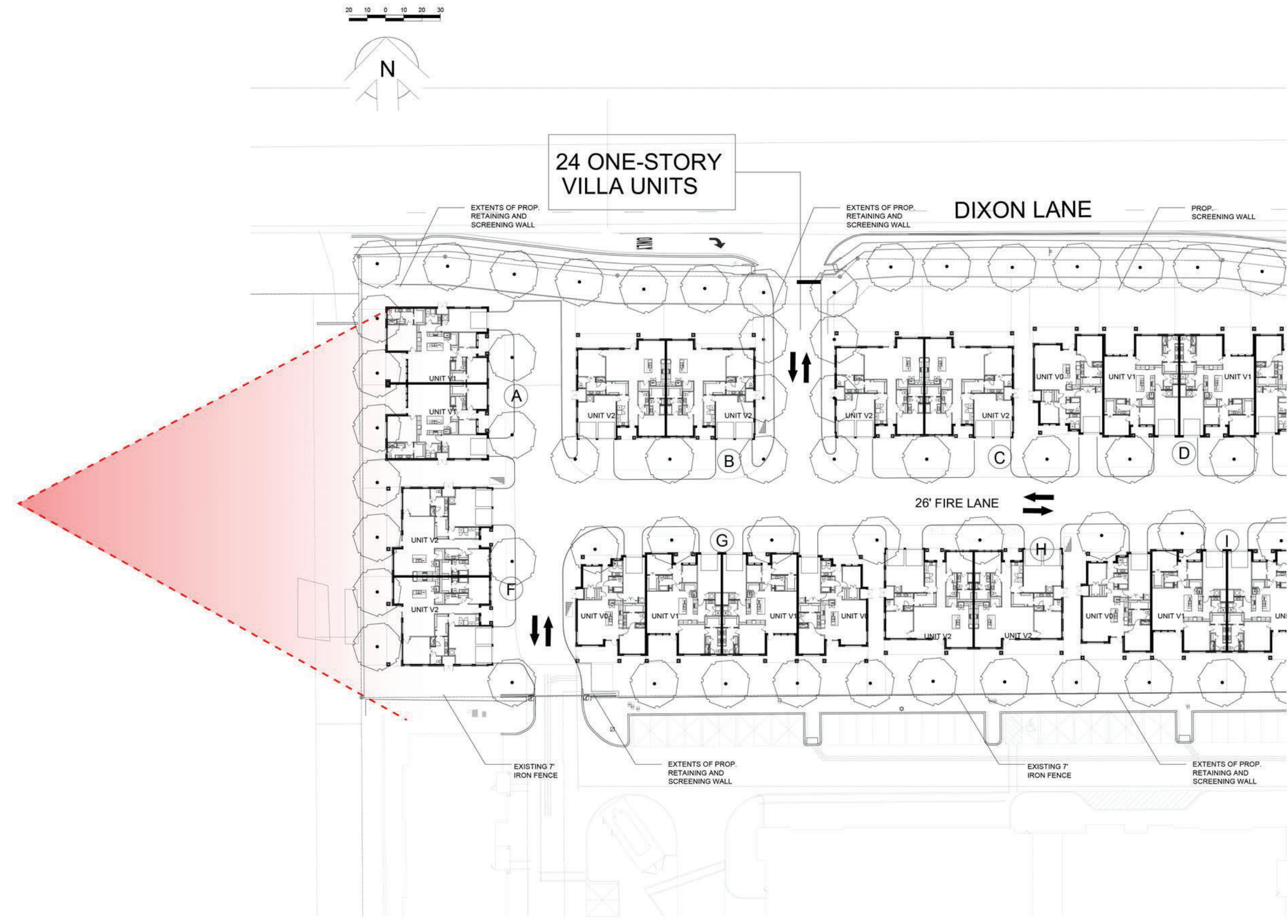
VIEW FROM VALLEY CREEK CHURCH

VIEW FROM VALLEY CREEK CHURCH

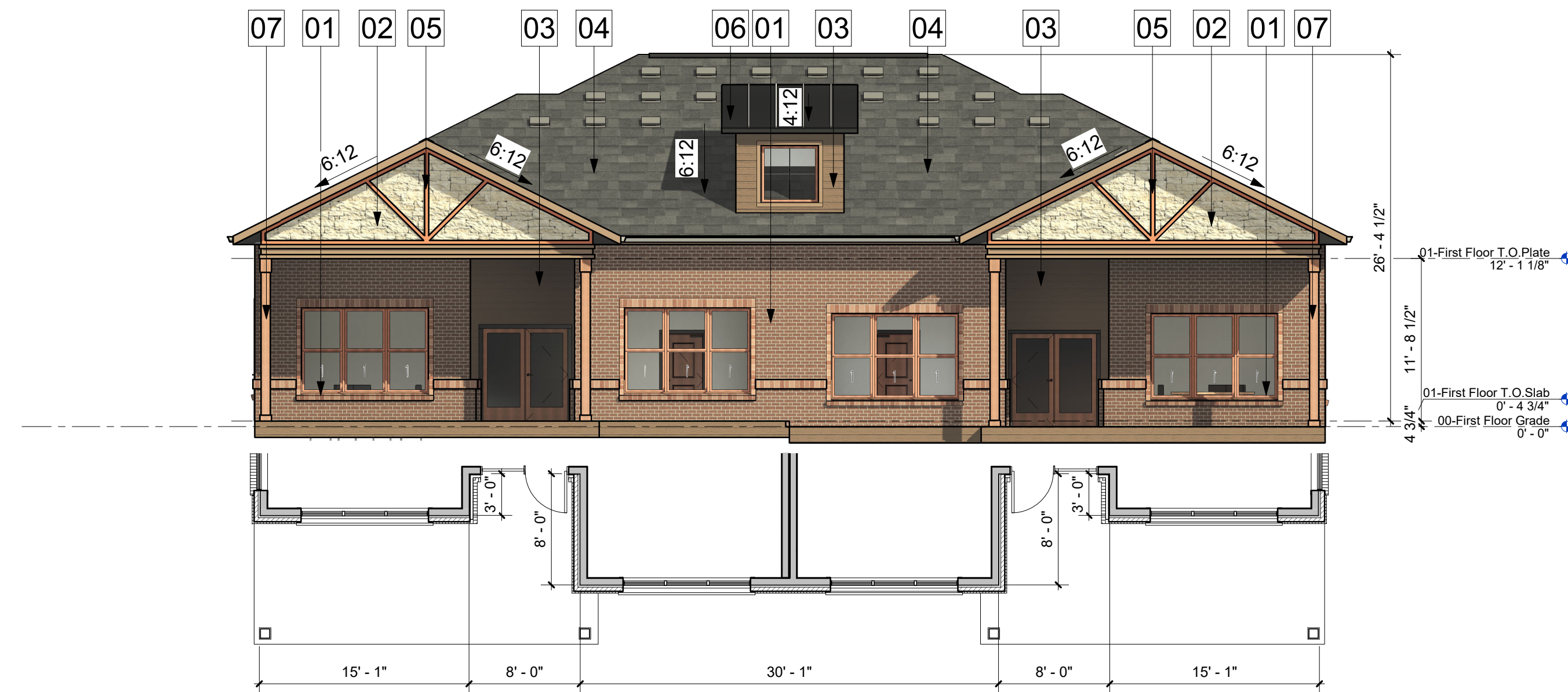
VALLEY CREEK CHURCH PARKING LOT



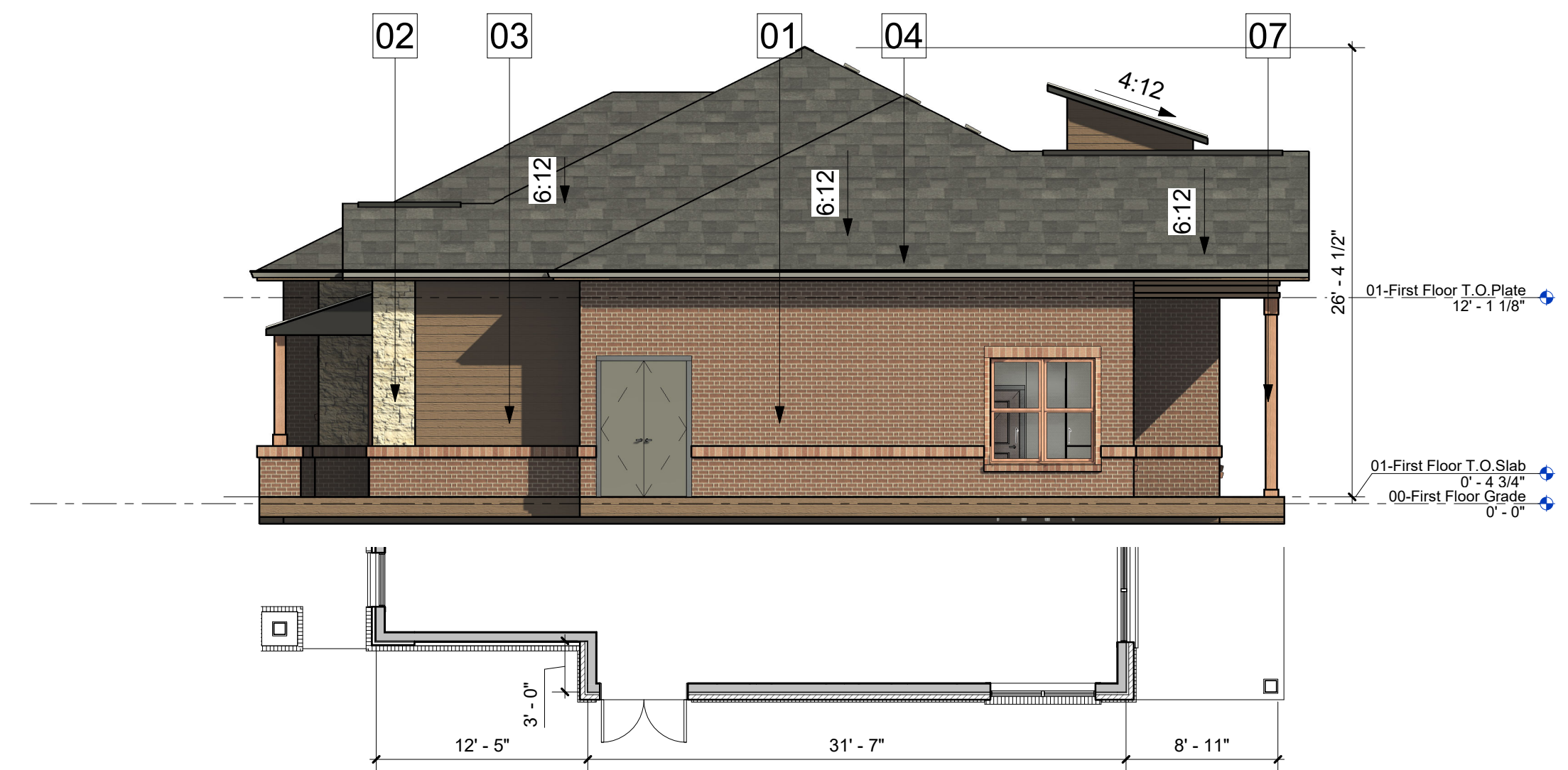
1 SECTION
3/32" = 1'-0"



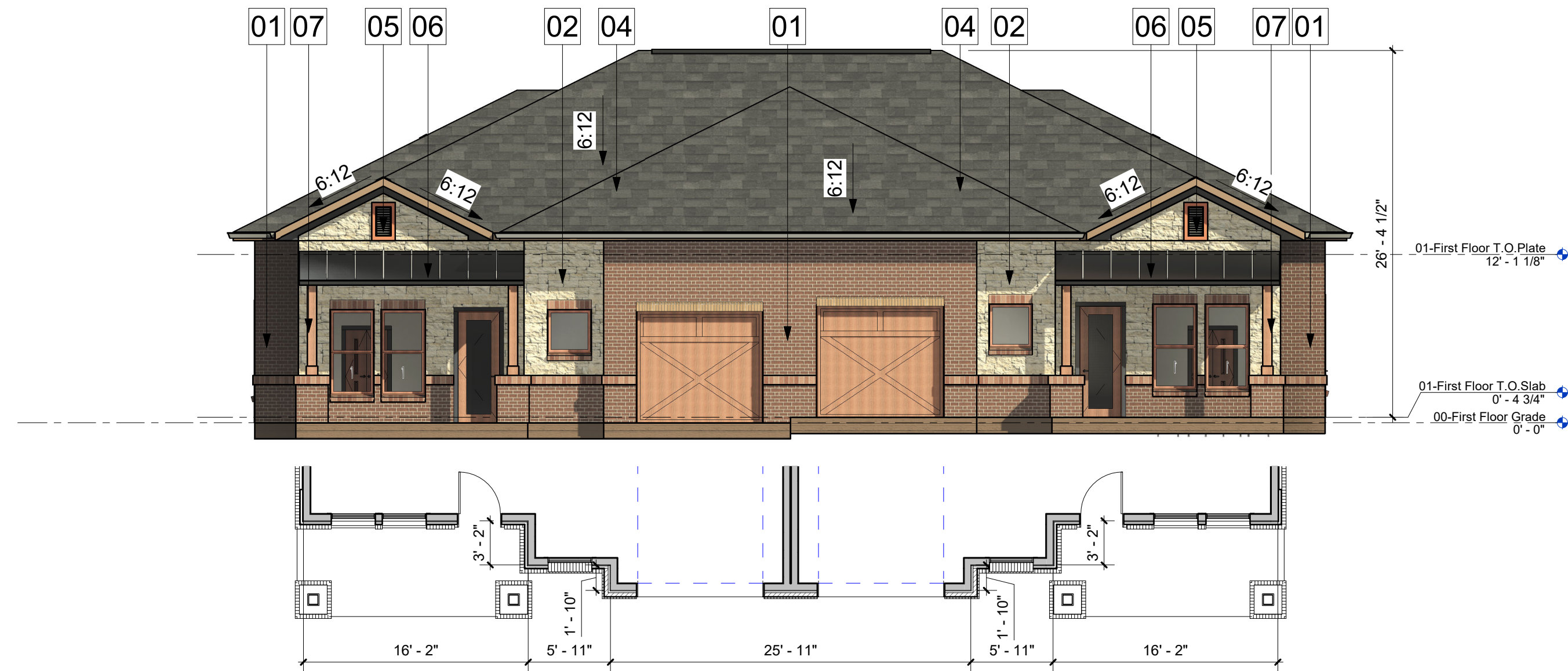
2 KEY PLAN
NTS



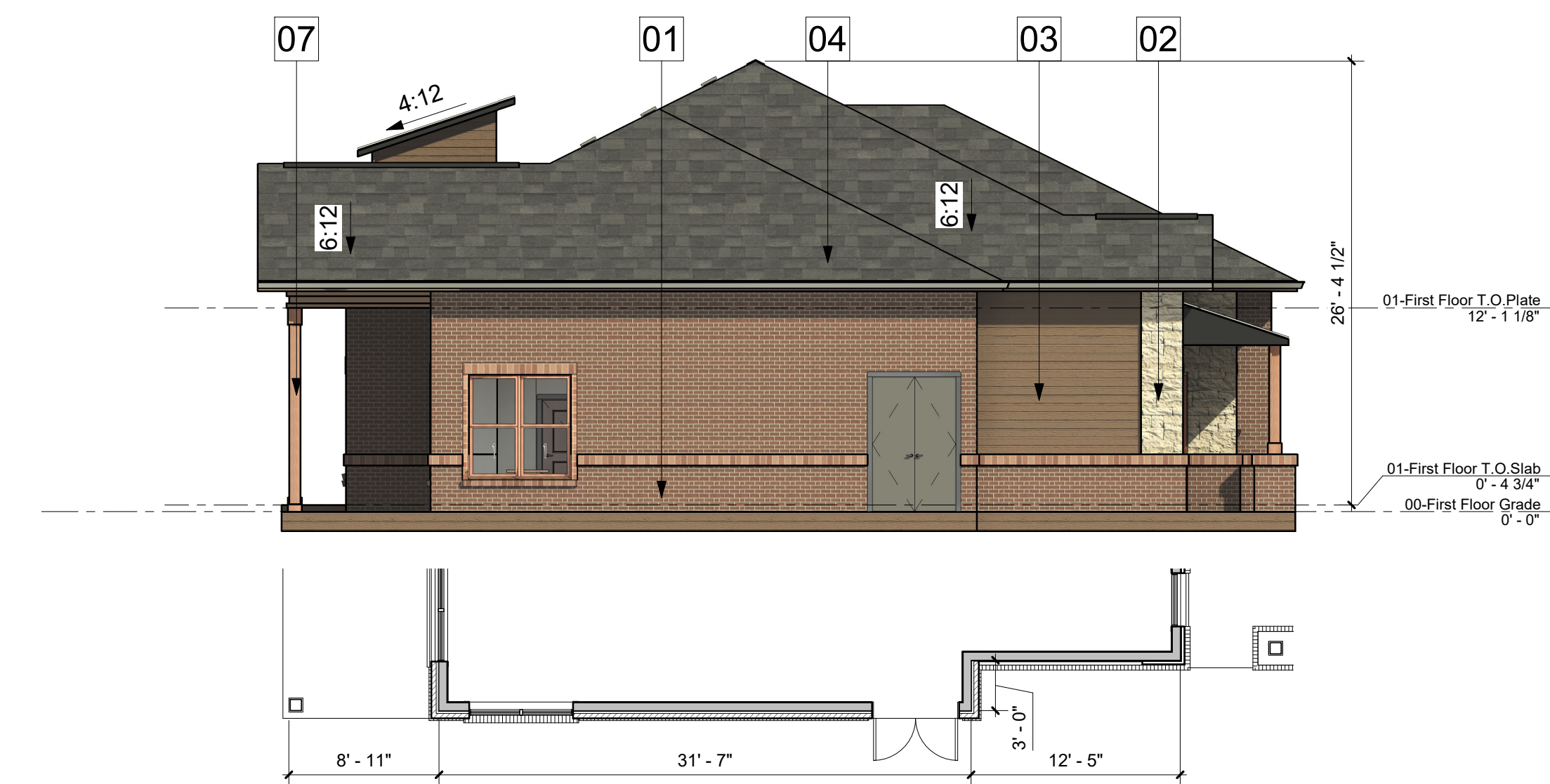
01 2PLEX V0-North-Dixon Ln Side (Presentation) (BLDG #01)
1/8" = 1'-0"



02 2PLEX V0-East-Whyburn Dr Side (Presentation) (BLDG #01)
1/8" = 1'-0"



03 2PLEX V0-South-Entry Side (Presentation) (BLDG #01)
1/8" = 1'-0"



04 2PLEX V0-West-Non Visible Side (Presentation) (BLDG #01)
1/8" = 1'-0"

MATERIAL LEGEND

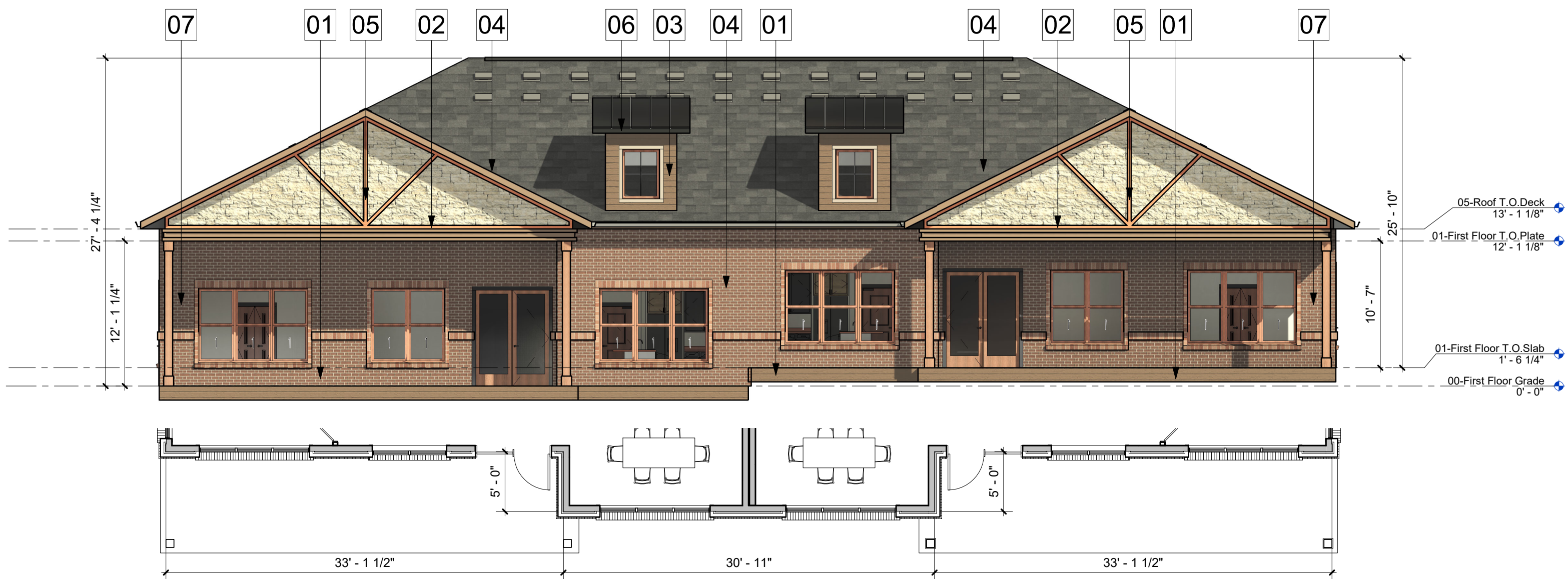
- | | | | |
|----|---|----|---|
| 01 | BRICK MASONRY VENEER-
MERIDIAN CAPERS ISLAND | 05 | STAINED CEDAR DETAIL-
CEDAR STAIN MEDIUM BROWN |
| 02 | STONE VENEER-
TEXAS CREAM | 06 | METAL ROOF-
SEALSKIN |
| 03 | HARDI SIDING-
CARAIBE | 07 | WOOD COLUMN-
CEDAR STAIN MEDIUM BROWN |
| 04 | ROOF COMP. SHINGLES-
ONYX BLACK | | |

NOTES:

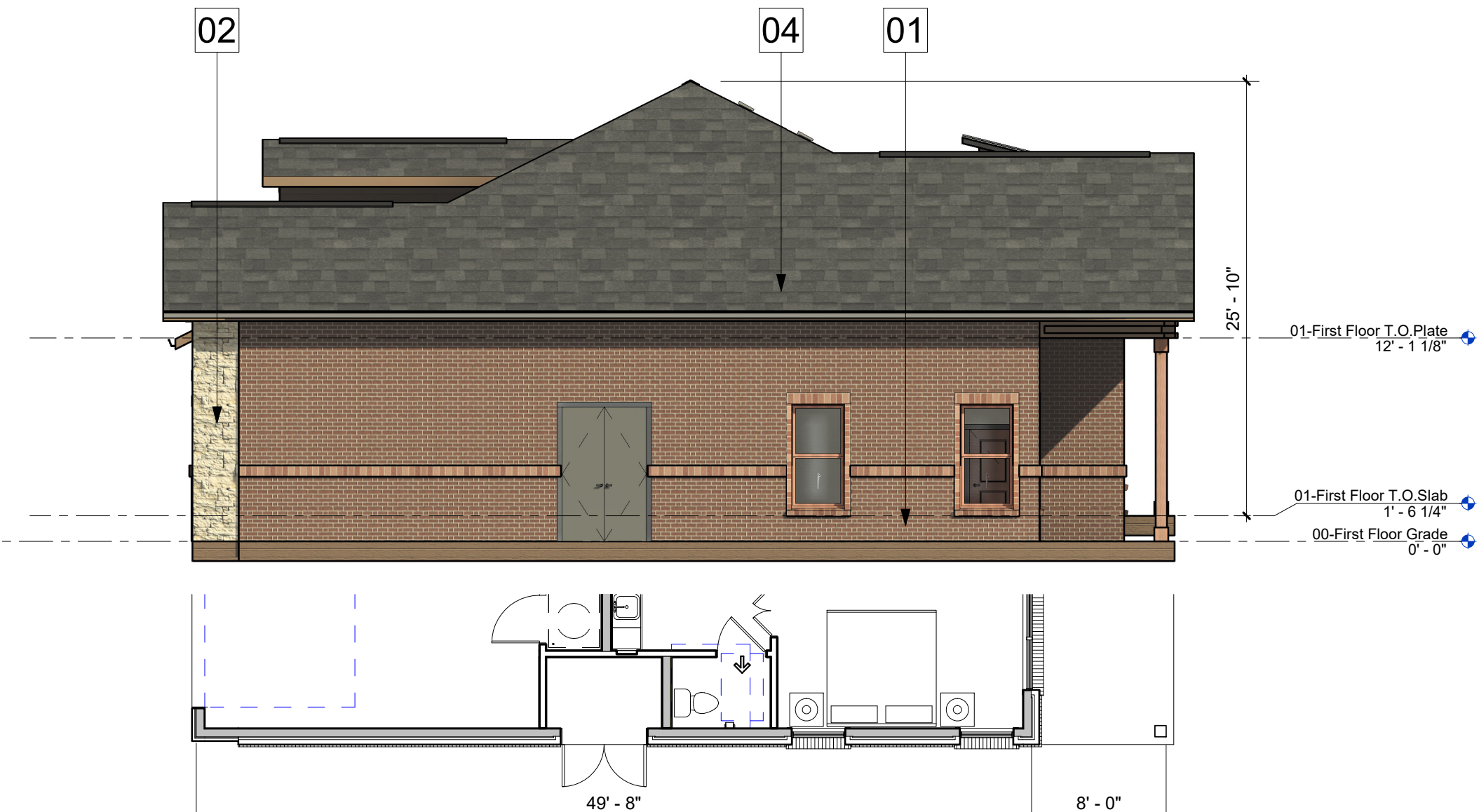
- ALL RETAINING /DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ELECTRICAL PANEL AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPERATE BUILDING PERMIT
- SIGNS REQUIRE A SEPERATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A SPART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL PLAN OFFESTS ARE MINIMUM 2'-0" OR GREATER.
- IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

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

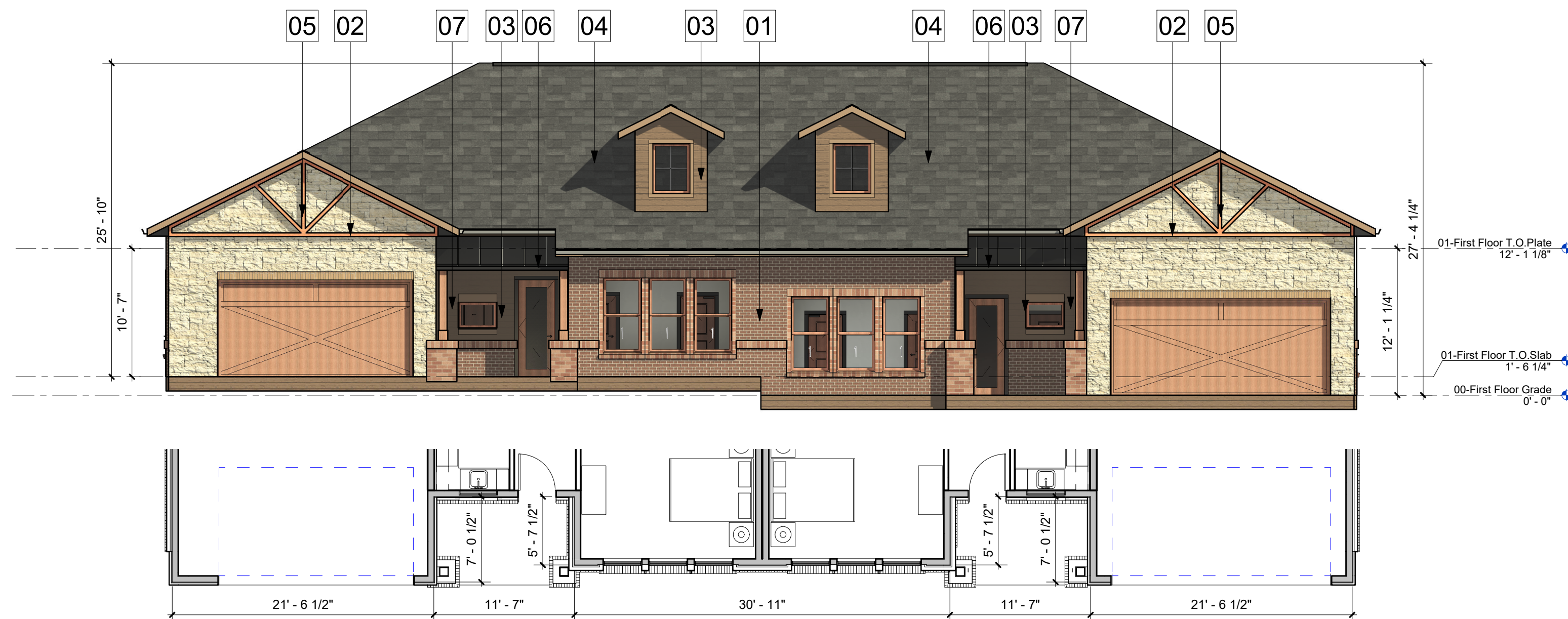
MATERIAL TABULATION CHART WATERMERE AT FLOWER MOUND (BLDG 01)									
		North		South		East		West	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	1068		914		618		640	
2	Doors, Windows, Railing S.F.	336		304		123		123	
3	Facade S.F. (exclusive of doors, windows and railings)	732		610		495		517	
4	Primary Masonry totals (Min. 80%)	605	82.65%	610	100.00%	408	82.42%	430	83.17%
	• Brick s.f. (as applicable)	455	62.16%	350	57.38%	362	73.13%	384	74.27%
	• Stone s.f. (as applicable)	150	20.49%	260	42.62%	46	9.29%	46	8.90%
	• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Tilt Wall s.f. (as applicable)	...		...		...		...	
5	Secondary Masonry totals (max. 20%)	127	17.35%	0	0.00%	87	17.58%	87	16.83%
	• Hardiplank s.f. (as applicable)	127	17.35%	0	0.00%	87	17.58%	87	16.83%
	• Detail any additional (as applicable)	...		...		...		...	



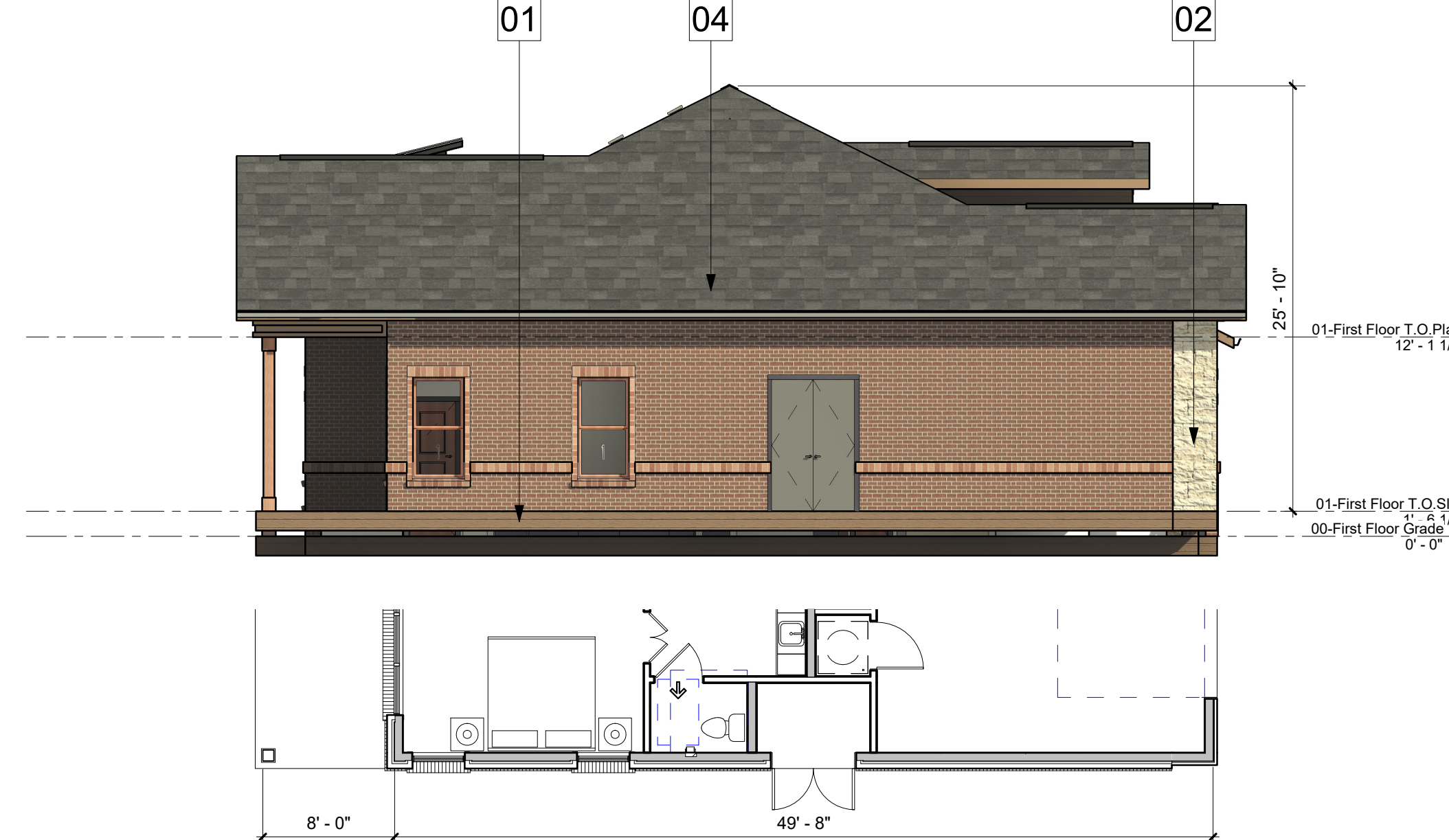
01 2PLEX V2- North Dixon Ln Side (Presentation) (BLDG #05)
1/8" = 1'-0"



02 2PLEX V2- East Non Visible Side (Presentation) (BLDG #05)
1/8" = 1'-0"



03 2PLEX V2- South Entry Side (Presentation) (BLDG #05)
1/8" = 1'-0"



04 2PLEX V2- West Dixon Ln Entry (Presentation) (BLDG #05)
1/8" = 1'-0"

MATERIAL LEGEND

- | | | | |
|----|---|----|---|
| 01 | BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND | 05 | STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN |
| 02 | STONE VENEER-TEXAS CREAM | 06 | METAL ROOF-SEALSKIN |
| 03 | HARDI SIDING-CARAIBE | 07 | WOOD COLUMN-CEDAR STAIN MEDIUM BROWN |
| 04 | ROOF COMP. SHINGLES-ONYX BLACK | | |

NOTES:

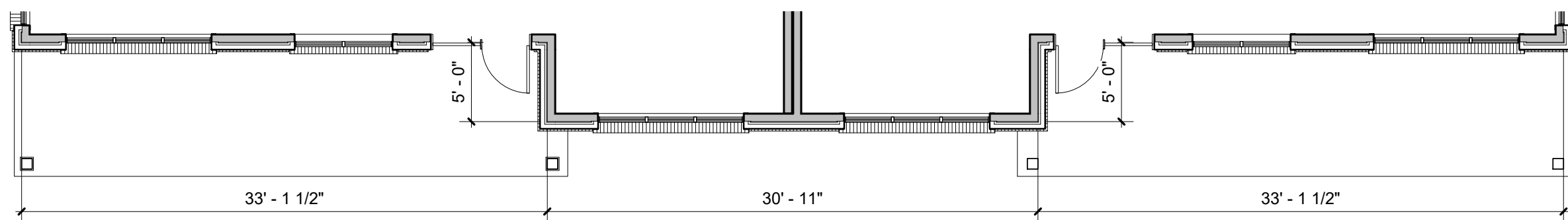
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- DUMPSTER SCREENING WALL REQUIRES A SEPERATE BUILDING PERMIT
- SIGNS REQUIRE A SEPERATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A SPART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
- IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

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

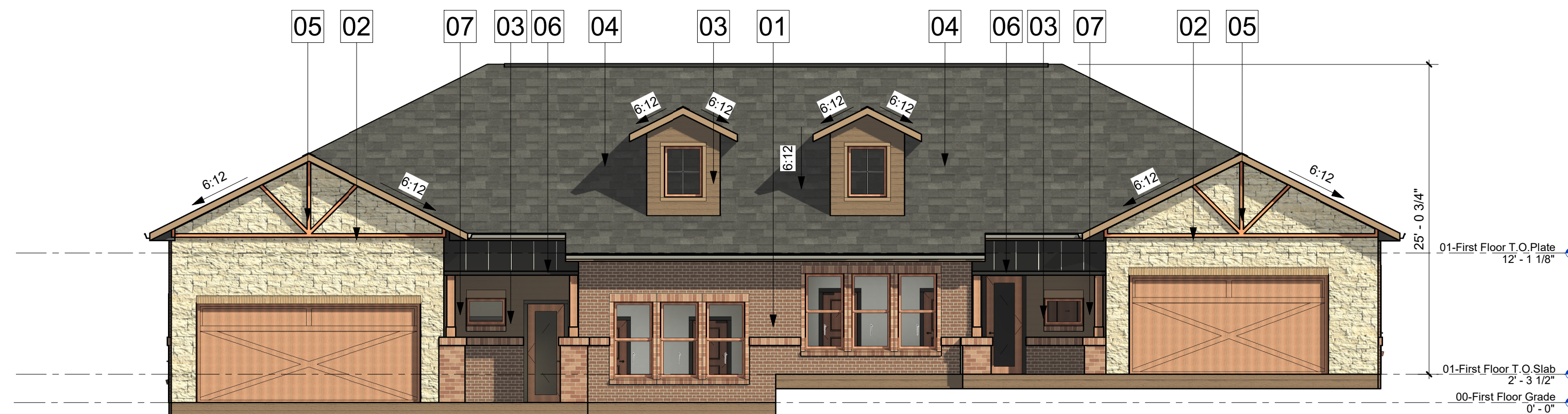
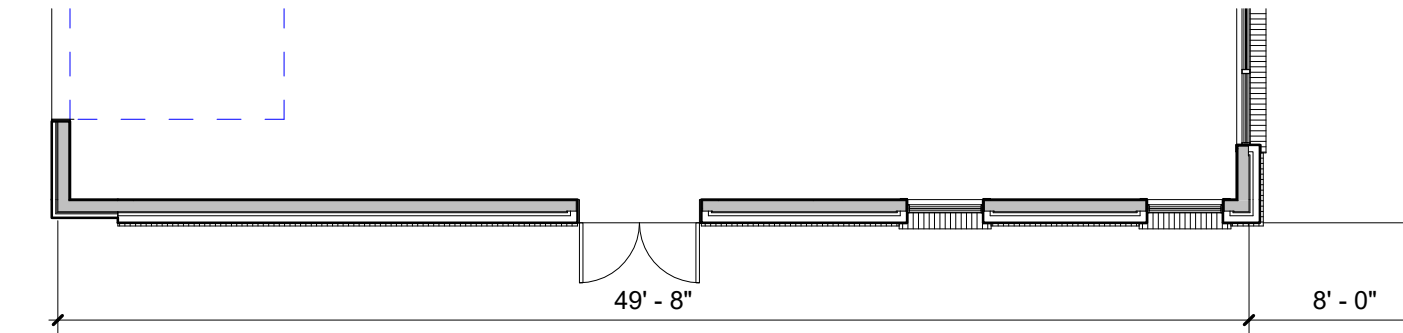
MATERIAL TABULATION CHART									
WATERMERE AT FLOWER MOUND (BLDG 05)									
		North		South		East		West	
		SQ.Ft.	%	SQ.Ft.	%	SQ.Ft.	%	SQ.Ft.	%
1	Total Facade S.F.	1590		1307		620		702	
2	Doors, Windows, Railing S.F.	439		537		161		161	
3	Façade S.F. (exclusive of doors, windows and railings)	1151		770		459		541	
4	Primary Masonry totals (Min. 80%)	1030	89.49%	654	84.94%	451	98.26%	533	98.52%
	• Brick s.f. (as applicable)	681	59.17%	291	37.79%	420	91.50%	499	92.24%
	• Stone s.f. (as applicable)	349	30.32%	363	47.14%	31	6.75%	34	6.28%
	• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Tilt Wall s.f. (as applicable)	...		...		...		...	
5	Secondary Masonry totals (max. 20%)	121	10.51%	116	15.06%	8	1.74%	8	1.48%
	• Hardiplank s.f. (as applicable)	121	10.51%	116	15.06%	8	1.74%	8	1.48%
	• Detail any additional (as applicable)	...		...		...		...	



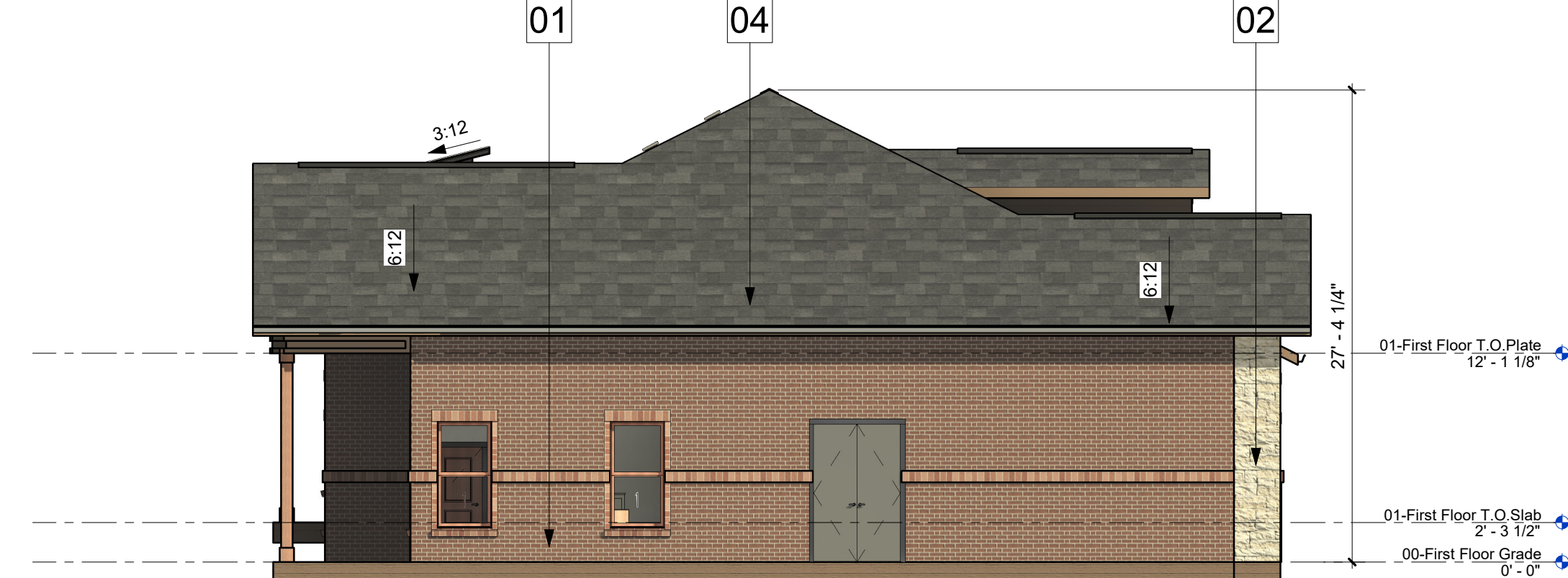
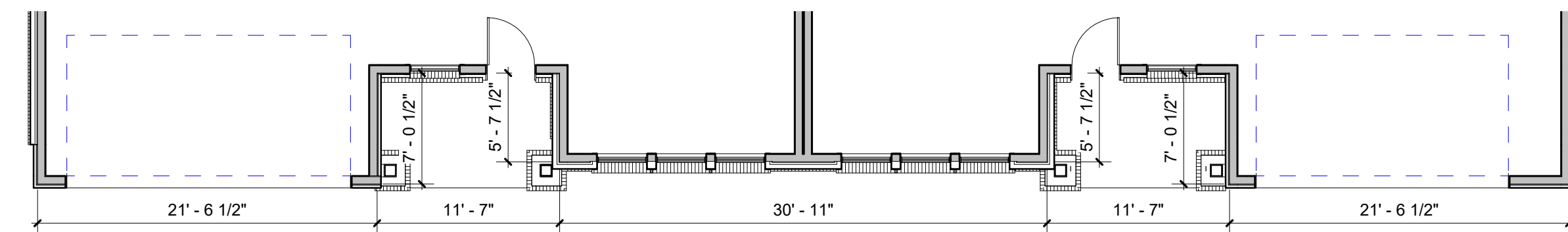
01 2PLEX V2- North Dixon Ln Side (Presentation) (BLDG #07)
1/8" = 1'-0"



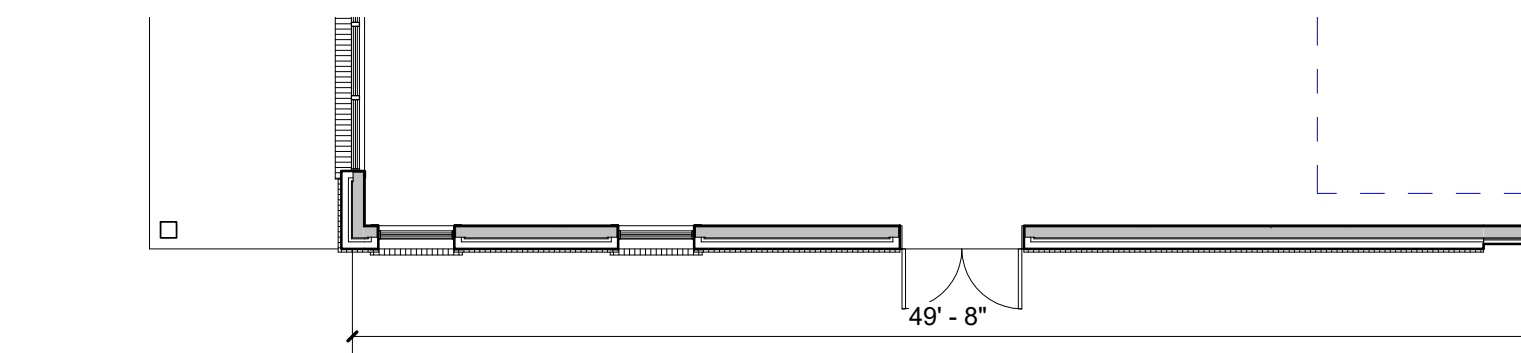
02 2PLEX V2- East Dixon Ln Entry (Presentation) (BLDG #07)
1/8" = 1'-0"



03 2PLEX V2- South Entry Side (Presentation) (BLDG #07)
1/8" = 1'-0"



04 2PLEX V2- West Non Visible Side (Presentation) (BLDG #07)
1/8" = 1'-0"



MATERIAL LEGEND

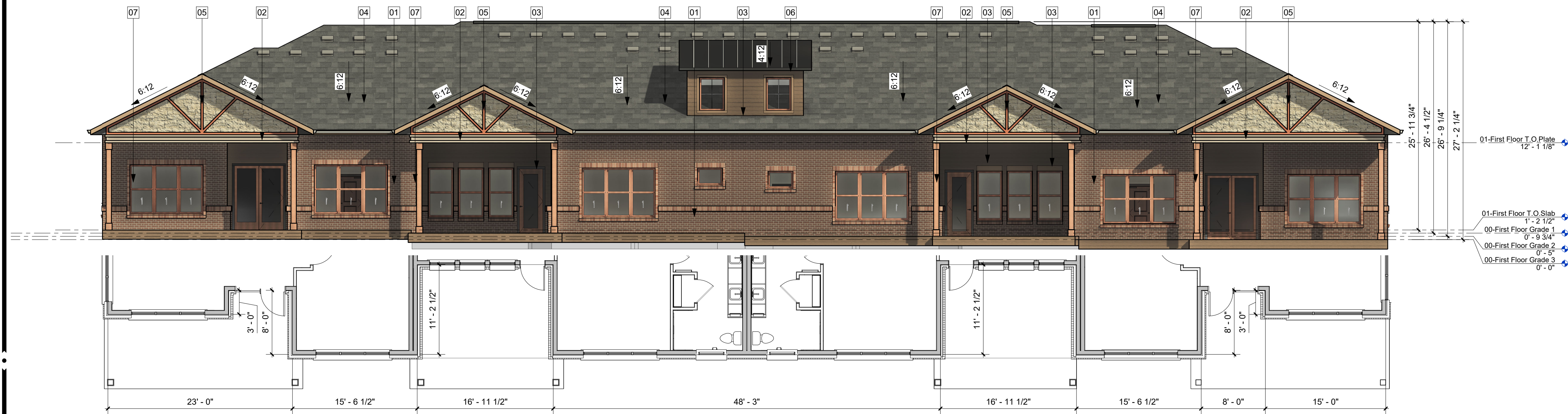
- | | | | |
|----|---|----|---|
| 01 | BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND | 05 | STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN |
| 02 | STONE VENEER-TEXAS CREAM | 06 | METAL ROOF-SEALSKIN |
| 03 | HARDI SIDING-CARAIBE | 07 | WOOD COLUMN-CEDAR STAIN MEDIUM BROWN |
| 04 | ROOF COMP. SHINGLES-ONYX BLACK | | |

NOTES:

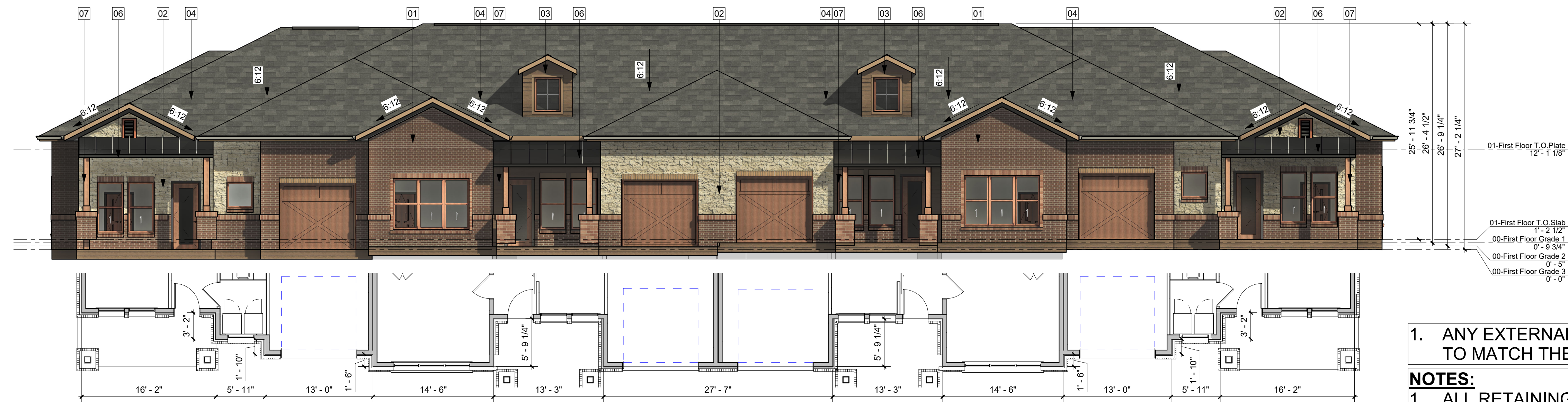
- ALL RETAINING /DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ELECTRICAL PANEL AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPERATE BUILDING PERMIT
- SIGNS REQUIRE A SEPERATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A SPART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
- IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

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

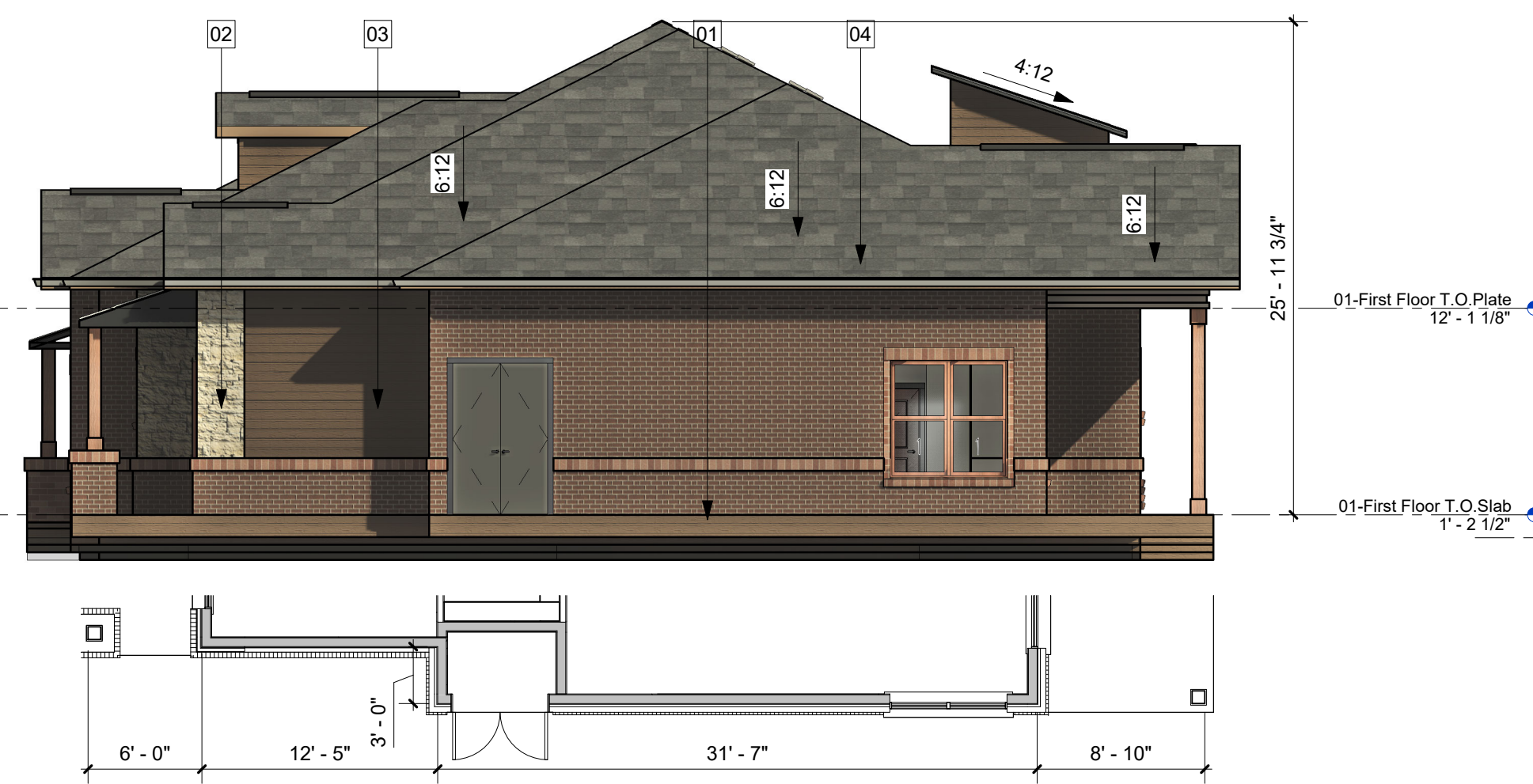
MATERIAL TABULATION CHART WATERMERE AT FLOWER MOUND (BLDG 07)									
	North		South		East		West		
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	
1	Total Facade S.F.	1624		1341	620		736		
2	Doors, Windows, Railing S.F.	439		537	161		161		
3	Facade S.F. (exclusive of doors, windows and railings)	1185		804	459		575		
4	Primary Masonry totals (Min. 80%)	1064	89.79%	688	85.57%	451	98.26%	567	98.61%
	• Brick s.f. (as applicable)	714	60.25%	325	40.42%	420	91.50%	533	92.70%
	• Stone s.f. (as applicable)	350	29.54%	363	45.15%	31	6.75%	34	5.91%
	• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Tilt Wall s.f. (as applicable)	...	...	...	...	...	...	...	...
5	Secondary Masonry totals (max. 20%)	121	10.21%	116	14.43%	8	1.74%	8	1.39%
	• Hardiplank s.f. (as applicable)	121	10.21%	116	14.43%	8	1.74%	8	1.39%
	• Detail any additional (as applicable)	...	...	...	...	...	...	...	...



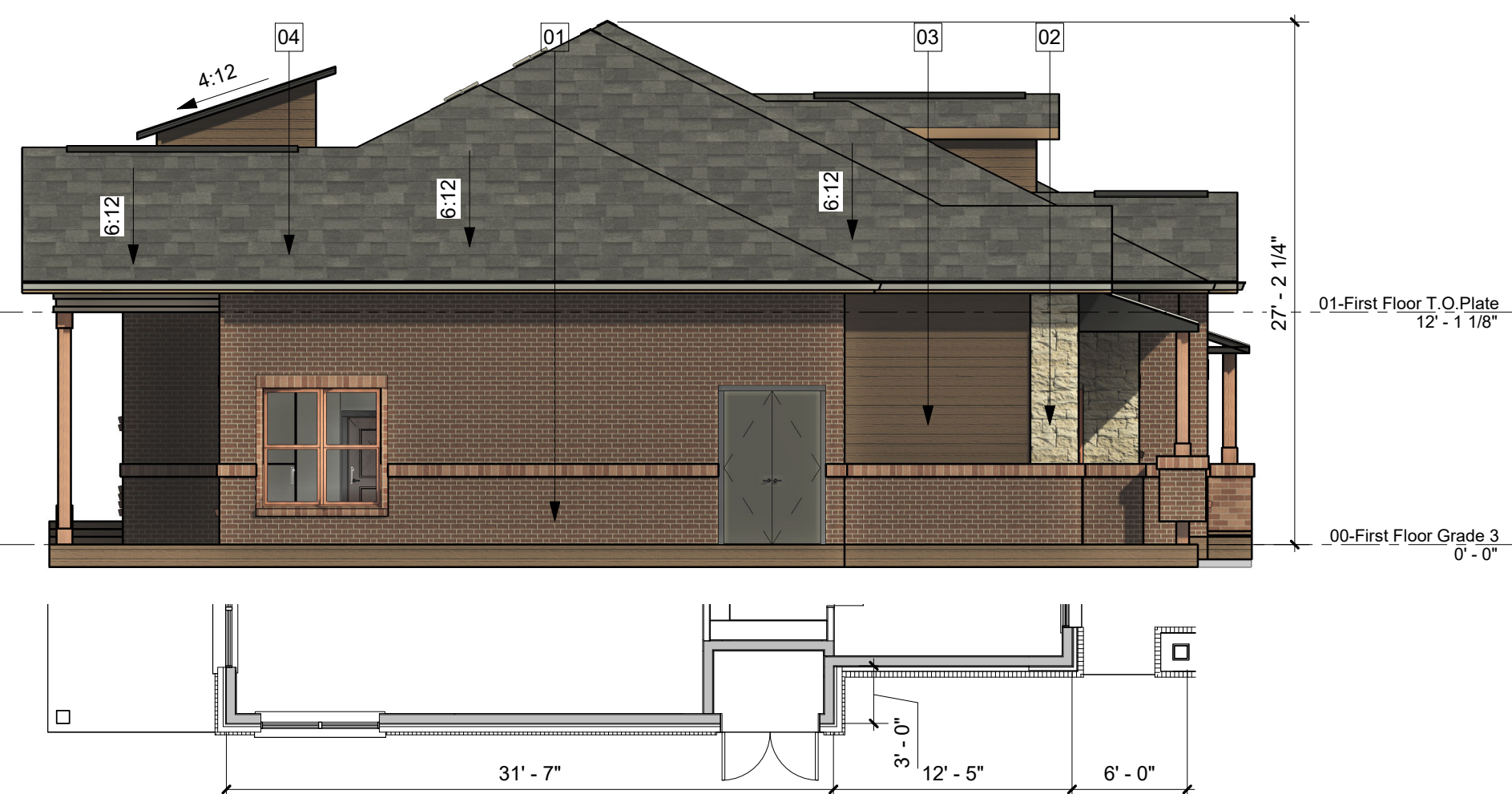
01 4PLEX-North-Dixon Ln Side (Presentation) (BLDG #03)
1/8" = 1'-0"



02 4PLEX-South-Entry Side (Presentation) (BLDG #03)
1/8" = 1'-0"



03 4PLEX-East-Non Visible Side (Presentation) (BLDG #03)
1/8" = 1'-0"



04 4PLEX-West-Non Visible Side (Presentation) (BLDG #03)
1/8" = 1'-0"

MATERIAL LEGEND

- 01 BRICK MASONRY VENEER-
MERIDIAN CAPERS ISLAND
- 02 STONE VENEER-
TEXAS CREAM
- 03 HARDI SIDING-
CARAIBE
- 04 ROOF COMP. SHINGLES-
ONYX BLACK
- 05 STAINED CEDAR DETAIL-
CEDAR STAIN MEDIUM BROWN
- 06 METAL ROOF-
SEALSKIN
- 07 WOOD COLUMN-
CEDAR STAIN MEDIUM BROWN

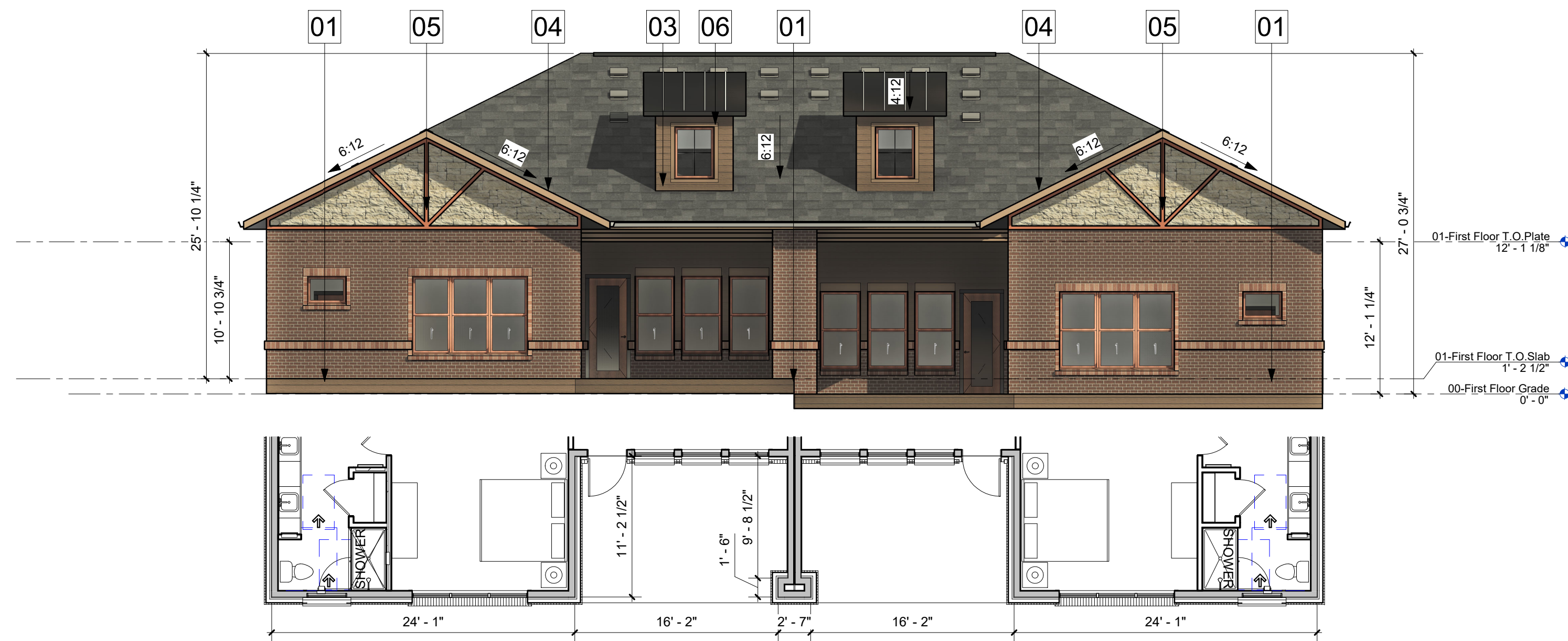
1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

NOTES:

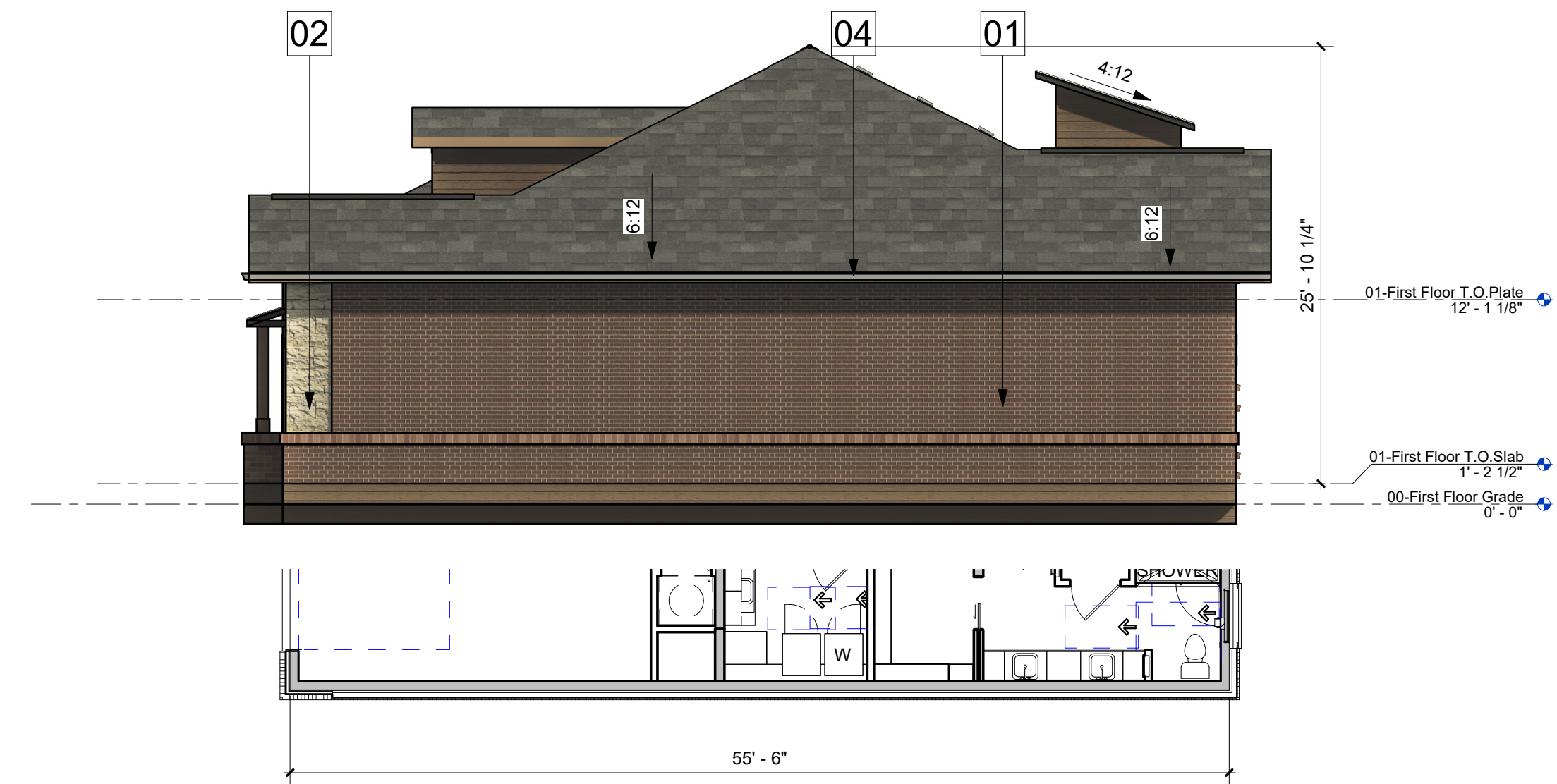
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2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANEL AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPERATE BUILDING PERMIT
5. SIGNS REQUIRE A SEPERATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A SPART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
6. ALL PLAN OFFESTS ARE MINIMUM 2'-0" OR GREATER.
7. IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

MATERIAL TABULATION CHART									
WATERMERE AT FLOWER MOUND (BLDG 03)									
		North		South		East		West	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	2226		2093		618		685	
2	Doors, Windows, Railing S.F.	666		728		123		123	
3	Facade S.F. (exclusive of doors, windows and railings)	1560		1365		495		562	
4	Primary Masonry totals (Min. 80%)	1286	82.44%	1209	88.57%	408	82.42%	475	84.52%
	• Brick s.f. (as applicable)	1017	65.19%	811	59.41%	362	73.13%	429	76.33%
	• Stone s.f. (as applicable)	269	17.24%	398	29.16%	46	9.29%	46	8.19%
	• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Tilt Wall s.f. (as applicable)	...		...		...		...	
5	Secondary Masonry totals (max. 20%)	274	17.56%	156	11.43%	87	17.58%	87	15.48%
	• Hardiplank s.f. (as applicable)	274	17.56%	156	11.43%	87	17.58%	87	15.48%
	• Detail any additional (as applicable)	...		...		...		...	

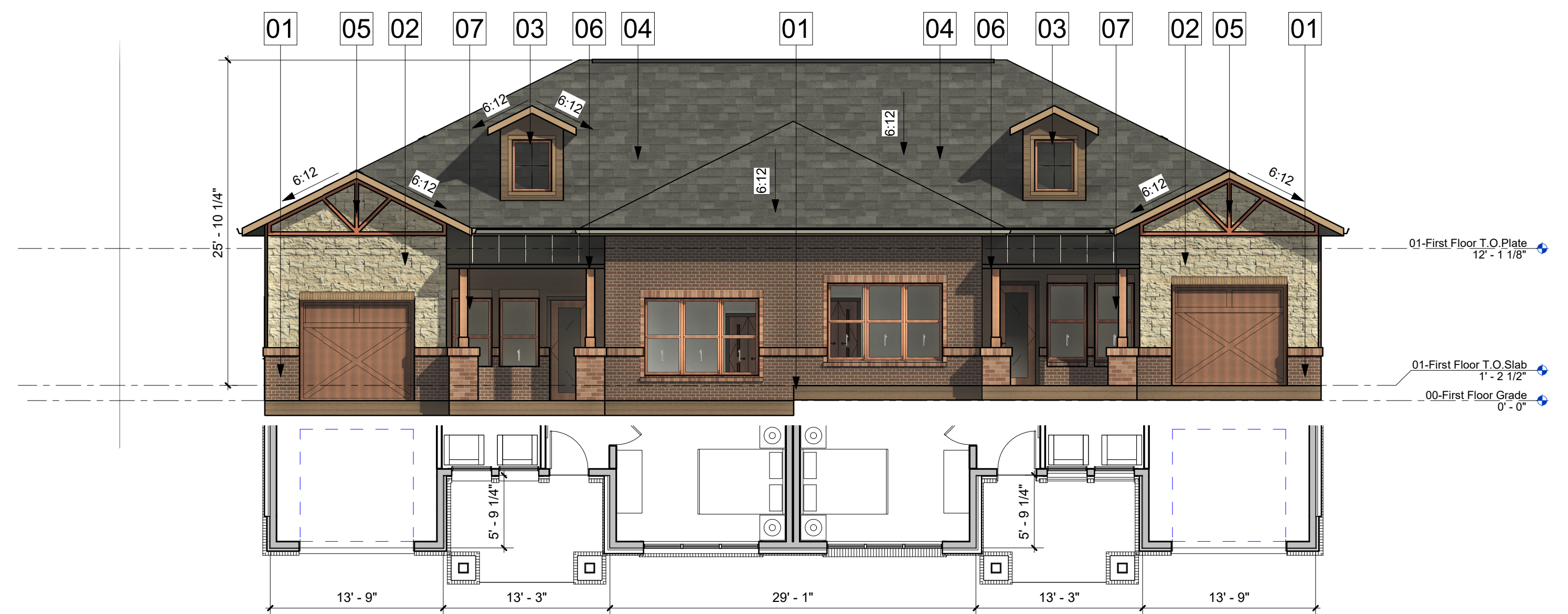
A5.00d (BLDG #03) EXTERIOR ELEVATIONS



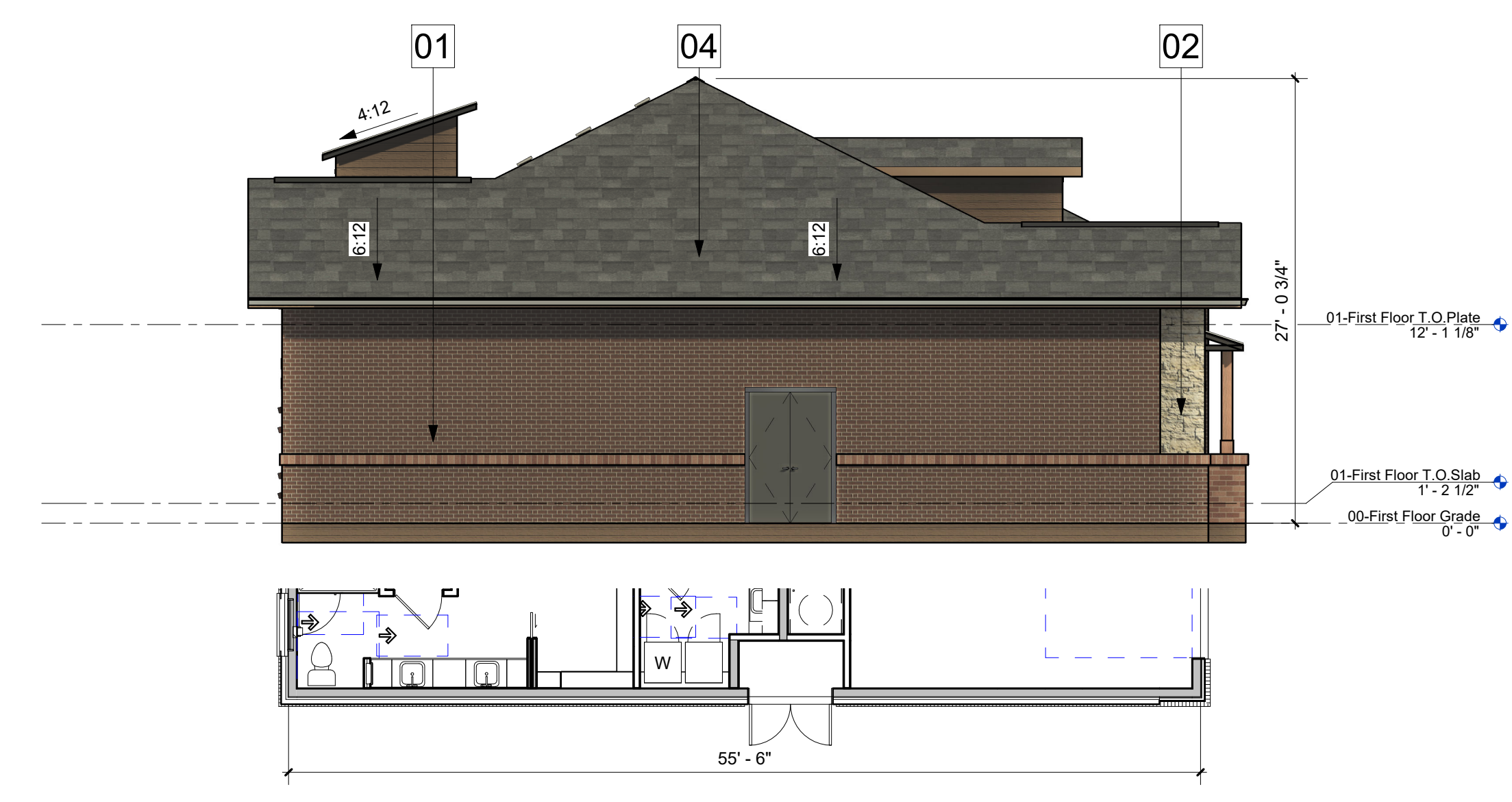
01 2PLEX V1-West Upgraded Side (Presentation) (BLDG #09)
1/8" = 1'-0"



02 2PLEX V1-North-Dixon Ln Side (Presentation) (BLDG #09)
1/8" = 1'-0"



03 2PLEX V1-East-Entry Side (Presentation) (BLDG #09)
1/8" = 1'-0"



04 2PLEX V1-South-Non Visible Side (Presentation) (BLDG #09)
1/8" = 1'-0"

MATERIAL LEGEND

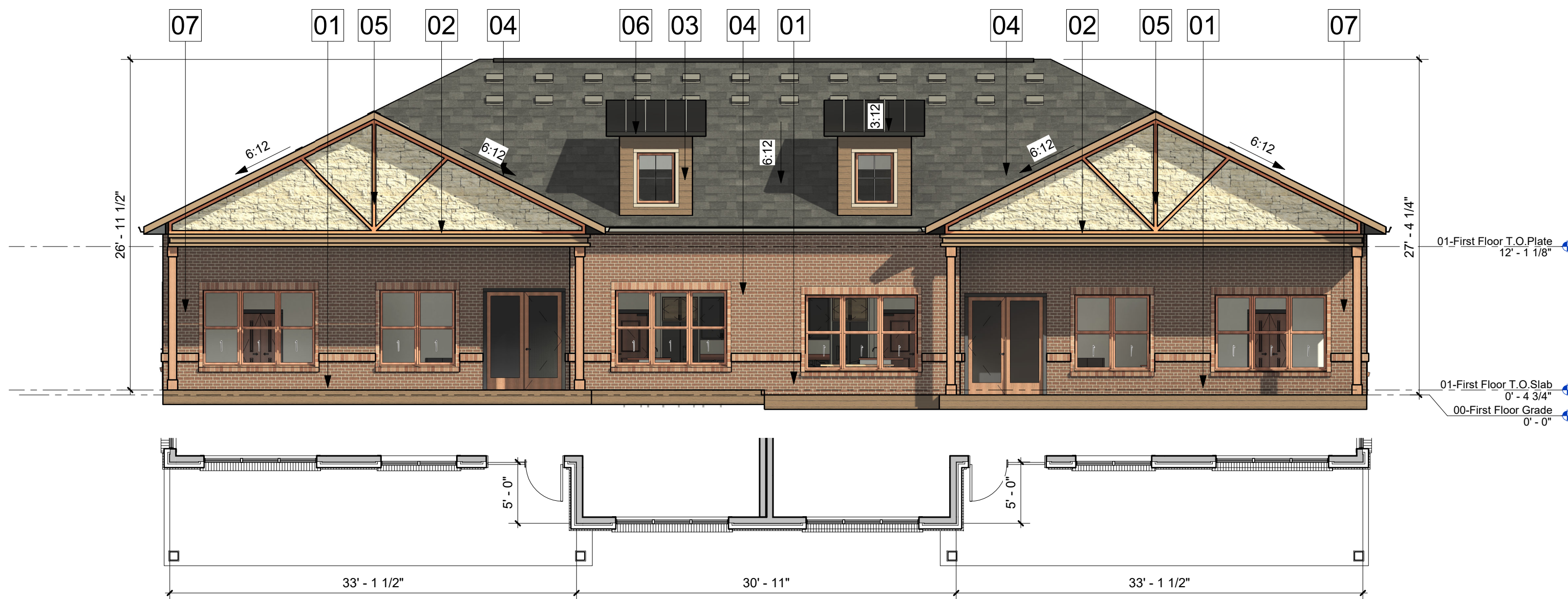
01	BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND	05	STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN
02	STONE VENEER-TEXAS CREAM	06	METAL ROOF-SEALSKIN
03	HARDI SIDING-CARAIBE	07	WOOD COLUMN-CEDAR STAIN MEDIUM BROWN
04	ROOF COMP. SHINGLES-ONYX BLACK		

NOTES:

- ALL RETAINING /DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
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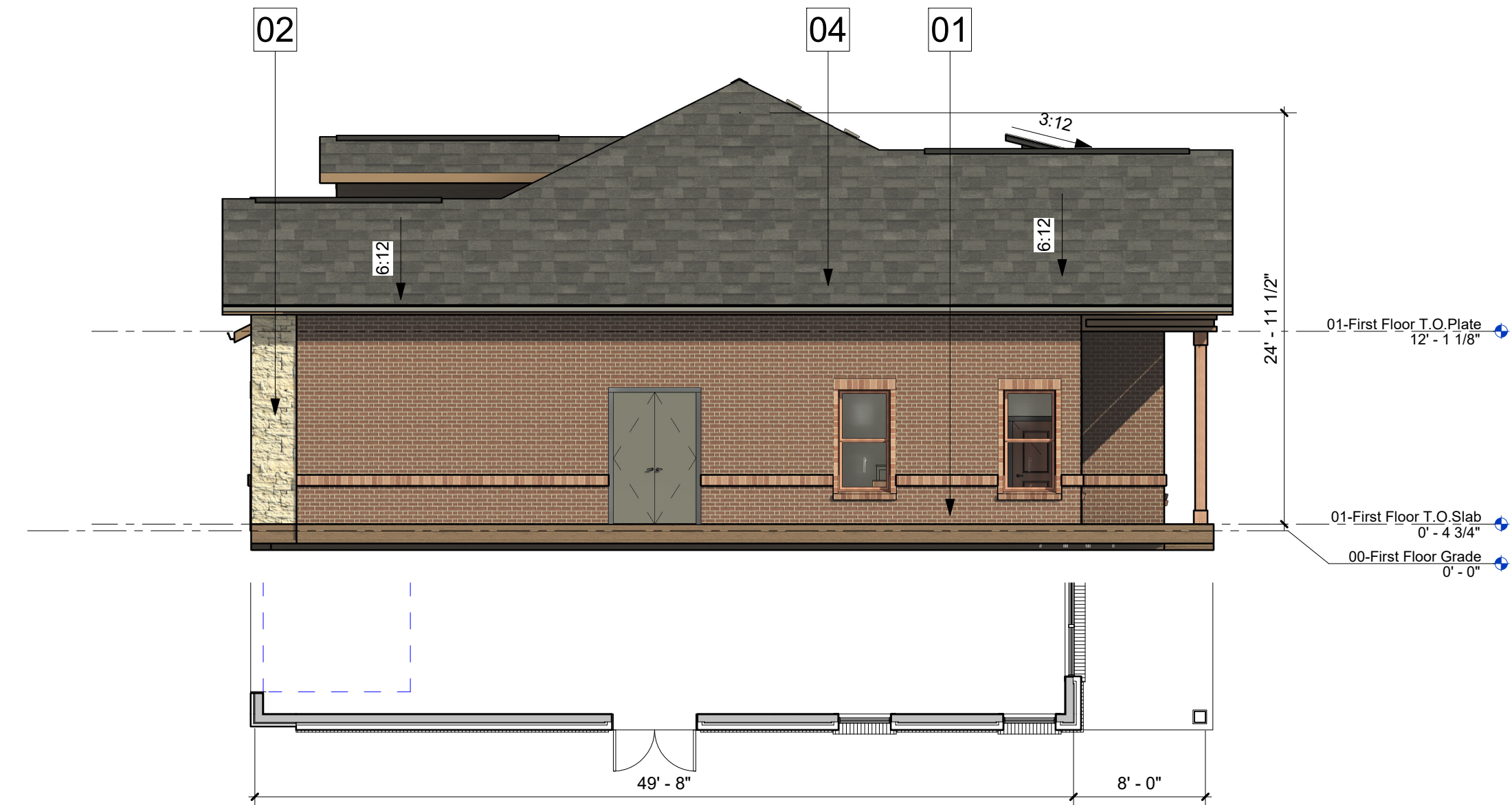
MATERIAL TABULATION CHART WATERMERE AT FLOWER MOUND (BLDG 09)									
	North		South		East		West		
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	
1	Total Facade S.F.								
2	Doors, Windows, Railing S.F.								
3	Facade S.F. (exclusive of doors, windows and railings)								
4	Primary Masonry totals (Min. 80%)								
	• Brick s.f. (as applicable)								
	• Stone s.f. (as applicable)								
	• Stucco s.f. (as applicable)								
	• Tilt Wall s.f. (as applicable)								
5	Secondary Masonry totals (max. 20%)								
	• Hardiplank s.f. (as applicable)								
	• Detail any additional (as applicable)								



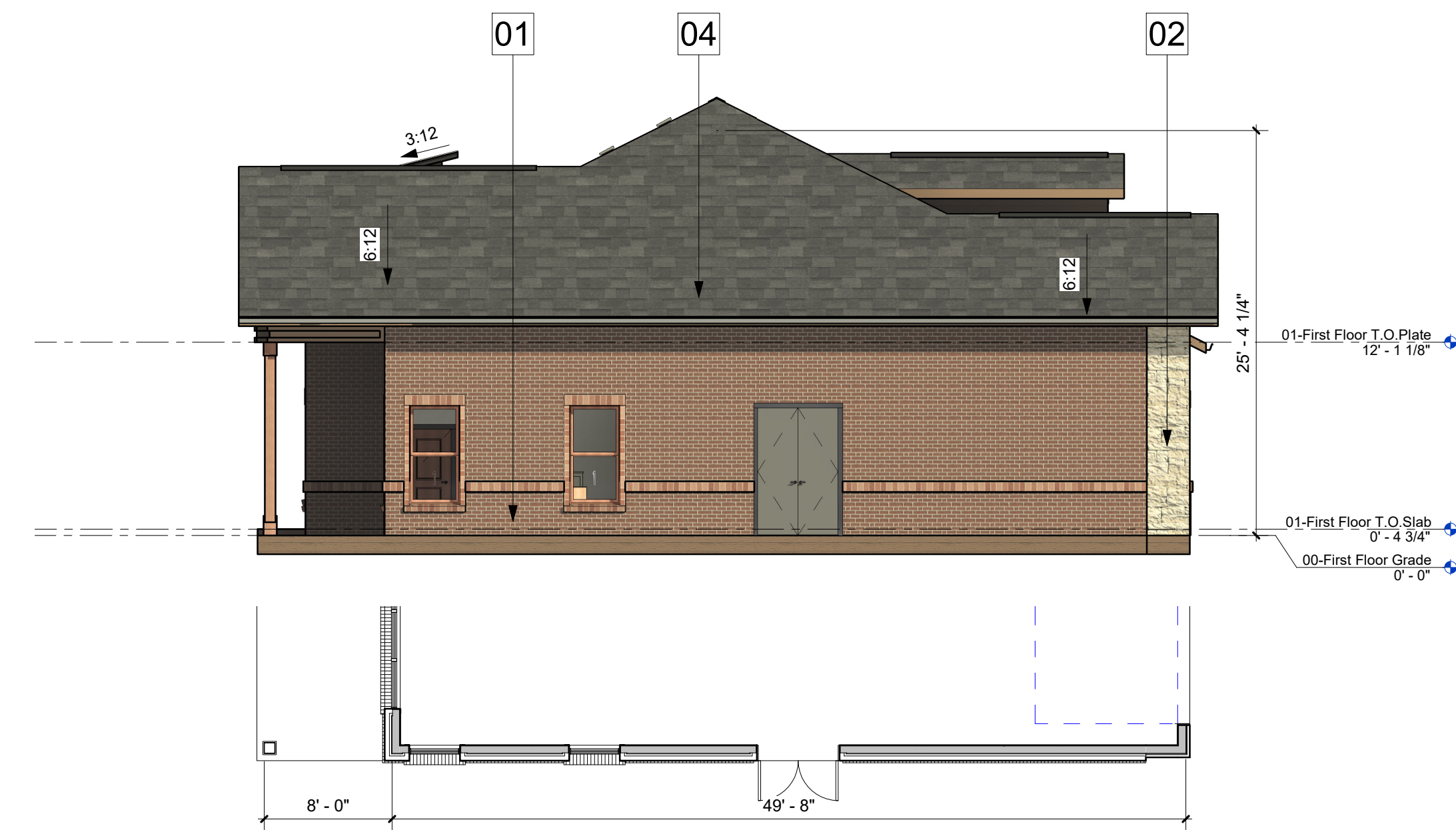
01 2PLEX V2- South Upgraded Side (Presentation) (BLDG #04)
1/8" = 1'-0"



03 2PLEX V2- North Entry Side (Presentation) (BLDG #04)
1/8" = 1'-0"



02 2PLEX V2- West Non Visible Side (Presentation) (BLDG #04)
1/8" = 1'-0"



04 2PLEX V2- East Non Visible Side (Presentation) (BLDG #04)
1/8" = 1'-0"

MATERIAL LEGEND

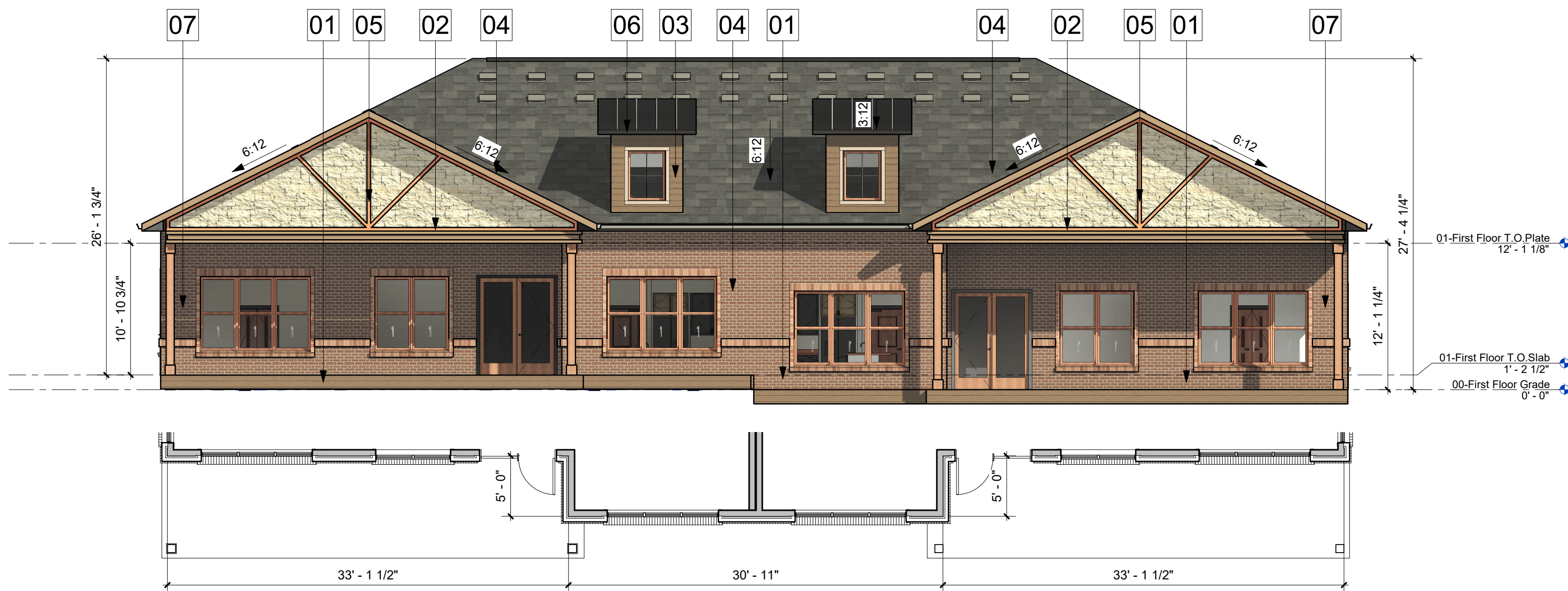
01	BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND	05	STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN
02	STONE VENEER-TEXAS CREAM	06	METAL ROOF-SEALSKIN
03	HARDI SIDING-CARAIBE	07	WOOD COLUMN-CEDAR STAIN MEDIUM BROWN
04	ROOF COMP. SHINGLES-ONYX BLACK		

NOTES:

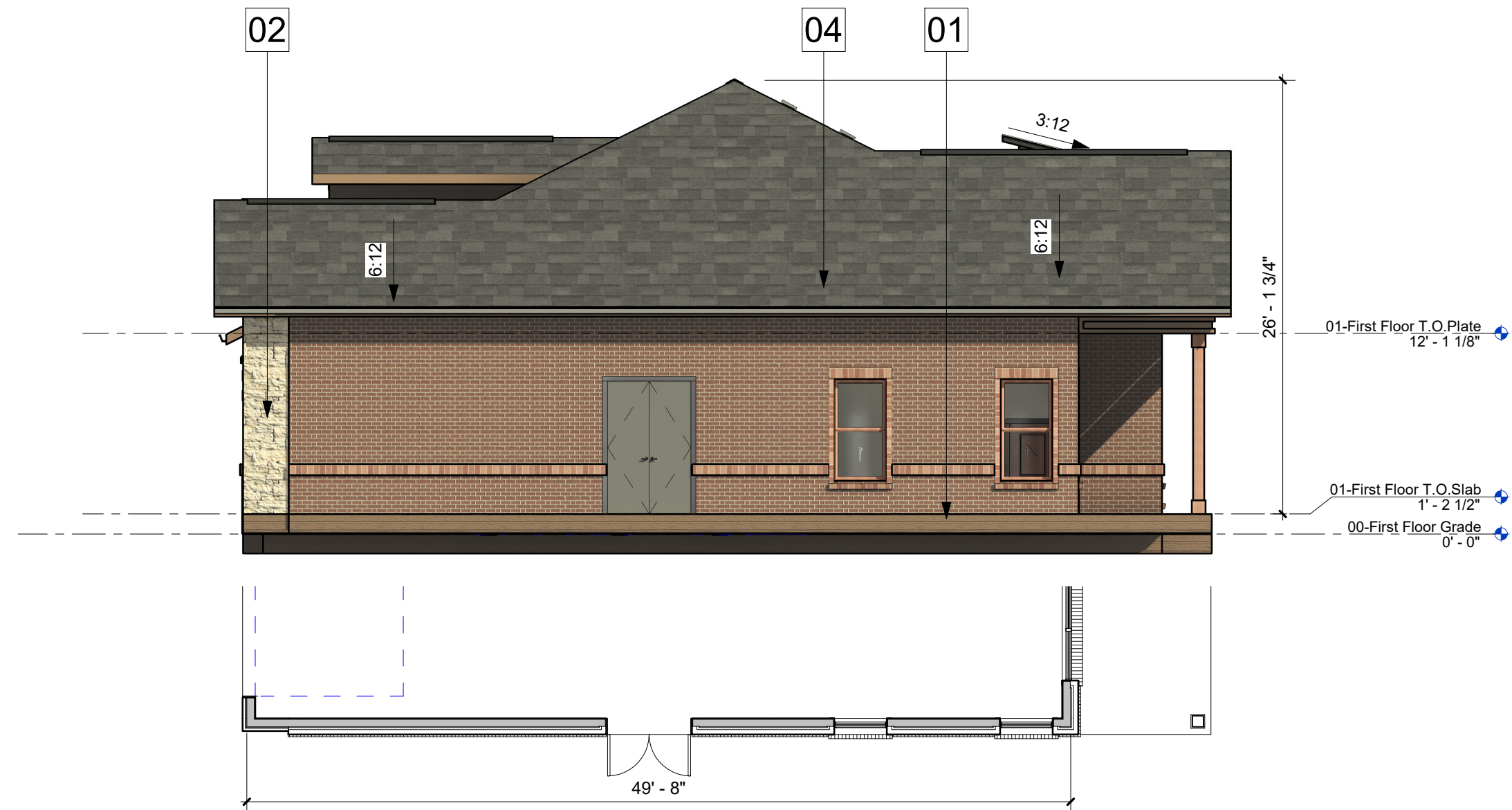
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- IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

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

MATERIAL TABULATION CHART WATERMERE AT FLOWER MOUND (BLDG 04)								
	North		South		East		West	
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1 Total Facade S.F.	1252		1538		635		620	
2 Doors, Windows, Railing S.F.	537		439		161		161	
3 Façade S.F. (exclusive of doors, windows and railings)	715		1099		474		459	
4 Primary Masonry totals (Min. 80%)	627	87.69%	977	88.90%	469	98.95%	451	98.26%
• Brick s.f. (as applicable)	264	36.92%	628	57.14%	435	91.77%	420	91.50%
• Stone s.f. (as applicable)	363	50.77%	349	31.76%	34	7.17%	31	6.75%
• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
• Tilt Wall s.f. (as applicable)	...		...		...		...	
5 Secondary Masonry totals (max. 20%)	116	16.22%	121	11.01%	8	1.69%	8	1.74%
• Hardiplank s.f. (as applicable)	116	16.22%	121	11.01%	8	1.69%	8	1.74%
• Detail any additional (as applicable)	...		...		...		...	



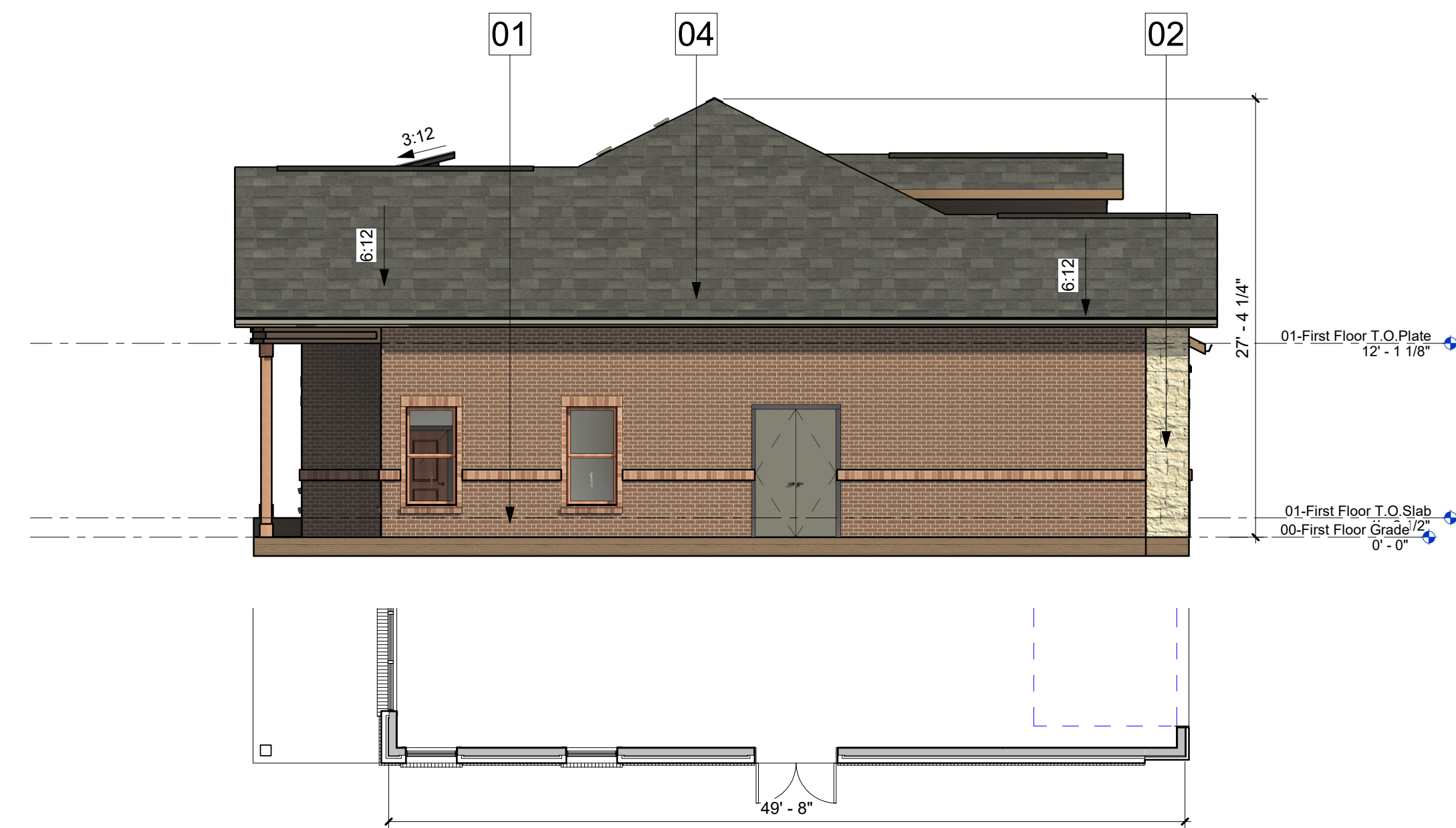
01 2PLEX V2- West Upgraded Side (Presentation) (BLDG #08)
1/8" = 1'-0"



02 2PLEX V2- North Non Visible Side (Presentation) (BLDG #08)
1/8" = 1'-0"



03 2PLEX V2- East Entry Side (Presentation) (BLDG #08)
1/8" = 1'-0"



04 2PLEX V2- South Visible Side (Presentation) (BLDG #08)
1/8" = 1'-0"

MATERIAL LEGEND

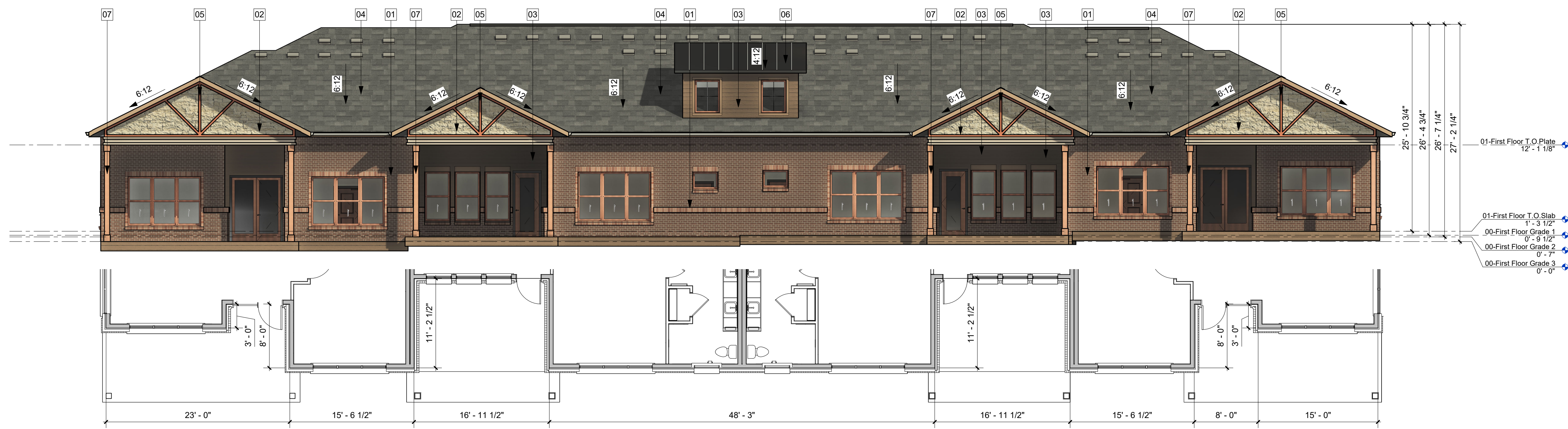
01	BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND	05	STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN
02	STONE VENEER-TEXAS CREAM	06	METAL ROOF-SEALSKIN
03	HARDI SIDING-CARAIBE	07	WOOD COLUMN-CEDAR STAIN MEDIUM BROWN
04	ROOF COMP. SHINGLES-ONYX BLACK		

NOTES:

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

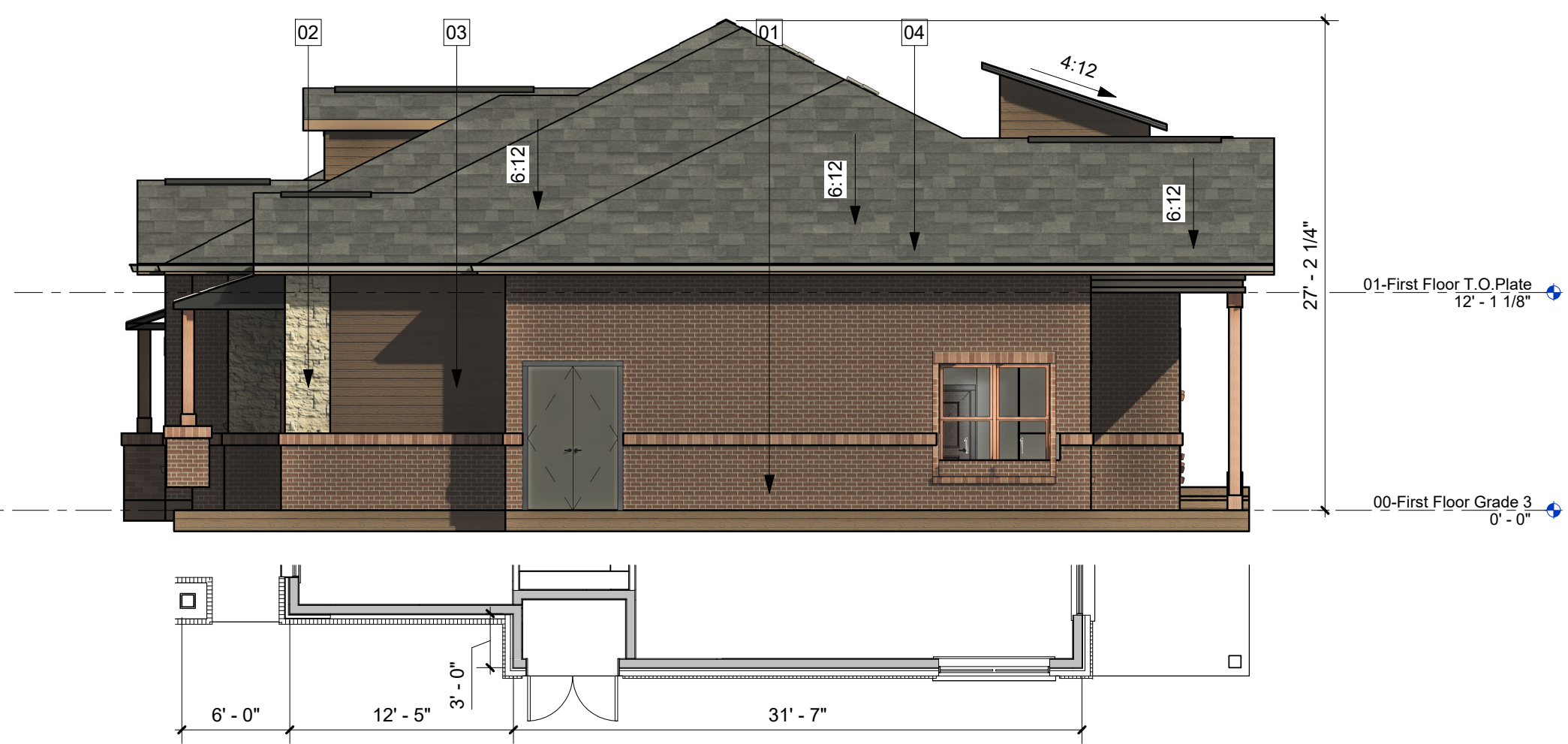
MATERIAL TABULATION CHART WATERMERE AT FLOWER MOUND (BLDG #08)									
	North		South		East		West		
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	
1	Total Facade S.F.		620		687		1292		1575
2	Doors, Windows, Railing S.F.		161		161		537		439
3	Façade S.F. (exclusive of doors, windows and railings)		459		526		755		1136
4	Primary Masonry totals (Min. 80%)		451	98.26%	518	98.48%	639	84.64%	1015
	• Brick s.f. (as applicable)		420	91.50%	484	92.02%	276	36.56%	665
	• Stone s.f. (as applicable)		31	6.75%	34	6.46%	363	48.08%	350
	• Stucco s.f. (as applicable)		0	0.00%	0	0.00%	0	0.00%	0
	• Tilt Wall s.f. (as applicable)		...		...		...		...
5	Secondary Masonry totals (max. 20%)		8	1.74%	8	1.52%	116	15.36%	121
	• Hardiplank s.f. (as applicable)		8	1.74%	8	1.52%	116	15.36%	121
	• Detail any additional (as applicable)		...		...		...		...



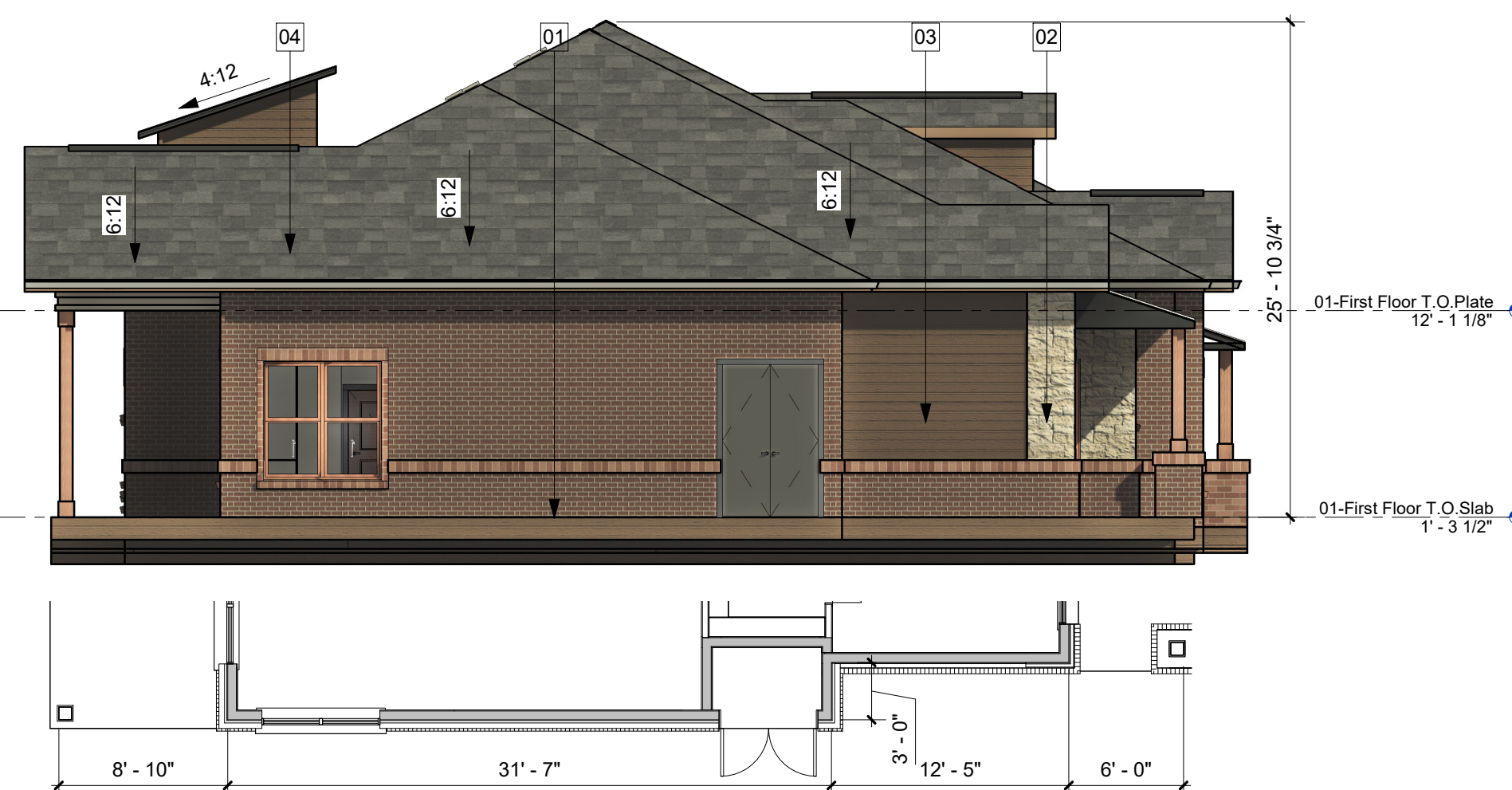
01 4PLEX-South-Upgraded Side (Presentation) (BLDG #02)
1/8" = 1'-0"



02 4PLEX-North-Entry Side (Presentation) (BLDG #02)
1/8" = 1'-0"



03 4PLEX-West-Non Visible Side (Presentation) (BLDG #02)
1/8" = 1'-0"



04 4PLEX-East-Visible Side (Presentation) (BLDG #02)
1/8" = 1'-0"

MATERIAL LEGEND

- 01 BRICK MASONRY VENEER-
MERIDIAN CAPERS ISLAND
- 02 STONE VENEER-
TEXAS CREAM
- 03 HARDI SIDING-
CARAIBE
- 04 ROOF COMP. SHINGLES-
ONYX BLACK
- 05 STAINED CEDAR DETAIL-
CEDAR STAIN MEDIUM BROWN
- 06 METAL ROOF-
SEALSKIN
- 07 WOOD COLUMN-
CEDAR STAIN MEDIUM BROWN

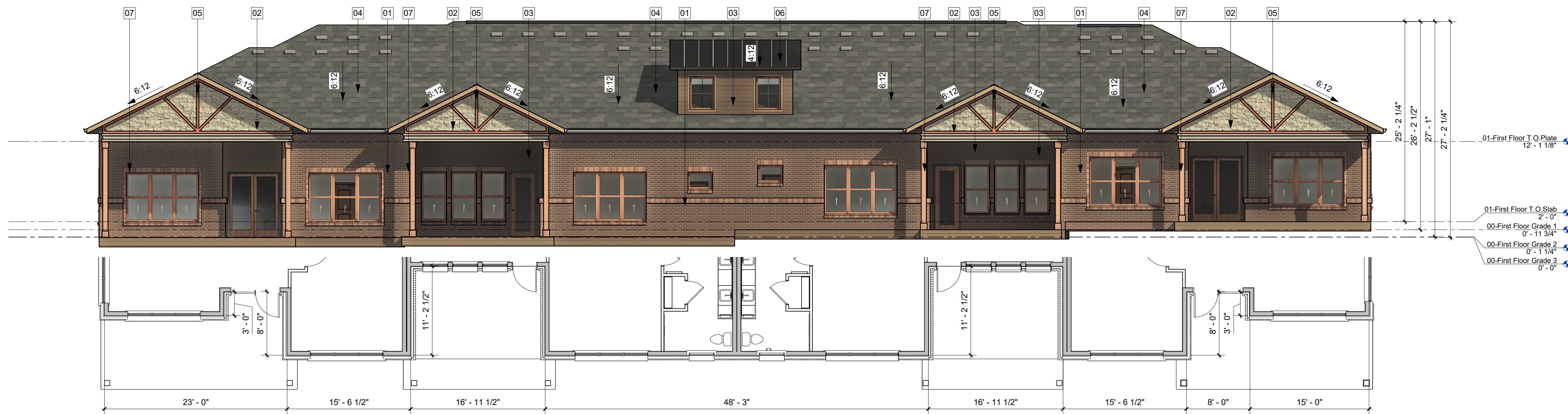
- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

NOTES:

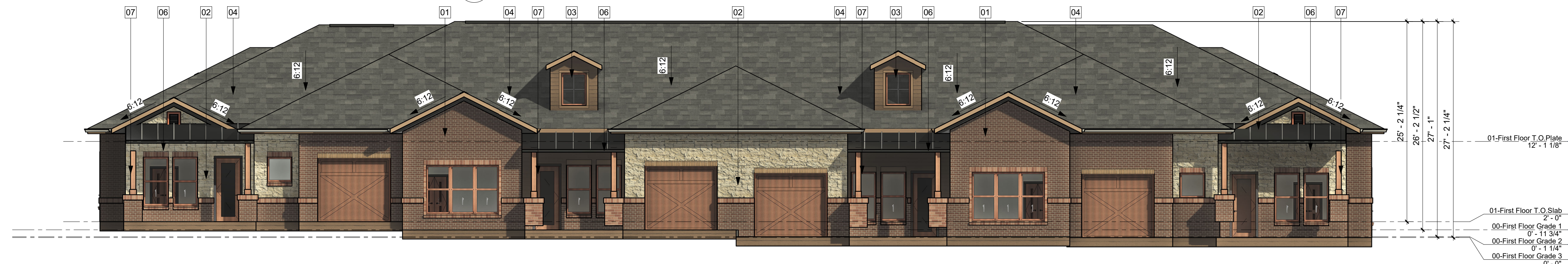
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- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
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- DUMPSTER SCREENING WALL REQUIRES A SEPERATE BUILDING PERMIT
- SIGNS REQUIRE A SEPERATE 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.
- ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
- IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

MATERIAL TABULATION CHART WATERMERE AT FLOWER MOUND (BLDG 02)									
		North		South		East		West	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	2093		2226		685		618	
2	Doors, Windows, Railing S.F.	728		666		123		123	
3	Facade S.F. (exclusive of doors, windows and railings)	1365		1560		562		495	
4	Primary Masonry totals (Min. 80%)	1209	88.57%	1286	82.44%	475	84.52%	408	82.42%
	• Brick s.f. (as applicable)	811	59.41%	1017	65.19%	429	76.33%	362	73.13%
	• Stone s.f. (as applicable)	398	29.16%	269	17.24%	46	8.19%	46	9.29%
	• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Tilt Wall s.f. (as applicable)	...		...		...		...	
5	Secondary Masonry totals (max. 20%)	156	11.43%	274	17.56%	87	15.48%	87	17.58%
	• Hardiplank s.f. (as applicable)	156	11.43%	274	17.56%	87	15.48%	87	17.58%
	• Detail any additional (as applicable)	...		...		...		...	

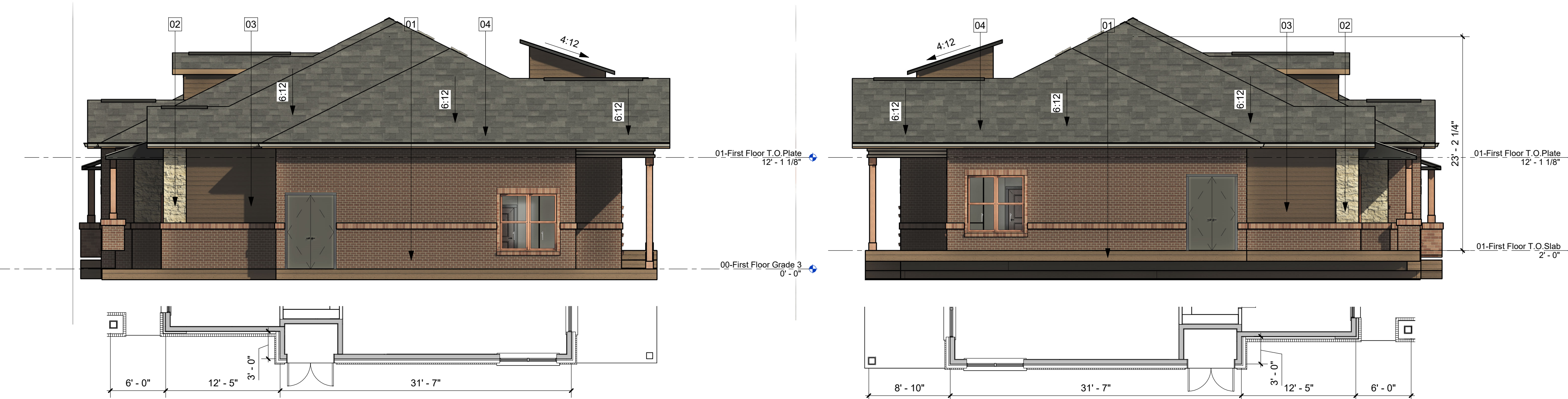
A5.00b (BLDG #02) EXTERIOR ELEVATIONS



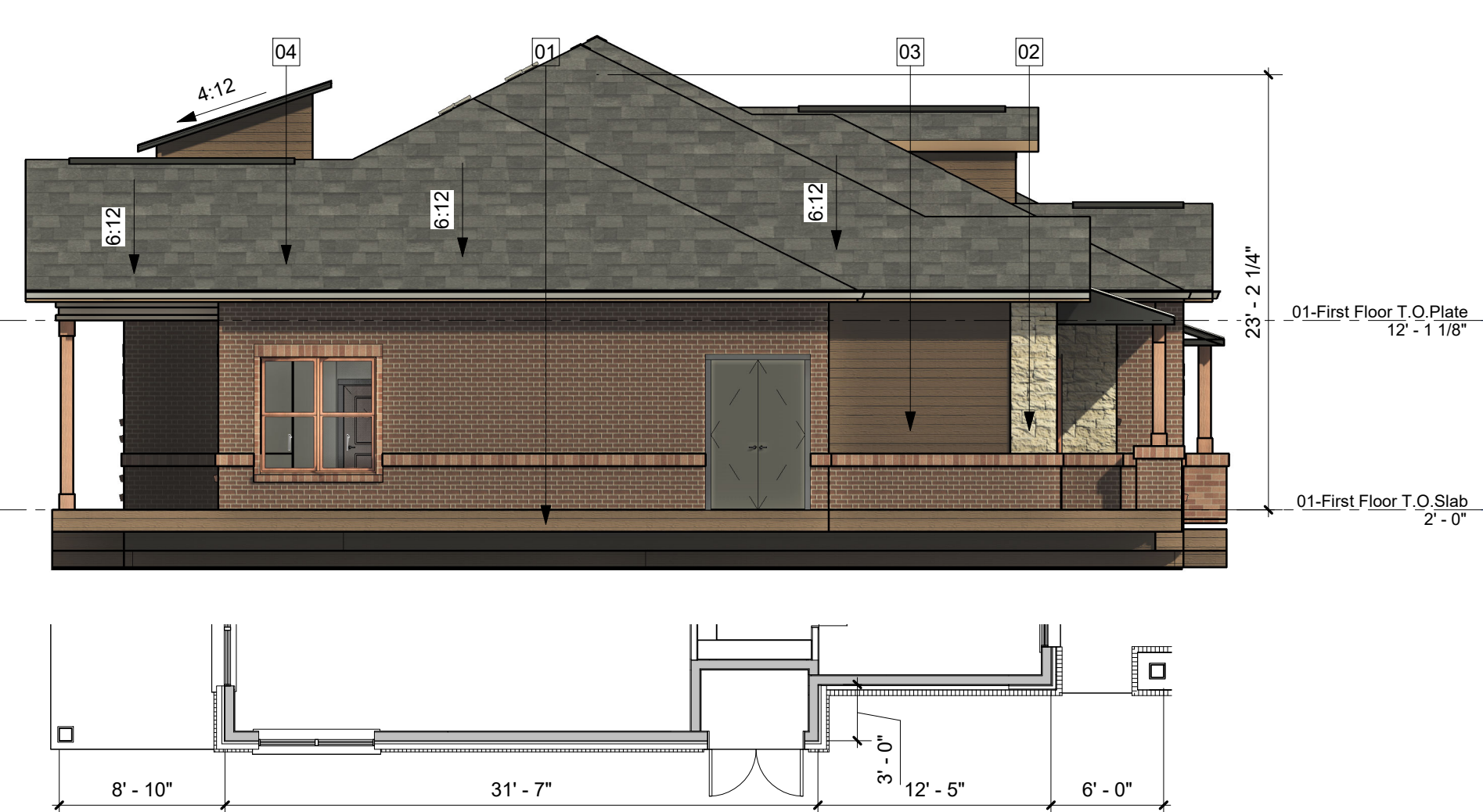
01 4PLEX-South-Upgraded Side (Presentation) (BLDG #06)
1/8" = 1'-0"



02 4PLEX-North-Entry Side (Presentation) (BLDG #06)
1/8" = 1'-0"



03 4PLEX-West-Upgraded Side Visible (Presentation) (BLDG #06)
1/8" = 1'-0"



04 4PLEX-East-Upgraded Side (Presentation) (BLDG #06)
1/8" = 1'-0"

MATERIAL LEGEND

- 01 BRICK MASONRY VENEER-MERIDIAN CAPERS ISLAND
- 02 STONE VENEER-TEXAS CREAM
- 03 HARDI SIDING-CARAIBE
- 04 ROOF COMP. SHINGLES-ONYX BLACK
- 05 STAINED CEDAR DETAIL-CEDAR STAIN MEDIUM BROWN
- 06 METAL ROOF-SEALSKIN
- 07 WOOD COLUMN-CEDAR STAIN MEDIUM BROWN

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

NOTES:

- ALL RETAINING /DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ELECTRICAL PANEL AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPERATE BUILDING PERMIT
- SIGNS REQUIRE A SEPERATE 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.
- ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
- IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

MATERIAL TABULATION CHART WATERMERE AT FLOWER MOUND (BLDG #06)									
	North		South		East		West		
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	
1	Total Facade S.F.		2195		2328		618		730
2	Doors, Windows, Railing S.F.		728		666		123		123
3	Facade S.F. (exclusive of doors, windows and railings)		1467		1662		495		607
4	Primary Masonry totals (Min. 80%)		1311	89.37%	1388	83.51%	408	82.42%	520
	• Brick s.f. (as applicable)		913	62.24%	1119	67.33%	362	73.13%	474
	• Stone s.f. (as applicable)		398	27.13%	269	16.19%	46	9.29%	46
	• Stucco s.f. (as applicable)		0	0.00%	0	0.00%	0	0.00%	0
	• Tilt Wall s.f. (as applicable)		...		...		...		...
5	Secondary Masonry totals (max. 20%)		156	10.63%	274	16.49%	87	17.58%	87
	• Hardiplank s.f. (as applicable)		156	10.63%	274	16.49%	87	17.58%	87
	• Detail any additional (as applicable)		...		...		...		...

A5.00f (BLDG #06) EXTERIOR ELEVATIONS

Watermere at Flower Mound-Phase 2

Flower Mound, Texas

Architecture
Planning
Project Management

ARRIVE
ARCHITECTURE GROUP

2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com
Ph 817/514.0584 • Fax 817/514.0694

REVISION

DRAWN BY: AAG
CHECKED BY: JMT
ISSUED FOR: PERMIT SET
SUBMITTAL DATE: 02/10/2025
SHEET NO. A5.00f
SCALE: 1/8" = 1'-0"

WATERMERE AT FLOWERMOUND PHASE II

MATERIAL BOARD



BRICK VENEER
CAPERS ISLAND (MERIDIAN BRICK)



STONE VENEER
TEXAS CREAM OR SIMILAR



HARDI SIDING
SW 9090 / CARAIBE



ROOFING
COMPOSITION SHINGLE
- ONYX BLACK



**CEDAR STAIN - MEDIUM
BROWN**



STANDING SEAM ROOF
SW 7069 / SEALSkin



WINDOWS / TRIM
SW 7048 / URBANE BRONZE



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

DATE: April 14, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Public Hearing to consider an ordinance granting a Specific Use Permit No. 497 (SUP25-0002 – Alloy Personal Training) for a health club or athletic club use. The property is generally located south of Cross Timbers Road and west of Churchill 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 no outstanding issues.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 497) to permit a health club or athletic club use in an existing building on the subject property. The subject property is approximately 4.19 acres and is located within an Office (O) zoning district. A health club or athletic club is a permitted use within this zoning district subject to Town Council approval of an SUP.

The proposed use would be in a 1,698 square-foot suite within an existing 12,500 square-foot building. A site plan (SP22-0009 – Flower Mound Medical Office Building) was approved by the Town Council on August 7, 2023. The applicant is not proposing any changes to the approved plans for the development.

The parking requirement for a health club or athletic club use is one (1) space per 250 square feet. As such, the parking demand for the space is seven (7) spaces. The site currently possesses 67 spaces. The existing medical use requires 54 spaces. The total parking demand for the site with the proposed health club or athletic club use would be 61 spaces. Based on this analysis, the site complies with the required parking.

III. PROPOSED SUP CONDITIONS

The ordinance for the SUP will include the following conditions for the health club or athletic club use:

Specific Use Permit No. 497 (SUP-497) is limited to a 1,698 square-foot suite within the existing one-story building on Lot 2R1, Block A of Town Center West Addition as depicted in Exhibit “A”.

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. SUP25-0002 had a total of 26 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item, and received one phone inquiry.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

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

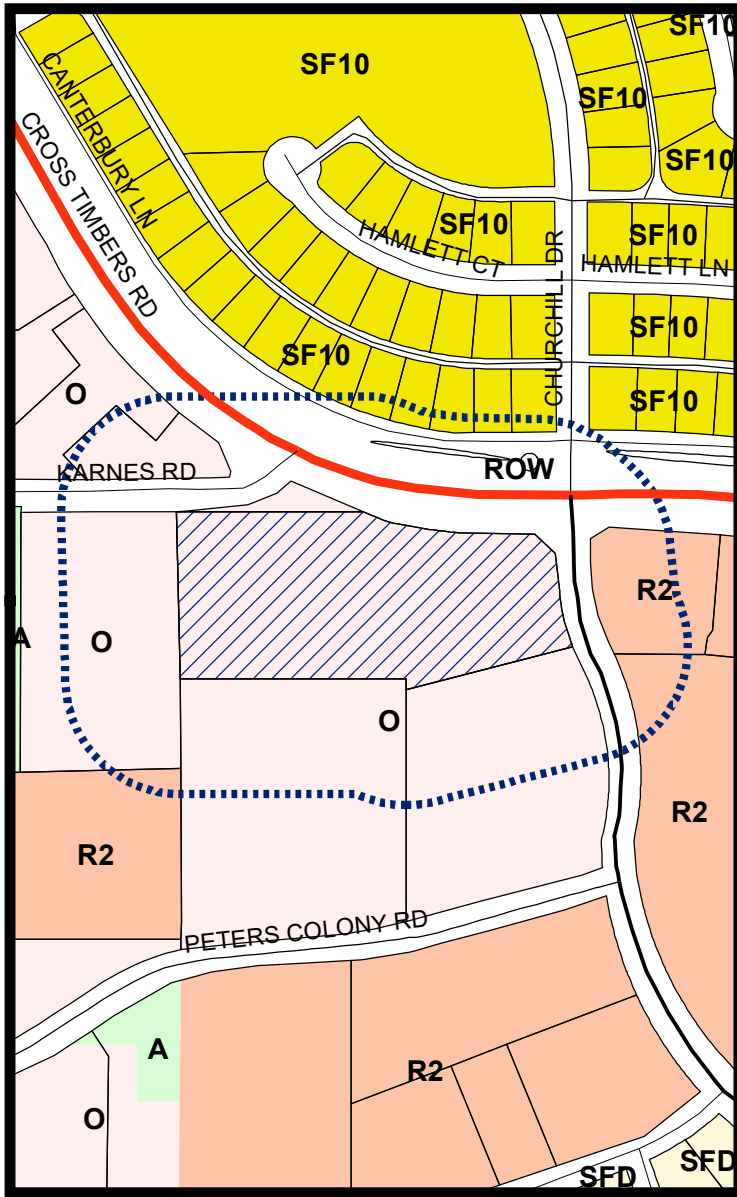
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Specific Use Permit Package - Previously Approved Plans

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

Vicinity Map

SUP25-0002: Alloy Personal Training



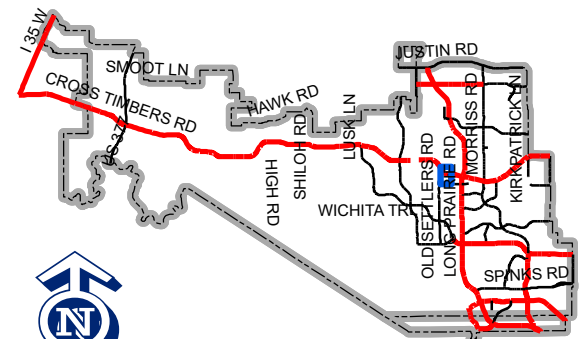
LEGEND

Agriculture
 Office
 Retail 2
 Single Family 10
 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

0 250 500 1,000 Feet

Joel Collinsworth
Alloy Personal Training – Flower Mound
1101 Fox Bend Way
Prosper, TX 75078
jcollinsworth95@gmail.com
214-649-4705
03/11/2025
City of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

Dear Sir/Madam,

I am writing to request a Specific Use Permit (SUP) for the property located at 3001 Cross Timbers Road. The existing zoning for the property is "O" Office zoning, and the adjacent (Suite #120) tenant's proposed use is a medical office. We are seeking this permit to allow suite #110 to be used as a personal training and fitness business, specifically Alloy Personal Training.

The business is proposed to be located on the 4.19-acre property owned by Flower Mound MOB Development Partners LLC. Alloy Personal Training will be located in the existing 12,500 SF building at 3001 Cross Timbers Rd, Flower Mound TX. The business is proposed to be located in suite #1201(,698 SF). The project will be an interior finish out only with no changes to the site or exterior required. The only work proposed to be completed outside the suite would be typical business signage in compliance with Flower Mound Planning & Zoning guidelines.

Alloy Personal Training typical hours of operation would be from 6:00 am-8:00 pm.

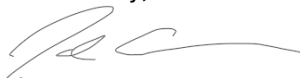
Alloy Personal Training is a personal training business that focuses on providing small group personal training sessions. Unlike an open gym or fitness center, Alloy Personal Fitness offers a more personalized and private environment where clients come specifically for personal training sessions. We limit capacity to a max of 6 clients per session, ensuring that each client receives the attention and guidance they need to achieve their fitness goals. We don't have large classes or loud music like some traditional fitness facilities.

Alloy Personal Training aims to provide a valuable service to the Flower Mound community. We offer a range of services designed to promote health and wellness, which we believe will complement the existing medical office and benefit all tenants.

We understand that any requested changes to zoning can raise questions and concerns, and we are committed to addressing any issues you may have. Please feel free to reach out to us with any questions or to discuss the proposed changes further.

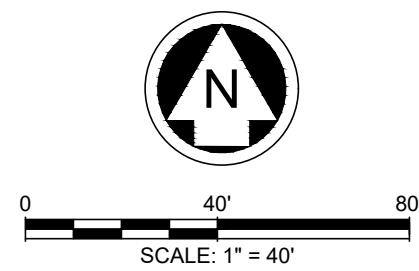
Thank you for your attention to this matter. We look forward to your consideration of our request.

Sincerely,



Joel Collinsworth
Owner
Alloy Personal Training Flower Mound
APT Flower Mound, LLC dba Alloy Personal Training

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:	
TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FLOWER MOUND	972-874-6000
CITY OF FLOWER MOUND WATER DEPT.	972-874-6010
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.	



LEGEND

- | | |
|--|------------------------------|
| | PROPERTY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | PROPOSED FIRELANE |
| | ACCESSIBLE CROSSWALK |
| | PROP. ACCESSIBLE ROUTE |
| | EXISTING PAVEMENT |
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATER LINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING WATER LINE |
| | PROPOSED STORM DRAIN LINE |
| | EXISTING STORM DRAIN LINE |

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
3. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
4. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
5. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
6. ALL STRIPING TO BE PAINTED "A" WHITE STRIPE.
7. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
8. ALL RADII ARE 5' OR 20' UNLESS NOTED OTHERWISE.
9. THE MINIMUM NUMBER OF PARKING SPACES ALLOWED IS 135. THIS INCLUDES THE 14 REQUIRED HANDICAP PARKING SPACES.
10. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48121C0540 G, DATED APRIL 18, 2011.

BENCHMARKS

BM #1 - "X" CUT WITH BOX
Y: 7063805.93
X: 2404779.33
Z: 645.05
GRID N: 7062742.08
GRID E: 2404417.15
ELEVATION = 645.05'

BM #2 - "X" CUT WITH BOX
Y: 7064087.72
X: 2405026.13
Z: 651.50
GRID N: 7063023.82
GRID E: 2404663.92
ELEVATION = 651.50'



NO.	DATE	REVISION
△	1/18/2024	STORM CONNECTION REVISION
△	01/18/2024	SIDEWALK REVISION
△	04/15/2024	UPDATED PAVEMENT DESIGN RECOMMENDATIONS PER GEOTECH
△	10/1/2024	REMOVED RETAINING WALL & UPDATED ROOF DRAIN LOCATIONS

FLOWER MOUND MOB

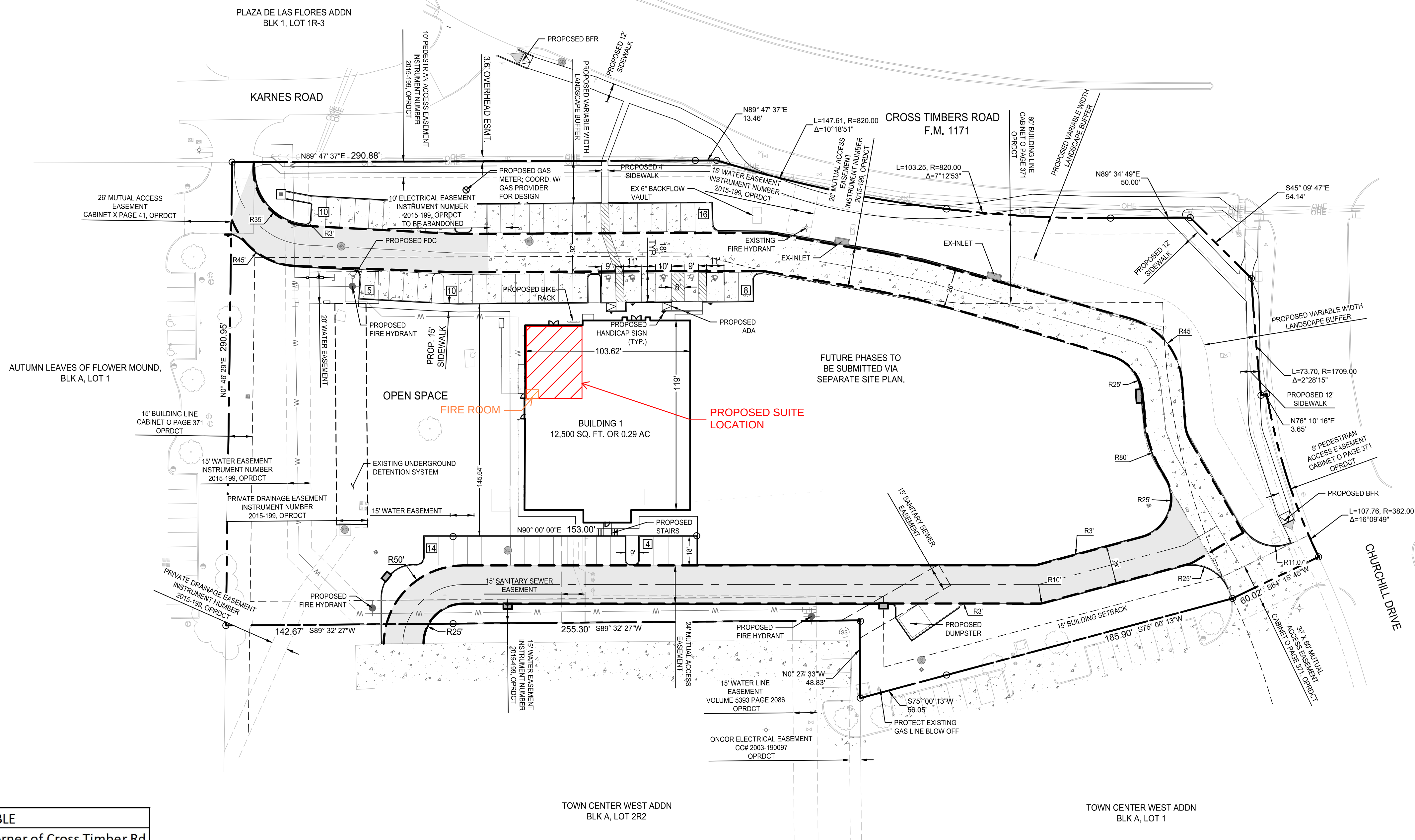
SITE PLAN

FLOWER MOUND, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MLJ/CLS	DATE	PROJECT #	SHEET
DESIGNED: MLJ	October 2024	CDG21003	C005
REVIEWER: GSB			



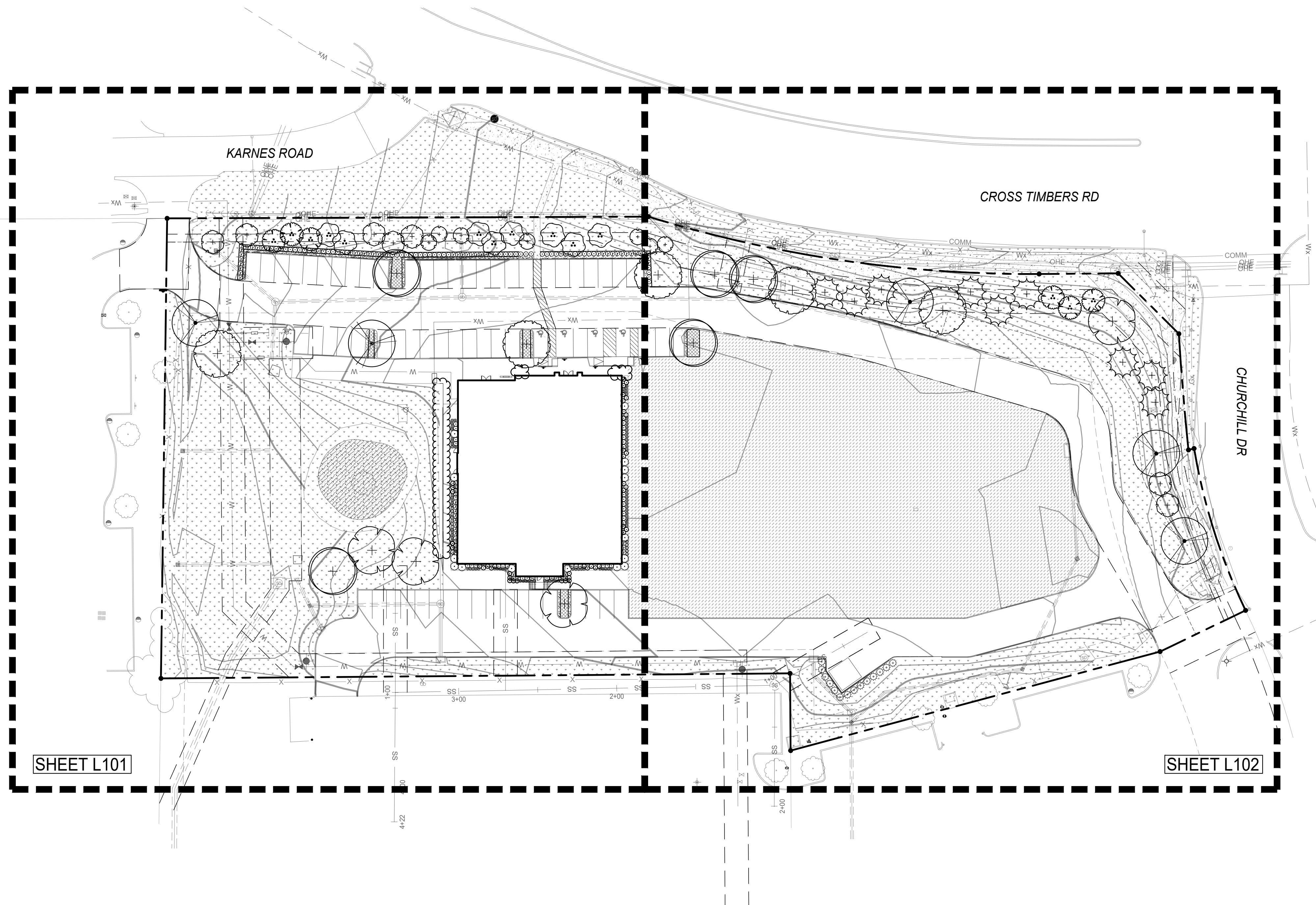
- i. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ii. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- iii. ALL GROUND-BASED IVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- iv. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- v. DUMPSITE SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- vi. DUMPSITE SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- vii. SIGNS REQUIRING A SEPARATE BUILDING PERMIT, MAY BE SIGNED OFF ON BY SUBJECT SITE PLANEVIEWERS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

OWNER/DEVELOPER
CASTLE DEVELOPMENT GROUP -
JESSE GOBER
251 E. SOUTHLAKE BLVD, STE 100
SOUTHLAKE, TX 76092
PHONE: 817-337-3433

SITE DATA TABLE		
Physical Address	SW Corner of Cross Timber Rd & Churchill Rd	
Gross Site Area	± 182793 sq. ft. (±4.19 ac)	
Zoning	O - Office District	
Current Use	O - Office District	
Lot Coverage Data		
Building Coverage	6.84% / 12500 sq. ft.	
Impervious Area	29.71% / 54307 sq. ft.	
Pervious Area	63.45% / 115986 sq. ft.	
Parking Summary	Required	Provided
Office - Medical/Dental	63	67
Accessible	3	5
Total Parking (1 space per 200 sqft)	63	67
Building Data		
Peak Height	23'	
Mean Height	15'	
Total Square Footage	12,500	

The Following Plat/Graphic
Case Number ASP24-0090
Was Administratively Approved
On Date 12/04/2024

Drawing: G:\JOB\CDG21003_Flb_Mo_MOB\MasterDev\CivilCAD1_CivilPlans\CDG21003-C-SITE
Last Saved by: ATurberville
Last Saved: 10/2/2024 8:44 AM
Plot Date/Time: 10/2/2024 8:44 AM



EXTERIOR FINISHES SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	STYLE / FINISH	COLOR
P-1	PAINT	SHERWIN-WILLIAMS	NATURAL TAN - SW7567	BEIGE
P-2	PAINT	SHERWIN-WILLIAMS	WHITE TAIL - SW7103	WHITE
B-1	FACE BRICK	ACME BRICK	RIDGEMAR	LIGHT BEIGE
S-1	LIMESTONE VENEER	ALLIANCE MATERIALS	BUFF LUEDERS CHOPPED	LIGHT BEIGE
T-1	TILE SIDING	ALLEN + ROTH	PENSACOLA GLAZED PROCELAIN WOOD LOOK TILE	BROWN
M-1	ALUMINUM METAL PANEL	MBCI	MIDNIGHT BRONZE	BLACK
M-2	NOT USED	-	-	-
M-3	ALUMINUM STOREFRONT	KAWNEER	DARK BRONZE NO.40	BLACK
NOTE: ALL FINISHES SHALL BE APPLIED TO THE INDICATED SURFACES IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND THE REFERENCED SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOURCING FINISHES AS SPECIFIED OR APPROVED FROM RELEVANT DISTRIBUTORS AS NEEDED.				

DUMPSTER ENCLOSURE - FRONT ELEVATION

5

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

A3.2

DUMPSTER ENCLOSURE - LEFT ELEVATION

6

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

A3.2

DUMPSTER ENCLOSURE - REAR ELEVATION

7

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

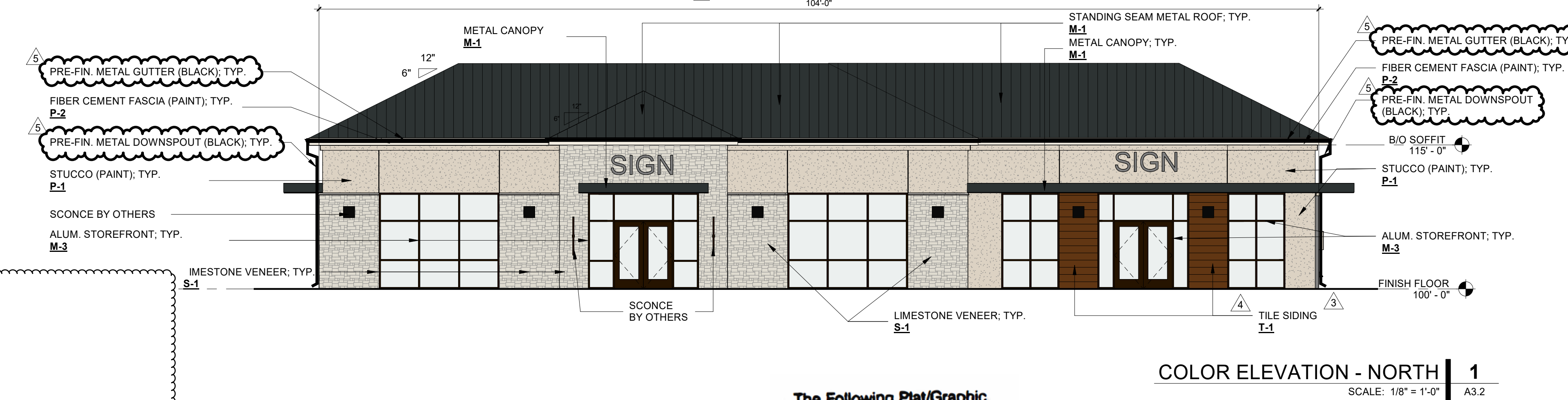
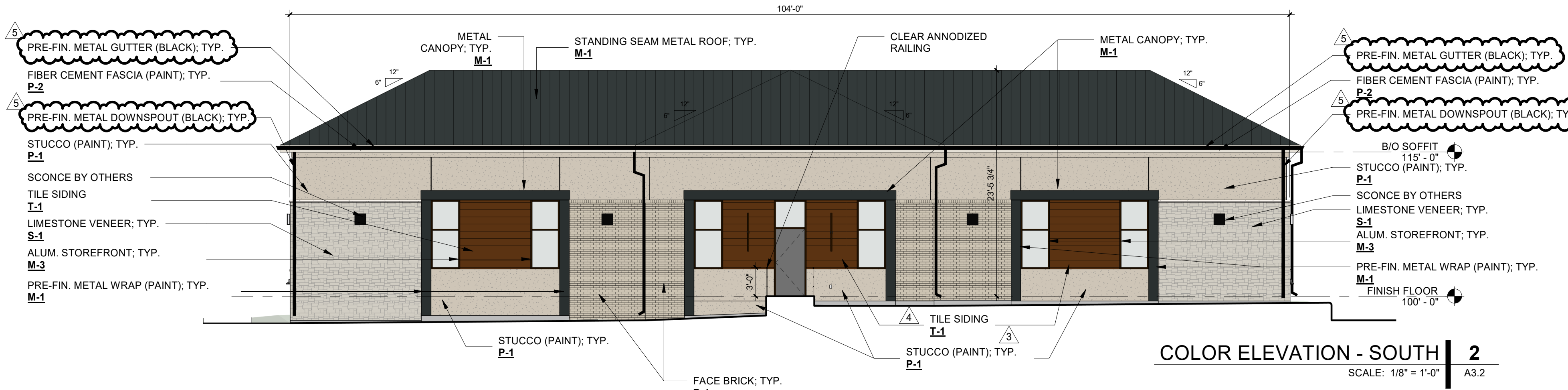
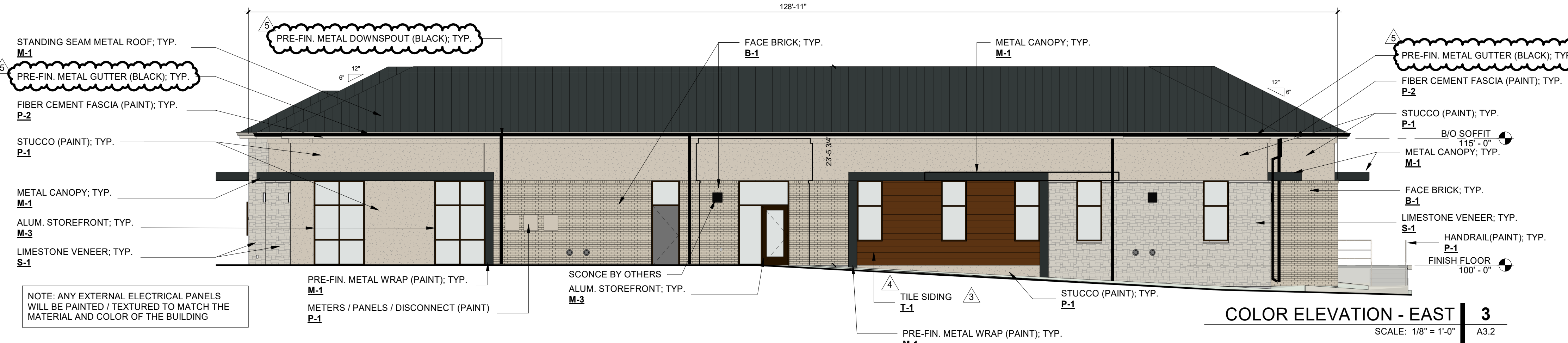
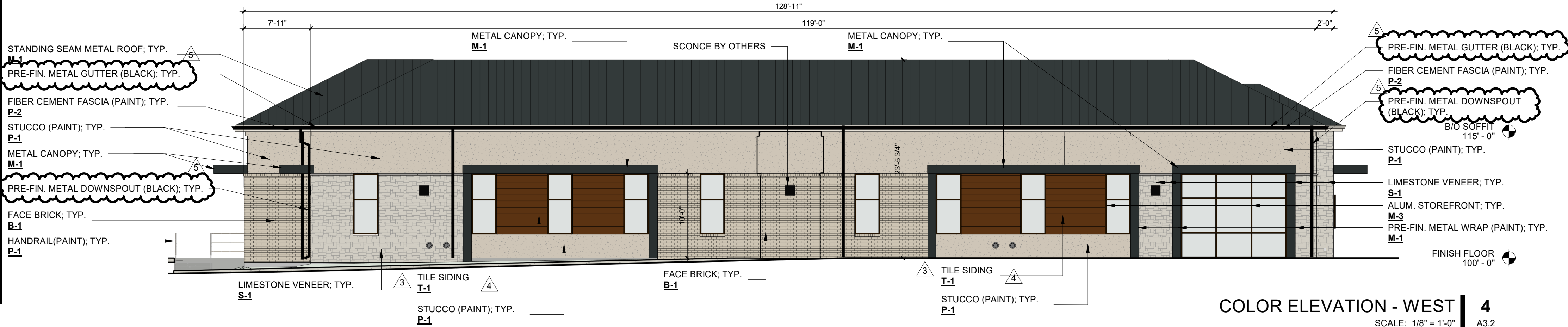
A3.2

DUMPSTER ENCLOSURE - RIGHT ELEVATION

8

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

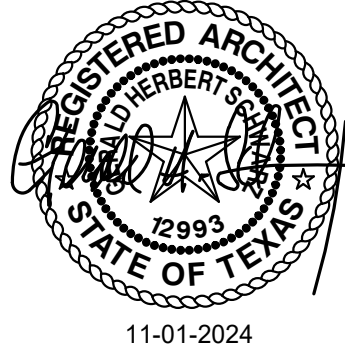
A3.2



The Following Plat/Graphic
Case Number ASP24-0090
Was Administratively Approved
On Date 12/04/2024

A NEW MEDICAL OFFICE BUILDING FOR
FLOWER MOUND M.O.B.

CROSS TIMBERS RD
FLOWER MOUND, TX 75028
LOTS 2R1-A, 2R1-B AND 2R1-C BLOCK A, TOWN CENTER WEST ADDITION
AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY TEXAS, BEING A
REPLAT OF LOT 2R1, BLOCK A TOWN CENTER WEST ADDITION, AN ADDITION TO THE
TOWN OF FLOWER MOUND, DENTON COUNTY TEXAS



PROJECT NO.:21181
DATE:10-16-2023

REVISION SCHEDULE	
Δ Description	Date
1 City Comments	2023-05-24
2 City Comments	2023-10-24
3 ASI-002	2024-05-24
4 City Comments	2024-06-17
5 City Comments	2024-11-01

SHEET NAME

COLOR ELEVATIONS

SHEET NO.

A3.2