

Planning & Zoning Commission



April 28, 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. May 12, 2025
2. June 9, 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. Upcoming Dates
2. Site Visit Report

H. CONSENT ITEM(S)

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

1. Minutes of April 14, 2025 - Consider approval of the minutes from April 14, 2025.
2. SSP25-0001 - Faith Lutheran Church - Consider a request for a Subdivision Site Plan (SSP25-0001- Faith Lutheran Church) to establish a non-residential

subdivision. The property is generally located east of Morriss Road and north of Valley Ridge Boulevard.

3. SSP25-0002 - Trietsch Memorial United Methodist Church - Consider a request for a Subdivision Site Plan (SSP25-0002 - Trietsch Memorial United Methodist Church) to establish a non-residential subdivision. The property is generally located west of Morriss Road and north of Dixon Lane.

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. SP24-0021 – Lakeside Kiddie Academy & Retail - Consider a request for a Site Plan (SP24-0021 – Lakeside Kiddie Academy & Retail) to develop a nonresidential building with a day care center. The property is generally located south of Lakeside Parkway and east of International Parkway.

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. MISC25-0001 - Grocery Store at Furst Ranch NE Corner - Consider a concept plan (MISC25-0001 – Grocery Store at Furst Ranch NE Corner) with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of U.S. Highway 377.
2. MPA25-0002 - Monarch & Dixon Thoroughfare Amendment - Public Hearing to consider an ordinance amending the Master Plan (MPA25-0002 - Monarch & Dixon Thoroughfare Amendment) to amend Section 7.0 - Thoroughfare Plan, of the Master Plan. Locations are generally located within the Monarch Development area and between Dixon Lane and Justin Road (FM 407). (Transportation Commission recommended approval by a vote of 6 to 0 at the April 8, 2025, meeting)

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 24, 2025, at 5:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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

Planning & Zoning Commission



April 14, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

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

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
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:

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
Claire Barnes, Senior Planner
Codie Freeman, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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- Speakers 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, 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.

None

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.

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

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

NAYS: None

RESULT: 6 : 0

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.

STAFF PRESENTATION:
Codie Freeman, Planner

APPLICANT PRESENTATION:
Andrew Chapin, Integrated Real Estate Group; present for questions, no presentation

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

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

NAYS: None

RESULT: 6 : 0

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.

STAFF PRESENTATION:
Claire Barnes, Senior Planner

APPLICANT PRESENTATION:
Joel Collinsworth, Alloy Personal Training

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

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

NAYS: None

RESULT: 6 : 0

K. ADJOURN

Chair Gilmore adjourned the meeting at 7:01 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: April 28, 2025
FROM: Codie Freeman, Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP25-0001- Faith Lutheran Church) to establish a non-residential subdivision. The property is generally located east of Morriss Road and north of Valley Ridge Boulevard.**

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 verify that each lot created through a future replat has access to adequate parking and utilities and complies with minimum setback requirements. 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.

A 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.

The attached SSP depicts the two proposed subject lots, Lot 1R1 and Lot 4, Block A of the Faith Lutheran Church Addition. Lot 4 contains 1.630 acres and Lot 1R1 contains 4.563 acres. Lot 1R1 has a previously approved site plan consisting of engineering construction plans and landscape plan. All required easements and setbacks have been depicted on the SSP that will allow for the development of Lot 4.

A site plan application for Lot 4 including site plan, engineering construction plans, and landscape

plan will be brought forward at a future time for consideration by the Planning and Zoning Commission. There is no proposed redevelopment on lot 1R1 at this time.

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

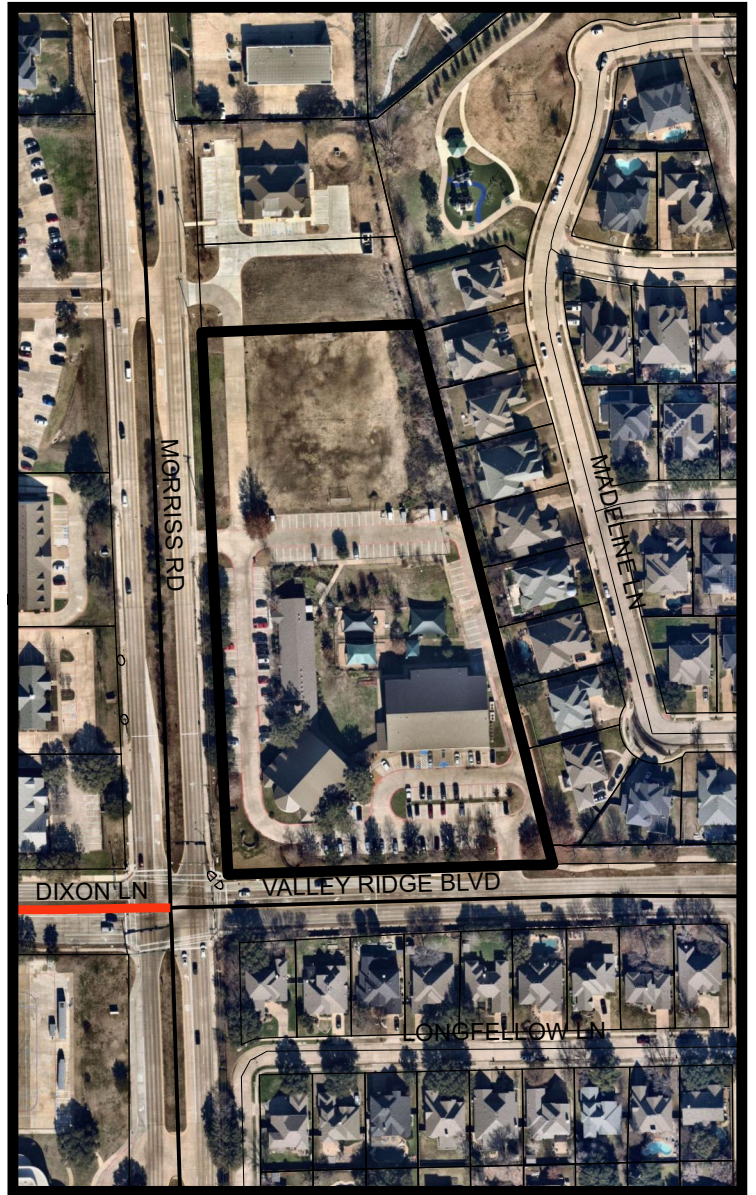
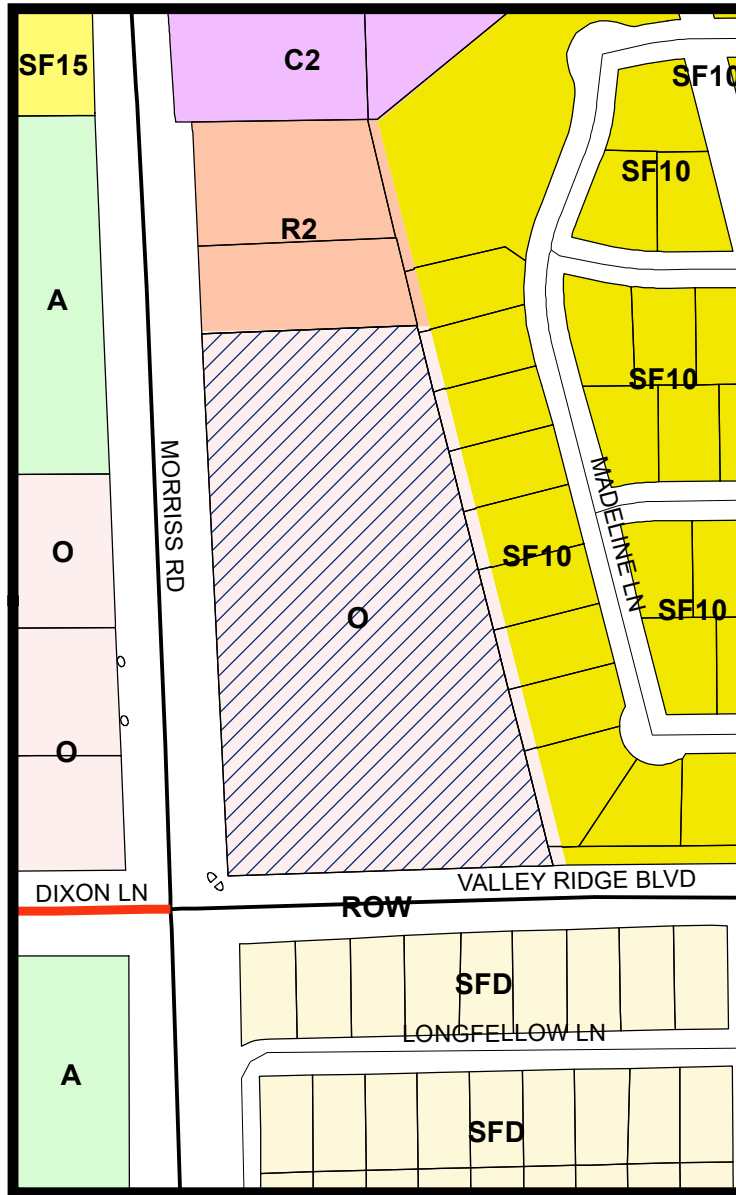
ATTACHMENTS:

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

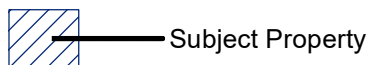
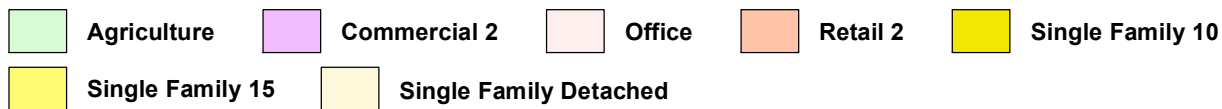
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SSP25-0001: Faith Lutheran Church

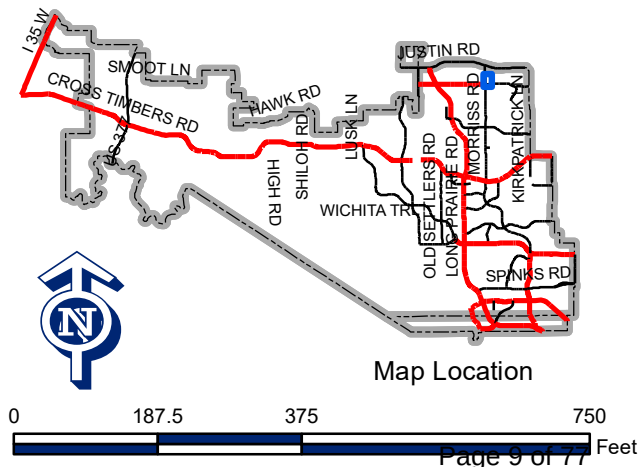


LEGEND



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

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





4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

SPEC24551

March 11, 2025

Chuck Russell, AICP
Town Planner, Development Services
Town of Flower Mound
1001 Cross Timbers Road
Flower Mound, Tx 75028

Mr. Russell:

Please accept this letter, on behalf of Faith Lutheran Church, and an explanation of the proposed Subdivision Site Plan and Replat Application. The property, zoned as PD 19 with Office (O) permitted uses, is located at the northeast corner of Valley Ridge Boulevard and Morriss Road and is Lot 1R, Block A, Faith Lutheran Church Addition. The Replat will subdivide the existing Lot 1R into two lots with the church to remain on Lot 1R1 and the new Lot 4 is being created as a buildable lot for future development, no improvements are currently proposed at this time. The subdivision site plan will reflect the existing conditions of the property including the existing public utilities that may serve the property. At this time, there are no plans for development or improvement of the newly created Lot 4. It is understood that the Subdivision Site Plan application will have to receive approval before the Replat application may be approved.

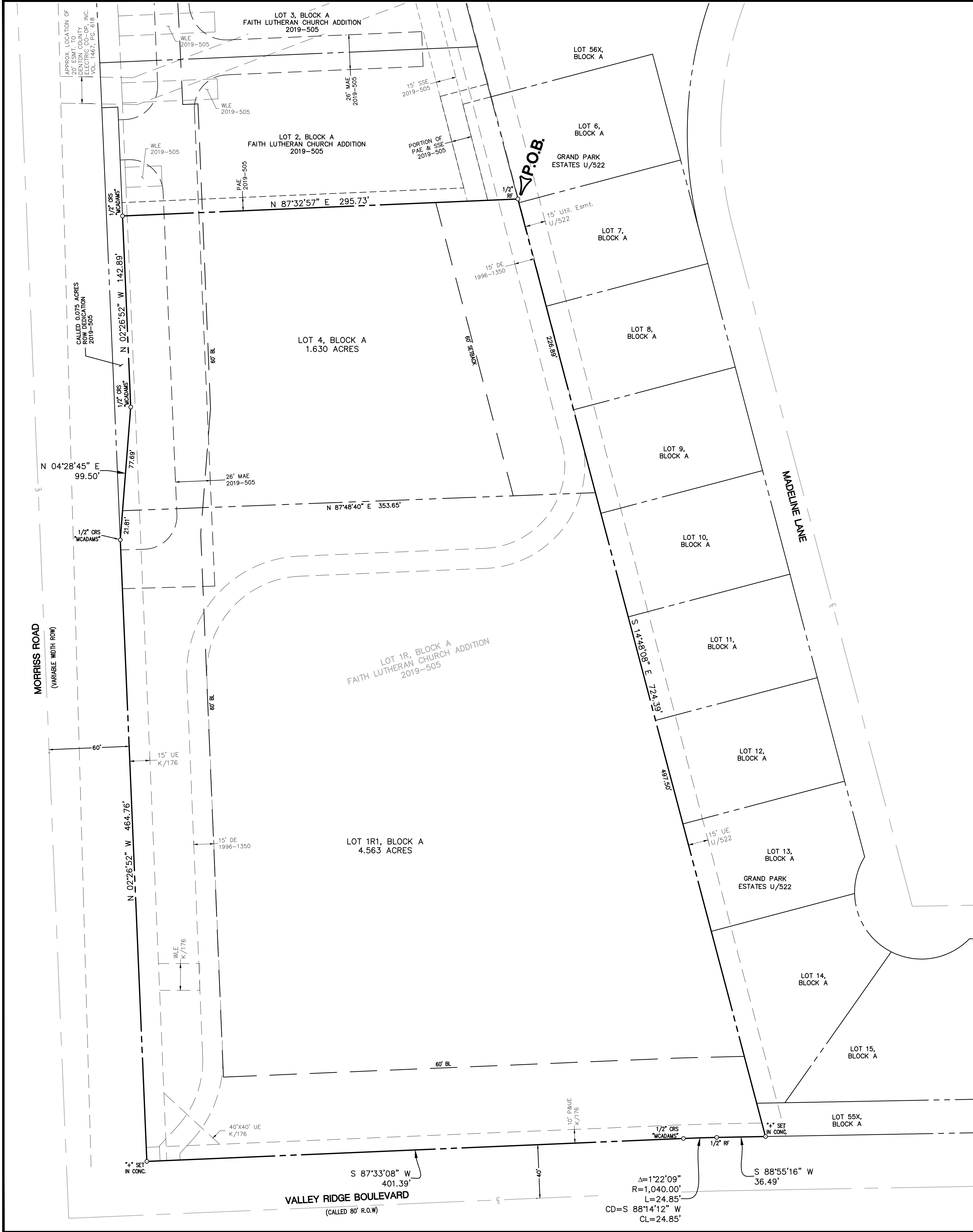
Sincerely,

McAdams

A handwritten signature in blue ink, appearing to read 'W. Thad Murley III', written over a light blue circular stamp.

W. Thad Murley III, RPLS
Director of Geomatics

Z:\2024\Projects\SPEC\2025\SPEC24551\Faith Lutheran Church\25-geom\25\Survey\Phase\SPEC24551 SUBDIVISION SITE PLAN.dwg, 1/24/2025 9:33:40 AM, Bradley Cox



LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in the E. Smith Survey, Abstract Number 1160, Town of Flower Mound, Denton County, Texas, and being all of Lot 1R, Block A, Faith Lutheran Church Addition, according to the plat thereof, recorded in Document Number 2019-505, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of said Lot 1R, same being the southeast corner of Lot 2, Block A, of said Faith Lutheran Church Addition, and being in the west line of Grand Park Estates, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet U, Page 522, Plat Records, Denton County, Texas;

THENCE S 14°48'08" E, with the east line of said Lot 1R, and the west line of said Grand Park Estates, a distance of 724.39 feet to a "+" set in concrete at the southeast corner of said Lot 1R, same being the southwest corner of Lot 55X, Block A, of said Grand Park Estates, and being in the north line of Valley Ridge Boulevard, a called 80 foot Right-of-Way;

THENCE with the south line of said Lot 1R, and the north line of Valley Ridge Boulevard, the following three (3) courses and distances:

S 88°55'16" W, said a distance of 36.49 feet to a 1/2" rebar found;

Southwesterly with a curve to the left, having a radius of 1040.00 feet, a central angle of 1°22'09", an arc length of 24.85, and whose chord bears S 88°14'12" W a distance of 24.85 feet to a 1/2" capped rebar set, stamped 'MCADAMS';

S 87°33'08" W, a distance of 401.39 feet to a "+" set in concrete at the southwest corner of said Lot 1R, and being at the northeast intersection of Valley Ridge Boulevard and Morriss Road;

THENCE N 02°26'52" W, with the east line of Morriss Road, and the west line of said Lot 1R, a distance of 464.76 feet to a 1/2" capped rebar set, stamped 'MCADAMS' at the southernmost corner of a certain called 0.075 acre right-of-way (ROW) Dedication to the Town of Flower Mound according to said plat of Faith Lutheran Church Addition;

THENCE with the west line of said Lot 1R, and the east line of said ROW Dedication the following two (2) calls:

N 04°28'45" E, a distance of 99.50 feet to a 1/2" capped rebar set, stamped 'MCADAMS';

N 02°26'52" W, a distance of 142.89 feet to a 1/2" capped rebar set, stamped 'MCADAMS' at the northwest corner of said Lot 1R, same being the southwest corner of said Lot 2;

THENCE N 87°32'57" E, with the north line of said Lot 1R, same being the south line of said Lot 2 a distance of 295.73 feet to the POINT OF BEGINNING and containing approximately 6.193 acres of land.

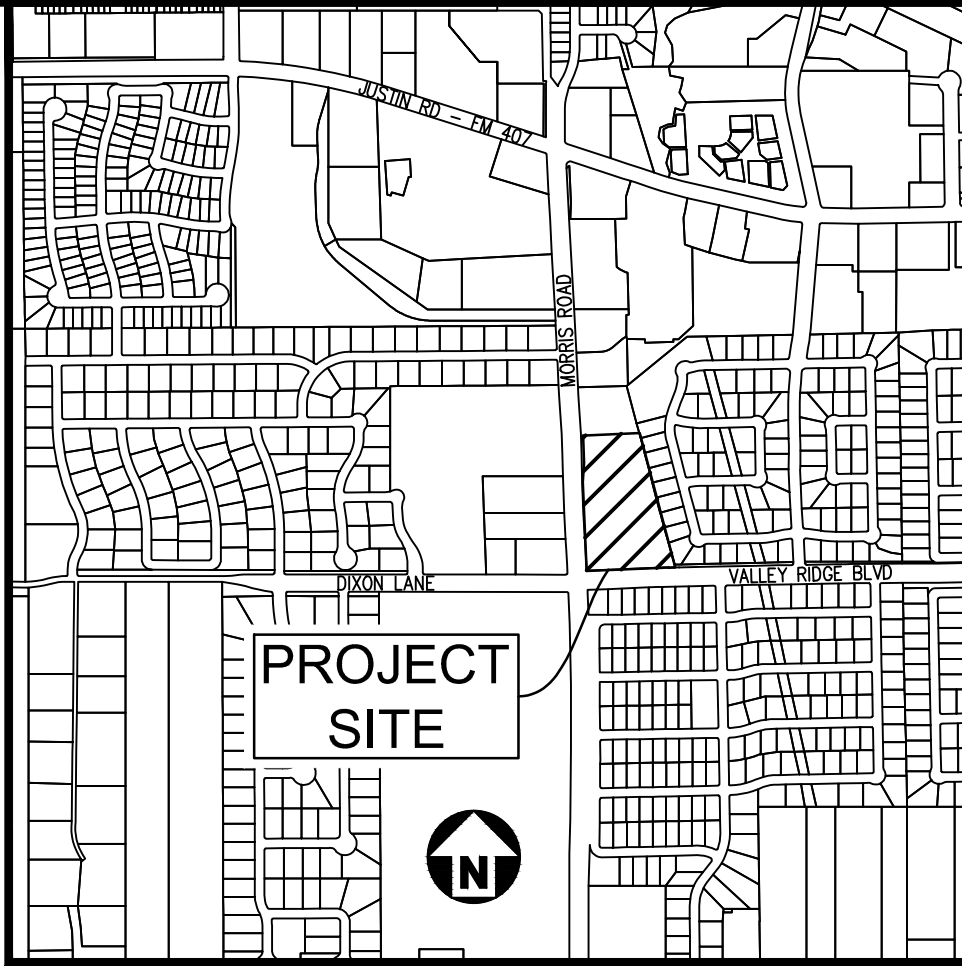
NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for the Northeast corner of Lakeside Crossing (POB) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 6 & 7 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.
- Northwest Corner (POB): N 7074916.22; E 2409103.18
Bearing and distance from the POB to Geo Point 7:
S 34°05'48" W, 6213.13'
Bearing and distance from the POB to Geo Point 6:
S 16°48'45" E, 6009.41'
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- This flood statement shall not create liability on the part of the surveyor.
- No flood zone area analysis has been performed on the subject property MCADAMS.
- Certain features, excluding boundaries, depicted herein have been located using Rectified Orthophotography from a UAS drone flight performed on 02/06/2025 by McAdams and extracted by AirWorks Solutions, Inc. This methodology was employed where ground measurements were deemed unnecessary to achieve an acceptable level of accuracy relative to the boundary.
- Subsurface utilities shown herein have been located and plotted from the current as built construction drawings on file at the Town of Flower Mound.

Drainage Easement Notes:

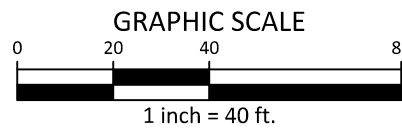
- Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- Upkeep and maintenance shall include but not limited to the following items:
 - Grass and ground cover shall be kept to a height required by the town ordinance.
 - The detention facility shall be 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.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 4/24/25



VICINITY MAP

1"=1000'



LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
P.O.B.	=	POINT OF BEGINNING
UE	=	UTILITY EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT
DE	=	DRAINAGE EASEMENT
PA&UE	=	PEDESTRIAN AND UTILITY EASEMENT
ROW	=	RIGHT-OF-WAY

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM #
PE:19762 RPLS: 10194440
www.mcadamsco.com

OWNER/DEVELOPER

FAITH LUTHERAN CHURCH
6000 MORRIS ROAD
FLOWER MOUND, TX 75028
CONTACT: BRUCE TURNER
Em: bruce.turner@bktconstruction.com

SURVEYOR

W. THAD MURLEY III, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: tmurley@mcadamsco.com

SUBDIVISION SITE PLAN
PROPOSED LOTS 1R1 & 4, BLOCK A
FAITH LUTHERAN CHURCH ADDITION
6.193 ACRES
IN THE
A. E. SMITH SURVEY, ABSTRACT NO. 1160
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO.	SPEC24551
FILENAME	SUB. SITE PLAN
CHECKED BY	TM
DRAWN BY	BC
SCALE	1"=40'
DATE	2.7.2025



PLANNING & ZONING COMMISSION AGENDA H.3. CONSENT ITEM(S)

DATE: April 28, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP25-0002 - Trietsch Memorial United Methodist Church) to establish a non-residential subdivision. The property is generally located west of Morriss Road and north of Dixon Lane.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to verify that each lot created through a future replat has access to adequate parking and utilities and complies with minimum setback requirements. 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:

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A 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.

The attached SSP depicts the two proposed subject lots, Lot 1R1 and Lot 2, Block A of the Trietsch Memorial United Methodist Church Addition. Lot 1R1 contains 9.338 acres and Lot 2 contains 4.804 acres. The plan depicts established setbacks and easements. Access to the lots is from Morriss Road and Dixon Lane. Both lots are developed with buildings and associated parking. There is no proposed redevelopment on either lots at this time.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

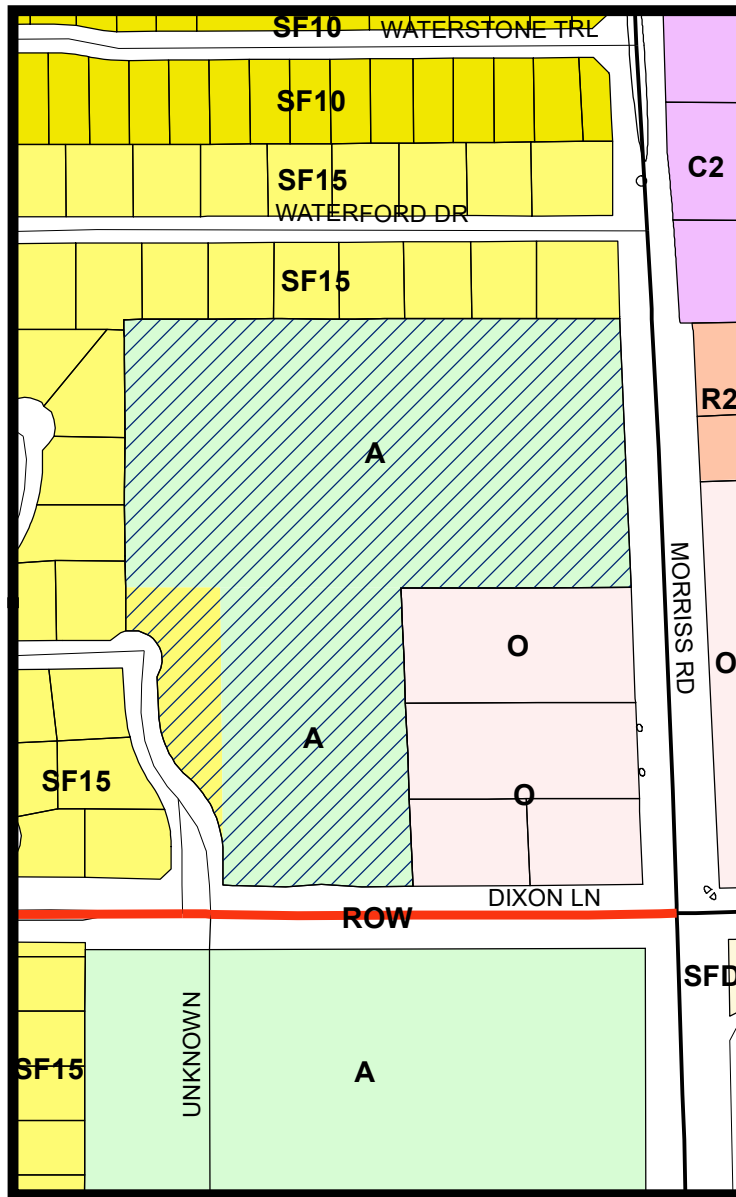
ATTACHMENTS:

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

SSP25-0002: Trietsch Memorial United Methodist Church



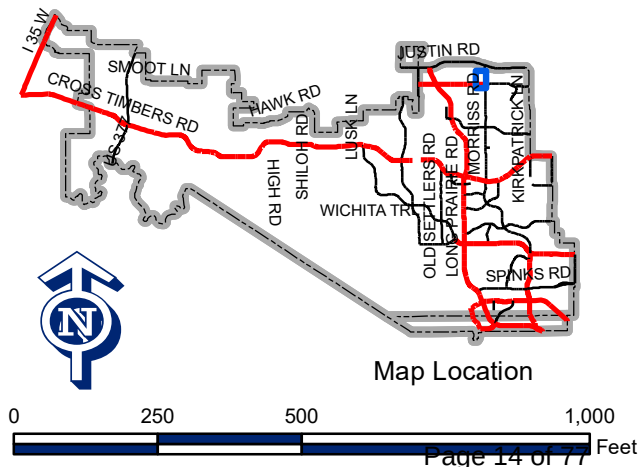
LEGEND

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



4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

VCR24001

March 24, 2025

Ms. Lexin Murphy, AICP
Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
Lexin.Murphy@flowermoundgov

RE: Valley Creek Family Life Center – Subdivision Site Plan Application

Dear Lexin:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a subdivision site plan application for the Valley Creek Family Life Center. The property is located at 6101 Morriss Rd, Flower Mound, Texas, and is currently zoned as Agricultural.

Valley Creek Church intends to purchase the southern 4.8 acres of the 14.1-acre property and utilize the existing life center facility for educational purposes.

The proposed use will consist of 11 classrooms and 80 students. The parking requirement of 1 space per classroom plus 1 per 3 students equates to 38 spaces required. The new lot has 74 parking spaces. The Trietsch facility has a 1,000-seat sanctuary; 1 space per 3 seats equates to 334 spaces being required; the Trietsch lot has 450 spaces. Although both lots provide sufficient parking for their individual uses, a shared parking agreement is being provided to accommodate any large/special event parking needs. An existing parking agreement between Trietsch and LISD has also been provided for reference.

There are no infrastructure improvements proposed. The existing public infrastructure is contained within required utility easements. A tree survey has been provided to confirm landscaping requirements. The existing as-builts of the site have been provided for reference. The closing survey is also provided for reference. Following the Subdivision Site Plan a Replat application will be submitted.

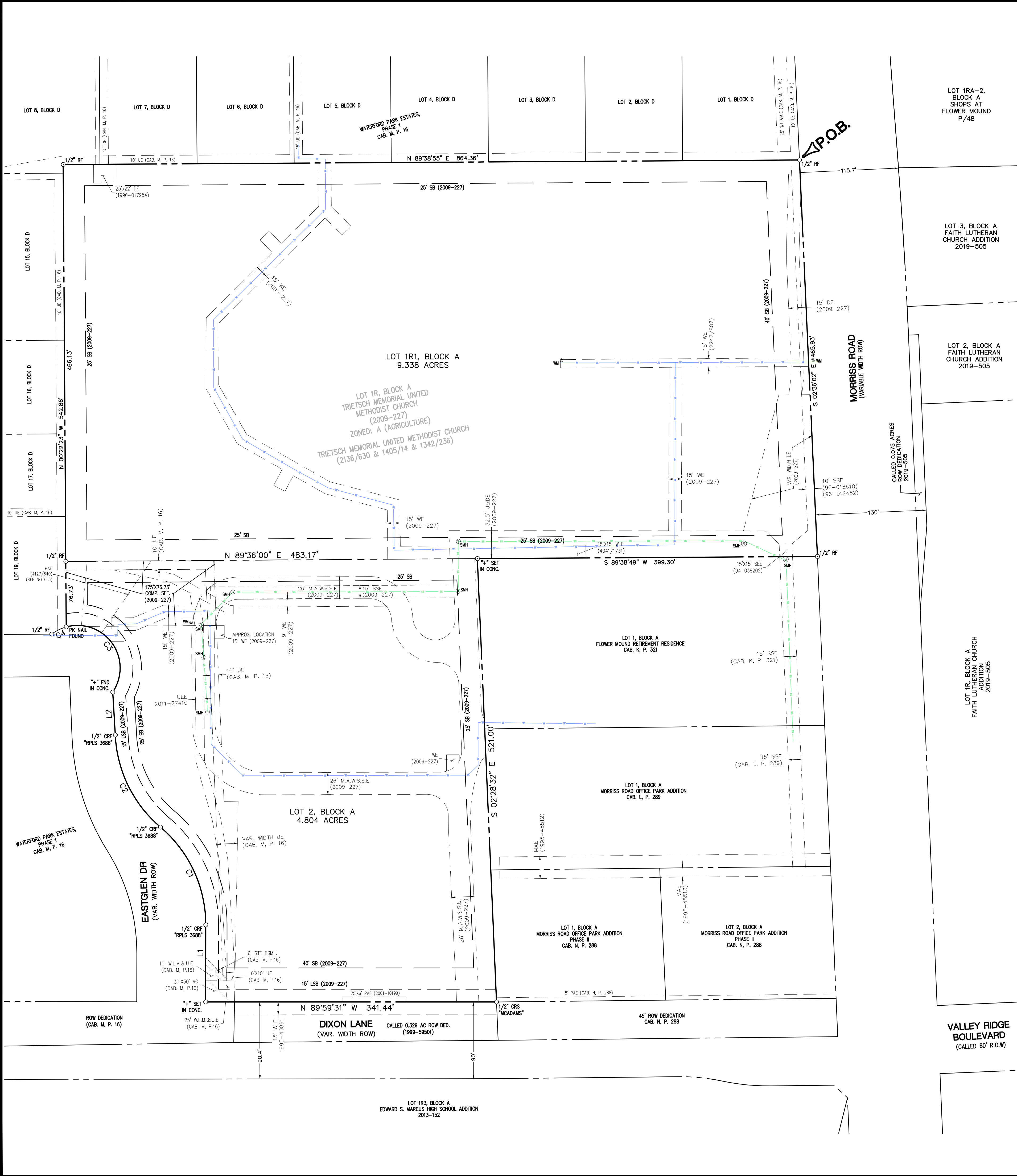
We appreciate your consideration of this application. Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,
McAdams

Justin Lansdowne | Senior Project Manager, Civil Site Design
jlansdowne@mcadamsco.com | 972. 436. 9712



Z:\2024\Projects\WV\WV\CR24003\02_Geomatics\Survey\Phase\WV\CR24003\SUBDIVISION SITE PLAN.dwg, 1/24/2025 2:45:10 PM, Brailley Cox



OWNER'S CERTIFICATE AND DEDICATION

BEING all that certain lot, tract, or parcel of land, in the S. Luttrell Survey, Abstract Number 744, Town of Flower Mound, Denton County, Texas, and being all of Lot 1R, Block A, Trietsch Memorial United Methodist Church, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2009-227, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of said Lot 1R, same being the southeast corner of Lot 1, Block D, Waterford Park Estates, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet M, Page 16, Plat Records, Denton County, Texas, and being in the west line of Morris Road (variable width ROW);

THENCE S 02°36'02" E, with the northerly east line of said Lot 1R, and the west line of Morris Road, a distance of 465.93 feet to a 1/2" rebar found at the northerly southeast corner of said Lot 1R, same being the northeast corner of Lot 1, Block A, Flower Mound Retirement Residence, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet K, Page 321, Plat Records, Denton County, Texas;

THENCE S 89°38'49" W, with the easterly south line of said Lot 1R, same being the north line of said Lot 1 (Flower Mound Retirement), a distance of 399.30 feet to a "4" set in concrete at the northwest corner thereof, same being the inner ell corner of said Lot 1R;

THENCE S 02°28'22" E, with the southerly east line of said Lot 1R, same being the west line of said Lot 1 (Flower Mound Retirement), passing the southwest corner thereof, same being the northwest corner of Lot 1, Block A, Morris Road Office Park Addition, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet L, Page 289, Plat Records, Denton County, Texas, passing the southwest corner thereof, same being the northwest corner of Lot 1, Block A, Morris Road Office Park Addition, Phase II, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet N, Page 288, Plat Records, Denton County, Texas, continuing a total distance of 521.00 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southwest corner thereof, same being the southerly southeast corner of said Lot 1R, same being the northeast corner of a certain called 0.329 acre ROW Dedication to the Town of Flower Mound, recorded in Document Number 1999-59501, Official Public Records, Denton County, Texas, same being the northwest corner of a certain called 45-foot ROW Dedication to the Town of Flower Mound, according to the plat of said Morris Road Office Park Addition, Phase II, and being in the north line of Dixon Lane (Variable Width ROW);

THENCE N 89°59'31" W, with the westerly south line of said Lot 1R, and the north line of Dixon Lane, a distance of 341.44 feet to a "4" set in concrete at the southerly southwest corner of said Lot 1R, same being the northeast intersection of Dixon Lane and Eastglen Drive (Variable width ROW), according to said Waterford Park Estates plat;

THENCE with a west line of said Lot 1R, and the east line of said Eastglen Drive, the following five (5) calls:

N 00°04'31" E, a distance of 90.46 feet to a 1/2" capped rebar found, stamped "RPLS 3688"; Northwestly, with the arc of a curve to the left, having a radius of 150.00 feet, a central angle of 49°52'32", and an arc length of 130.57 feet, whose chord bears N 24°51'42" W, 126.49 feet to a 1/2" capped rebar found, stamped "RPLS 3688";

Northeasterly, with the arc of a curve to the right, having a radius of 150.00 feet, a central angle of 47°20'38", and an arc length of 123.95 feet, whose chord bears N 26°07'35" E, 120.45 feet to a 1/2" capped rebar found, stamped "RPLS 3688"; N 03°27'14" W, a distance of 50.50 feet to a "4" found in concrete;

Northwesterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 139°52'07", and an arc length of 122.06 feet, whose chord bears N 35°31'17" W, 93.93 feet to a PK Nail found in the most westerly southwest corner of said Lot 1R, same being the southeast corner of Lot 19, Block D, of said Waterford Park Estates plot, and being the north end of a cul-de-sac of Eastglen Drive, from which a 1/2" rebar found bears southwestly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 21°47'52", and an arc length of 19.02 feet, whose chord bears S 63°39'28" W, 18.91 feet;

THENCE N 02°22'23" W, with a west line of said Lot 1R, and an east line of said Block D, passing a 1/2" rebar found at a distance of 76.73 feet, continuing a total distance of 542.86 feet to a 1/2" rebar found at the northeast corner of said Lot 1R, same being the inner ell corner of said Block D;

THENCE N 89°38'55" E, with the north line of said Lot 1R, same being a south line of said Block D, a distance of 864.36 feet to the POINT OF BEGINNING and containing approximately 14.142 acres of land.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°04'31" E	90.46'
L2	N 03°27'14" W	50.50'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	150.00'	49°52'32"	130.57'	N 24°51'42" W, 126.49'
C2	150.00'	47°20'38"	123.95'	N 26°07'35" W, 120.45'
C3	50.00'	139°52'07"	122.06'	N 35°31'17" W, 93.93'
C4	50.00'	21°47'52"	19.02'	S 63°39'28" W, 18.91'

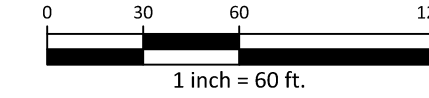


VICINITY MAP

1"=1000'



GRAPHIC SCALE



LEGEND

CRF	= REBAR FOUND
CRS	= CAPPED REBAR SET
P.O.B.	= POINT OF BEGINNING
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
MUE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT
PAE	= PEDESTRIAN ACCESS EASEMENT
PAUE	= PEDESTRIAN AND UTILITY EASEMENT
ROW	= RIGHT-OF-WAY
LSB	= LANDSCAPE BUFFER
WM	= WATER METER
SMH	= SANITARY MAN HOLE
SMH	= UNDERGROUND WATER LINE
SMH	= UNDERGROUND SANITARY SEWER LINE

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for the Northeast corner of Lakeside Crossing (P.O.B.) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 20 & 7 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.
- Northeast Corner (POB): N 70°39'36.82" E 2408289.88 Bearing and distance from the POB to Geo Point 20: S 46°19'33" E 7262.15' Southwest corner: N 70°49'25.05" E 2408986.86 Bearing and distance from the POB to Geo Point 7: S 32°39'19" W 4982.57'
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property MCADAMS.
- Private Access Easement shall not be closed, or access restricted by the owner of Lot 2, Block A.
- The purpose of this Replat is to subdivide one lot into 2.
- According to Community/Panel No. 48121C0530 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic platting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- This flood statement shall not create liability on the part of the surveyor.
- The maintenance of the retaining wall and stairs is the responsibility of the lot owner on whose property they are located.
- Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- Upkeep and maintenance shall include but not limited to the following items:
 - Grass and ground cover shall be kept to a height required by the 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; drainage easements with open channel may be crossed by tubular steel fencing; there must be a minimum of 4' of clearance between the lowest part of a fence and the top of a private swale; drainage easements must be kept in a state that will not inhibit flow.
- Zoned A, Agriculture.
- Subsurface utilities shown herein have been located and plotted from the current as built construction drawings on file at the Town of Flower Mound.
- Detention facility located offsite, maintenance responsibilities to be shared by both owners.

PROJECT INFORMATION

PROJECT NO.	VCR24001
FILENAME	SUBDIVISION SITE PLAN
CHECKED BY	JB
DRAWN BY	BC
SCALE	1"=60'
DATE	2.18.2025

OWNER

TRIETSCH MEMORIAL UNITED METHODIST CHURCH
6101 MORRIS ROAD
FLOWER MOUND, TX 75028
PH: 973.539.8547
CONTACT: DANIEL HUMBERT

SURVEYOR

JAMES STOWELL, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: jstowell@mcadamsco.com

ENGINEER

JUSTIN LANSOWNE, PE, CFM
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: jlansdowne@mcadamsco.com

SUBDIVISION SITE PLAN

A RECORD PLAT OF LOTS 1R1 & 2, BLOCK A
TRIETSCH MEMORIAL UNITED METHODIST CHURCH
AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS;
BEING A REPLAT OF LOT 1R, BLOCK A, TRIETSCH MEMORIAL UNITED METHODIST CHURCH,
AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2009-227,
PLAT RECORDS, DENTON COUNTY, TEXAS
14.142 ACRES
IN THE
S. LUTTRELL SURVEY, ABSTRACT NO. 744
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



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

DATE: April 28, 2025
FROM: Codie Freeman, Planner
ITEM: **Consider a request for a Site Plan (SP24-0021 – Lakeside Kiddie Academy & Retail) to develop a nonresidential building with a day care center. The property is generally located south of Lakeside Parkway and east of International Parkway.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a nonresidential building with a day care center use on Lot 1R, Block A of the Home-Depot Silveron Addition. The subject property is currently undeveloped and contains approximately 1.56 acres. On November 18, 2024, the Town Council approved a Specific Use Permit to allow for the use of a day care center within a proposed one-story structure on the subject property.

The property is zoned PD-31 with Campus Commercial uses. The proposed site plan is in compliance with the approved conceptual site plan.

Access to the site is provided from Lakeside Parkway through existing mutual access easements and through mutual access easements located on the adjacent Home Depot site to the south. The parking for this use is calculated at a ratio of one space for every four persons accommodated. The applicant is estimating a maximum capacity of 179 people. Therefore, the proposed use would require 45 parking spaces. The remaining 4,386 of the building will be dedicated towards general office or retail uses which require a parking ratio of 1 space per 250 square feet. The required number of parking spaces is 63 and the site plan provides for 52 parking spaces which is within the allowable 20% parking deviation. A parking study was provided at the time of specific use permit review to confirm adequate parking on site during peak pick-up and drop-off times.

The landscape plan depicts the required 25-foot landscape buffer along Lakeside Parkway, street yard trees, street buffer trees, and parking lot trees that comply with the approved conceptual landscape plan.

The proposed elevations utilize a combination of brick, stone, and stucco that complies with the Town's Urban Design Plan and SUP-492 conceptual plans.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: NA

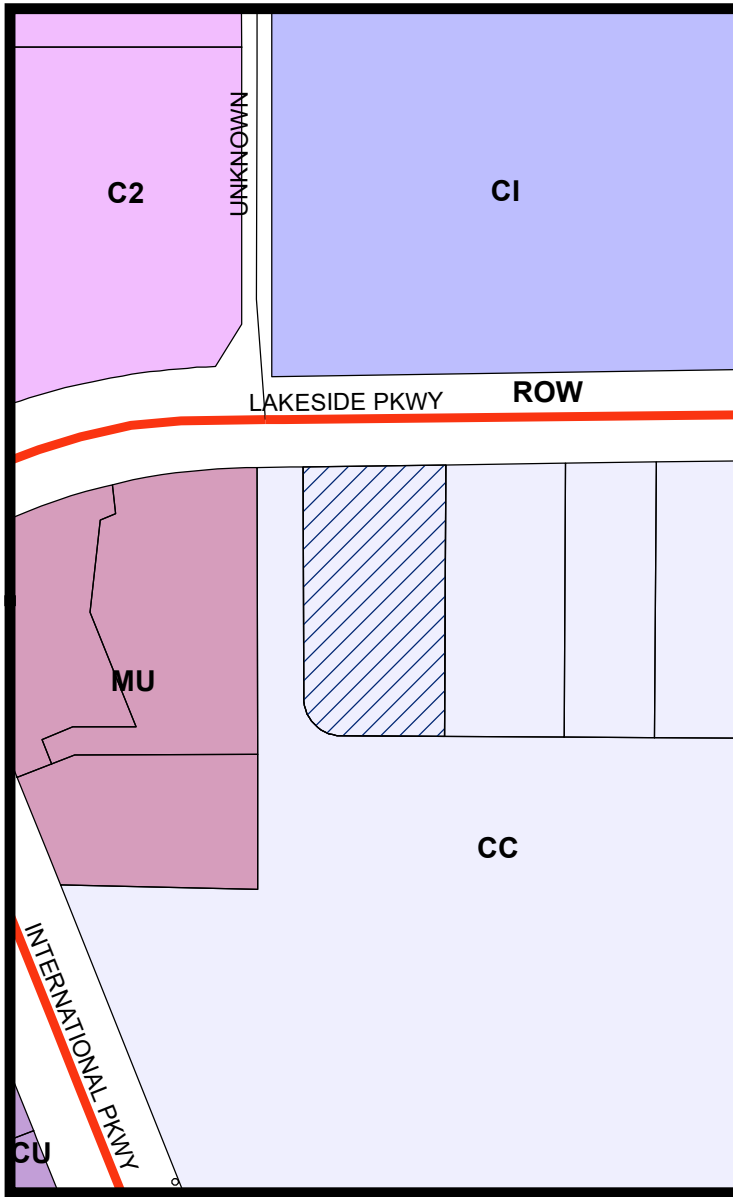
ATTACHMENTS:

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

SP24-0021: Lakeside Kiddie Academy & Retail



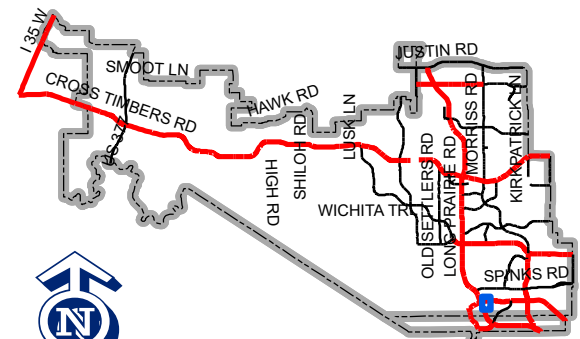
LEGEND

- Campus Commercial
- Campus Industrial
- *Combined Uses-See Ordinance
- Commercial 2
- Mixed Use

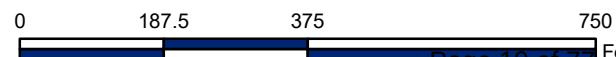
Subject Property

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



April 17th ,2025

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

EXHIBIT A- STATEMENT OF INTENT

To Whom It May Concern:

On November 18, 2024, the Town Council of the Town of Flower Mound approved an ordinance granting Specific Use Permit No. 492 (SUP24-0003) – Lakeside Kiddie Academy - SUP-492) to permit a day care center use. The site is land located at 2031 Lakeside Parkway and identified by parcel number R692505 with zoning PD-31 with campus commercial uses.

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



The Purpose of the site plan approval is to allow the property to be developed for a Day care (approx. 10,765 SF) and an office Retail approx. (4,386 SF) with a total of 52 parking spaces. We have a Total occupant of 179 (including students and staff)

We also intend to adhere to the Town of Flower mound all regulations and requirements, including but not limited to all sign requirements.

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

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

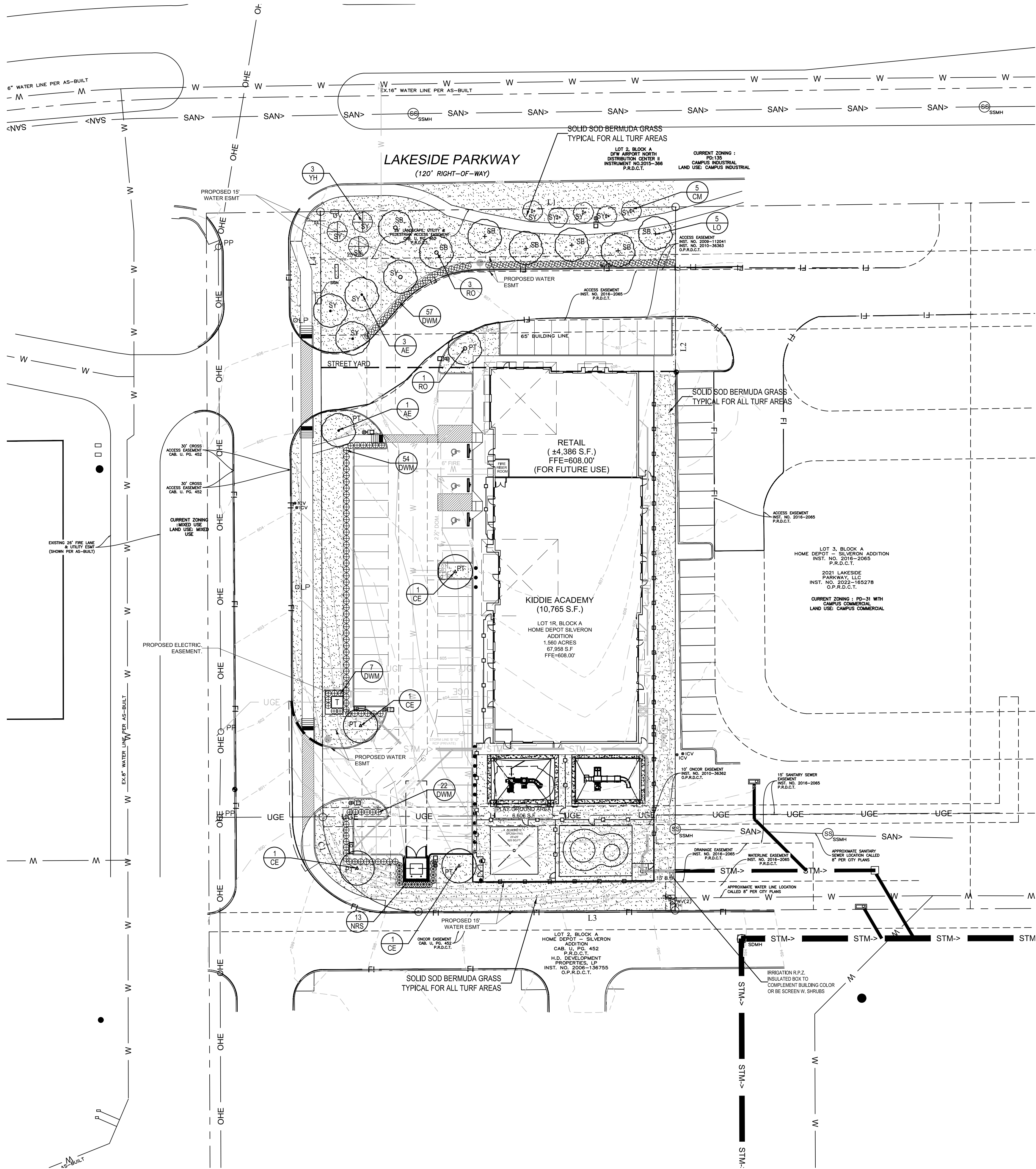
Sincerely,

Shai Patel

Cell: 214-684-5111

Fax: 1-844-456-0623

Email: shai@ascendgrowth.com



GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

LANDSCAPE LEGEND

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

PLANT MATERIAL SCHEDULE

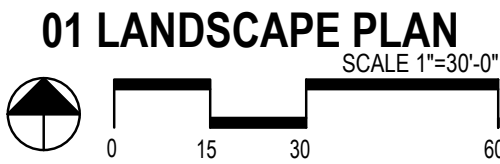
SYMBOL	TREES		QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	TYPE						
	LO		5	Southern Live Oak	Quercus virginiana	4" cal.	container, 13' ht., 5' spread, 6' clear straight trunk
	CE		4	Cedar Elm	Ulmus crassifolia	4" cal.	container, 13' ht., 5' spread, 6' clear straight trunk
	AE		4	Allee Elm	Ulmus parvifolia 'Elmer II'	4" cal.	container, 13' ht., 5' spread, 6' clear straight trunk
	RO		4	Red Oak	Quercus shumardii	4" cal.	container, 13' ht., 5' spread, 6' clear straight trunk
	CM		5	Crepe Myrtle	Lagerstroemia indica	3" cal.	B&B, 10' ht., multi-trunk- 3 trunks, 6' spread
	YH		3	Yaupon	Ilex Vomitoria	3" cal.	B&B, 10' ht., multi-trunk- 3 trunks, 6' spread

SYMBOL	SHRUBS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	TYPE						
	DWM		140	Dwarf Wax Myrtle	Myrica cerifera	10 gal.	container, 36" ht., 32" spread
	NRS		13	Nellie R. Stevens	Ilex x 'Nellie R. Stevens'	7 gal.	container, 36" ht., 30" spread

SYMBOL	GROUNDCOVERS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	TYPE						
				'419' Bermudagrass	Cynodon dactylon '419'	solid sod	refer to solid sod notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

TREE BIO-DIVERSITY TABLE					
Common Name	QTY	Species	%	Genus	%
Live Oak	5	virginiana	20%	Quercus	36%
Red Oak	4	shumardii	16%		
Allee Elm	4	parvifolia	16%	Ulmus	32%
Cedar Elm	4	crassifolia	16%		
Crepe Myrtle	5	indica	20%	Lagerstroemia	20%
Yaupon Holly	3	vomitorea	12%	Ilex	12%
	25		100%		100%



LANDSCAPE NOTES

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

IRRIGATION NOTE

- ALL LANDSCAPE TO BE 100% IRRIGATED.

LANDSCAPE TABULATIONS

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

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



KIDDIE ACADEMY
2031 LAKESIDE PKWY.
FLOWER MOUND, TEXAS

ISSUE:
FOR APPROVAL 08.13.2024
CITY COMMENTS 10.02.2024
CITY COMMENTS 10.25.2024
SITE PLAN UPDATES 12.19.2024
CITY COMMENTS 02.20.2025
CITY COMMENTS 03.03.2025
CITY COMMENTS 04.10.2025
CITY COMMENTS 04.24.2025

DATE:
04.24.2025

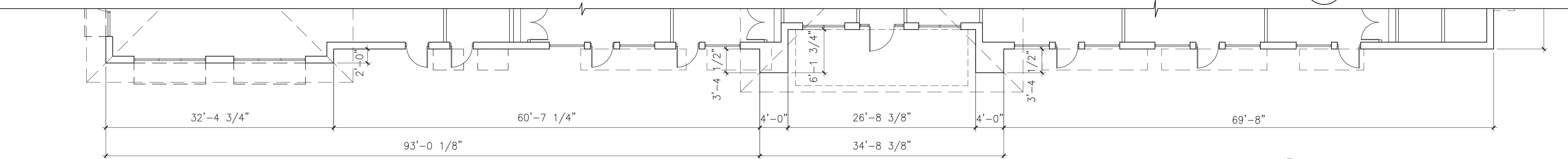
SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1



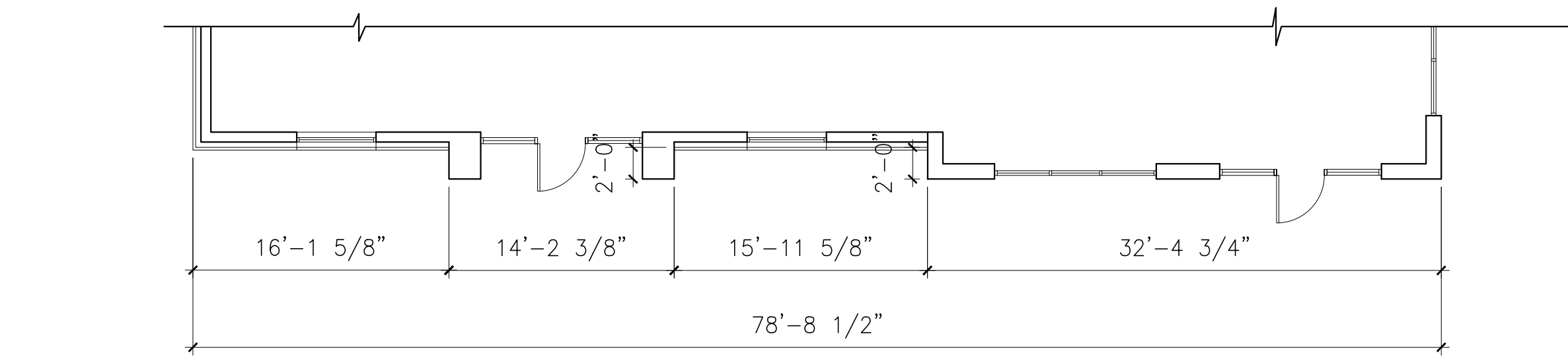
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



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



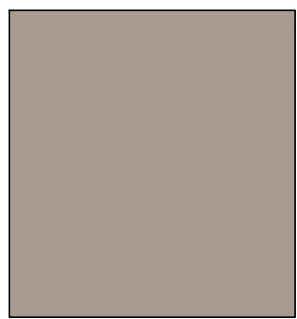
3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



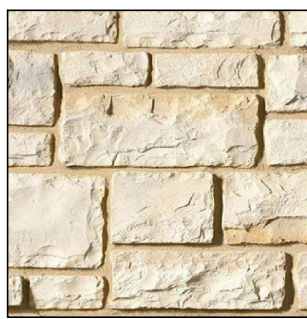
4 NORTH FACADE PLAN
SCALE: 1/8"=1'-0"

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

FINISHES:



STUCCO PLASTER
COLOR: SW-7039
VIRTUAL TAUPE



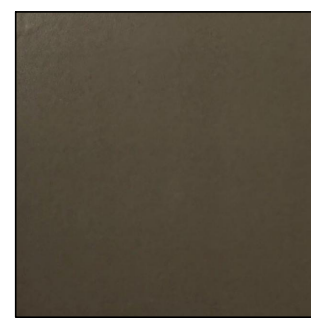
NATURAL STONE
AUSTIN CREAM



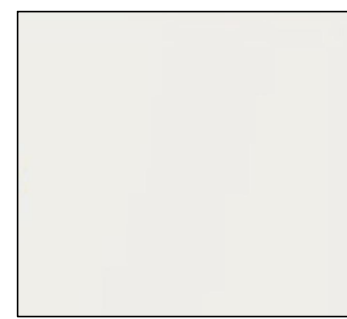
ASPHALT ROOF SHINGLES
OWENS CORNING
COLOR: DESERT TAN



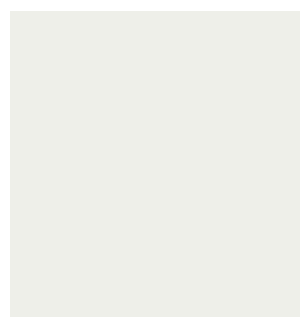
BRICK VENEER
-BY ACME BRICK
SIZE: KING SIZE BRICK
COLOR: CLIFF SIDE BRICK



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



EIFS TRIM
COLOR: SW-7008
ALABASTER



CAST STONE
COLOR: WHITE

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

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

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

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

ELEVATION NOTES

- 01 STUCCO PLASTER
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COLOR: WHITE
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EQUAL TO KAWNEER- TRIFAB-451
W/ 1" INSULATED CLEAR GLASS COLOR-BLACK#29
- 06 DOUBLE PANE, LOW-E, PRE-FINISHED,
VINYL FRAME WINDOWS-BY ELEVATE
U-0.35, SHGC-0.23
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TO MATCH VICTORY AWNING MEDIUM BRONZE COLOR
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COLOR: MEDIUM BRONZE
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COLOR-SW 7008 ALABASTER
- 12A PAINTED EIFS FOAM BRACKET
COLOR-MATCH VICTORY AWNING MEDIUM BRONZE COLOR

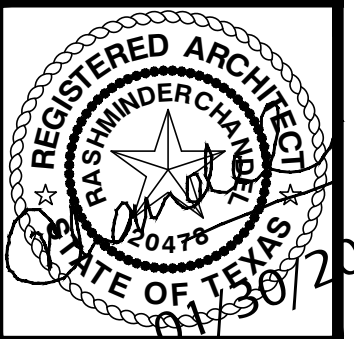
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2031 LAKESIDE PARKWAY

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

DATE OF PREPARATION : 08/27/2024

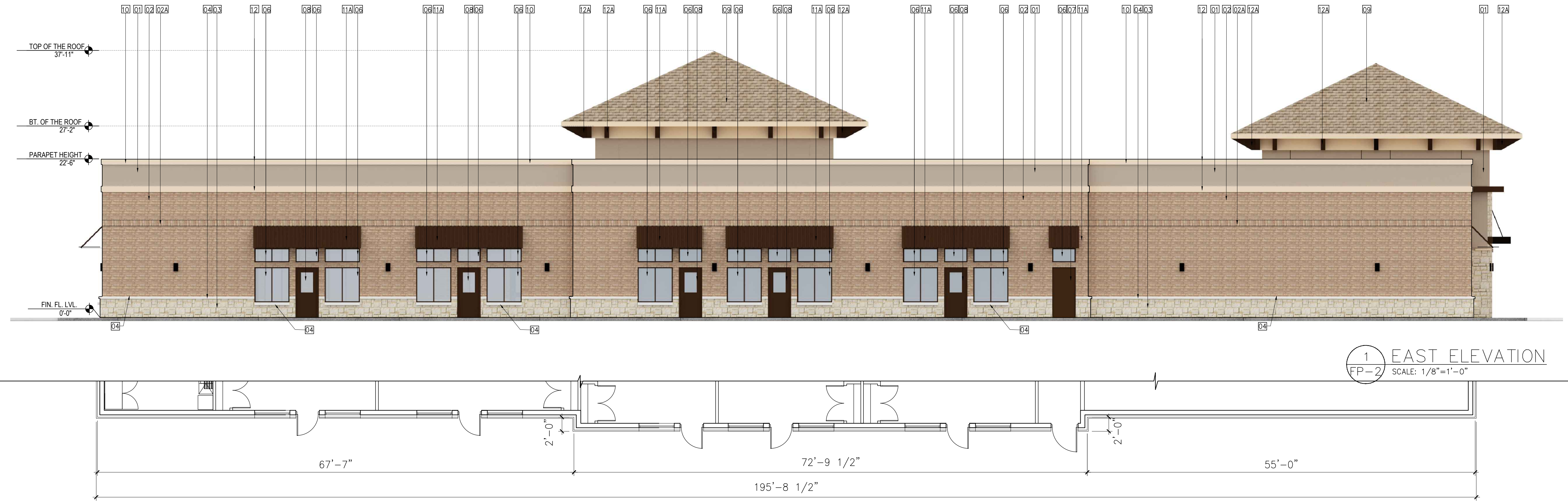
OWNER/DEVELOPER	#	REVISION DATE
SKJ GROWTH PARTNERS CONTACT: SHAI PATEL Cell: 214-684-5111 Fax: 1-844-456-0623 Email: shai@ascendgrowth.com	⚠	09/23/2024
	⚠	11/01/2024
	⚠	01/30/2025



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

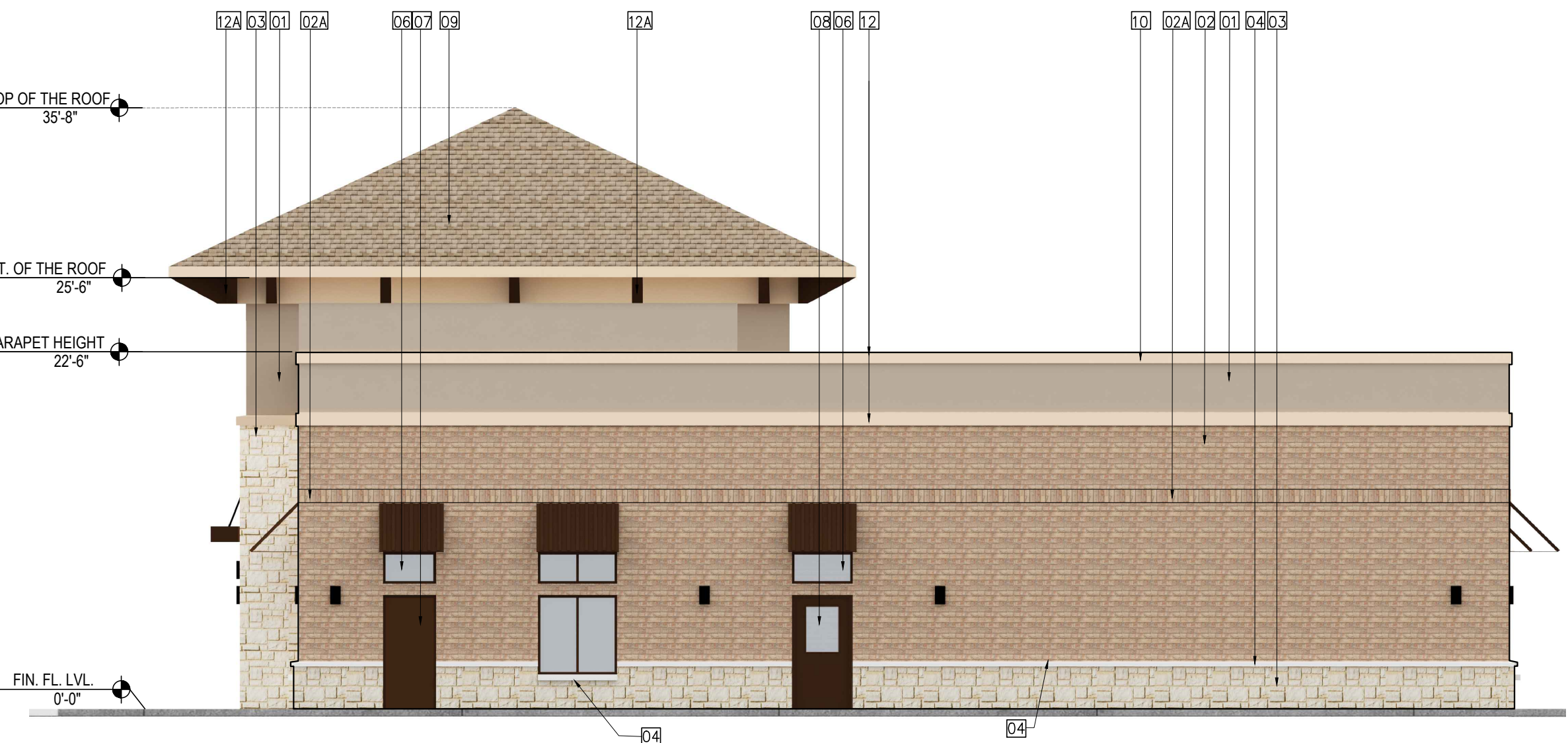
SHEET NO.

FP-1



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

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

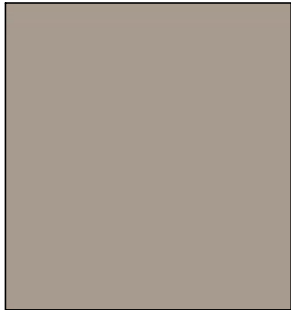


3 SOUTH ELEVATION
FP-2 SCALE: 1/8"=1'-0"

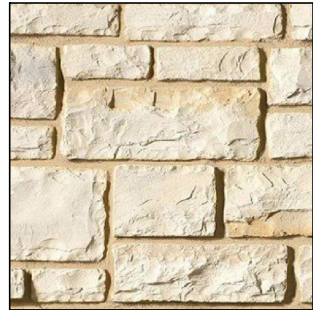
4 SOUTH FACADE PLAN
FP-2 SCALE: 1/8"=1'-0"

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

FINISHES:



STUCCO PLASTER
COLOR: SW-7039
VIRTUAL TAUPE



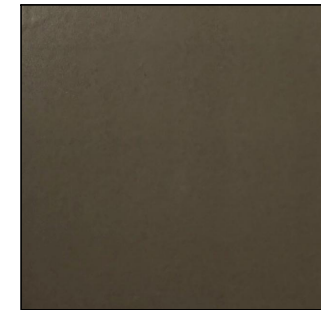
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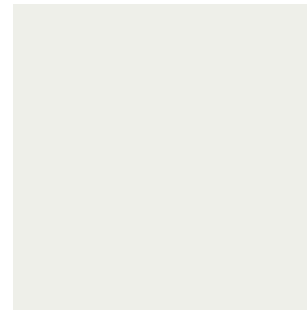
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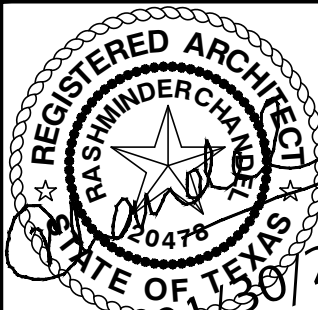
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PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

SHEET NO.

FP-2



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

DATE: April 28, 2025
FROM: Poornima Kashyap, Planning Manager
ITEM: **Consider a concept plan (MISC25-0001 – Grocery Store at Furst Ranch NE Corner) with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of U.S. Highway 377.**

BACKGROUND:

I. ITEM SUMMARY

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

Due to the deviation request, this application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to obtain approval of a deviation request to the Town's parking ratio for retail uses, which is calculated at the ratio of 1 space per 250 square feet, for a proposed grocery store to be located within the northeast quadrant of the Furst Ranch development.

On October 3, 2022, the Town Council approved a mixed-use ordinance for the Furst Ranch development, which included this site. The site is approximately 22.86 acres and is vacant. The access to the site will be from Cross Timber Road and a future arterial street.

The proposed grocery store is approximately 110,000 square feet and requires 440 spaces based on 1 space per 250 ratio for retail uses. The site would be allowed to provide up to 528 parking spaces with the Town's allowable 20 percent deviation. The applicant is requesting a parking ratio of 1 space per 150 square feet, which would allow the grocery store to install 733 parking spaces.

A parking study has been supplied to demonstrate the need for the proposed parking ratio. The parking study utilizes data from the Institute of Transportation Engineers (ITE) manual and case studies from similar store locations within the metroplex, comprising data collected during regular operations and peak holiday periods.

The Town's ordinance requires measures to mitigate parking that is provided in excess of the Town's allowable 20 percent deviation through increased tree planting, increased storm water treatments or alternative paving. The landscape plan depicts additional trees in the ratio of one, three-inch caliper canopy tree for every 10 parking spaces over the 20 percent limit. This planting requirement is in addition to the required parking area trees, landscape buffer trees, and street yard trees that have been identified on the landscape plan.

Upon approval of this request, the applicant will need to bring forward a site plan application for consideration by the Planning and Zoning Commission. If the site plan includes exception requests, it will require final action from the Town Council.

The proposed location for the grocery store necessitated realignment of the boundary lines between character zones within Area A (Northeast quadrant). Approximately 8.8 acres of land was transferred from the MU-N (Neighborhood zone) to the MU-T:MR (Transition to Major Roadway) character zone. The administrative chapter of the Furst Ranch authorizes administrative approval of changes in the area of a character zone that is 20 percent greater or less than approved in a concept plan. The proposed change constitutes a 1.6 percent change in the area of the character zones.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

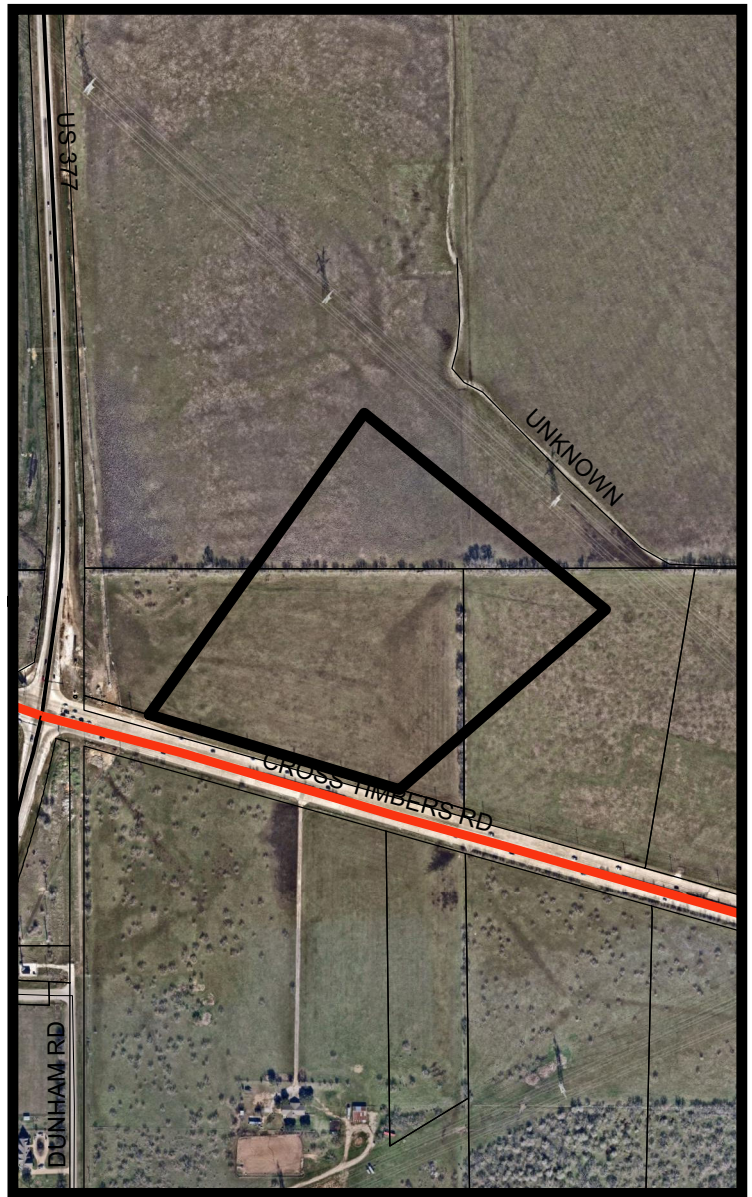
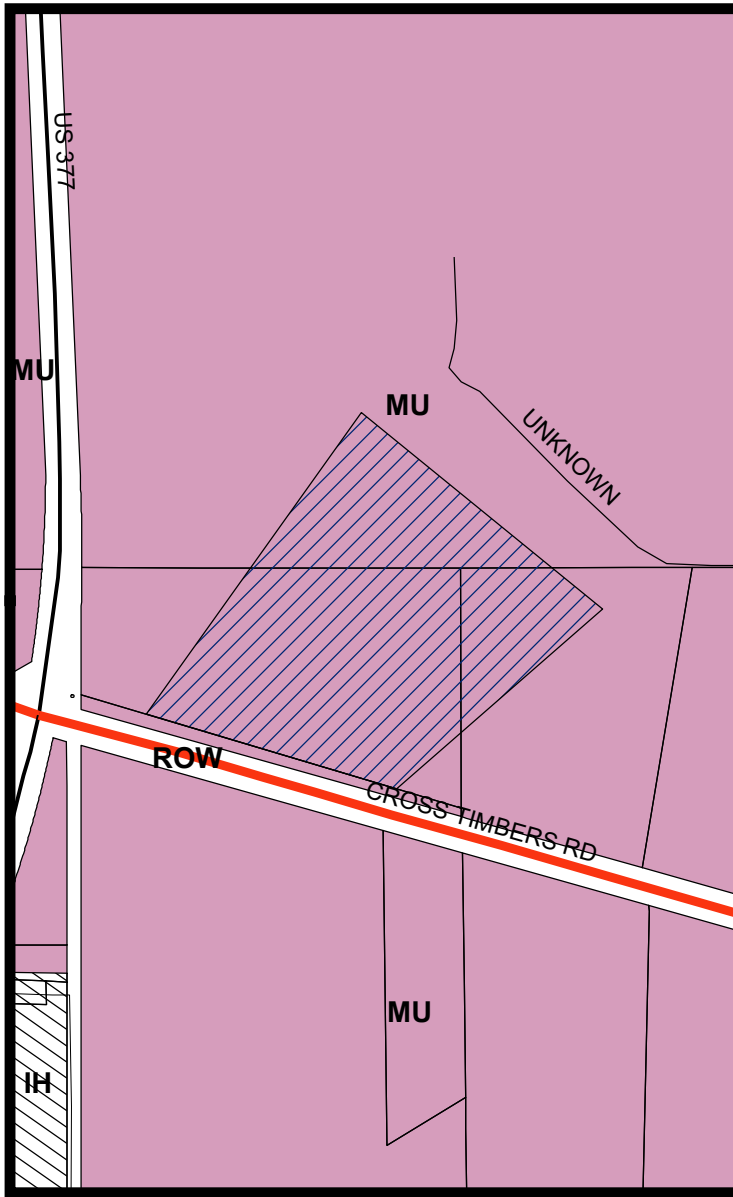
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Study
4. Zoning Exhibit
5. Conceptual Plans

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

Vicinity Map

MISC25-0001: Grocery Store at Furst Ranch NE Corner



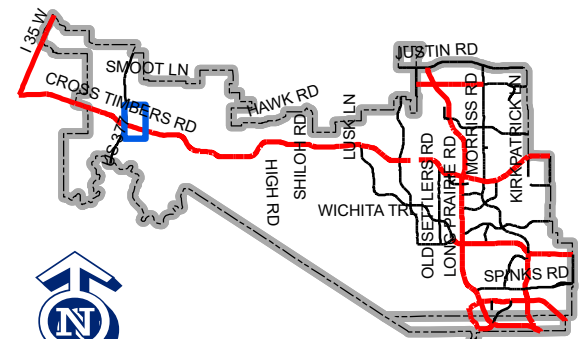
LEGEND

 Interim Holding  Mixed Use

 — 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

0 500 1,000 2,000 Feet



April 14, 2025

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

Project: Grocer (FM 1171 and US 377)
Subject: Letter of Intent – Miscellaneous Application

To Whom it may Concern,

Kimley-Horn is submitting this Letter of Intent for the Miscellaneous Application submittal required by the Town of Flower Mound. The 22.86-acre parcel is a portion of four lots all under the Zoning Ordinance No. 48-22, otherwise known as Furst Ranch.

The intent is to develop a grocery store that includes a pharmacy drive-thru and a restaurant drive-thru. The accessory uses include a car wash and fuel station.

The Town of Flower Mound Code of Ordinances requires a parking ratio of 1:250 for the proposed use. This project proposes to exceed the maximum allowed parking spaces of 20% over the required parking to a provided parking ratio of 1:150.

The Illustrative Concept Plan shown in Ordinance No. 48-22 determines the zoning districts for the subject property. This project proposes to amend the zoning boundary of Mixed-Use Transition – Major Roadway for the subject property, within the allowed limits of the existing Zoning Ordinance.

The documents included in this submittal consist of a Conceptual Site Plan, Conceptual Landscape Plan, Legal Description, Parking Study, and Amended Zoning Exhibit. If there is additional information that is required, please contact me at (972) 770-1370 or jonathan.kerby@kimley-horn.com.

Regards,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'J. Kerby'.

Jonathan Kerby, P.E.



April 14, 2025

Ms. Kathy Strimple, P.E.
Senior Due Diligence Manager | Real Estate
HEB Grocery Company
646 South Flores Street
San Antonio, TX 78204-1210

Re: *HEB (Flower Mound) Parking Study*

Dear Ms. Strimple:

Lee Engineering has completed our parking study for the proposed HEB grocery store located to the northeast of the Cross Timbers Road (FM 1171) and US 377 intersection in Flower Mound, Texas. This letter report documents our study procedures and findings.

INTRODUCTION

The proposed HEB store will be 110,000 ft² and is proposed to provide parking at a ratio of 1:150 square feet, which reflects the typical parking ratio used by HEB for stores across Texas. Based on the size of the proposed store, this ratio would result in approximately 733 parking spaces. The Preliminary Site Plan for this grocery store is provided in **Figure 1**.

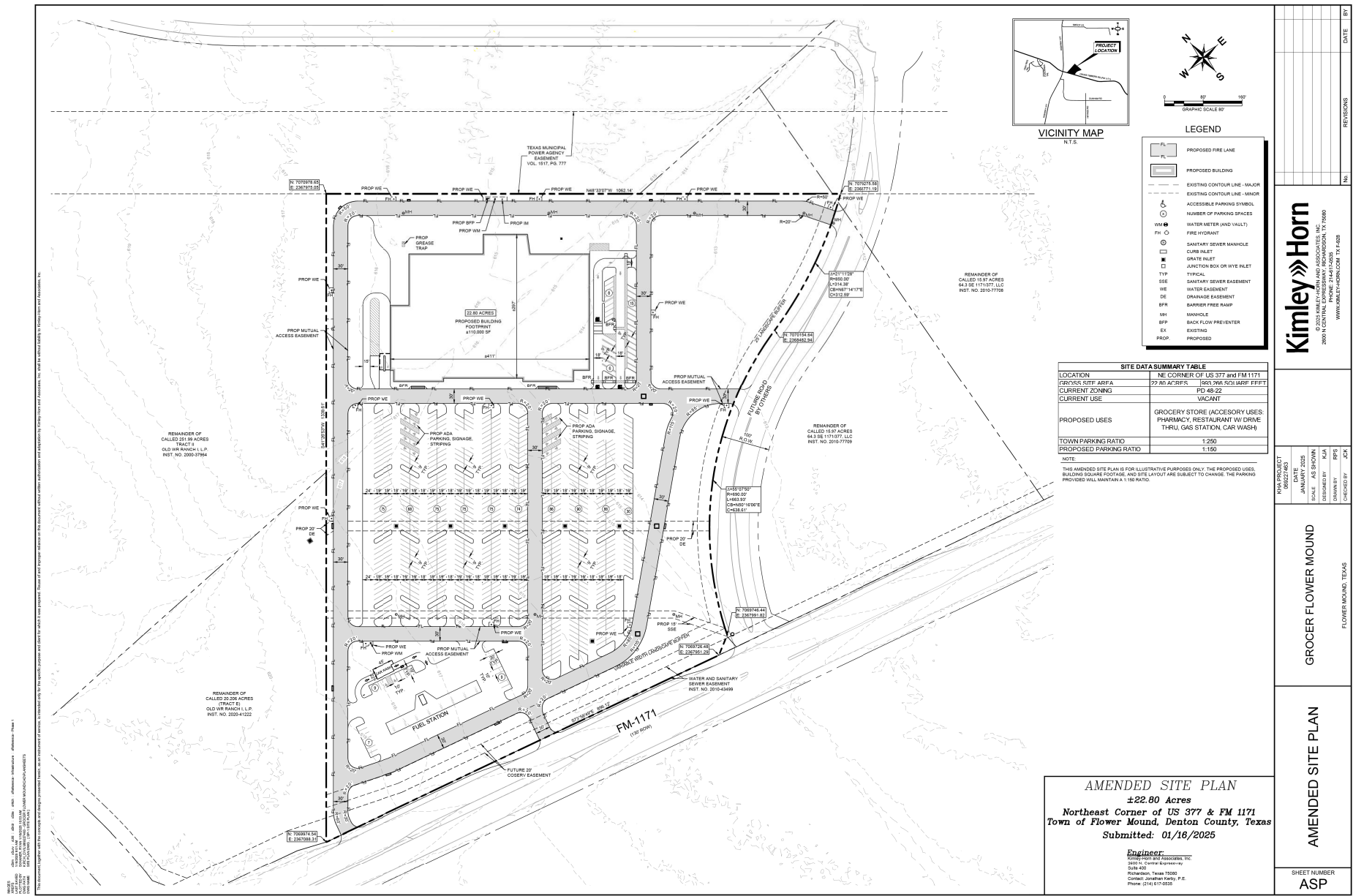
TOWN CODE PARKING CALCULATION

The number of parking spaces required for the proposed HEB was calculated using information provided in Section 82-74 (Off-Street Parking Requirements) of the Town of Flower Mound's *Code of Ordinances* and is summarized in **Table 1**.

Table 1: Town of Flower Mound Code Parking Requirements Summary

Land Use	Town Code	Size (ft ²)	Code Requirement (Parking Spaces)
All Other Retail Uses	1:250 ft ²	110,000	440
Minimum Parking Spaces Required by Code			440
Maximum Parking Spaces Allowed per Code (120% of Minimum) {Section 82-73}			528

With 733 proposed parking spaces (using a 1:150 ratio), the amount of parking provided for the proposed HEB grocery store (110,000 ft²) will be approximately 164% of the Town's minimum requirement and exceed the Town's maximum allowable amount by 205 parking spaces.



INSTITUTE OF TRANSPORTATION ENGINEERS PARKING DEMAND

The number of parking spaces needed to accommodate the proposed HEB grocery store was estimated using information provided in the Institute of Transportation Engineers (ITE) publication *Parking Generation Manual, 6th Edition* for a “Supermarket” land use (ITE Code 850). The estimated average and 85th-percentile peak parking demand for this land use is summarized in **Table 2**. The data plots from the *Parking Generation Manual* are included as an attachment to this document.

Table 2: Supermarket Parking Demand Summary – ITE *Parking Generation Manual* (6th Edition)

Land Use	Supermarket			
ITE Code	850			
Size	110,000 ft ²			
Time Period	Parking Demand Rate ¹		Parking Demand Spaces	
	Average	85 th -percentile	Average	85 th -percentile
Weekday (Monday – Thursday)	2.47	3.81	272	420
Weekday (Friday)	3.72	6.90	410	759
Weekend (Saturday)	2.93	4.14	323	456
Weekend (Sunday)	2.67	3.62	294	399

¹ Parking Demand/1,000 ft² GFA (Gross Floor Area)

Table 2 shows that based on the ITE *Parking Generation Manual*, the average peak parking demand for the time periods identified for a 110,000 ft² supermarket would be 410 parked vehicles and the 85th-percentile peak parking demand would be 759 parked vehicles (both on a Friday).

PARKING ACCUMULATION DATA COLLECTION (NORMAL PEAK OPERATIONS) - OTHER STORES

To determine the peak parking demand at the proposed HEB grocery store, an initial parking accumulation study was conducted at two (2) other HEB locations in the Dallas area, which are shown in **Figure 2**:

- 1) Frisco – 4800 Main St (110,000 ft² with 730 parking spaces provided; Parking ratio = 1:150)
- 2) Plano – 6001 Preston Rd (114,130 ft² with 789 parking spaces provided; Parking ratio = 1:144)

While the Plano store is 190,949 ft² in size with a total of 878 parking spaces, this location includes an electronic fulfillment center (76,819 ft²) which is not included at typical HEB grocery stores and was not included in the parking calculations in this study. Additionally, a total of 89 employees (partners) were working at the electronic fulfillment center on the day of the counts so the occupied parking and parking capacity were both reduced by this amount (89) as part of this study.

These studies were performed by counting the number of parked vehicles on site between 10:00 AM and 4:30 PM on a Sunday (August 4, 2024), which is typically when the highest activity occurs for HEB. The total number of parking spaces provided for each store was counted in the field as part of the parking accumulation data collection effort. The number of parked vehicles at each store was documented every 30 minutes within the specified timeframe and aerial photographs of the parking areas were captured every hour. The number of parking spaces occupied during each observation period is shown in **Figure 3** for both stores. Copies of the data sheets for this study are provided as attachments to this letter.

Figure 2: HEB Data Collection Locations



Figure 3: Summary of Parking Accumulation Counts at Other HEB Locations

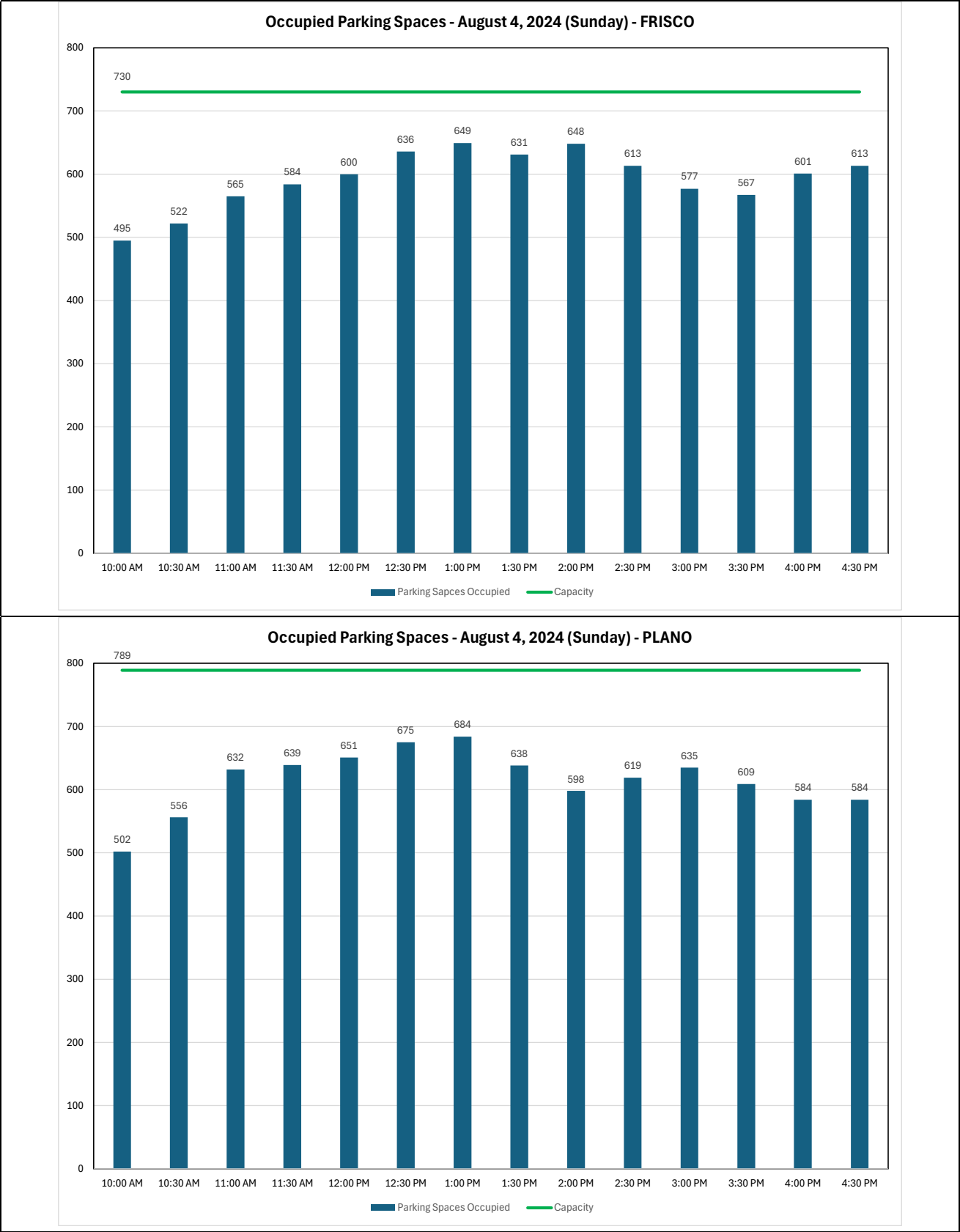


Table 3 summarizes the existing parking demand observed for both HEB stores and the resulting peak parking ratio [peak parking demand/size of the store (1,000 ft²)]. The peak parking ratio (5.99 parking spaces occupied/1,000 ft²) occurred at the Plano store and the average peak parking ratio between the two (2) stores is 5.95 parking spaces occupied/1,000 ft².

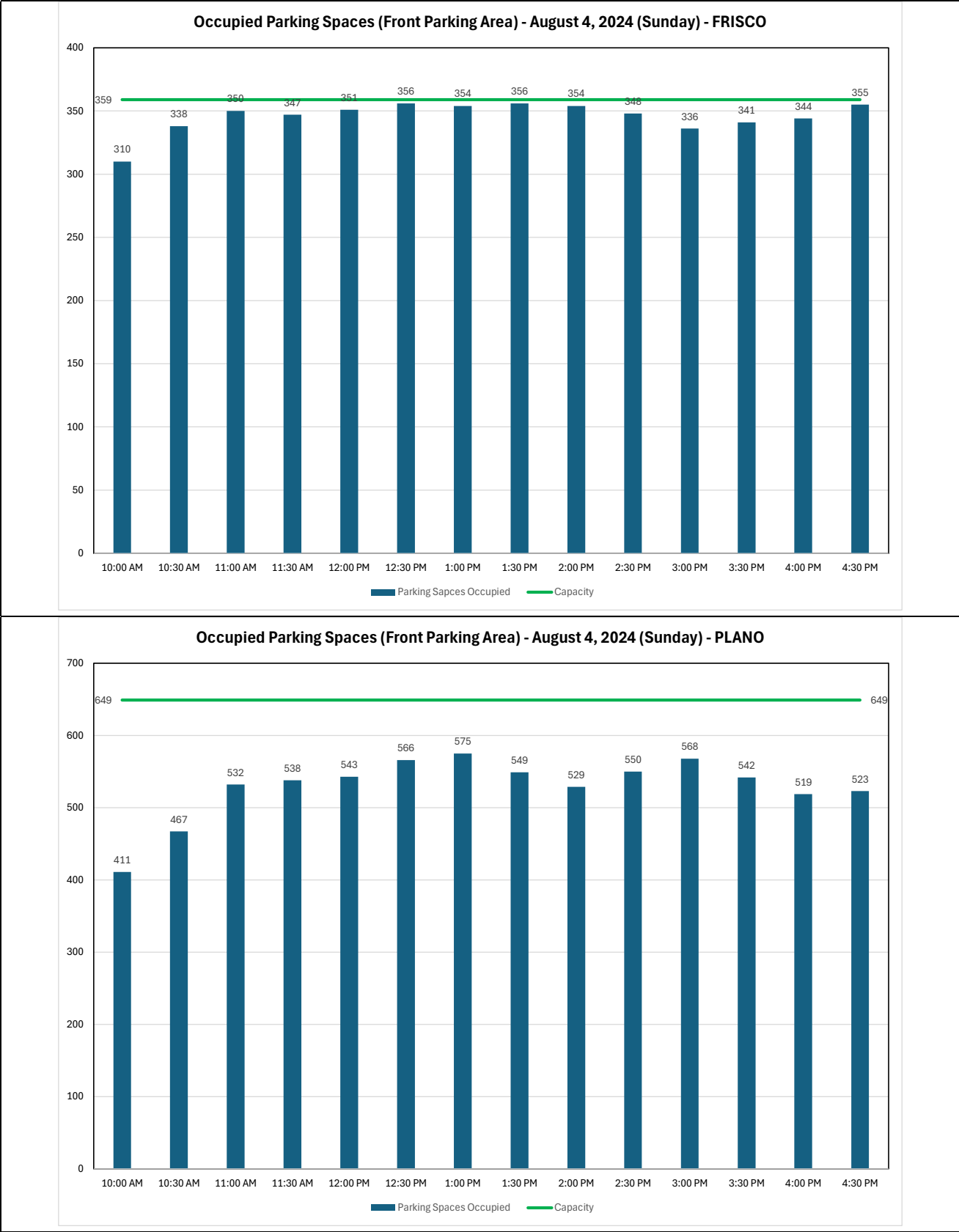
Table 3: Existing Parking Demand

	Frisco (110,000 ft²) Available Parking Spaces = 730	Plano (114,130 ft²) Available Parking Spaces = 789
	Sunday (8/4/24)	Sunday (8/4/24)
Peak Parking Demand	649 (89%)	684 (87%)
Peak Parking Ratio (parking spaces occupied/1,000 ft²)	5.90	5.99

Using the average parking ratio from both the Frisco and Plano locations (5.95 parking spaces occupied/1,000 ft²) for the proposed Flower Mound location (110,000 ft²) is predicted to result in a total of 655 parking spaces occupied at the Flower Mound location, with the 733-space parking lot being approximately 89% full.

Additional analysis on the number of parking spaces occupied in the “front” parking area of each store was also performed since this is where customers typically prefer to park. Parking in the front parking area allows customers to see the front doors of the store when departing their vehicle and allows them to see their vehicle (or the general area where their vehicle is parked) when leaving the front doors of the store. HEB employees (partners) are directed to park on the side or rear of the store, when possible, to avoid occupying customer parking in the front parking area of the store. The shaded red box in Figure 2 identifies the front parking area of each of the stores. The number of parking spaces occupied during each observation period for the front parking area is shown in **Figure 4** for both stores. From these results, the front parking area at the Frisco location was approximately 99% full and the front parking area at the Plano location was approximately 89% full during peak conditions. Hourly aerial imagery of the front parking area at both of the stores is provided as an attachment to this document.

Figure 4: Summary of Parking Accumulation Counts (Front Parking Area) at Other HEB Locations



PARKING ACCUMULATION DATA COLLECTION (HOLIDAY PEAK OPERATIONS) - OTHER STORES

Based on discussions with Town staff, additional parking data was collected at three (3) DFW area locations during the holiday season to help further support the requested parking at the Flower Mound location. In addition to the Frisco and Plano locations from the initial parking data collection process, parking data was also obtained at the Alliance HEB (122,000 ft²) located at 13451 Heritage Trace Parkway in Fort Worth.

Aerial photography (via drone) was captured on the three (3) shopping days before Christmas Eve (Saturday, December 21, 2024 – Monday, December 23, 2024) at these three (3) stores to help identify the highest peak parking demand. Using information from the attached aerials, **Table 4** summarizes the number of parking spaces available, the occupancy of the parking lot, and the number of cars circulating through the site.

Table 4: Existing Parking Demand

Location	Total Parking Spaces	Monday (12/23/24)			
		Time	Parking Available	% Full	Cars Circulating
Alliance	574	2:00 PM	2	100%	76
Frisco	730	4:00 PM	22	97%	36
Plano	789	2:00 PM	6	99%	61

Even assuming a small percentage of the cars circulating through each site were looking for parking spaces, the results indicate that under these conditions, the parking demand exceeded the parking supply.

CONCLUSIONS

Based on the results of this parking analysis:

- A parking ratio of 1:150 square feet is proposed for the HEB location to the northeast of the Cross Timbers Road (FM 1171) and US 377 intersection in Flower Mound, which is the typical parking ratio used for HEB stores across Texas (and is similar to the Plano and Frisco locations).
 - For a 110,000 square-foot grocery store, this parking ratio will yield approximately 733 parking spaces.
- The maximum amount of allowable parking identified in Town of Flower Mound Code and parking estimates from ITE for a Supermarket land use are predicted to result in parking supply numbers that are significantly below the parking demand for this 110,000 ft² grocery store.
- The peak parking occupancy observed at two (2) other HEB grocery stores studied in the DFW area under normal peak operations was:
 - Frisco - 89% occupied (front parking area 99% occupied)
 - Plano - 87% occupied (front parking area 89% occupied)

- During peak holiday conditions, field data at three (3) DFW area locations indicated parking occupancy greater than 97%, with more cars circulating through the parking lot than there were parking spaces available.

Based on the results of this study, the proposed parking for the Flower Mound HEB location (1:150 square feet) is predicted to accommodate the anticipated peak parking demand and align with the available parking ratios for other stores in the DFW area. As a result of this evaluation, the number of proposed parking spaces for this development should be allowed to exceed the maximum number of parking spaces identified by Town Code.

If you have any questions regarding this study, please contact me at (972) 248-3006. We appreciate the opportunity to provide these services.

Sincerely,



Kelly D. Parma, P.E., PTOE
Senior Project Manager
Lee Engineering, LLC
TBPE Firm F-450

Attachments

**ITE *PARKING GENERATION MANUAL* DATA
LAND USE CODE 850 (SUPERMARKET)**



A Community of Transportation Professionals

Institute of Transportation Engineers



Parking Generation Manual

6th Edition

November 2023

Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

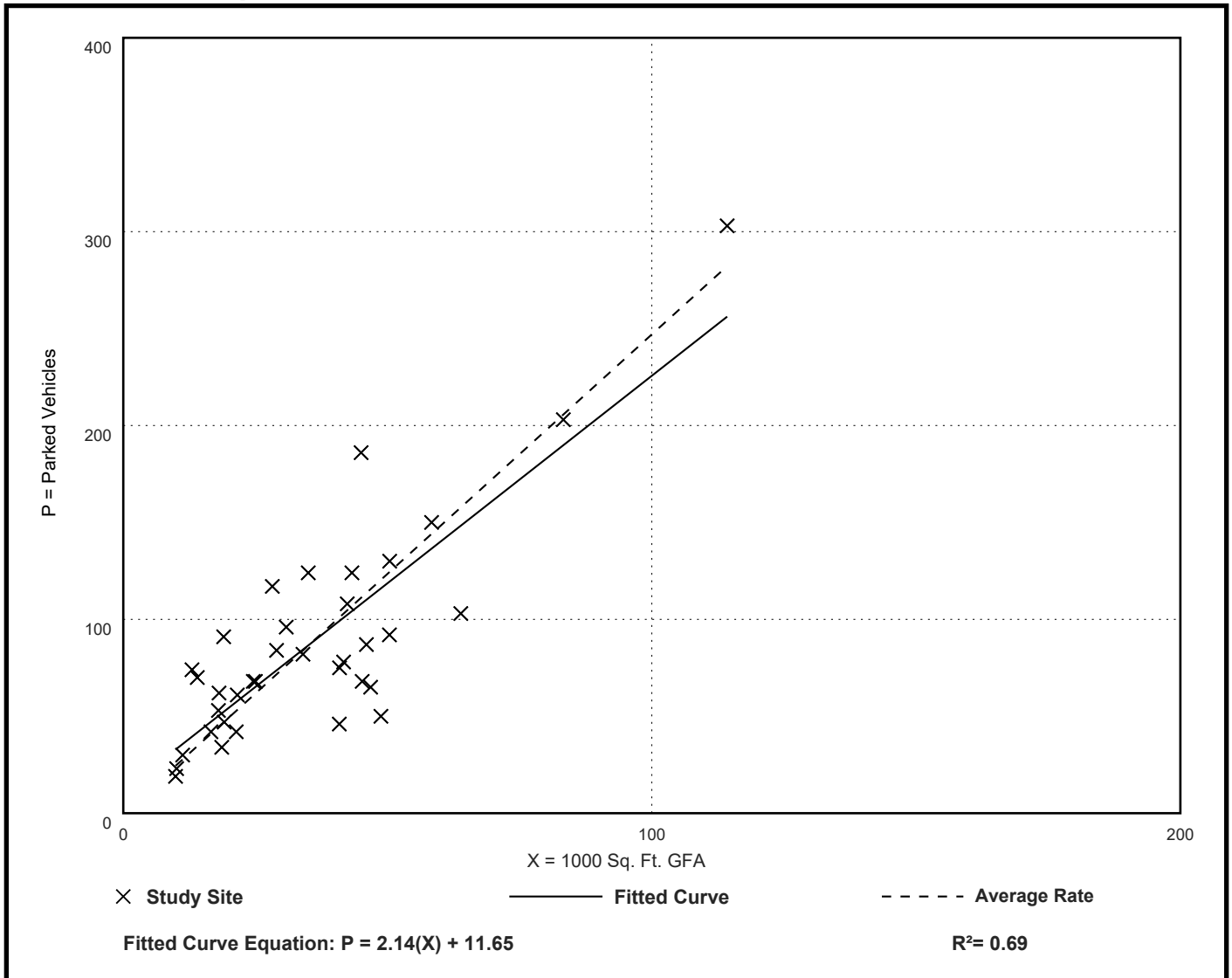
Number of Studies: 36

Avg. 1000 Sq. Ft. GFA: 36

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.47	1.03 - 5.69	2.03 / 3.81	2.17 - 2.77	0.91 (37%)

Data Plot and Equation



Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Friday

Setting/Location: General Urban/Suburban

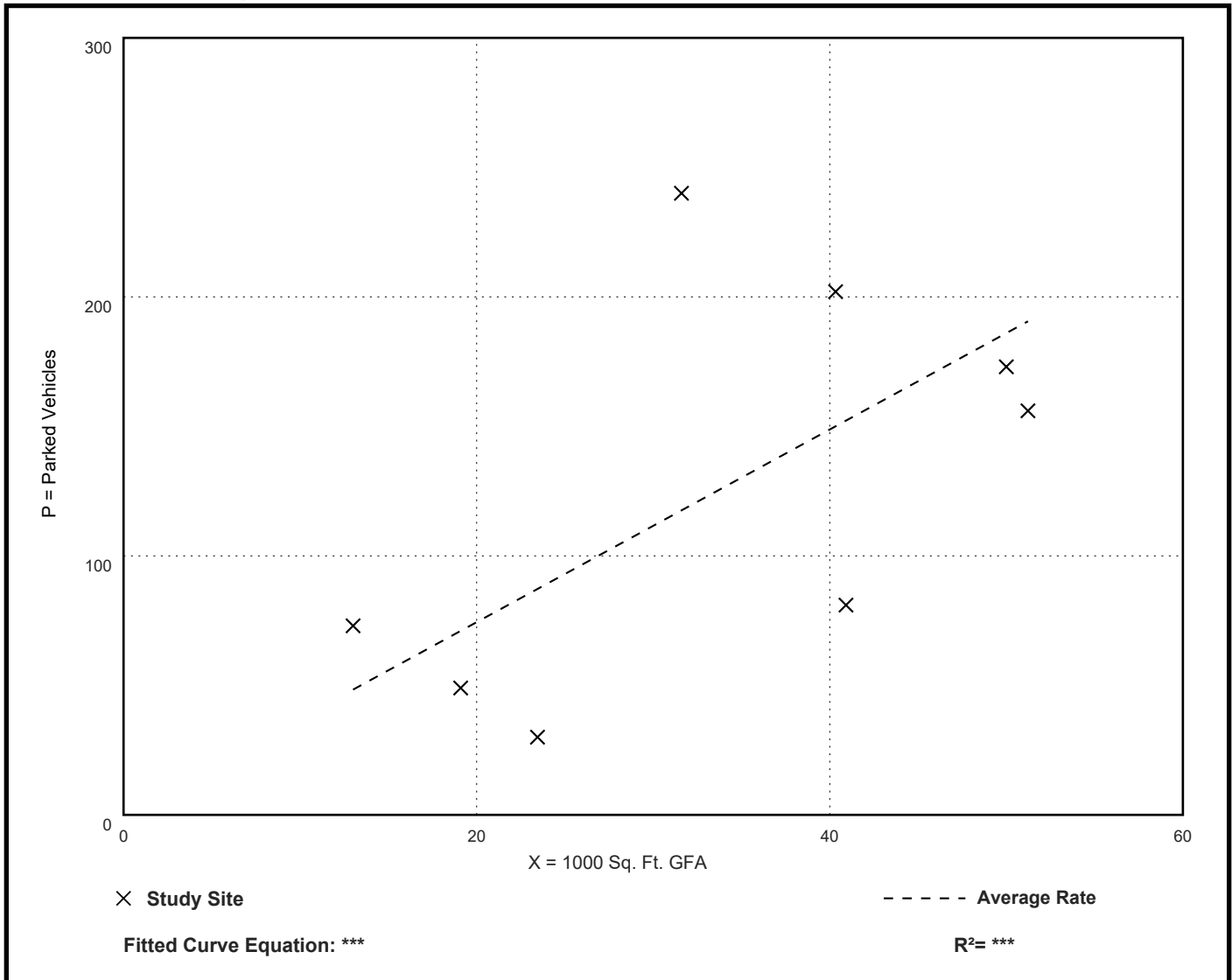
Number of Studies: 8

Avg. 1000 Sq. Ft. GFA: 34

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.72	1.28 - 7.59	2.55 / 6.90	***	1.96 (53%)

Data Plot and Equation



Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

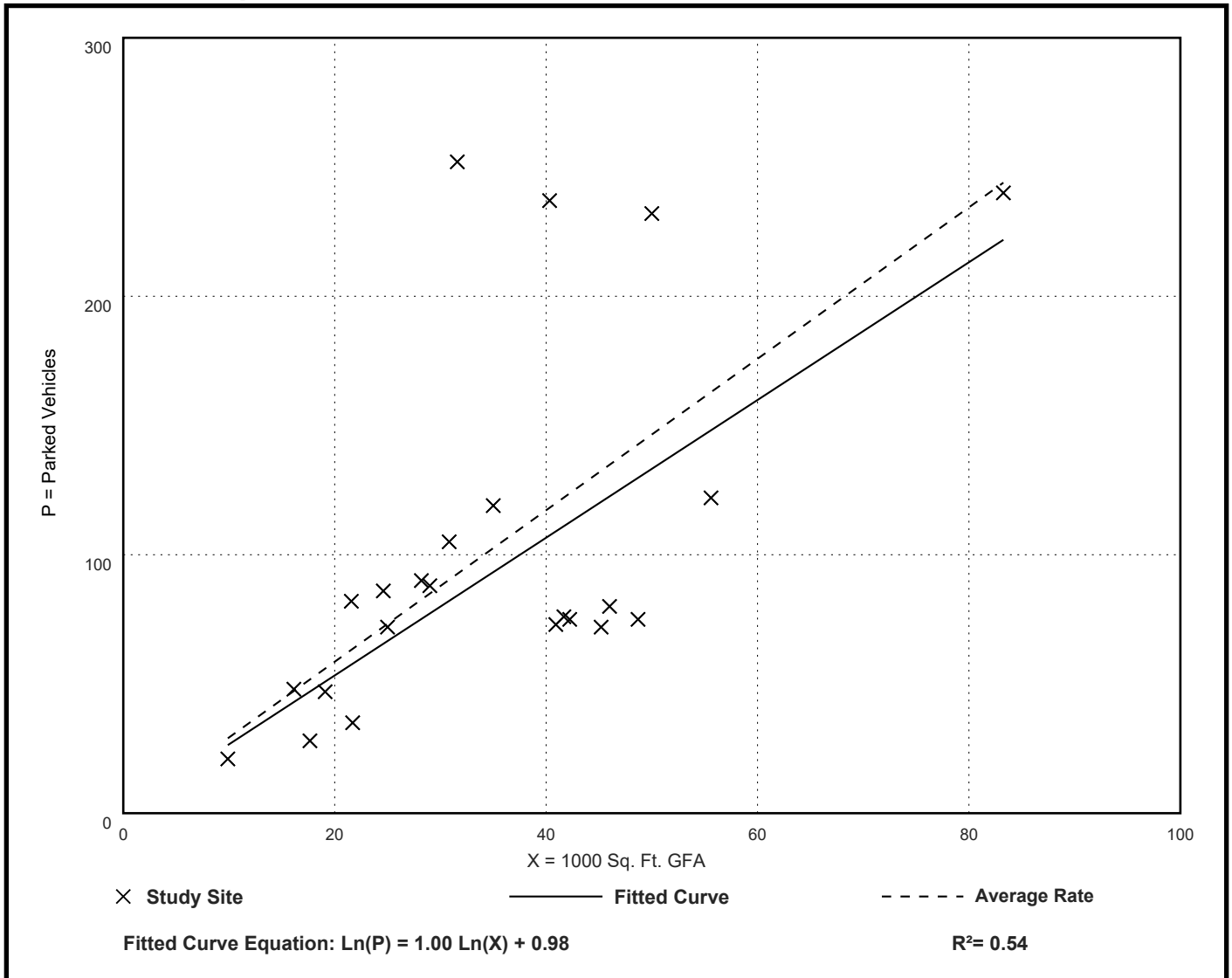
Number of Studies: 23

Avg. 1000 Sq. Ft. GFA: 35

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.93	1.54 - 7.97	1.82 / 4.14	2.3 - 3.56	1.55 (53%)

Data Plot and Equation



Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Sunday

Setting/Location: General Urban/Suburban

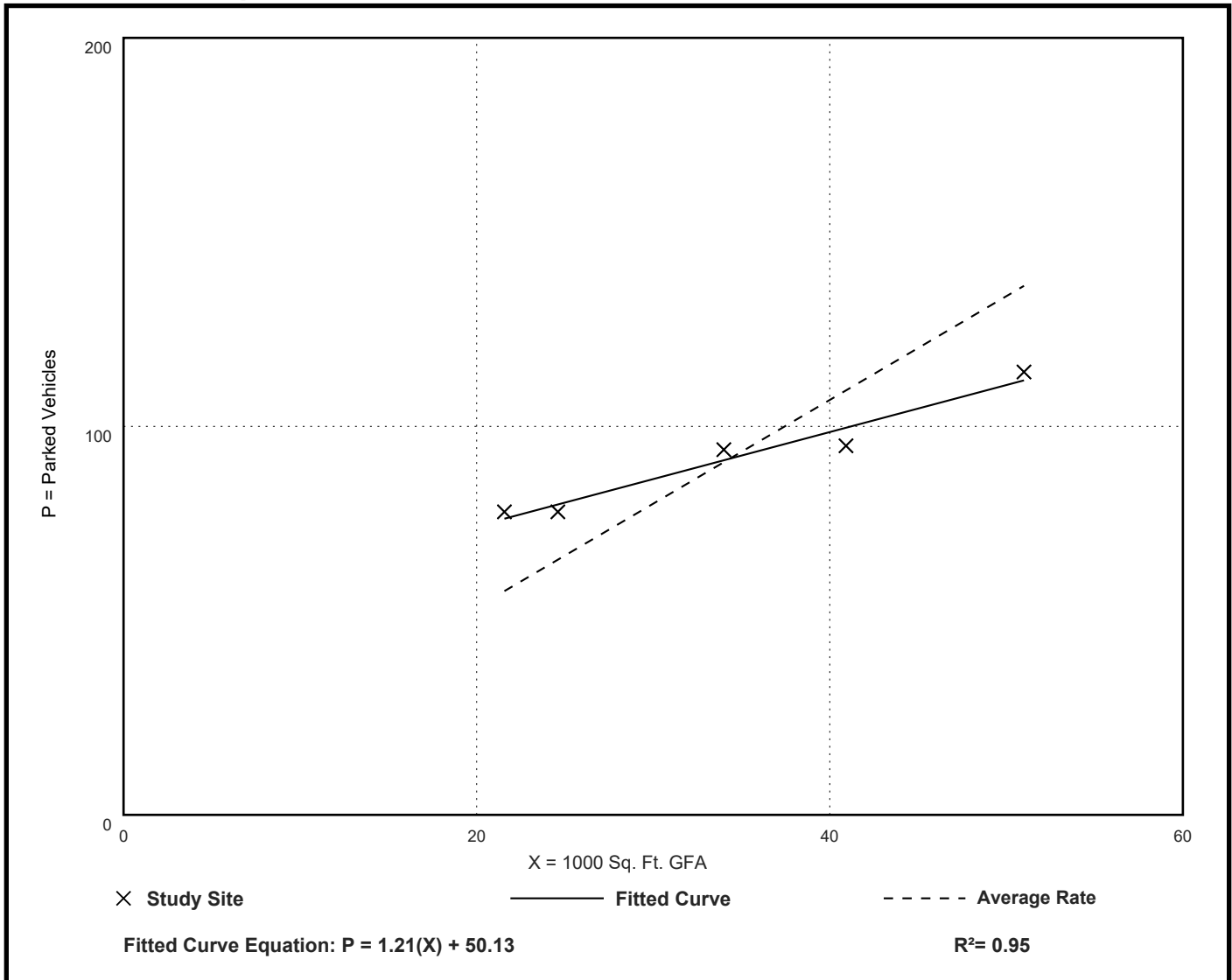
Number of Studies: 5

Avg. 1000 Sq. Ft. GFA: 34

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.67	2.24 - 3.62	2.32 / 3.62	***	0.54 (20%)

Data Plot and Equation



EXISTING PARKING DEMAND DATA

HEB

PARKING STUDY

4800 Main St, FRISCO



4800 Main St, FRISCO

HEB Lot - A			
Date: 8.4.2024		Count	
Capacity	Standard - 192	ADA-0	
10:00 AM	67	0	67
10:30 AM	76	0	76
11:00 AM	98	0	98
11:30 AM	101	0	101
12:00 PM	117	0	117
12:30 PM	124	0	124
1:00 PM	134	0	134
1:30 PM	127	0	127
2:00 PM	133	0	133
2:30 PM	117	0	117
3:00 PM	103	0	103
3:30 PM	96	0	96
4:00 PM	107	0	107
4:30 PM	98	0	98

192
35%
40%
51%
53%
61%
65%
70%
66%
69%
61%
54%
50%
56%
51%

HEB Lot - B			
Date: 8.4.2024		Count	
Capacity	Standard - 82	ADA - 0	
10:00 AM	60	0	60
10:30 AM	69	0	69
11:00 AM	76	0	76
11:30 AM	73	0	73
12:00 PM	78	0	78
12:30 PM	80	0	80
1:00 PM	79	0	79
1:30 PM	82	0	82
2:00 PM	81	0	81
2:30 PM	79	0	79
3:00 PM	75	0	75
3:30 PM	73	0	73
4:00 PM	78	0	78
4:30 PM	81	0	81

82
73%
84%
93%
89%
95%
98%
96%
100%
99%
96%
91%
89%
95%
99%

HEB Lot - C			
Date: 8.4.2024		Count	
Capacity	Standard - 104	ADA - 6	
10:00 AM	102	6	108
10:30 AM	100	6	106
11:00 AM	103	6	109
11:30 AM	102	6	108
12:00 PM	102	6	108
12:30 PM	104	6	110
1:00 PM	103	6	109
1:30 PM	104	6	110
2:00 PM	102	6	108
2:30 PM	102	6	108
3:00 PM	101	5	106
3:30 PM	102	6	108
4:00 PM	103	5	108
4:30 PM	103	6	109

110
98%
96%
99%
98%
98%
100%
99%
100%
98%
98%
96%
98%
98%
99%

HEB Lot - D			
Date: 8.4.2024		Count	
Capacity	Standard - 72	ADA - 3	
10:00 AM	63	2	65
10:30 AM	71	3	74
11:00 AM	72	3	75
11:30 AM	72	3	75
12:00 PM	72	3	75
12:30 PM	72	3	75
1:00 PM	71	3	74
1:30 PM	70	3	73
2:00 PM	71	3	74
2:30 PM	70	2	72
3:00 PM	69	3	72
3:30 PM	70	3	73
4:00 PM	68	2	70
4:30 PM	72	3	75

75
87%
99%
100%
100%
100%
100%
99%
97%
99%
96%
96%
97%
93%
100%

HEB Lot - E			
Date: 8.4.2024		Count	
Capacity	Standard - 42	ADA - 0	
10:00 AM	8	0	8
10:30 AM	9	0	9
11:00 AM	12	0	12
11:30 AM	25	0	25
12:00 PM	23	0	23
12:30 PM	38	0	38
1:00 PM	41	0	41
1:30 PM	36	0	36
2:00 PM	39	0	39
2:30 PM	31	0	31
3:00 PM	26	0	26
3:30 PM	28	0	28
4:00 PM	32	0	32
4:30 PM	34	0	34

42
19%
21%
29%
60%
55%
90%
98%
86%
93%
74%
62%
67%
76%
81%

HEB Lot - F			
Date: 8.4.2024		Count	
Capacity	Standard - 89	ADA - 3	
10:00 AM	74	3	77
10:30 AM	86	3	89
11:00 AM	87	3	90
11:30 AM	88	3	91
12:00 PM	87	3	90
12:30 PM	88	3	91
1:00 PM	89	3	92
1:30 PM	88	3	91
2:00 PM	88	3	91
2:30 PM	87	2	89
3:00 PM	81	2	83
3:30 PM	84	3	87
4:00 PM	85	3	88
4:30 PM	87	3	90

92
84%
97%
98%
99%
98%
99%
100%
99%
99%
97%
90%
95%
96%
98%

HEB Lot - G			
Date: 8.4.2024		Count	
Capacity	Standard - 54	ADA - 0	
10:00 AM	33	0	33
10:30 AM	19	0	19
11:00 AM	26	0	26
11:30 AM	34	0	34
12:00 PM	31	0	31
12:30 PM	35	0	35
1:00 PM	37	0	37
1:30 PM	35	0	35
2:00 PM	41	0	41
2:30 PM	40	0	40
3:00 PM	34	0	34
3:30 PM	22	0	22
4:00 PM	37	0	37
4:30 PM	43	0	43

54
61%
35%
48%
63%
57%
65%
69%
65%
76%
74%
63%
41%
69%
80%

HEB Lot - H			
Date: 8.4.2024		Count	
Capacity	Standard - 83	ADA - 0	
10:00 AM	77	0	77
10:30 AM	80	0	80
11:00 AM	79	0	79
11:30 AM	77	0	77
12:00 PM	78	0	78
12:30 PM	83	0	83
1:00 PM	83	0	83
1:30 PM	77	0	77
2:00 PM	81	0	81
2:30 PM	77	0	77
3:00 PM	78	0	78
3:30 PM	80	0	80
4:00 PM	81	0	81
4:30 PM	83	0	83

83
93%
96%
95%
93%
94%
100%
100%
93%
98%
93%
94%
96%
98%
100%

TOTAL PARKING			
Date: 8.4.2024		Count	
Capacity	Standard - 718	ADA - 12	
10:00 AM	484	11	495
10:30 AM	510	12	522
11:00 AM	553	12	565
11:30 AM	572	12	584
12:00 PM	588	12	600
12:30 PM	624	12	636
1:00 PM	637	12	649
1:30 PM	619	12	631
2:00 PM	636	12	648
2:30 PM	603	10	613
3:00 PM	567	10	577
3:30 PM	555	12	567
4:00 PM	591	10	601
4:30 PM	601	12	613

730
68%
72%
77%
80%
82%
87%
89%
86%
89%
84%
79%
78%
82%
84%

BCDF TOTAL PARKING			
Date: 8.4.2024		Count	
Capacity	Standard - 347	ADA - 12	
10:00 AM	299	11	310
10:30 AM	326	12	338
11:00 AM	338	12	350
11:30 AM	335	12	347
12:00 PM	339	12	351
12:30 PM	344	12	356
1:00 PM	342	12	354
1:30 PM	344	12	356
2:00 PM	342	12	354
2:30 PM	338	10	348
3:00 PM	326	10	336
3:30 PM	329	12	341
4:00 PM	334	10	344
4:30 PM	343	12	355

359
86%
94%
97%
97%
98%
99%
99%
99%
99%
97%
94%
95%
96%
99%

1:00 PM Time period with peak number of occupied parking spaces
>85% Exceeds "effectively full" capacity

DRONE PICS

Aerial view of a large building complex, likely a university or government facility, with red outlines and handwritten labels A1, A2, B, C, and D. A handwritten note says "A1 & 2 are 1 photo" with an arrow pointing to the A2 area. The image is a Google Street View screenshot.

Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

Pics on the hour:

✓ 10:00 am	✓ 2:00 pm
✓ 11:00 am	✓ 3:00 pm
✓ 12:00 pm	✓ 4:00 pm
✓ 1:00 pm	

Nancy Howard
authorized

6001 Preston Rd, PLANO

HEB Lot - A1		Date: 8.4.2024	Count	
Capacity	Standard - 173-89 = 84*	ADA - 0		84
10:00 AM	30	0	30	36%
10:30 AM	28	0	28	33%
11:00 AM	39	0	39	46%
11:30 AM	40	0	40	48%
12:00 PM	47	0	47	56%
12:30 PM	49	0	49	58%
1:00 PM	48	0	48	57%
1:30 PM	36	0	36	43%
2:00 PM	25	0	25	30%
2:30 PM	23	0	23	27%
3:00 PM	18	0	18	21%
3:30 PM	14	0	14	17%
4:00 PM	8	0	8	10%
4:30 PM	2	0	2	2%

*Occupied parking spaces include removal of EFC partners (89)

HEB Lot - B		Date: 8.4.2024	Count	
Capacity	Standard - 105	Curbside Parking - 33		138
10:00 AM	78	33	111	80%
10:30 AM	78	29	107	78%
11:00 AM	91	33	124	90%
11:30 AM	80	30	110	80%
12:00 PM	95	20	115	83%
12:30 PM	101	25	126	91%
1:00 PM	94	27	121	88%
1:30 PM	89	20	109	79%
2:00 PM	88	13	101	73%
2:30 PM	89	17	106	77%
3:00 PM	91	22	113	82%
3:30 PM	97	17	114	83%
4:00 PM	81	17	98	71%
4:30 PM	84	22	106	77%

HEB Lot - D		Date: 8.4.2024	Count	
Capacity	Standard - 251	ADA - 8		259
10:00 AM	176	8	184	71%
10:30 AM	213	8	221	85%
11:00 AM	236	8	244	94%
11:30 AM	233	8	241	93%
12:00 PM	235	7	242	93%
12:30 PM	240	6	246	95%
1:00 PM	233	8	241	93%
1:30 PM	238	8	246	95%
2:00 PM	230	7	237	92%
2:30 PM	242	7	249	96%
3:00 PM	242	8	250	97%
3:30 PM	229	6	235	91%
4:00 PM	225	8	233	90%
4:30 PM	225	8	233	90%

HEB Lot - A2		Date: 8.4.2024	Count	
Capacity	Standard - 56	ADA - 0		56
10:00 AM	61	0	61	109%
10:30 AM	61	0	61	109%
11:00 AM	61	0	61	109%
11:30 AM	61	0	61	109%
12:00 PM	61	0	61	109%
12:30 PM	60	0	60	107%
1:00 PM	61	0	61	109%
1:30 PM	53	0	53	95%
2:00 PM	44	0	44	79%
2:30 PM	46	0	46	82%
3:00 PM	49	0	49	88%
3:30 PM	53	0	53	95%
4:00 PM	57	0	57	102%
4:30 PM	59	0	59	105%

HEB Lot - C		Date: 8.4.2024	Count	
Capacity	Standard - 245	ADA - 7		252
10:00 AM	111	5	116	46%
10:30 AM	134	5	139	55%
11:00 AM	157	7	164	65%
11:30 AM	180	7	187	74%
12:00 PM	183	3	186	74%
12:30 PM	190	4	194	77%
1:00 PM	207	6	213	85%
1:30 PM	188	6	194	77%
2:00 PM	184	7	191	76%
2:30 PM	190	5	195	77%
3:00 PM	199	6	205	81%
3:30 PM	187	6	193	77%
4:00 PM	185	3	188	75%
4:30 PM	177	7	184	73%

TOTAL PARKING		Date: 8.4.2024	Count	
Capacity	Standard - 863	ADA - 15		789
10:00 AM	489	13	502	64%
10:30 AM	514	42	556	70%
11:00 AM	584	48	632	80%
11:30 AM	594	45	639	81%
12:00 PM	621	30	651	83%
12:30 PM	640	35	675	86%
1:00 PM	643	41	684	87%
1:30 PM	604	34	638	81%
2:00 PM	571	27	598	76%
2:30 PM	590	29	619	78%
3:00 PM	599	36	635	80%
3:30 PM	580	29	609	77%
4:00 PM	556	28	584	74%
4:30 PM	547	37	584	74%

BCD		TOTAL PARKING	Date: 8.4.2024	Count	
Capacity	Standard - 634	ADA - 15			
10:00 AM	398	13	411		64%
10:30 AM	454	13	467		72%
11:00 AM	517	15	532		82%
11:30 AM	523	15	538		83%
12:00 PM	533	10	543		84%
12:30 PM	556	10	566		87%
1:00 PM	561	14	575		89%
1:30 PM	535	14	549		85%
2:00 PM	515	14	529		82%
2:30 PM	538	12	550		85%
3:00 PM	554	14	568		88%
3:30 PM	530	12	542		84%
4:00 PM	508	11	519		80%
4:30 PM	508	15	523		81%

1:00 PM Time period with peak number of occupied parking spaces
>85% Exceeds "effectively full" capacity

AERIAL IMAGERY (HOURLY)
FRONT PARKING AREA - FRISCO

Frisco – 10:30 AM









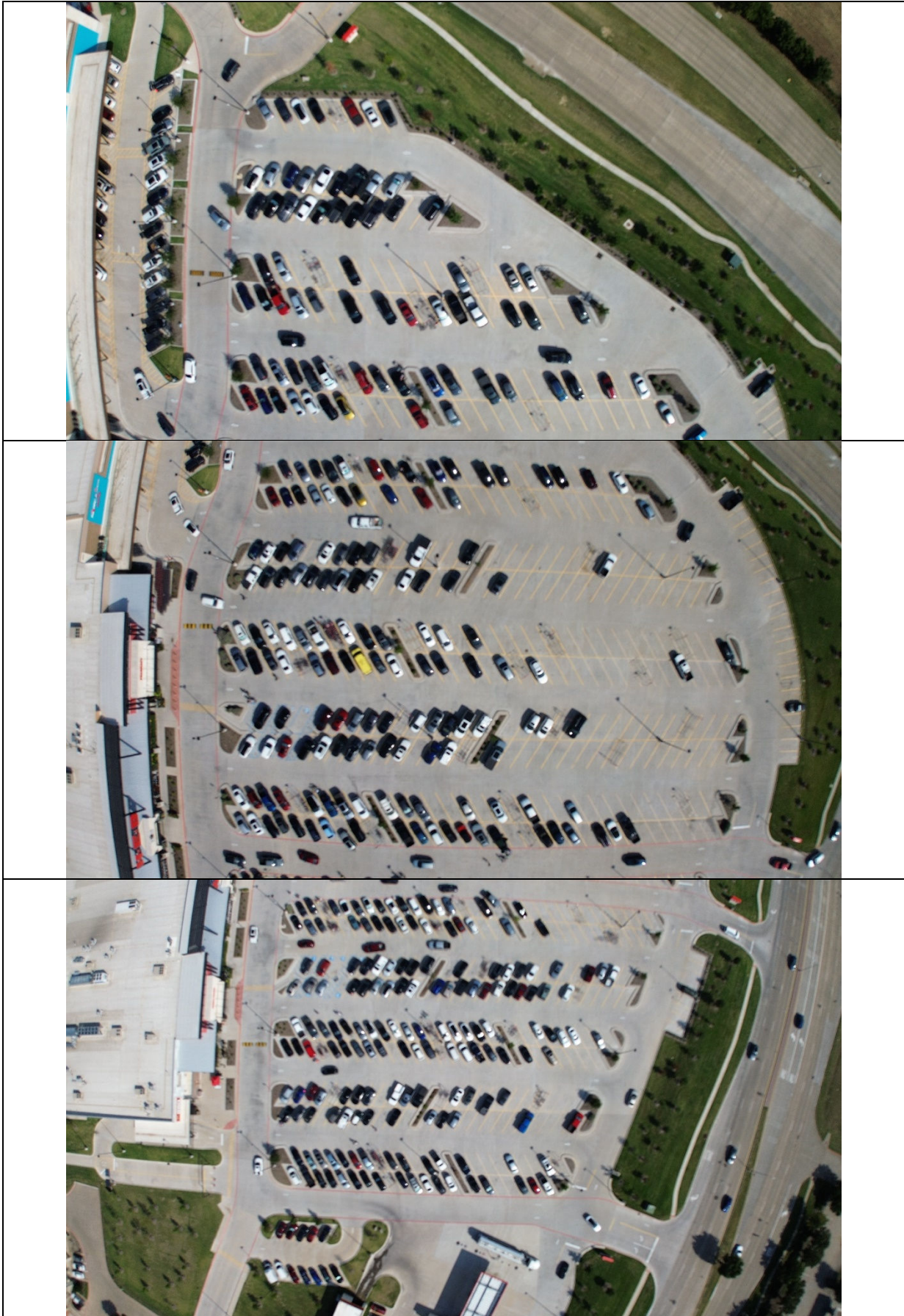




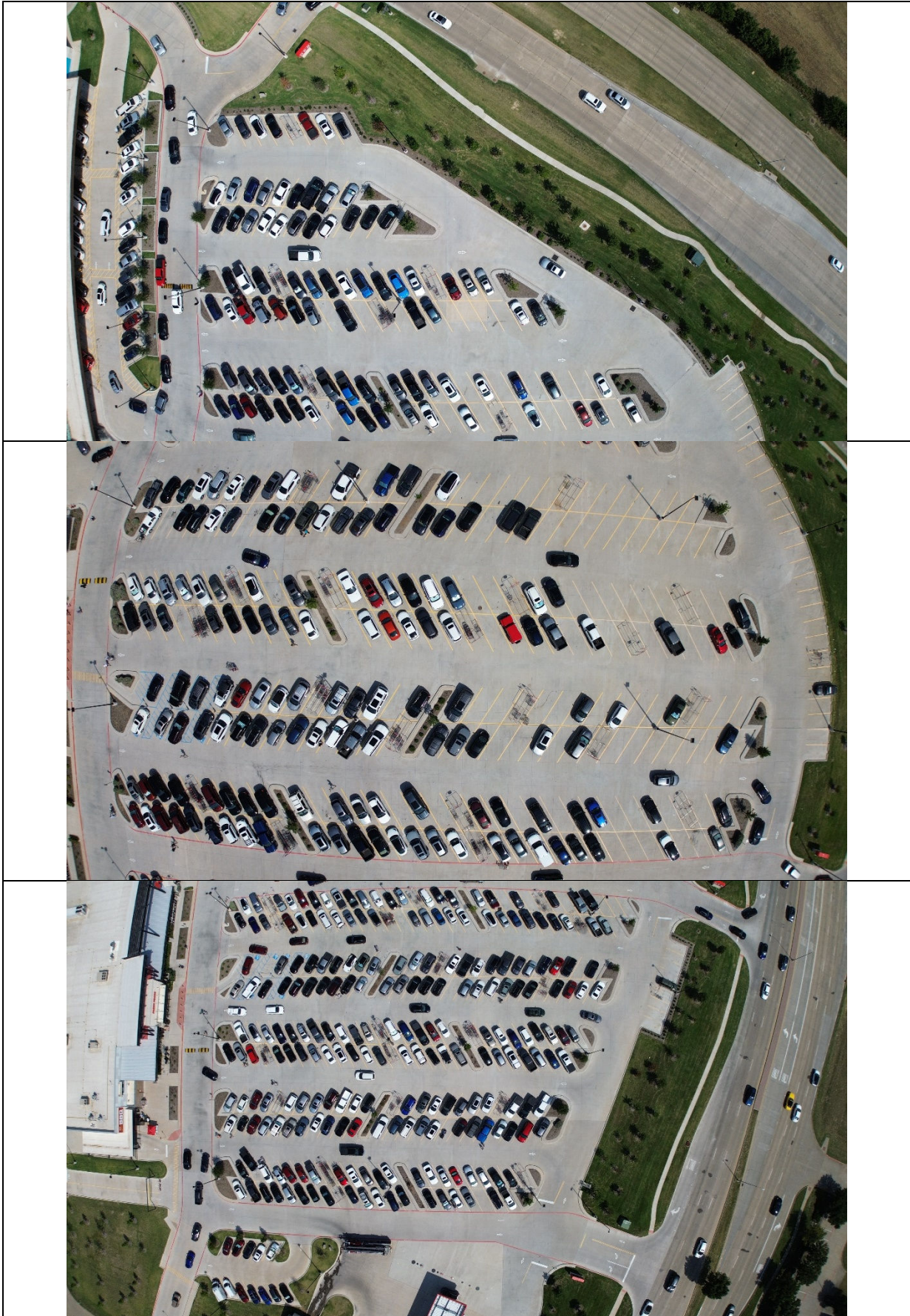


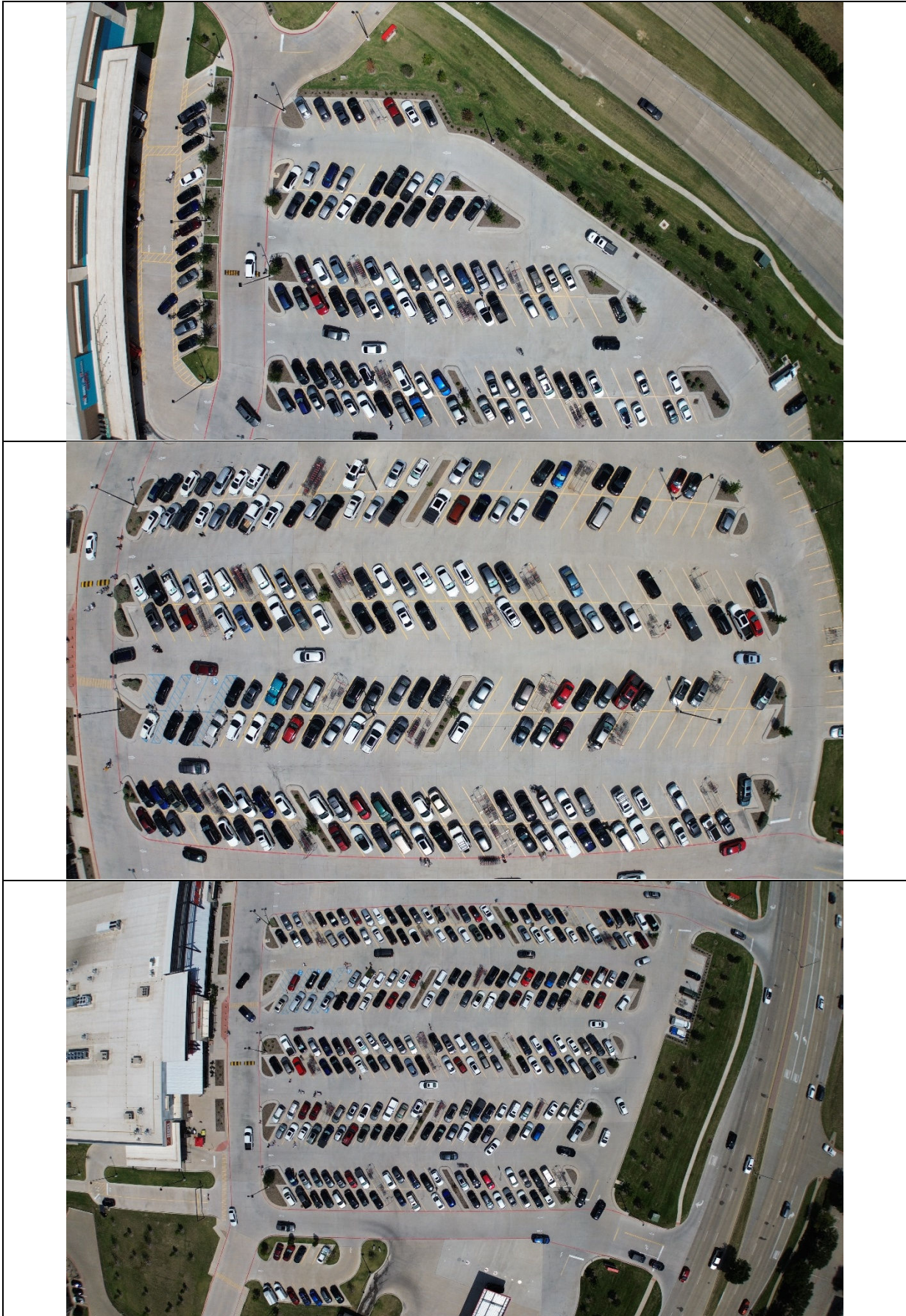
AERIAL IMAGERY (HOURLY)
FRONT PARKING AREA - PLANO

Plano – 10:00 AM



Plano – 11:00 AM

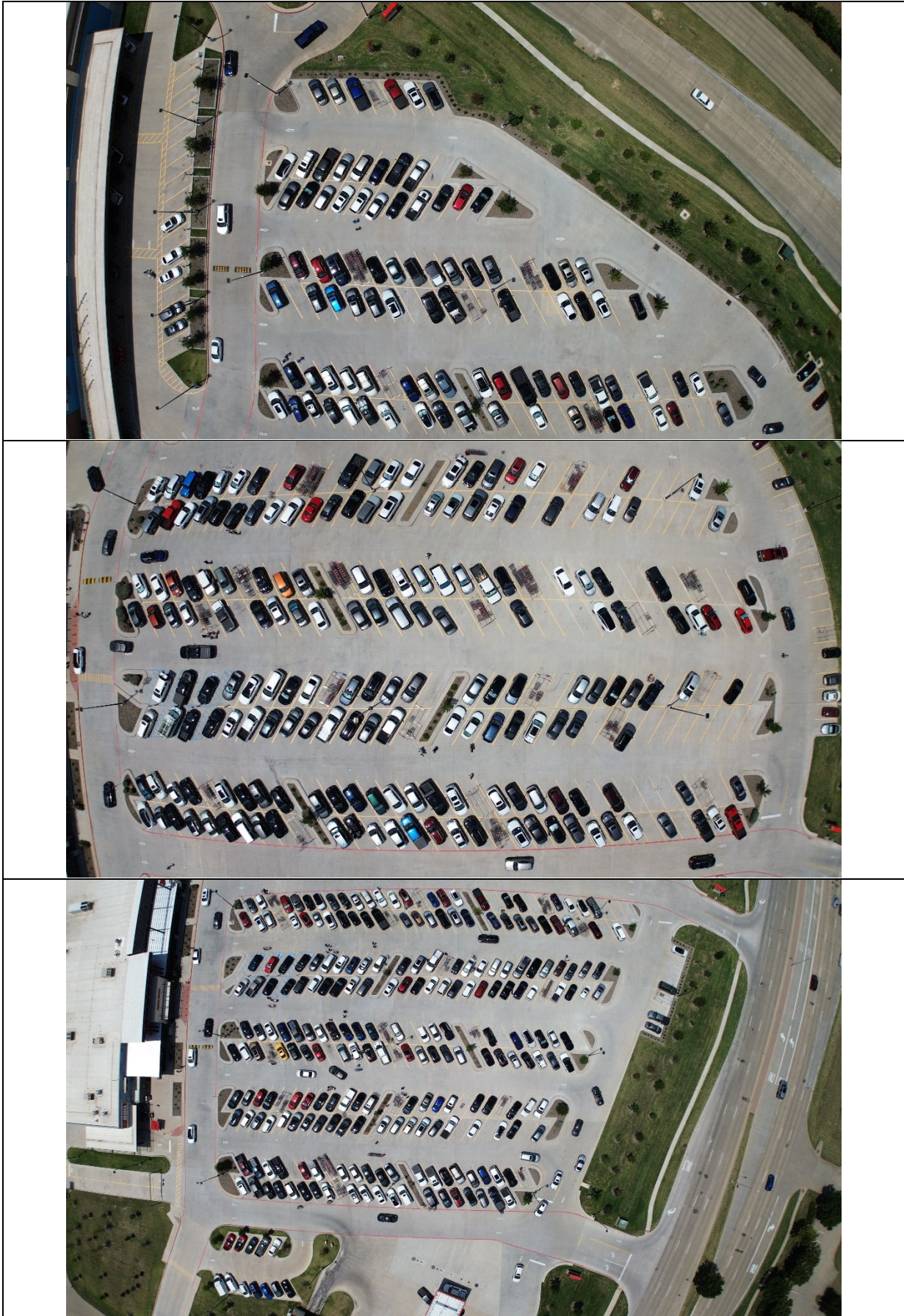




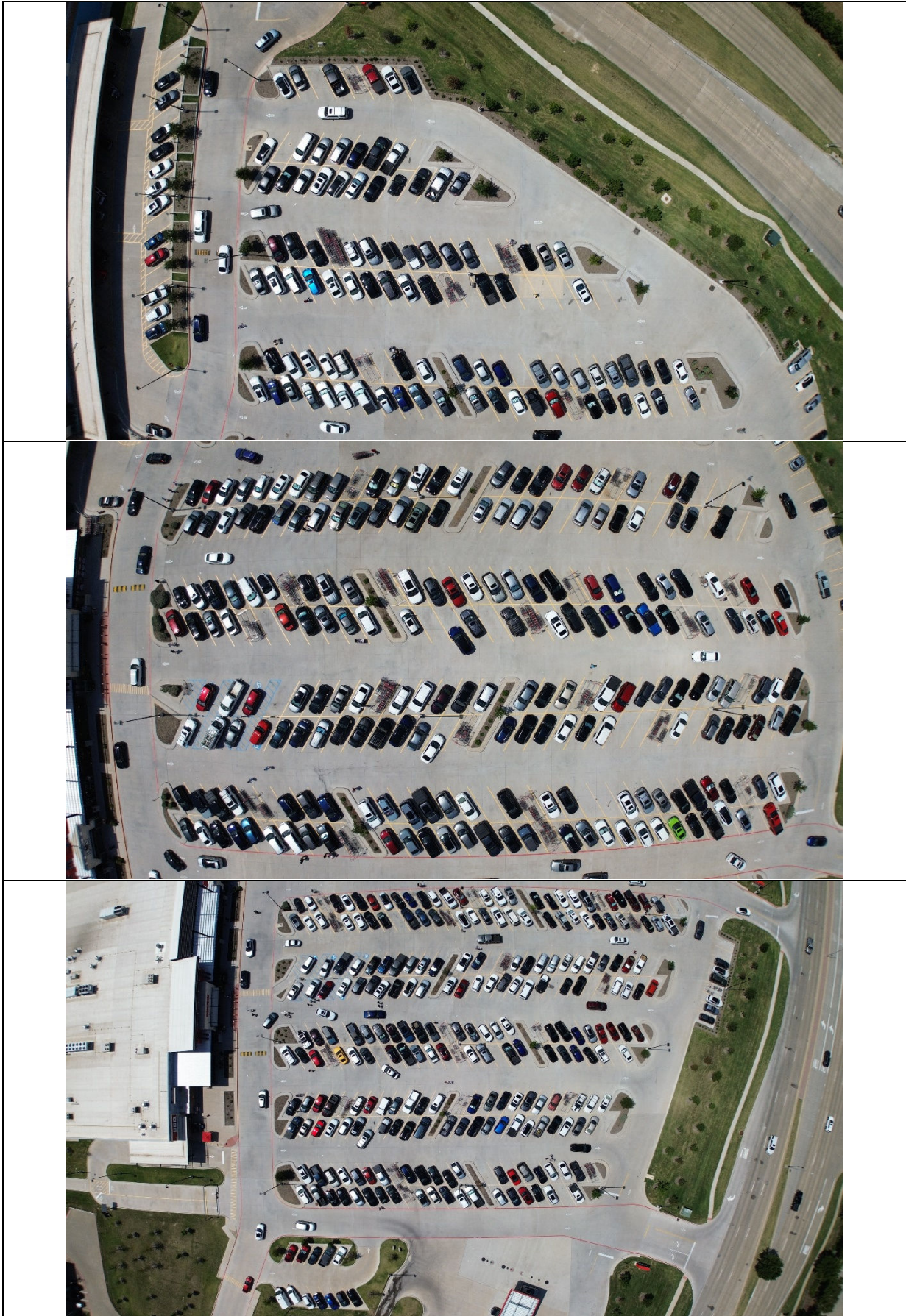
Plano – 1:00 PM



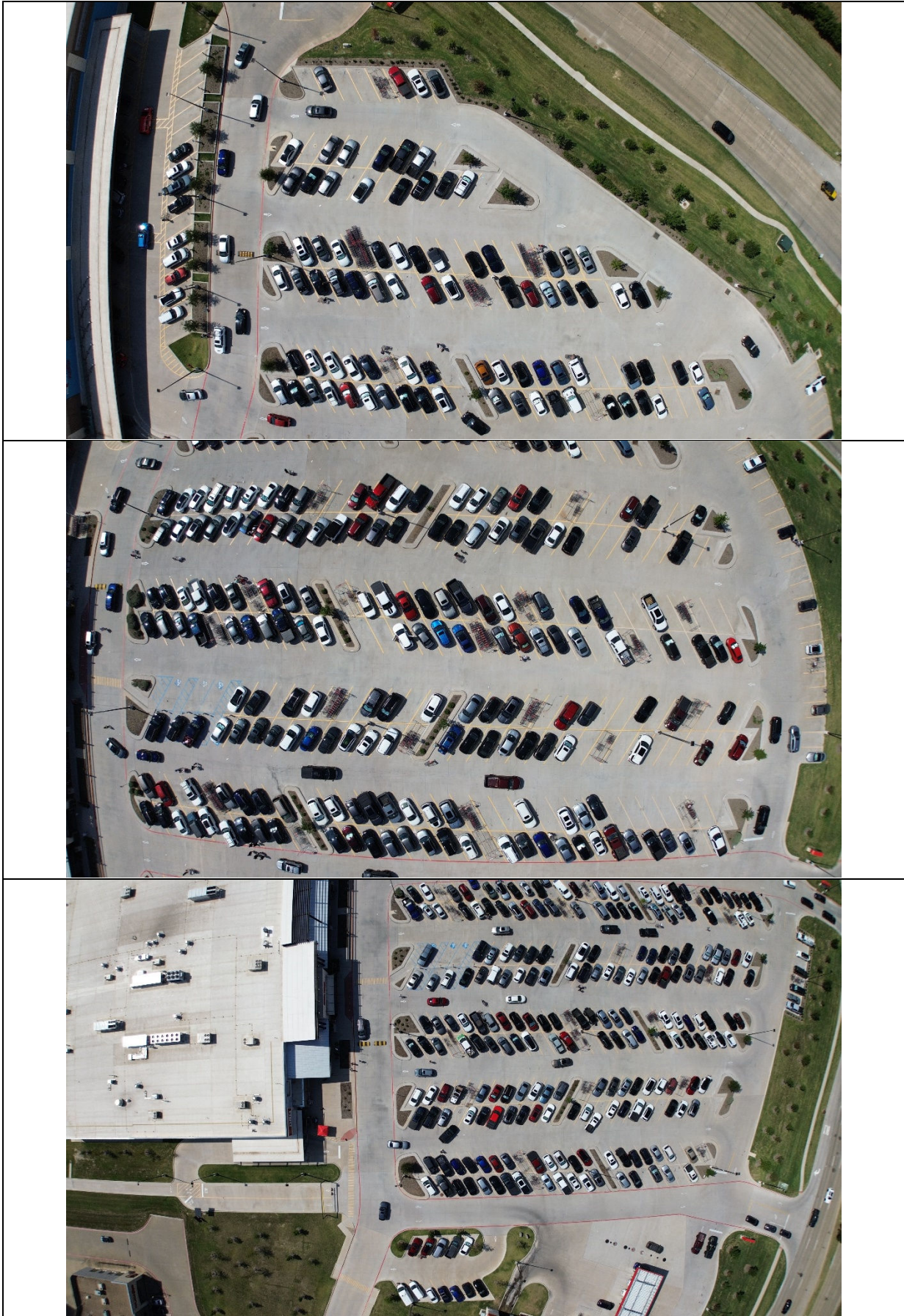
Plano – 2:00 PM



Plano - 3:00 PM



Plano – 4:00 PM



**AERIAL IMAGERY
DECEMBER 23, 2024**

● 76 cars in parking lot not in a space
↓ 2 open parking spot



ALLIANCE 12/23/2:00pm



● 36 cars in Parking lot not in a space
↓ 22 open parking spots

FRISCO 12/23/4:00pm

● 61 cars in parking lot not in a space
↓ 6 open parking spots

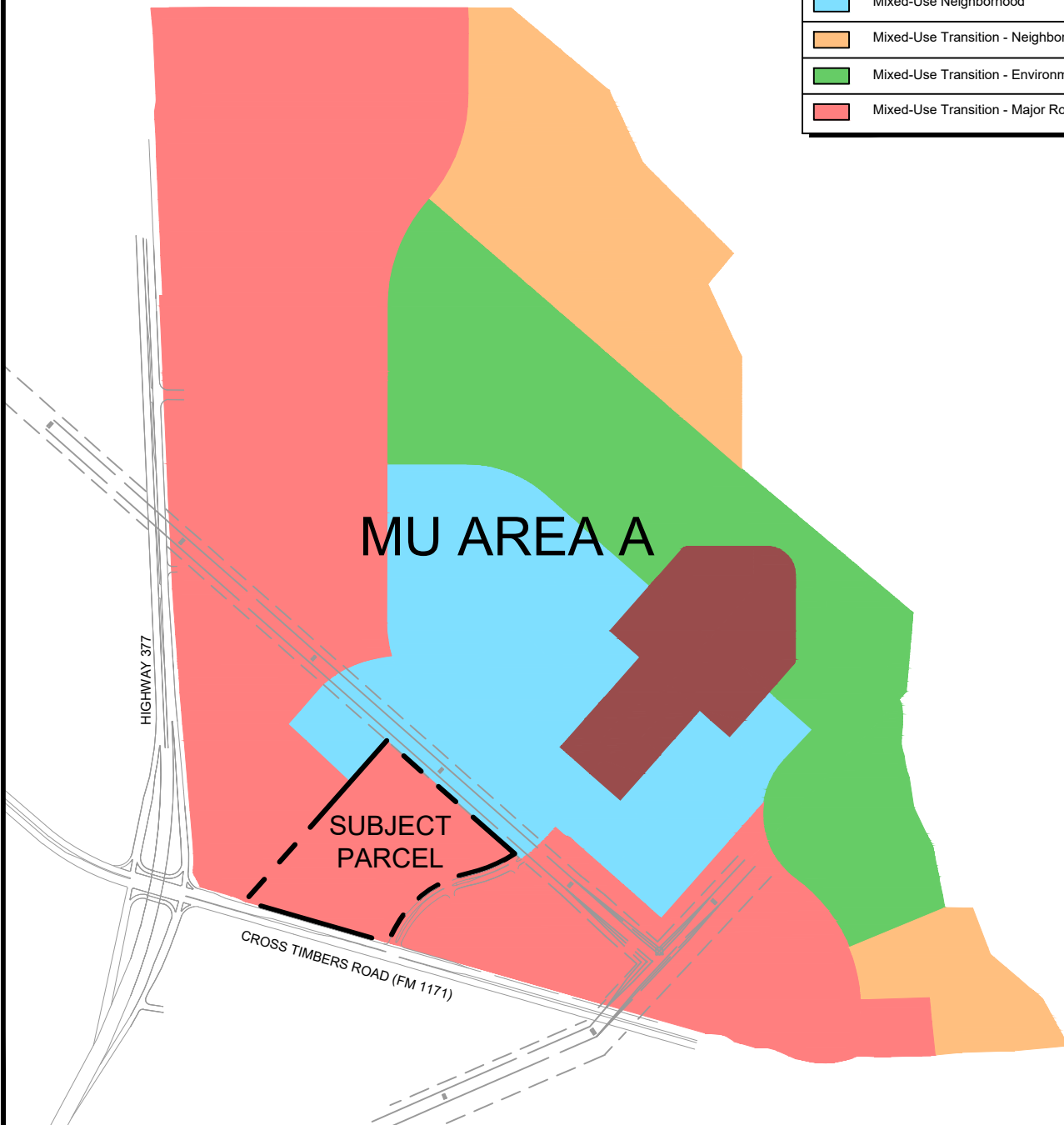
PLANO 12/23/2:00pm

MU Area A Site Data Table						
Use Status	PD 48-22 Concept Plan		Proposed Concept Plan		Delta	
	Acres	% of Land Area	Acres	% of Land Area	Acres	% of Land Area
MU-C	29.89	0.05	29.89	0.05	-	-
MU-N	100.82	18%	92.02	17%	(8.80)	(1.6%)
MU - T: MR	238.39	43%	247.19	45%	8.80	1.6%
MU - T: NG	74.62	14%	74.62	14%	-	-
MU - T: EN	105.44	19%	105.44	19%	-	-
TOTAL	549.16	100%	549.16	100%	-	-



LEGEND

	Mixed-Use Core	MU-C
	Mixed-Use Neighborhood	MU-N
	Mixed-Use Transition - Neighborhood	MU - T: NG
	Mixed-Use Transition - Environmental	MU - T: EN
	Mixed-Use Transition - Major Roadway	MU - T: MR



CONCEPT PLAN

GROCEER FLOWER MOUND

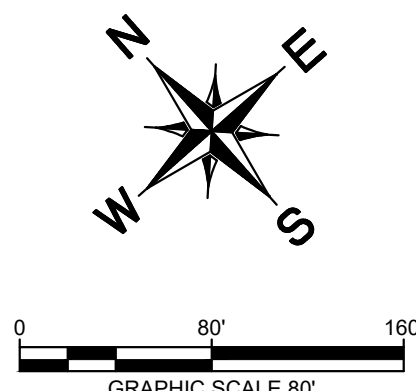
SHEET NUMBER
CP

DENTON COUNTY

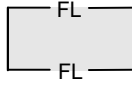
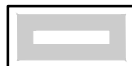
TEXAS

Kimley»Horn

© 2025 KIMLEY-HORN
2600 N CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 214-617-0535
TEXAS REGISTERED ENGINEERING FIRM F-928



LEGEND

- | | |
|--|-------------------------------|
|  | PROPOSED FIRE LANE |
|  | PROPOSED BUILDING |
| --- | EXISTING CONTOUR LINE - MAJOR |
| --- | EXISTING CONTOUR LINE - MINOR |
|  | ACCESSIBLE PARKING SYMBOL |
|  | NUMBER OF PARKING SPACES |
| WM  | WATER METER (AND VAULT) |
| FH  | FIRE HYDRANT |
|  | SANITARY SEWER MANHOLE |
|  | CURB INLET |
|  | GRATE INLET |
|  | JUNCTION BOX OR WYE INLET |
| TYP | TYPICAL |
| SSE | SANITARY SEWER EASEMENT |
| WE | WATER EASEMENT |
| DE | DRAINAGE EASEMENT |
| BFR | BARRIER FREE RAMP |
| MH | MANHOLE |
| BP | BACK FLOW PREVENTER |
| EX | EXISTING |
| PROP | PROPOSED |

SITE DATA SUMMARY TABLE		
LOCATION	NE CORNER OF US 377 and FM 1171	
GROSS SITE AREA	22.86 ACRES	995,967 SQUARE FEET
CURRENT ZONING	MU-2 (Ord. 48-22)	
CURRENT USE	VACANT	
PROPOSED USES	GROCERY STORE (ACCESSORY USES: PHARMACY, RESTAURANT W/ DRIVE THRU, GAS STATION, CAR WASH)	
PARKING REQUIRED		
RETAIL (1:250)		440
WITH 20% DEVIATION		528
PARKING PROVIDED		
RETAIL (1:150)		733

NOTE

THIS CONCEPTUAL SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. THE PROPOSED USES, BUILDING SQUARE FOOTAGE, AND SITE LAYOUT ARE SUBJECT TO CHANGE. THE PARKING PROVIDED WILL MAINTAIN A 1:150 RATIO.

CONCEPTUAL SITE PLAN
±22.86 Acres
Northeast Corner of US 377 & FM 1171
Town of Flower Mound, Denton County, Texas
Submitted: 04/21/2025

Engineer:

Kimley-Horn and Associates, Inc.
2600 N. Central Expressway
Suite 400
Richardson, Texas 75080
Contact: Jonathan Kerby, P.E.
Phone: (214) 617-0535

Kimley»»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2600 N CENTRAL EXPRESSWAY, RICHARDSON, TX 75080
PHONE: 214-617-0535

WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT
069227463

DATE _____

SCALE AS SHOWN

DESIGNED BY KJA

CHECKED BY	JCK
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GROCEER FLOWER MOUND

CONCEPTUAL SITE PLAN

SHEET NUMBER
CSP

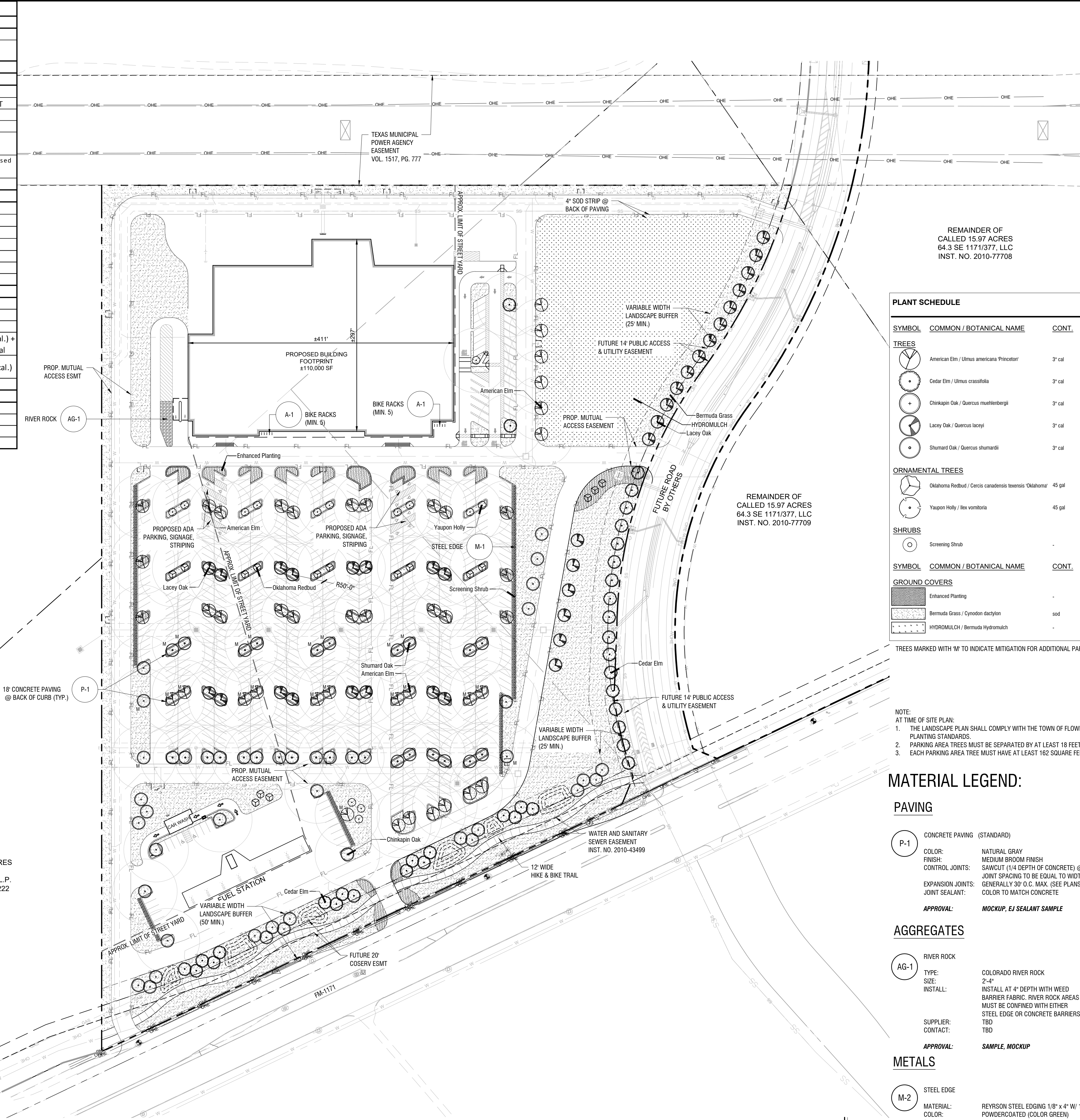
Drawings created by Kimley-Horn and Associates, Inc. for the project described herein. The drawings are the property of Kimley-Horn and Associates, Inc. and shall be used only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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Grocer Flower Mound		
	SF	ACRES
SITE AREA:	995,967	22.86
ZONING	MU-2 (Ord. 48-22)	
LANDSCAPE TABULATIONS		
STREET YARD	REQUIRED	PROVIDED
STREET YARD LANDSCAPING (613,013 SQFT OF STREET YARD)	YES	YES
20% MINIMUM OF STREET YARD TO BE LANDSCAPED	122,602 SQFT	215,350 SQFT
STREET YARD TREES	YES	YES
50 TREES FOR FIRST 110,000 SQFT	50	50
1 ADDITIONAL TREE FOR EACH 5,000 SQFT OF STREET YARD IN EXCESS OF 110,000	101	101
Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.		
STREET BUFFER	REQUIRED	PROVIDED
STREET BUFFER LANDSCAPING		
FM-1171 (MINIMUM REQUIRED WIDTH = 50')	50' WIDTH	50' WIDTH
FUTURE ROAD (MINIMUM REQUIRED WIDTH = 25')	25' WIDTH	25' WIDTH
STREET BUFFER TREES		
MF-1171 - 960 LF (1 TREE / 30' O.C.)	32	32
FUTURE ROAD - 930 LF (1 TREE / 30' O.C.)	31	31
PARKING LOT LANDSCAPE	REQUIRED	PROVIDED
PARKING AREA LANDSCAPING		
90 SQFT PER 12 SPACES (733 SPACES)	5,498 SF	5,776 SF
PARKING LOT TREES		
STANDARD: 1 TREE PER 10 PARKING SPACES (733 SPACES)	74	53 Canopy (3" cal.) + 21 Ornamental
MITIGATION: 1 TREE PER 10 SPACES THAT EXCEED MAXIMUM ALLOWABLE DEVIATION (205 SPACES)	21	21 Canopy (3" cal.)
BIKE RACKS	REQUIRED	PROVIDED
5% OF PARKING SPOTS	10	10
NOT TO EXCEED A TOTAL OF 10 BIKE RACKS		
DUMPSTER SCREENING	N/A	N/A

THIS CONCEPT LANDSCAPE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. THE PROPOSED USES, LANDSCAPE QUANTITIES, TREE QUANTITIES, AND LOCATIONS THEREOF, ARE SUBJECT TO CHANGE. THE MINIMUM QUANTITIES IN THE TABLE ABOVE WILL BE MET.

SITE DATA SUMMARY TABLE	
LOCATION	NE CORNER OF US 377 and FM 1171
GROSS SITE AREA	22.86 ACRES [995,967 SQUARE FEET]
CURRENT ZONING	MU-2 (Ord. 48-22)
CURRENT USE	VACANT
PROPOSED USES	GROCERY STORE (ACCESSORY USES: PHARMACY, RESTAURANT W/ DRIVE THRU, GAS STATION, CAR WASH)
PARKING REQUIRED	
RETAIL (1:250)	440
WITH 20% DEVIATION	528
PARKING PROVIDED	
RETAIL (1:150)	733



REMAINDER OF CALLED 15.97 ACRES 64.3 SE 1171/377, LLC INST. NO. 2010-77708

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	REMARKS
TREES				
	American Elm / Ulmus americana Princeton	3" cal	10' -12' ht	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
	Cedar Elm / Ulmus crassifolia	3" cal	10' -12' ht	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
	Chinkapin Oak / Quercus muhlenbergii	3" cal	10' -12' ht	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
	Lacey Oak / Quercus laevis	3" cal	10' -12' ht	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
	Shumard Oak / Quercus shumardi	3" cal	10' -12' ht	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
ORNAMENTAL TREES				
	Oklahoma Redbud / Cercis canadensis texensis 'Oklahoma'	45 gal	8' -10' ht	CONTAINER, NURSERY GROWN, MATCHED AND WELL-ROOTED
	Yaupon Holly / Ilex vomitoria	45 gal	8' -10' ht	CONTAINER, NURSERY GROWN, MATCHED AND WELL-ROOTED

SHRUBS

	Screening Shrub	-	-	TEXAS RANGER SAGE (5 GAL., 12" H x 12" W)
	Screening Shrub	-	-	MOUNTAIN SAGE (5 gal., 18" h x 18" w)

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	REMARKS
GROUND COVERS					
	Enhanced Planting	-	-	-	PINK FLAMINGO MULCH (5 GAL., 12" H x 12" W)
	Bermuda Grass / Cynodon dactylon	sod	-	-	GIANT LIRIOPE (1 GAL., 12" H x 12" W)
	HYDROMULCH / Bermuda Hydromulch	-	-	-	REFER TO SPECIFICATIONS UNTIL ESTABLISHED

TREES MARKED WITH 'M' TO INDICATE MITIGATION FOR ADDITIONAL PARKING

- NOTE: AT TIME OF SITE PLAN:
- THE LANDSCAPE PLAN SHALL COMPLY WITH THE TOWN OF FLOWER MOUND BIODIVERSITY PLANTING STANDARDS.
 - PARKING AREA TREES MUST BE SEPARATED BY AT LEAST 18 FEET, TYP.
 - EACH PARKING AREA TREE MUST HAVE AT LEAST 162 SQUARE FEET OF LANDSCAPING AREA.

MATERIAL LEGEND:

PAVING

	CONCRETE PAVING (STANDARD)
COLOR:	NATURAL GRAY
FINISH:	MEDIUM BROOM FINISH
CONTROL JOINTS:	SAWCUT (1/4 DEPTH OF CONCRETE) @ REGULAR INTERVALS (TYPICAL JOINT SPACING TO BE EQUAL TO WIDTH OF WALK)
EXPANSION JOINTS:	GENERALLY 30' O.C. MAX. (SEE PLANS FOR LOCATIONS)
JOINT SEALANT:	COLOR TO MATCH CONCRETE
APPROVAL:	MOCKUP, EJ SEALANT SAMPLE

AGGREGATES

	RIVER ROCK
TYPE:	COLORADO RIVER ROCK
SIZE:	2-4"
INSTALL:	INSTALL AT 4" DEPTH WITH WEED BARRIER FABRIC. RIVER ROCK AREAS MUST BE CONFINED WITH EITHER STEEL EDGE OR CONCRETE BARRIERS
SUPPLIER:	TBD
CONTACT:	TBD
APPROVAL:	SAMPLE, MOCKUP

METALS

	STEEL EDGE
MATERIAL:	REYRSON STEEL EDGING 1/8" x 4" W/ 12" STAKES, POWDERCOATED (COLOR GREEN)
COLOR:	
SIZE:	LENGTHS PER PLANS
INSTALL:	REF. DETAILS, ALL JOINTS TO BE FLUSH AND LEVEL. INSTALL AT BED AREAS ADJACENT TO TURF AND/OR RIVER ROCK AREAS
APPROVAL:	CUT SHEET, SAMPLE

AMENITIES

	BIKE RACK
TYPE:	U-BIKE STATION
FINISH:	BLACK
INSTALL:	SURFACE MOUNT, REF. MANUFACTURER SPECS
MANUFACTURER:	ANOVA
APPROVAL:	CUT SHEET

Landscape Concept Plan

Scale: 1" = 80'-0"

A

NO.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY Not for construction or permit purposes	
Kimley»Horn	
P.L.A. Patrick C. McCarthy	Date: 04/21/2025
L.A. No. 3746	

KHA PROJECT	069227463
DATE	APRIL 2025
SCALE	AS SHOWN
DESIGNED BY	PCM
DRAWN BY	SDC
CHECKED BY	PCM

GROCEER FLOWER MOUND

LANDSCAPE CONCEPT PLAN

SHEET NUMBER
L0.01



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

DATE: April 28, 2025
FROM: Matthew Hotelling, Assistant Director of Public Works/Transportation
ITEM: **Public Hearing to consider an ordinance amending the Master Plan (MPA25-0002 - Monarch & Dixon Thoroughfare Amendment) to amend Section 7.0 - Thoroughfare Plan, of the Master Plan. Locations are generally located within the Monarch Development area and between Dixon Lane and Justin Road (FM 407). (Transportation Commission recommended approval by a vote of 6 to 0 at the April 8, 2025, meeting)**

BACKGROUND:

In January 2025, Town Council unanimously approved the Master Plan Amendment and the Zoning Planned Development project for the Monarch Development. The Monarch Development is generally located east of Interstate Highway (IH) 35W and northwest of the Canyon Falls Development. The overall Monarch development is approximately 200 acres in size and is a mix of Commercial and Residential uses. There are two different classifications of streets being proposed within the Monarch development area. The two classifications are Urban Collector and an Urban Minor Arterial. The layout of these two new classifications are shown in the attached vicinity map for this area. The alignment of these proposed thoroughfare streets matches the layout of the approved Monarch development. Based on the Traffic Impact Analysis (TIA), the majority of the trips generated by this development will ultimately come from the IH 35W. It is anticipated that at the beginning of Phase 2, there will be freeway access for this development. Based on the TIA, with the proposed changes, all streets are anticipated to operate at a Level of Service (LOS) C or better.

The second area for a proposed Thoroughfare Plan change is located generally north of Dixon Lane, south of Justin Road (FM 407), east of Long Prairie Road (FM 2499) and west of Windridge Lane. During the January 2009, Thoroughfare Plan Amendment, the Town proposed another north/south Urban Collector between Dixon Lane and Justin Road (FM 407) to accommodate future traffic generated in this area. At that point in time, there were no plans in mind for this large area of land north of Dixon. It was verbally agreed upon that in the future there would likely be a need for this roadway connection. Originally, it was conceived that the urban collector would tie into Justin Road (FM 407) at Marketplace. Since that time, there have been talks with the property owner in question and some concepts of varying uses for this property have been presented. It has been determined that this north/south urban collector is beneficial to the various land uses of this area. The general path of the urban collector from north to south would start at the intersection of Tartan Trail/Justin Road (FM 407) and meander through the property southward and connect to Dixon Lane at the Whyburn Drive intersection. The addition of this urban collector has been discussed with both the property owner and the engineering representatives for this property. The property owner has given a letter of support for this new urban collector crossing this property. This letter of support is attached to this agenda item. As new development site plans are submitted in this area, the Town will run a SMARTGrowth analysis to determine that the new urban collector operates at an acceptable LOS.

BOARD REVIEW/CITIZEN FEEDBACK:

On April 8, 2025, the [Transportation Commission](#) (TRC) voted to recommend approval of the proposed Thoroughfare Plan amendment by a vote of 6 to 0. The TRC wanted to know if these properties would have to be purchased by the Town or not. Each of these properties would have to dedicate the right of way as the properties are developed. Discussion was also held regarding Barnett Boulevard and Justin Road (FM 407) and the rezoning of the school boundaries for Lewisville Independent School District. For this thoroughfare plan amendment, it is better for the roadway to be aligned with Tartan Trail instead of Barnett Boulevard. Traffic operations will work better having direct access to Justin Road (FM 407) instead of having to cross through private property to get to Barnett Boulevard.

At the time this report was written, other than the support from the property owner at Dixon, staff has not received any additional correspondence regarding this item.

ALTERNATIVES: Leave Thoroughfare Plan as is

FISCAL IMPACT: N/A

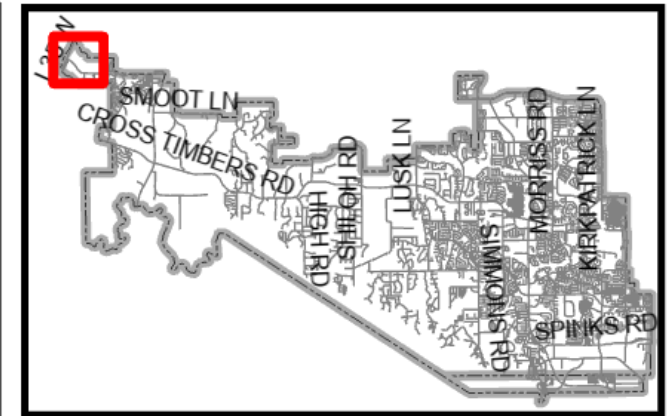
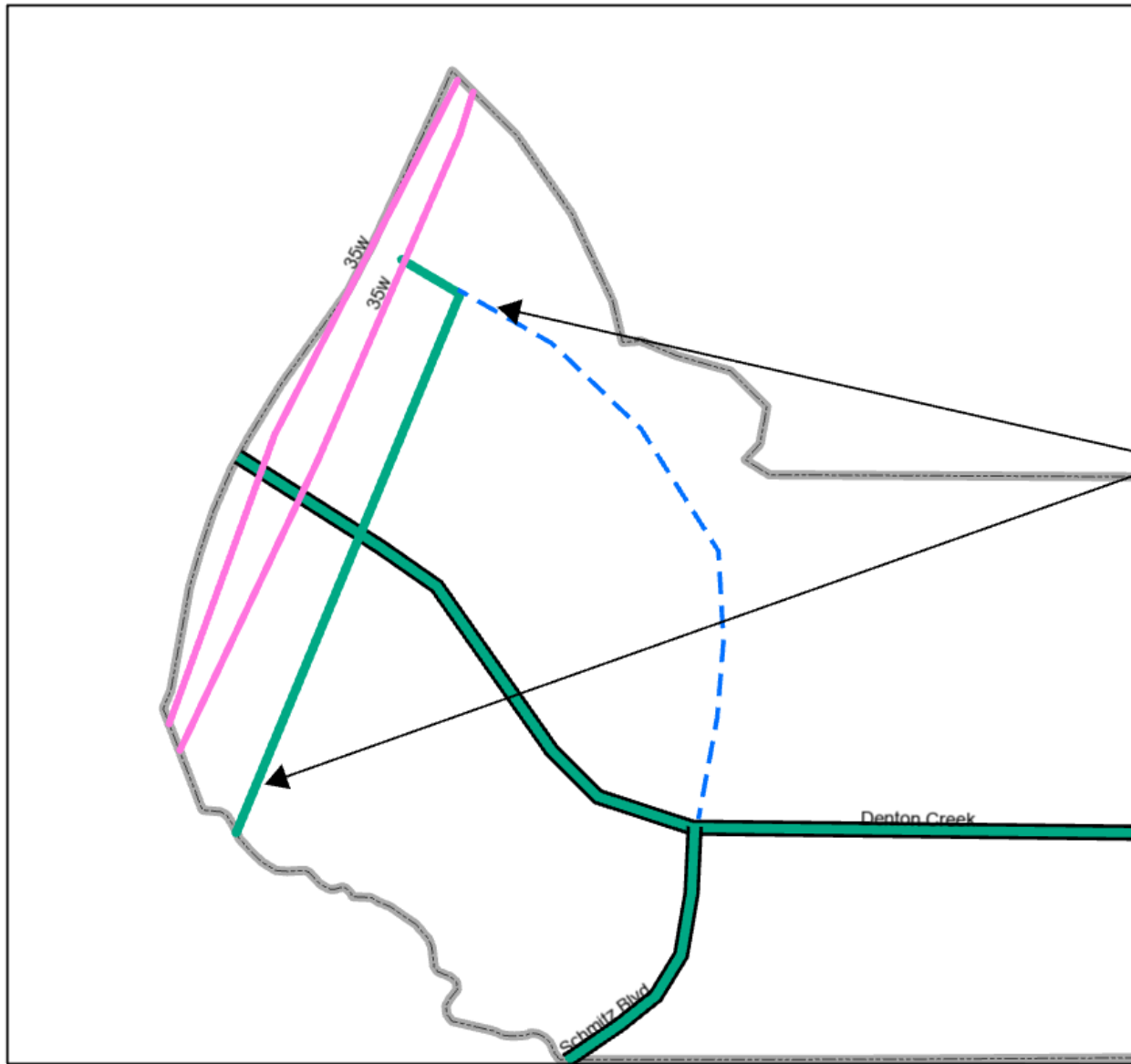
LEGAL REVIEW: Annabelle Ackling, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance as to form and legality.

ATTACHMENTS:

1. Vicinity Map Monarch Thoroughfare Streets
2. Vicinity Map Dixon Justin Thoroughfare Street
3. Cottonwood - Letter of Support

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

Vicinity Map - Location of Monarch Thoroughfare Streets



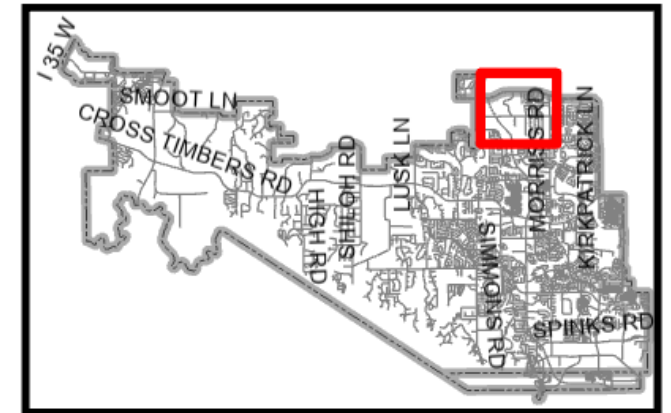
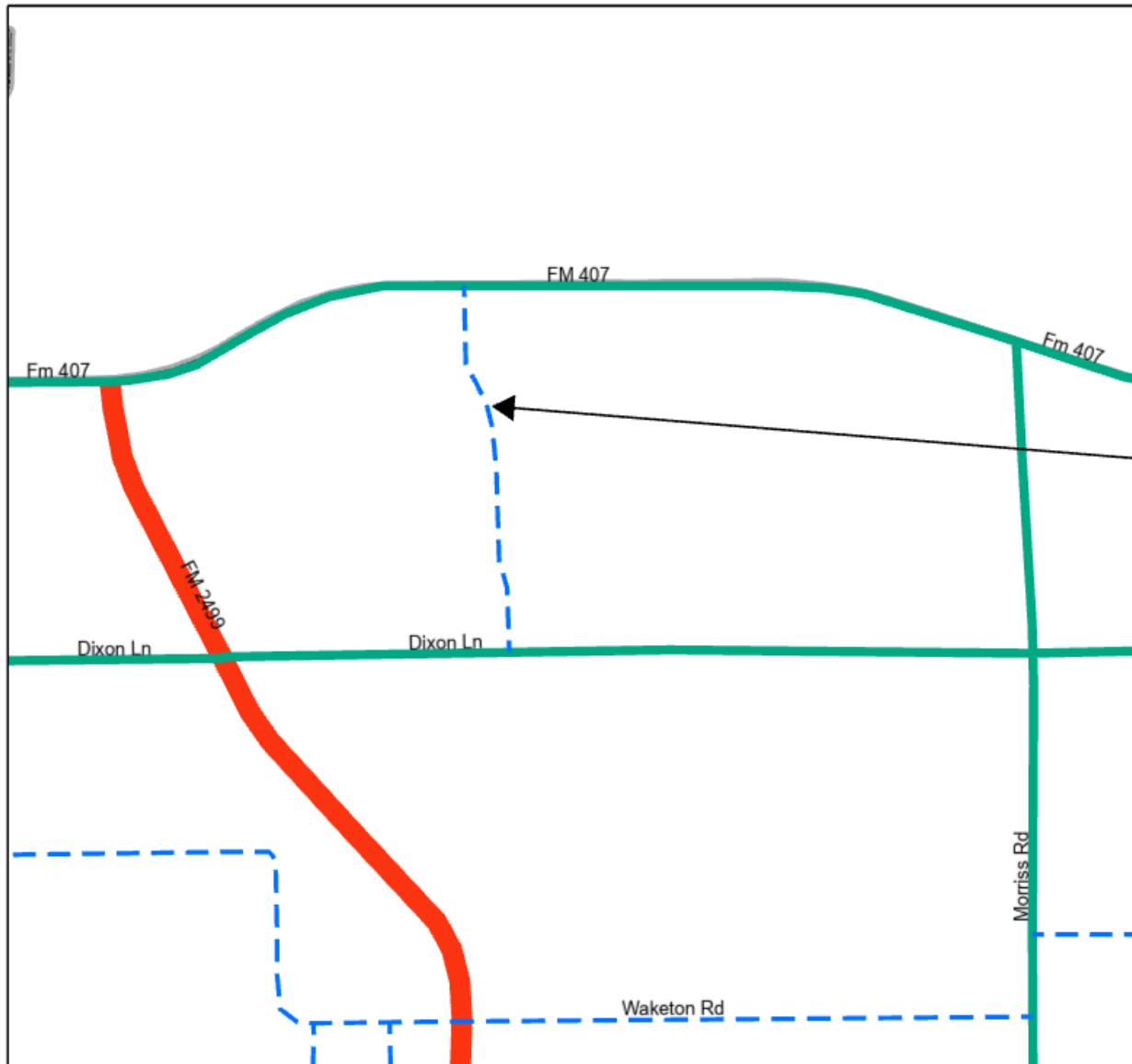
Project Locations

Legend

Current Thoroughfare Plan Classification

- █ Major Arterial
- █ Urban Minor Arterial w/Bike Lane
- █ Urban Minor Arterial
- - - Urban Collector
- - - Rural Collector
- █ Service Road

Vicinity Map - New Urban Collector between Dixon and Justin Rd (FM 407)



Project Location



March 28, 2025

Town of Flower Mound

Attn: Planning Department

2121 Cross Timbers Road

Flower Mound, TX 75028

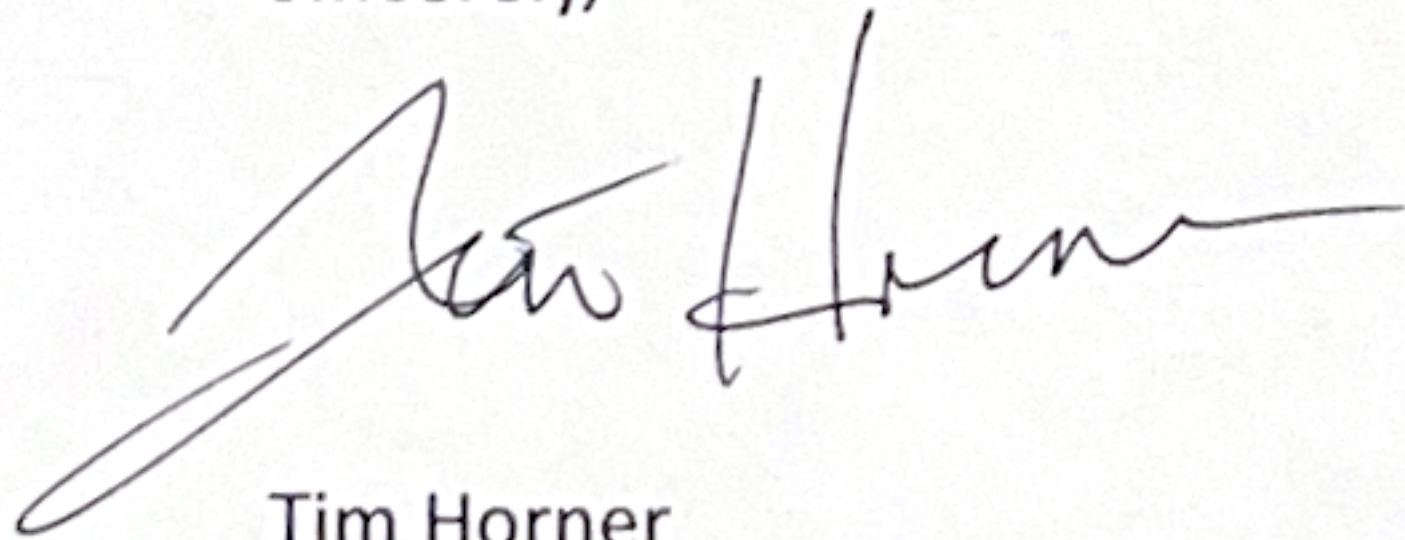
Dear Town of Flower Mound,

I am writing to express my support as the property owner for the inclusion of Whyburn Drive, between Dixon Lane and Justin Road, in the Town of Flower Mound's Thoroughfare Plan. I believe this addition will help support future development of my property and enhance connectivity to the surrounding area. Improved road access would not only benefit my property but also contribute to the overall growth and accessibility of the community.

I appreciate the Town's efforts to engage with stakeholders and plan for the future of Flower Mound. Please feel free to contact me if you need any additional information regarding my support for this proposal.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Horner", with a long, sweeping underline.

Tim Horner

Property Owner

Justin/Dixon Properties, Ltd.