

Planning & Zoning Commission



May 12, 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. June 9, 2025
2. June 23, 2025

F. FUTURE AGENDA ITEM(S)

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

G. STAFF/DIRECTOR REPORT

1. Legislative Updates

H. CONSENT ITEM(S)

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

1. Minutes of April 28, 2025 - Consider approval of the minutes from April 28, 2025.

I. REGULAR ITEM(S)

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

1. MISC25-0002 – Peninsula at Twin Coves Entry Sign - Consider a request for an exception (MISC25-0002 – Peninsula at Twin Coves Entry Sign) as authorized by Section 82-340 “Residential subdivision entry and signage” to Section 86-4 “Prohibited signs,” and Section 86-67 “Ground Signs,” of the Code of Ordinances in order to allow an electronic message board sign. The subject sign is generally located south of Wichita Trail and east of Peninsula Drive.
2. SP24-0009 – Golf Everywhere - Consider a request for a Site Plan (SP24-0009 – Golf Everywhere) to develop an amusement and recreation center (indoors), a restaurant and two health club or athletic club buildings subject to meritorious design exceptions in accordance with Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located north of Aberdeen Drive and east of Long Prairie Road.

J. ADJOURN

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

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: May 8, 2025, at 4:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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

Planning & Zoning Commission



April 28, 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
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:

Ryan Geddie, Place 4
Scott Langley, Place 5
Scott Jostes, Place 7

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

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

B. 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.

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- 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.

None

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.

ACTION:	Commissioner Harris moved to approve H.1. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Jackson, Harris
NAYS:	None
RESULT:	5 : 0

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.

ACTION: Commissioner Harris moved to approve H.2. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Jackson, Harris

NAYS: None

RESULT: 5 : 0

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.

ACTION: Commissioner Harris moved to approve H.3. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Jackson, Harris

NAYS: None

RESULT: 5 : 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. SP24-0021 – 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.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

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

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

AYES: Schultz, Hobbs, Bayuk, Jackson, Harris

NAYS: None

RESULT: 5 : 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. 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.

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Becca Wayne, HEB
Jonathan Kerby, Kimley-Horn

ACTION: Commissioner Schultz moved to recommend approval of J.1. as presented in the agenda caption, with the deviation being specific to the application. Commissioner Bayuk seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Jackson, Harris

NAYS: None

RESULT: 5 : 0

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)

STAFF PRESENTATION:

Matt Hotelling, Assistant Director of Public Works/Transportation

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

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

AYES: Schultz, Hobbs, Bayuk, Jackson, Harris

NAYS: None

RESULT: 5 : 0

K. ADJOURN

Chair Gilmore adjourned the meeting at 7:38 p.m..

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: May 12, 2025
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for an exception (MISC25-0002 – Peninsula at Twin Coves Entry Sign) as authorized by Section 82-340 “Residential subdivision entry and signage” to Section 86-4 “Prohibited signs,” and Section 86-67 “Ground Signs,” of the Code of Ordinances in order to allow an electronic message board sign. The subject sign is generally located south of Wichita Trail and east of Peninsula Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

The exception request will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting approval of an exception to the Town’s Residential Subdivision Entry sign standards to allow an existing electronic message board sign to remain at the entrance to the Peninsula at Twin Coves subdivision. An exception to this standard requires Town Council approval after receiving a recommendation from the Planning and Zoning Commission.

The sign was installed without a permit and is currently the subject of a notice of violation issued under the Town Code. The sign is located on the back (south) side of a subdivision entrance wall sign, faces internally towards the Peninsula at Twin Coves neighborhood, and is not visible from Wichita Trail. According to the applicant, the sign is approximately 15 inches high by 38 inches wide. The entrance wall and the sign are located on an HOA-owned and maintained x-lot. Code Enforcement staff issued a notice of violation to the Homeowner’s Association of the subdivision indicating the subject sign is not in compliance with the following sections of the Town Code:

1. Section 86-4 “Prohibited signs”:

(8) Nuisance signs. Any sign with moving parts, animated features, flashing, blinking or rotating illumination or any other visual and/or audible features that cause a distraction or public nuisance shall be prohibited.

(15) Signs, painting, marking, and the like attached to poles, walls, railings, fences, etc. No person shall attach any sign, paint, stencil or write anything (except the correct physical address) on any walls, railings, fences, sidewalk, curb, gutter, street, utility pole, public building, or structure, unless otherwise allowed in this code.

2. Section 86-67 "Ground signs":

Changeable message signs, including both electronic and changeable panels, shall not be permitted. Notwithstanding the foregoing, changeable message signs shall be allowed subject to the following restrictions.

- a) Churches shall be allowed a changeable panel of up to 16 square feet with a maximum height of two feet and with letters being no more than 12 inches in height. The sign face of the changeable panel shall be designed and constructed in a manner capable of changing characters or panels attached to the face of the sign.
- b) Schools shall be allowed a changeable panel of up to 16 square feet with a maximum height of two feet and with letters being no more than 12 inches in height. The sign face of the changeable panel shall be designed and constructed in a manner capable of changing characters or panels attached to the face of the sign.
- c) High schools and middle schools located in any zoning district shall be allowed a digital electronic sign face. Such sign face shall not blink, flash, scroll or contain moving or animated parts, messages, or components and shall be limited to 32 square feet in sign area. Digital electronic signs permitted after the date of this article shall not be illuminated from 9:00 p.m. to 7:00 a.m. if located within 150 feet of existing residential development, including multi-family, as measured perpendicularly from the sign face to property line.
- d) Fuel-price sign means a sign that displays only the brand, type, or prices of various types of gasoline or diesel fuel available at establishments with fuel sales and may be constructed as electronic or changeable panel. These signs shall not flash, blink, scroll, or contain moving or animated parts, messages, or components. These signs must either be included and sized as part of a ground sign or must follow the requirements located in subsection 86-73(b)(12).
- e) Institutional uses shall be allowed changeable message signs. Institutional uses include facilities owned and/or operated by the federal government, state government, county government, and/or a political subdivision of the state, including public works projects.

On July 15, 2024, the Town Council approved Ordinance No. 31-24, which established a process for requesting exceptions to the Town's sign regulations relating to residential subdivision entry signs:

Section 82-340. - Residential subdivision entry and signage.

(a) Signage. Residential subdivision entries and signage shall be shown on a subdivision site plan and comply with all applicable sign regulations contained in Chapter 86 of this Code.

- (1) Maximum height. Monument signs and sign faces affixed to subdivision perimeter fencing shall not exceed six feet.
- (2) Maximum sign face. Shall not exceed 60 square feet.
- (3) Clear visibility. Height of subdivision signage and monuments must comply with section 82-161.
- (4) Exceptions. An exception to these requirements shall comply with the following:
 - a. New subdivisions. Shall be requested as part of the subdivision site plan application.
 - b. Existing subdivisions. Shall comply with section 78-301, subject to the plan amendment application fee found in appendix A of this Code.

Section 78-301(c) "Application" of the Town Code states:

Any plan amendment that proposes a waiver, modification, exception or deviation from the land development regulations, comprehensive master plan, or the zoning in which the property is located, or causes any of the circumstances listed in section 82-37 to occur, cannot be submitted as a plan amendment. The applicant must file a new application with the town, as determined by the town manager or their designee, and be subject to those application requirements and approval processes.

If the Commission chooses to recommend approval of the proposed exception, staff recommends a condition of approval be that the subject sign receives a permit and is inspected to ensure it is in compliance with any applicable building codes.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

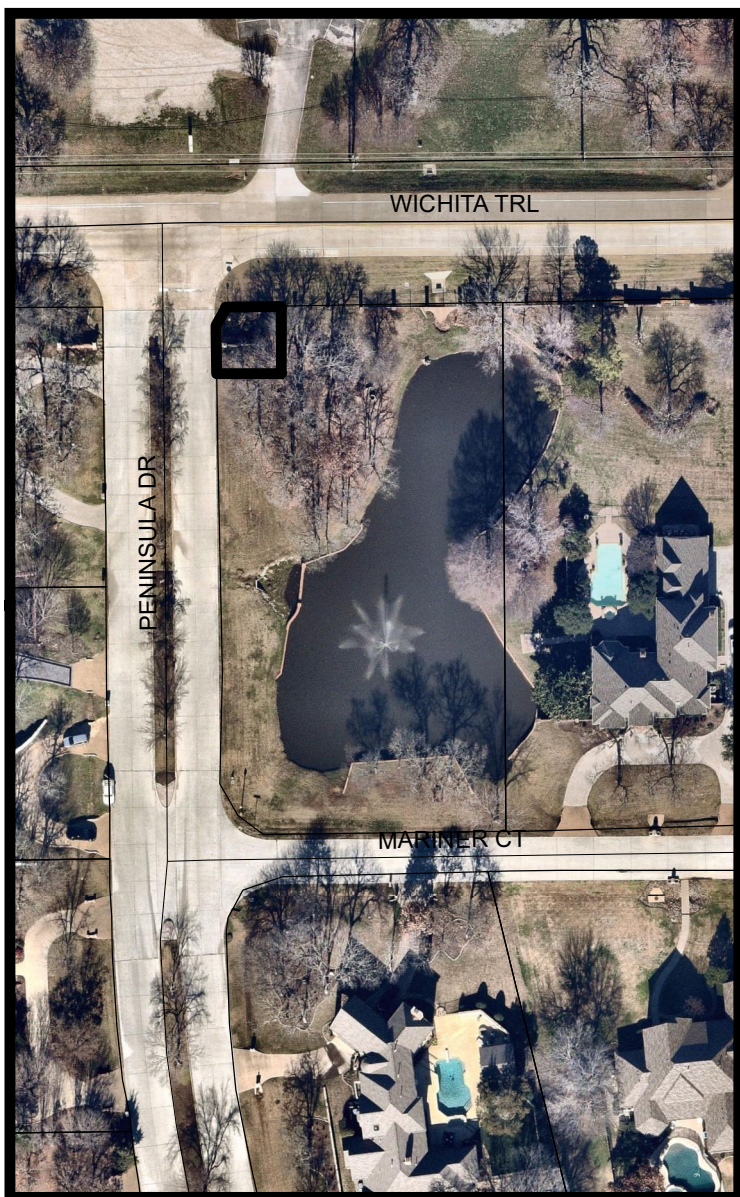
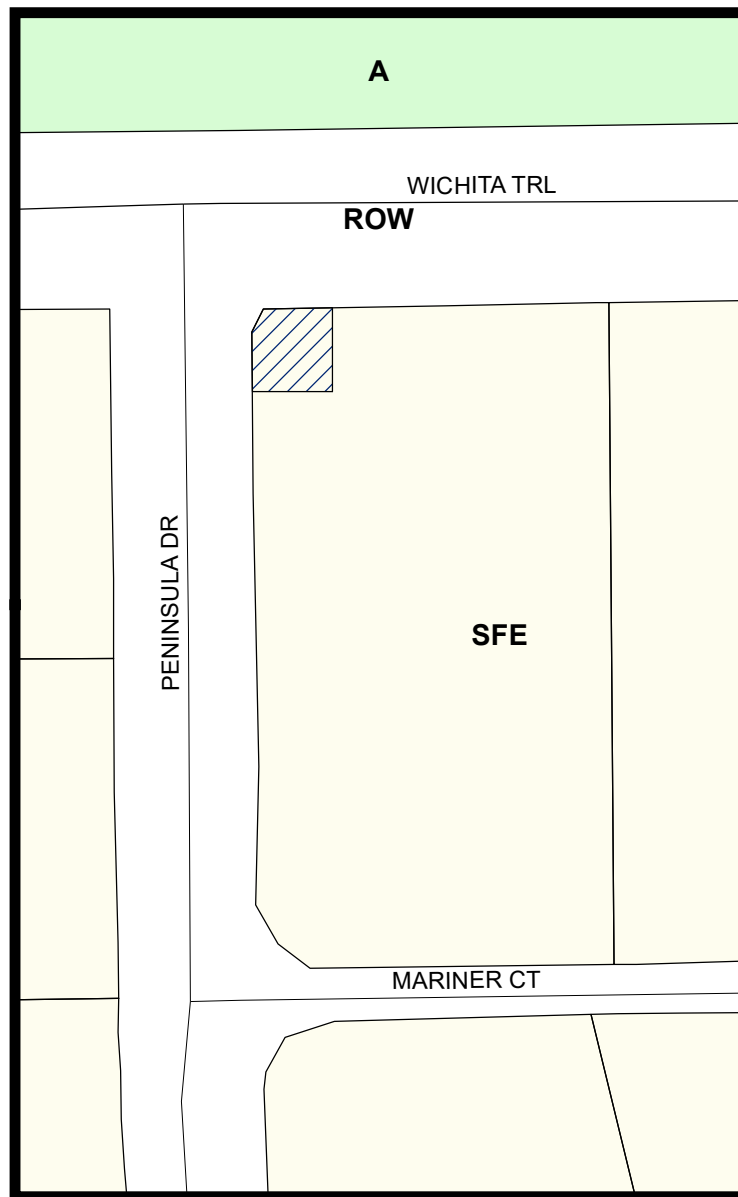
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Sign Location
4. Sign Information

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

Vicinity Map

MISC25-0002: The Peninsula at Twin Coves



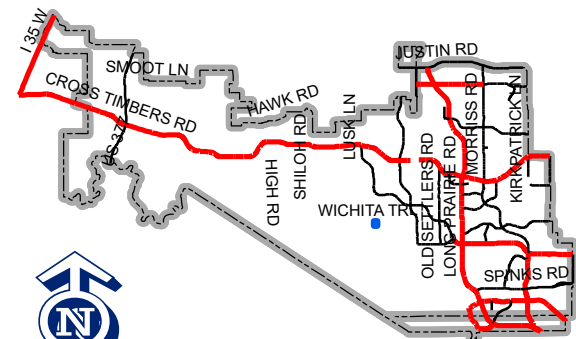
LEGEND

 Agriculture  Single Family Estate

 Subject Property

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

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



Map Location

0 62.5 125 250 Feet

Peninsula at Twin Coves Homeowners Association

P.O. Box 271174
Flower Mound, Texas 75027
Twin Coves Sign Application Contact: 972-742-5144

E-mail: dleon33222@aol.com

April 7, 2025

Town of Flower Mound
Planning Services Division
2121 Cross Timbers Rd.
Flower Mound, Texas 75028

Attention: Anya Hodge

**RE: Peninsula at Twin Coves Sign Application
MISC25-0002, Item 4
Exception Request Letter of Intent**

Dear Anya Hodge,

Pursuant to your email, dated April 3, 2025, Item No. 4, the purpose of this exemption request is as follows:

1. The Peninsula at Twin Coves HOA is requesting the continued use of the neighborhood sign that is located on Lot 1. Lot 1 per the Covenants on file at Denton County Courthouse (Vol. 1503, Page 301) is defined as "Common Properties" it "shall mean and refer to those areas of land shown on any recorded subdivision plat of the Properties and intended to be devoted to the common use and enjoyment of the members of the Association."
2. The sign is located on the inside of the HOA brick wall right before the exit of the neighborhood. The brick wall was built by Herman Smith & Co. (the developer). Attachment 4 indices the existing wall and sign placement. The sign cannot be seen from Wichita Trail. Only those home owners or visitors who are exiting the neighborhood can view the sign.
3. In conjunction with the FMPD we have used the sign to remind all our residents and visitors of the 25MPH speed limit in the neighborhood. That initiative worked very well.
4. We also have used the sign to announce neighborhood events. These events include Book Club, Social events, Annual Home Owners Meeting, Coffee Club at the Pond, Bible studies, National Neighborhood Night Out, and traditional civic, patriotic or religious holidays.
5. The sign measures 15 inches X 38 inches (approx. 4 sq ft).
6. The sign is programed to be on from 7AM to 9PM daily. In the event of a power failure the sign has a memory clock and does not require to be reset once power is reestablished.

7. The sign is maintained by our Communication Committee and they update it as necessary for neighborhood events.

Our neighborhood has benefited from the use of the sign to communicate many different events. The HOA Board believes that **not** having such a means to keep neighbors informed of relevant events would be a detriment to the cohesiveness that the sign has provided to our neighborhood. **One of the biggest benefits is the sign is programmed to indicate the 25MPH speed limit in the neighborhood.** With the help of the City's Traffic Department, Thomas Peppers, and the FMPD portable speed radar units we have seen an improvement in speed compliance. With the many children in the neighborhood and the fact that Peninsula Drive is the only access into/out of our neighborhood the sign is a daily reminder for all. We have seen an increase in speed compliance from the many service vehicles and delivery drivers.

In the most limited and "Layman's" way, we conducted a review of the following:

Sec. 82-340. - Residential subdivision entry and signage.

(a) *Signage*. Residential subdivision entries and signage shall be shown on a subdivision site plan and comply with all applicable sign regulations contained in [Chapter 86](#) of this Code.

(1) *Maximum height*. Monument signs and sign faces affixed to subdivision perimeter fencing shall not exceed six feet.

(2) *Maximum sign face*. Shall not exceed 60 square feet.

(3) *Clear visibility*. Height of subdivision signage and monuments must comply with [section 82-161](#).

(4) *Exceptions*. An exception to these requirements shall comply with the following:

a. *New subdivisions*. Shall be requested as part of the subdivision site plan application.

b. *Existing subdivisions*. Shall comply with [section 78-301](#), subject to the plan amendment application fee found in appendix A of this Code.

(b) *Conservation development*. Signage shall comply with [section 98-277](#).

(Ord. No. [49-23](#), § 10, 11-6-2023; Ord. No. [31-24](#), § 3, 7-15-2024)

Peninsula at Twin Coves Homeowners Association requests exemption from Section 86-4 (15) and Section 86-67 (9).

Thank you in advance for your assistance with this request.

Respectfully,

Peninsula at Twin Coves Homeowners Association
David Leonard, Maintenance Committee
4708 Mariner Ct.
Flower Mound, Texas 75022
C: 972-742-5144

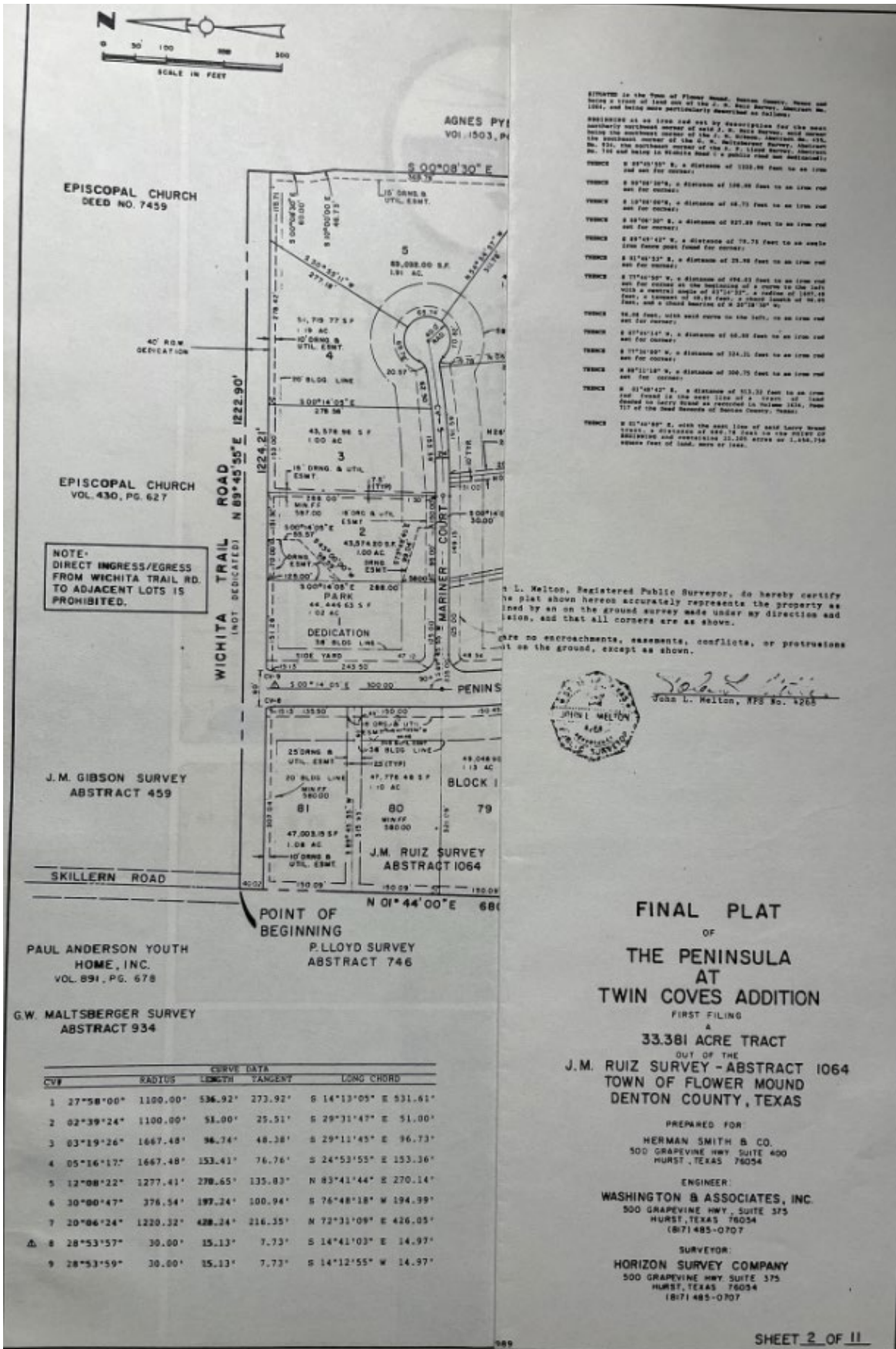
MISC25-0002 Item No. 2

Location of Sign

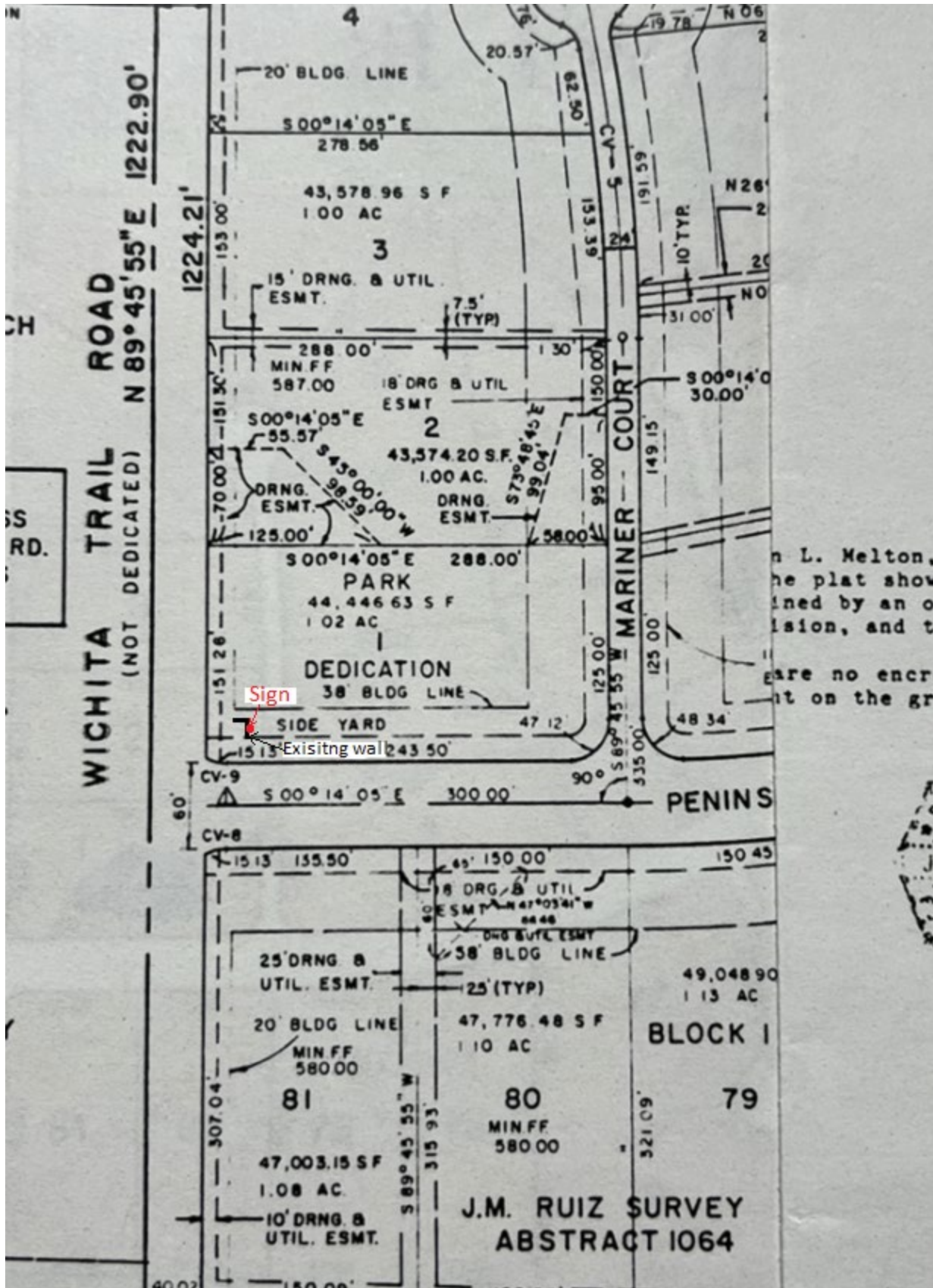
The existing sign is located on Lot 1. Lot 1 per the Covenants on file at Denton County Courthouse (Vol. 1503, Page 301) is defined as "Common Properties" it "shall mean and refer to those areas of land shown on any recorded subdivision plat of the Properties and intended to be devoted to the common use and enjoyment of the members of the Association."

The sign is located on the inside of the HOA brick wall right before the exit of the neighborhood. The brick wall was built by Herman Smith & Co. (the developer). Attachment 4 indices the existing wall and sign placement. The sign cannot be seen from Wichita Trail. Only those home owners or visitors who are exiting the neighborhood can view the sign.

Plat of Lot 1 referred to as DEDICATION.



Enhanced view of Lot 1 and the placement of the sign. The sign can only be seen by residents/visitors exiting the subdivision. Peninsula Drive is the only street that allows exiting out of the subdivision.



MISC25-002 Item No. 3

Sign Drawing & Picture

The picture below is the original sign that was placed by the Developer Herman J Smith & Co before the HOA was formed. The sign required a key to open it and inside was an alphabet of letters that allowed our Communication Committee to update events of the neighborhood. The sign box was removed as it became unserviceable.



Below are pictures of the existing sign. It measures 15 inches high by 38 inches wide. The sign is attached to the existing brick wall that was constructed by Herman Smith during the initial neighborhood development.



The sign can only be seen from residents or visitors as they EXIT our neighborhood. It cannot be seen by traffic on Wichita Trail. The sign is programmed to be on from 7AM to 9PM daily. In the event of a power failure the sign has a memory clock and does not require resetting once power is re-established.



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

DATE: May 12, 2025
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Site Plan (SP24-0009 – Golf Everywhere) to develop an amusement and recreation center (indoors), a restaurant and two health club or athletic club buildings subject to meritorious design exceptions in accordance with Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located north of Aberdeen Drive and east of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

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

The exception requests will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a group of four buildings that comprise the “Golf Everywhere” campus. The property is located within Planned Development No. 157 (PD-157) with Retail District-2 (R-2) uses. The subject property is currently undeveloped and contains approximately 7.739 acres.

Exceptions:

- Exception to Section 98-1163(2) of the Town Code, “Unified design theme”.
- Exception to Section 98-1163(5) of the Town Code, “Roofs and pitch”.

All four buildings on the site plan are one-story in height. The amusement and recreation center (indoors) building will house the primary indoor golf facility and contains 37,279 square feet of floor area. This building will have driving range bays, a short game area and features complimentary experiences that you find at a traditional golf course, such as food and beverages. The second building contains a restaurant with 5,911 square feet of enclosed restaurant space and 2,000 square feet of open patio space. The other two buildings contain a health and wellness center (7,161 square feet) and a golf teaching center (4,964 square feet).

On December 4, 2023, the Town Council approved a Specific Use Permit (SUP-487) for an indoor amusement and recreation center on this lot.

An indoor amusement and recreation center has a required parking ratio of 10 spaces, plus 1 space

per 200 square feet over 2,000 square feet; the restaurant and patio space have a required parking ratio of 1 space per 75 square feet. The teaching center and health and wellness center both have a required parking ratio of 1 space per 250 square feet. The required total number of parking spaces is 341 with 315 being provided, which is within the 20% allowable parking deviation.

The proposed development includes amenities that are required by PD-157, including bike racks, seating areas, planters, enhanced pavement, water feature/artwork, and a minimum six-foot-wide trail along the eastern side of the site. Access to the property will be provided through two driveway entrances, one on Long Prairie Road and one on Aberdeen Drive. The conceptual landscape plan is in compliance with PD-157, SUP-487 and the Town Code.

III. EXCEPTIONS:

A. Exception to Section 98-1163(2) of the Town Code, "Unified design theme"

Section 98-1163(2) states:

Unified design theme. A grouping of buildings (three or more) must have a unified design theme for all buildings within the development. This design theme may be unique to the development, but must maintain a standard of high-quality construction and respect the contextual setting of other developments, nature, and history within its district.

While the proposed buildings utilize building materials, colors, and design elements outlined in PD-157, the applicant is seeking to establish a distinct design that is unique to the Golf Everywhere campus. This includes the use of metal screening elements that exceed the Town's standard 20 percent threshold for non-masonry materials. The main Golf Everywhere building is in compliance with the elevations that were approved with the SUP request. See Attachment A(3) for information about the applicant's justification for the request.

B. Exception to Section 98-1163(5) of the Town Code, "Roofs and pitch"

Section 98-1163(5) states:

Roofs and pitch. Roofs of nonresidential buildings 15,000 square feet or less must reflect hip and/or gable styles with a slope between 6:12 and 9:12, unless Town Council approves a waiver to the requirement, upon recommendation from the Planning and Zoning Commission. Such requests are most appropriate in areas that are not adjacent to residences, are part of large-scale development, and provide architectural detail to soften the appearance of large, tall, vertical walls.

The main amusement and recreation center (indoors) building contains approximately 37,279 square feet and is not a part of this exception request. The other three buildings each contain less than 15,000 square feet and are a part of this request. The buildings incorporate a variety of building materials, color schemes, brick patterns, and variations in roof line to soften the appearance of vertical walls. Additionally, this development is not adjacent to a residential development. As discussed in the applicant's letter of intent, the purpose of this exception is to allow all four buildings to have a consistent roof design. See Attachment A(3) for additional information about the applicant's justification for the request.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

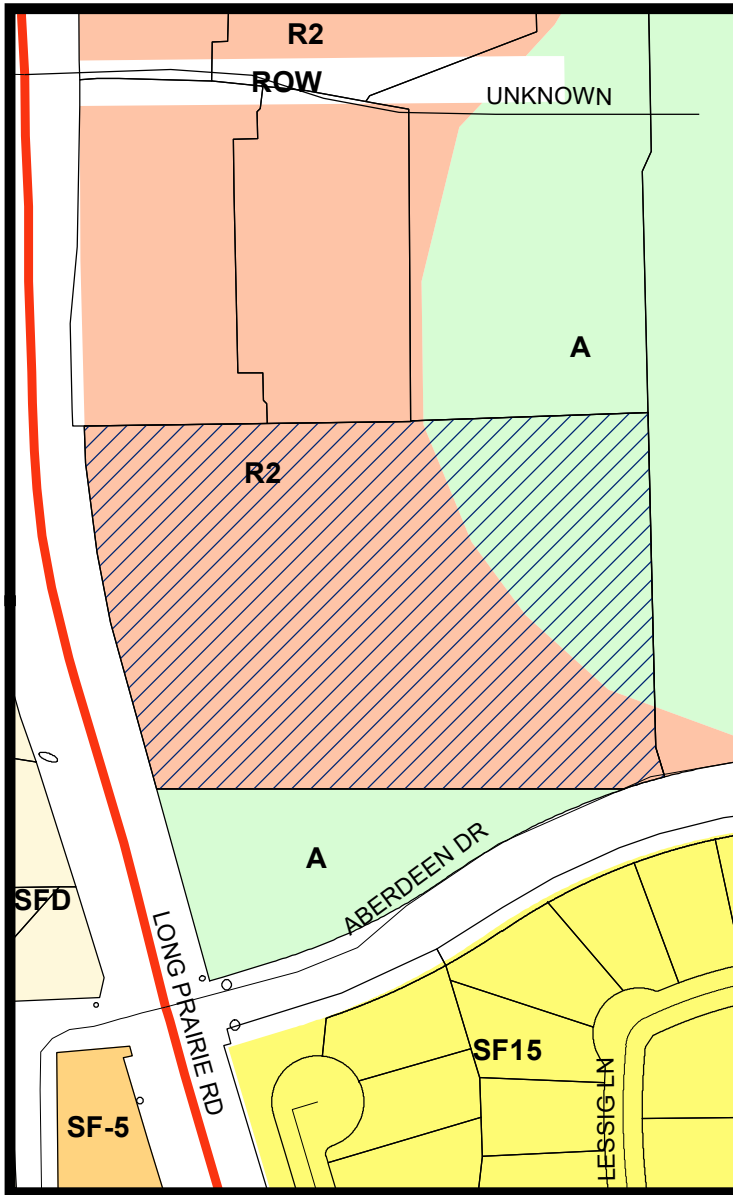
ATTACHMENTS:

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

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

Vicinity Map

SP24-0009: Golf Everywhere



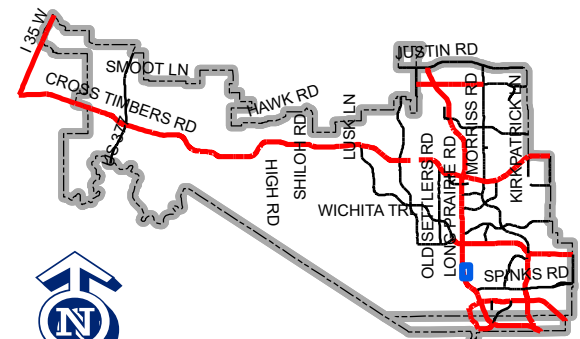
LEGEND

Agriculture
 Retail 2
 Single Family 5
 Single Family 15
 Single Family Detached

Subject Property

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

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



Map Location

0 187.5 375 750 Feet



April 10, 2025

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

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

Dear Mr. Russell,

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

We are asking for a meritorious design exception for both roof pitch and a deviation to the unified design theme to allow for parapet roofs that will better fit the campus feel and make the buildings more cohesive.

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

Thank You,

Ridinger Associates, Inc.
Firm No. 1969

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

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

Cc: file

Subject: Explanation of Design Context and Congruence: Proposed Golf Everywhere Golf Campus, Flower Mound

Dear Town Staff, Planning & Zoning Commission, Mayor and Town Council Members,

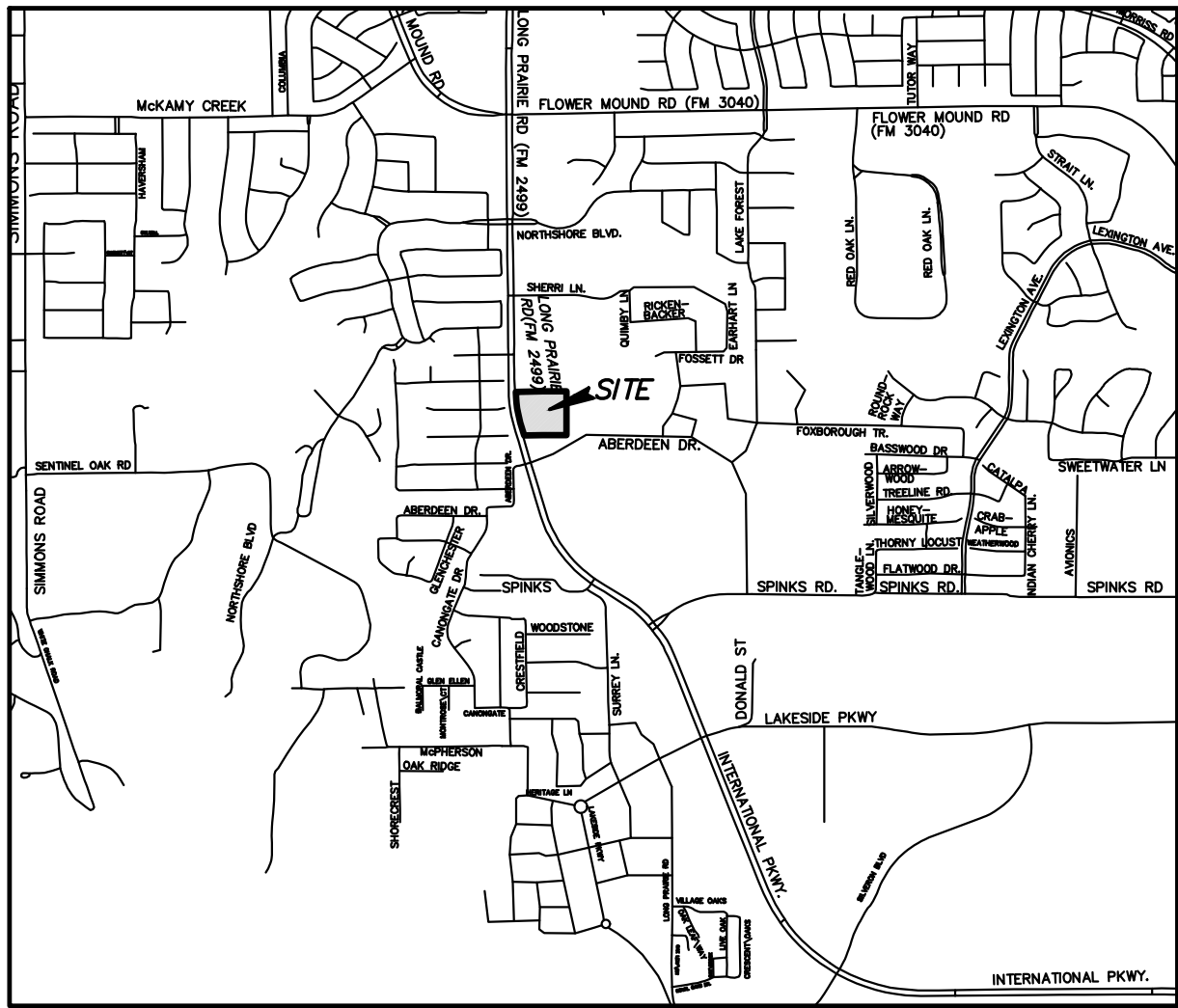
As we move forward with the proposed Golf Everywhere Golf Campus project, we wanted to proactively share some specific insights into our design process, particularly regarding how the proposed architecture relates to the existing context of the neighboring developments. We understand the importance of ensuring new projects contribute positively to the established character of Flower Mound, and we believe a review of the design choices demonstrates a strong commitment to achieving this.

Our design team undertook a careful analysis of the adjacent properties, identifying key visual characteristics readily apparent in the area. Based on this analysis, we intentionally incorporated several congruent elements into the Golf Everywhere campus design:

- **Core Material Harmony:** We observed the prevalent use of masonry, specifically combinations of **brick (in buff/tan and reddish tones) and light-colored stone**, in the neighboring buildings. Our design adopts the same fundamental palette, utilizing significant amounts of **reddish-brown brick and complementary light-textured stone**, and **brick banding** establish a clear material link.
- **Consistent Roofing:** The **dark standing seam metal roofs** are a distinct feature of the adjacent properties. We have specified the same **dark standing seam metal roofing** for the primary visible sloped elements on our campus as well as the parapet caps to ensure visual continuity at the variable rooflines.
- **Cohesive Fenestration Details:** The use of **dark window frames and mullions (bronze/black)** is consistent in the area. Our design mirrors this by specifying the same **dark finishes for window and storefront systems**, contributing to a unified aesthetic.
- **Reflected Color Strategy:** The established pattern of combining **earth-toned masonry with contrasting dark roofs and window elements** was noted. Our palette follows this principle, using the brick and stone tones against the dark roof, windows, and other complementary dark accents.
- **Sensitive Massing and Articulation:** We recognized that neighboring developments effectively manage scale by **articulating facades through material changes and variations in height/plane**. The Golf Everywhere design employs similar strategies, breaking down the building mass into distinct volumes defined by material shifts and varied rooflines, relating well to the context.
- **Contextual Architectural Elements:** The inclusion of **arched window and entry features** in our design, while adding unique character, also directly references existing local elements, such as the arched brick entry on the Retail Building facing Long Prairie Road.

We believe these deliberate design choices, derived directly from observations of the surrounding properties, result in a project that is contextually sensitive and integrates harmoniously with the architectural fabric of the immediate area.

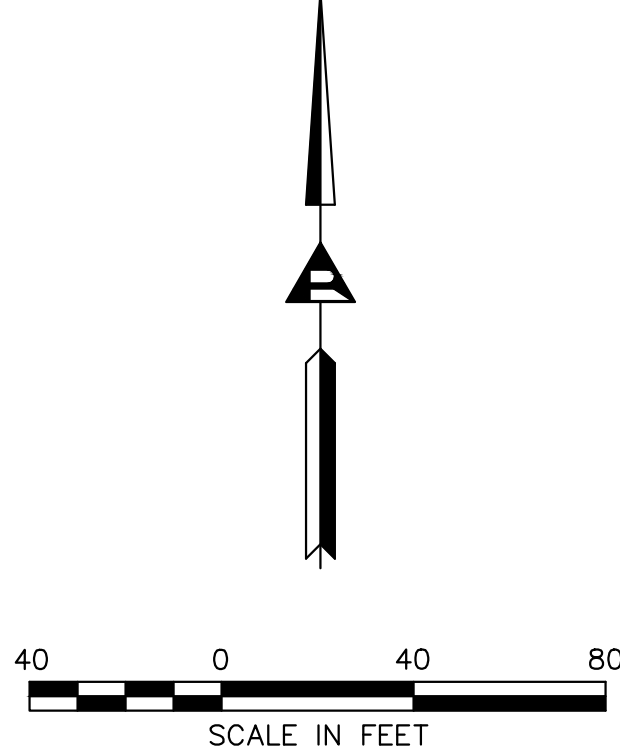
We would be pleased to provide the referenced renderings and site photographs for your review if helpful. We look forward to discussing the project further at your convenience.



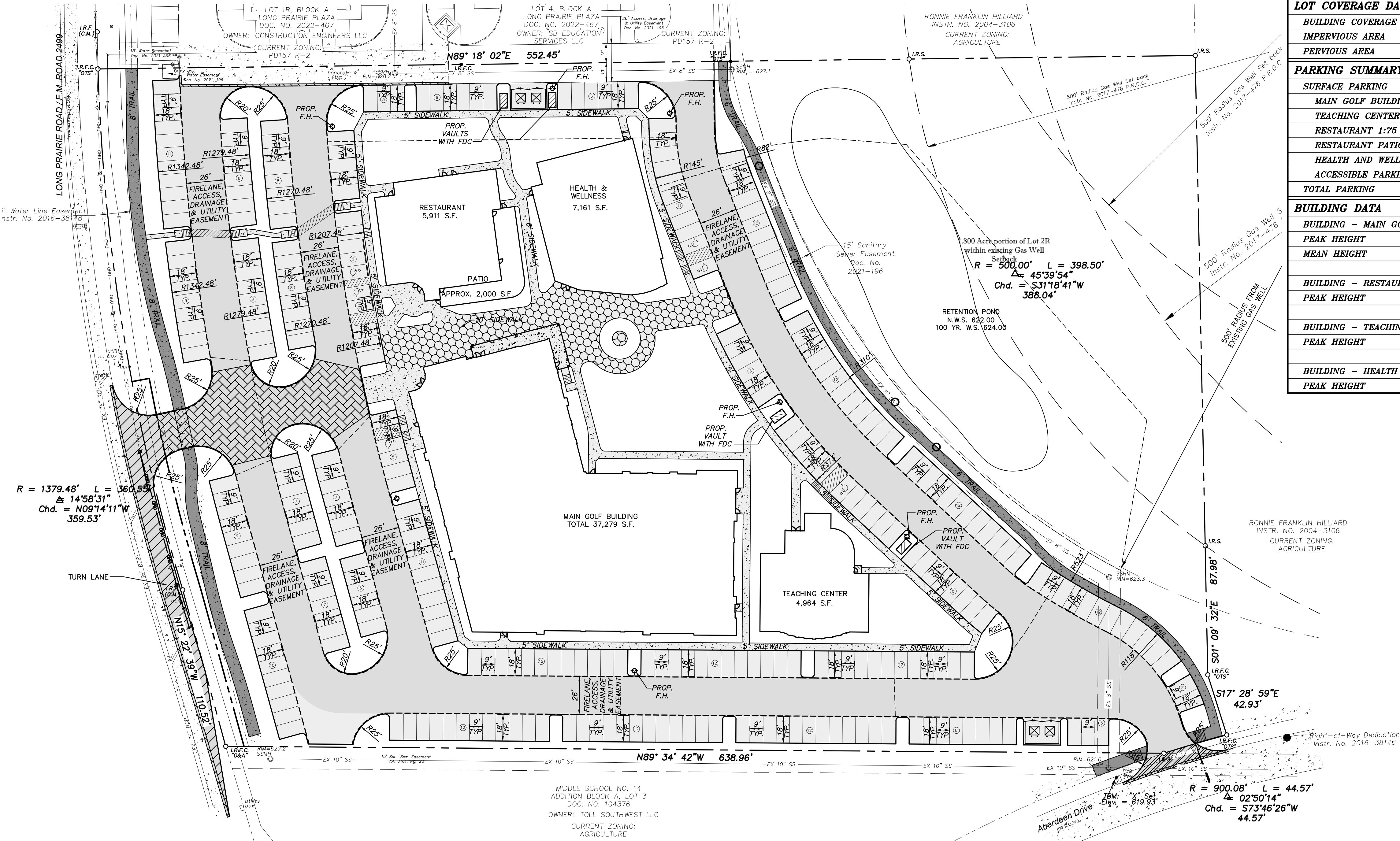
VICINITY MAP NOT TO SCALE

MASTER PLAN FEATURES	
Land Use Plan	Retail uses.
Urban Design Plan	None
Parks and Trails	Per Master Plan
Open Space Plan	N/A
Thoroughfare Plan	Long Prairie Road (F.M. 2499) – Major Arterial, ROW Width Varies Aberdeen Drive – Urban Minor Arterial, 90' ROW.
Water Plan	Long Prairie District, Existing 12" WM, N. Side of Aberdeen Drive. 8" WM in Long Prairie Plaza.
Wastewater Plan	Long Prairie Service Area – 8" line located on the north side of Aberdeen Drive & east side of proposed project serving Long Prairie Plaza and F.M. Montessori.

- NOTES:
1. TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 2. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 3. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 4. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 5. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 6. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS SPECIFICATIONS.
 7. ALL DIMENSIONS SHOWN ARE TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
 8. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 9. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 10. ADA RAMPS ARE TO USE ARMOR TILE FOR THE DETECTABLE WARNINGS.
 11. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
 12. ALL SIDEWALKS, ESTABLISHED VEGETATION (PER TCEQ REQUIREMENTS, BY SODDING OR SEEDING), SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING FINAL INSPECTION.
 13. METER & DOMESTIC SERVICE SIZES TO BE DETERMINED BY MEP ENGINEER, OTHER THAN RIDINGER ASSOCIATES.
 14. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE/PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 15. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.



SITE DATA TABLE			
PHYSICAL ADDRESS		1600 LONG PRAIRIE RD	
SITE AREA		7.739 acres / 337,123.99 s.f.	
ZONING		PD-157 & AGRICULTURAL DISTRICT	
CURRENT USE		UNDEVELOPED	
PROPOSED USE		AMUSEMENT AND RECREATION (INDOORS)	
LOT COVERAGE DATA			
BUILDING COVERAGE		14.67% / 49,471 s.f.	
IMPERVIOUS AREA		62.49% / 210,656 s.f.	
PERVIOUS AREA		37.51% / 126,467 s.f.	
PARKING SUMMARY		BUILDING S.F.	REQUIRED
SURFACE PARKING		PROVIDED	
MAIN GOLF BUILDING 1:200		37,279 S.F.	186
TEACHING CENTER 1:250		4,964 S.F.	20
RESTAURANT 1:75		5,911 S.F.	79
RESTAURANT PATIO 1:75		2,000 S.F.	27
HEALTH AND WELLNESS 1:250		7,161 S.F.	29
ACCESSIBLE PARKING		8	10
TOTAL PARKING		341	315
BUILDING DATA			
BUILDING – MAIN GOLF BUILDING		1 STORY WITH MEZZANINE	
PEAK HEIGHT		39'-2"	
MEAN HEIGHT		32'-2"	
BUILDING – RESTAURANT		1 STORY	
PEAK HEIGHT		30'-5"	
BUILDING – TEACHING CENTER		1 STORY	
PEAK HEIGHT		27'-0"	
BUILDING – HEALTH & WELLNESS		1 STORY	
PEAK HEIGHT		29'-0"	



PAVING LEGEND

	PAVING
	FIRELANE PAVING
	SIDEWALK
	6 FT. TRAIL
	ROW PAVEMENT

OWNER:
MJM VENTURES LTD
462 McMakin Rd.
Bartonville, TX 76226

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TEXAS 75067
TEL. (972) 353-8000

GOLF EVERYWHERE

SITE PLAN

Scale: 1" = 40'
Designed by: LDR
Drawn by: MAB
Checked by: JRK
Date: APRIL 08, 2025
Project No. 196-001

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax. No. (972) 353-8011

STATE OF TEXAS
JASON R. KILPATRICK
30269
LICENSED PROFESSIONAL ENGINEER
04/08/25

GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.

7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

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

EXISTING IRRIGATION NOTE:

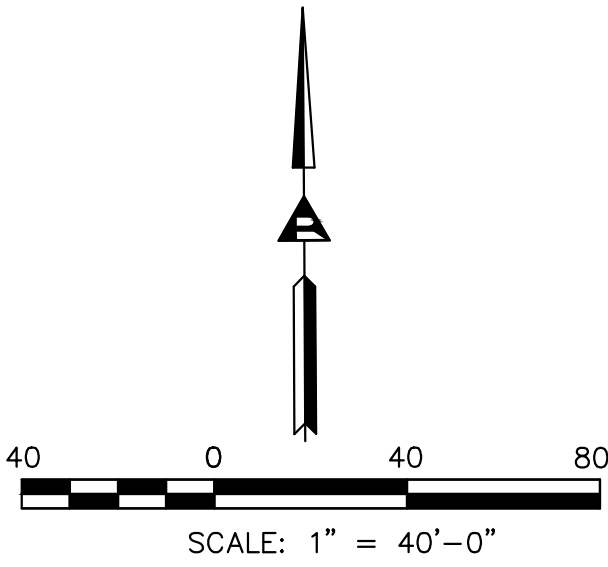
Town of Flower Mound irrigation exists within the ROW along 2499. Any damage to the Town irrigation shall be the developers responsibility to repair, relocate or replace. Prior to Certificate of Occupancy, all Town irrigation shall be restored and functioning correctly. Any plant material that dies in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

TREE PRESERVATION AND MITIGATION NOTE:

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

PD-157 Compliance

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



WATER FEATURE AND ARTWORK NOTE:

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

RETENTION POND NOTE:

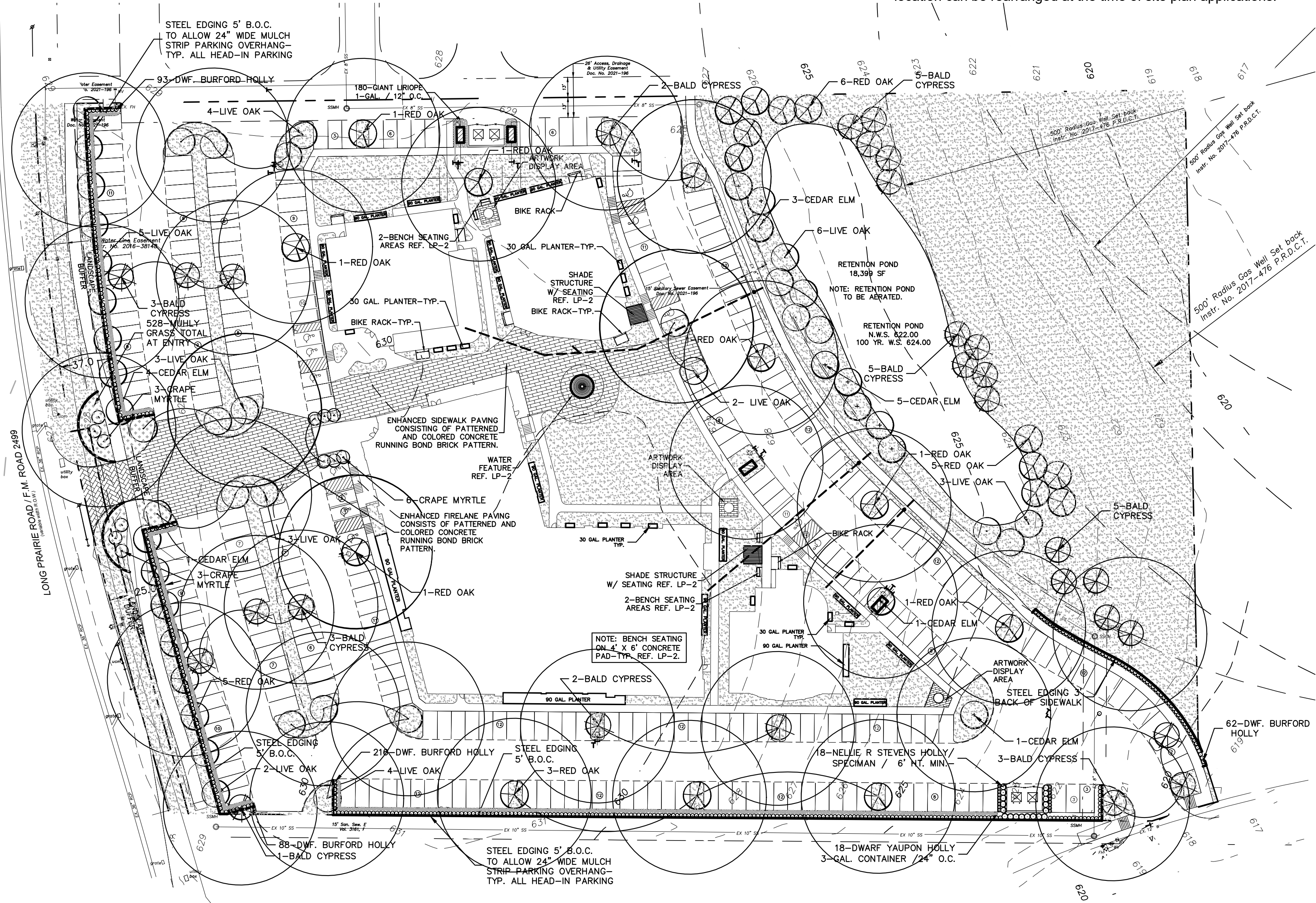
Prior to issuance of Certificate of Occupancy, appropriate drawings, plans, specifications and elevations, as required by the Town of Flower Mound, of the proposed retention pond aeration system including float system, bubblers, and water source shall be provided to ensure appropriate water surface elevation.

SUB-DIVISION ACCEPTANCE NOTE:

Prior to acceptance of this Sub-divion all plantings shown adjacent to Long Prairie Road and landscape adjacent to the retention pond and east parking row shall be installed. Irrigation system for these areas shall be installed and operable.

PLANT LIST AND LEGEND

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



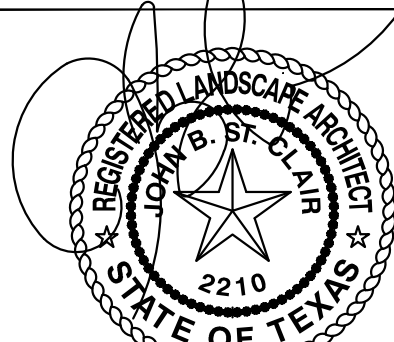
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREETYARD	85,975 SQ.FT.	17,195 SQ. FT.	25,315 SQ. FT.
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 TO 100,000 SF = 1 PER 2,500 SF PLUS 10 TREES	85,975 SQ. FT.	44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

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

ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

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



DATE SEALED: 4-1-25

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

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

GOLF EVERYWHERE

FLOWER MOUND, TEXAS

LANDSCAPE PLAN

Scale: 1" = 40'-0"

Designed by: JBS

Drawn by: JBS

Checked by: SCOG

Date: APRIL 11, 2024

Project No. 196-001

SHEET

LP-1

Ridinger Associates, Inc.

Civil Engineers - Planners

Firm No. 1969
550 S. Lemons
Lewisville, Texas

Tel. No. (972) 553-8000
Fax No. (972) 553-8011

No.6
4/1/25
per city ncomments

No.5
10/17/24
PLANTING

No.4
10/15/24
CITY COMMENTS PLANTING

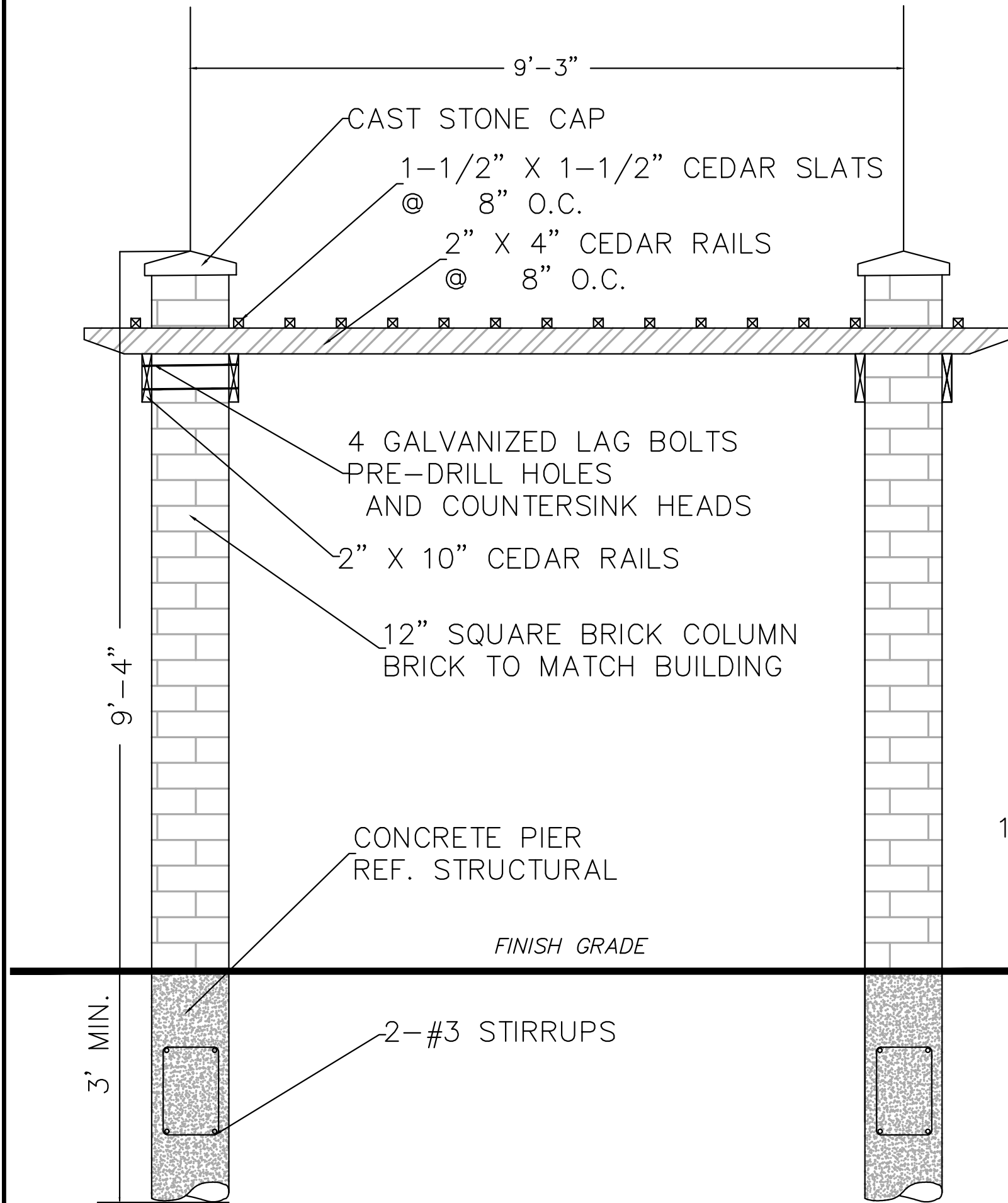
No.3
8/26/24
PER CITY COMMENTS

No.2
7/10/24
REVISED PAVING PER CIVIL

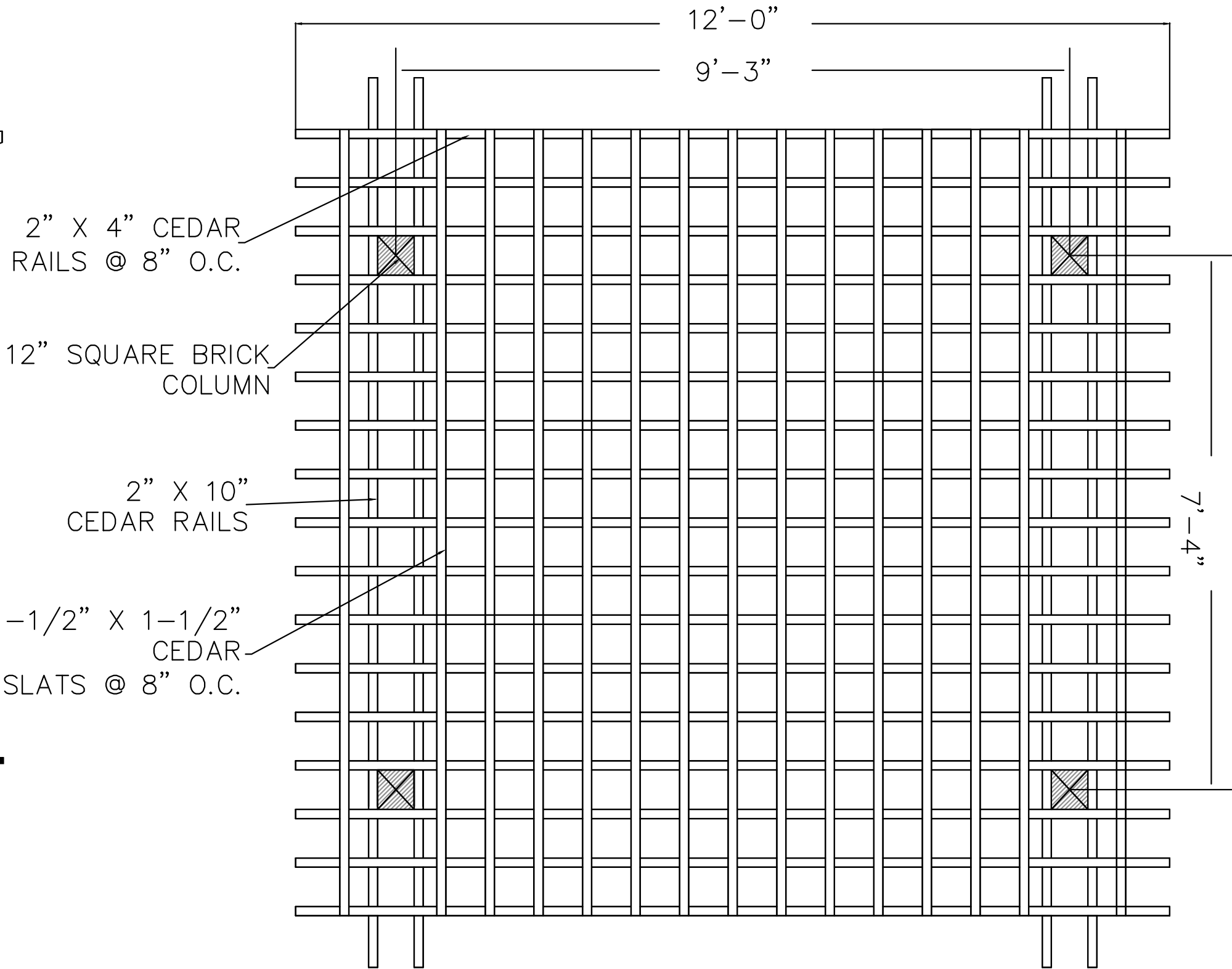
No.1
6/27/24
PER CITY COMMENTS

App.

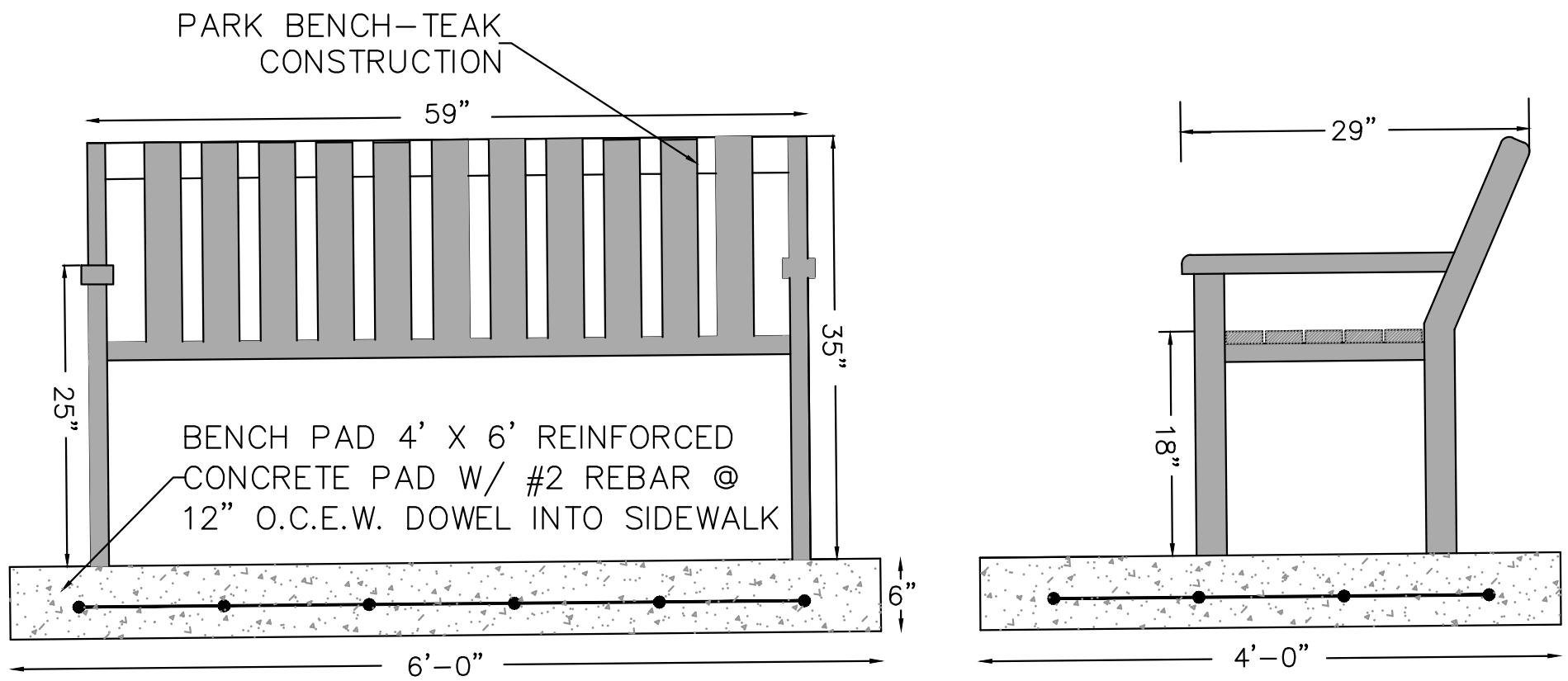
Page 25 of 35



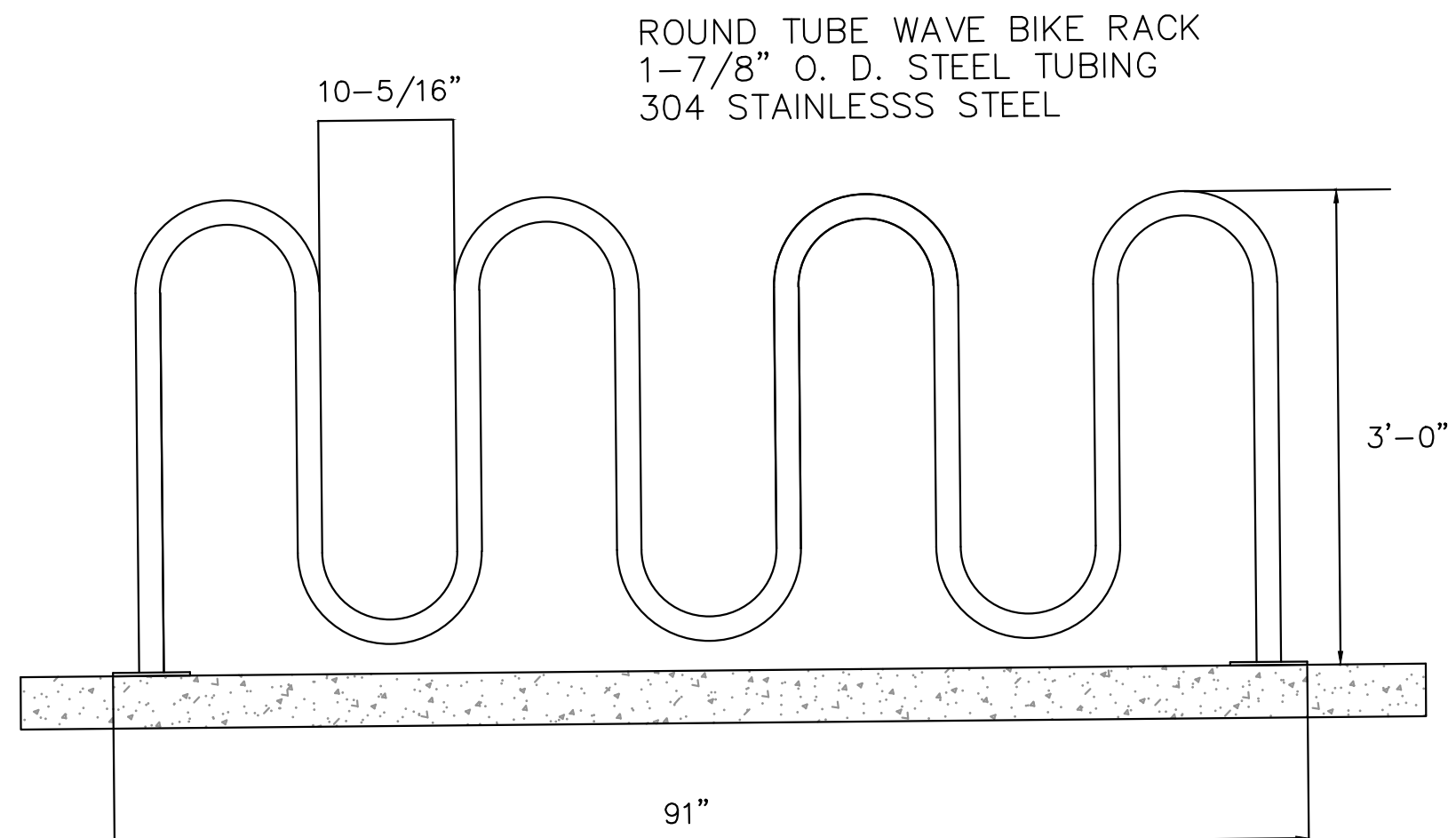
1 Shade Structure Elevation
Not to Scale



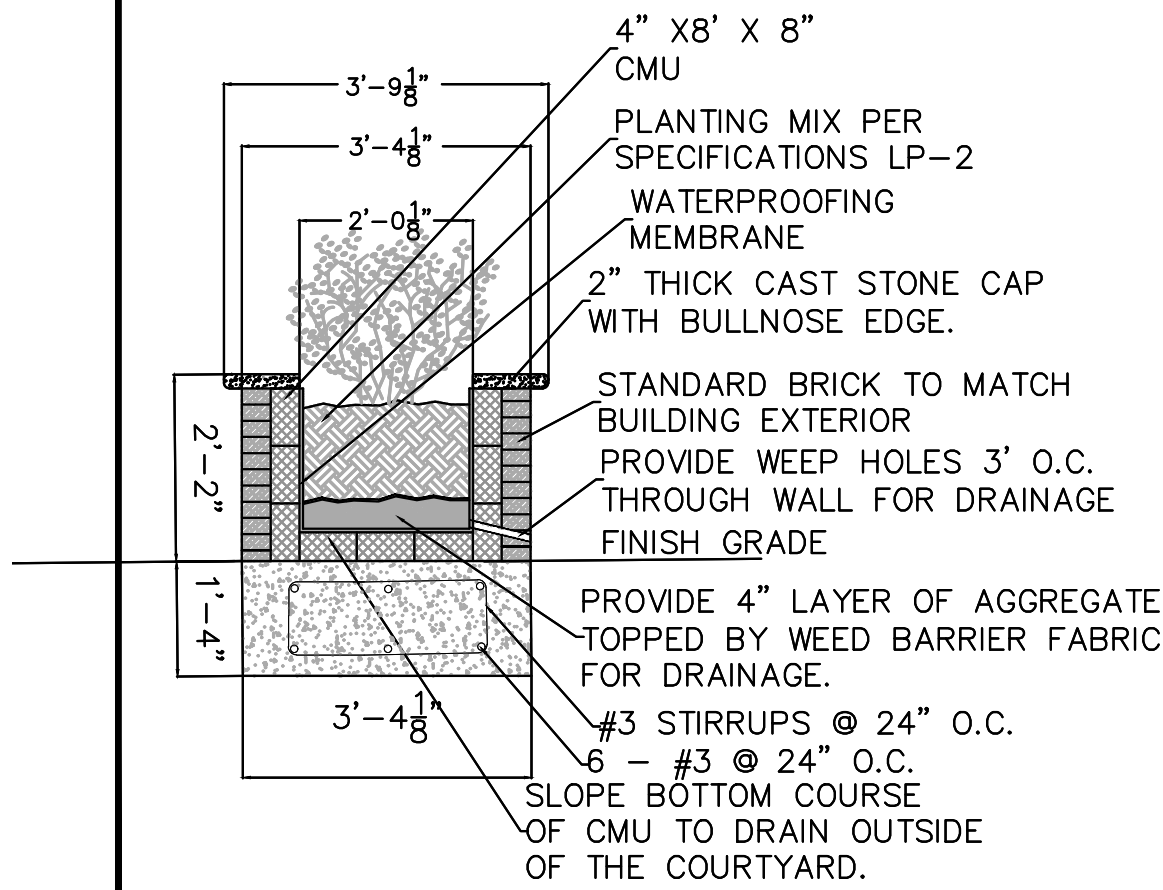
2 Shade Structure Plan
Not to Scale



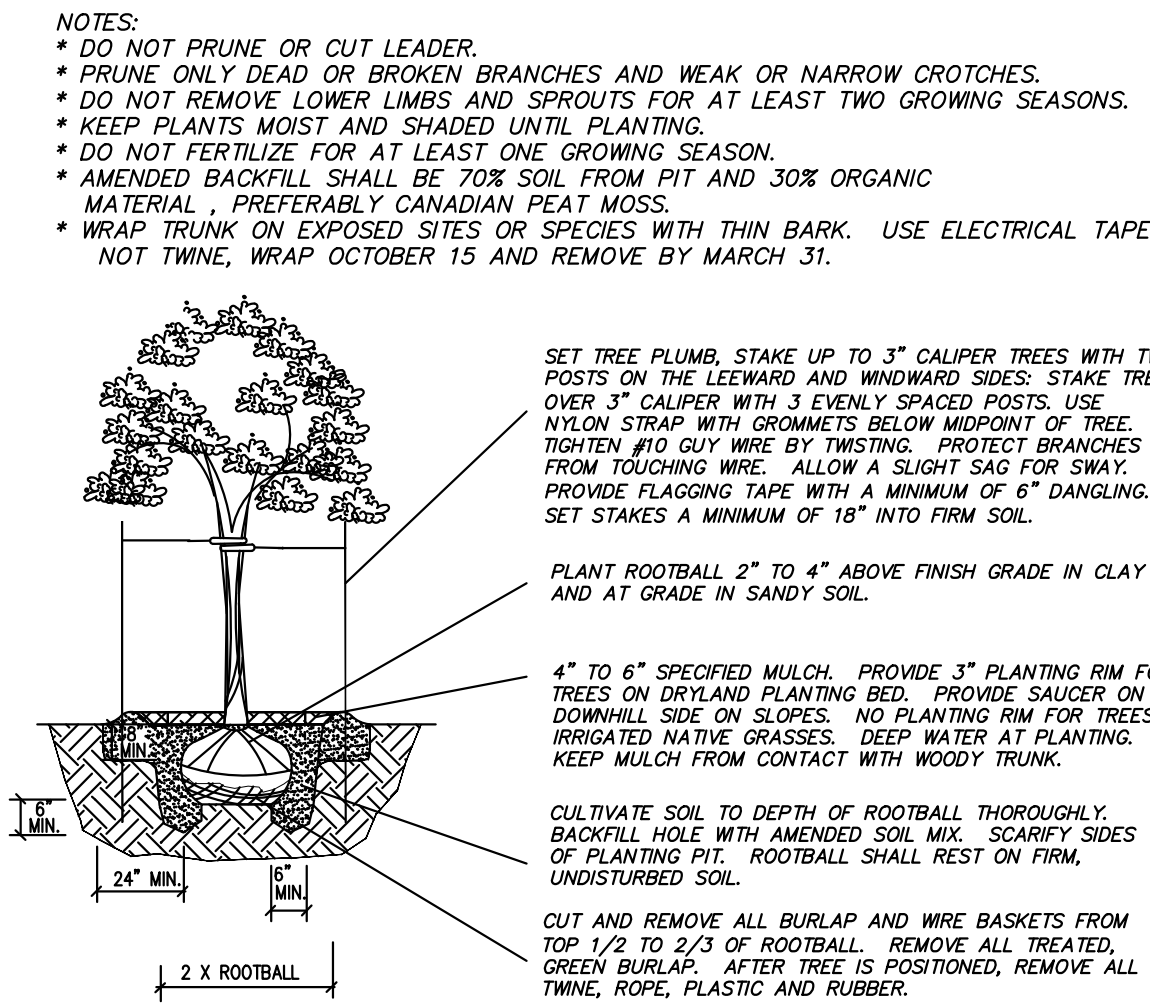
3 Bench Seating Detail
Not to Scale



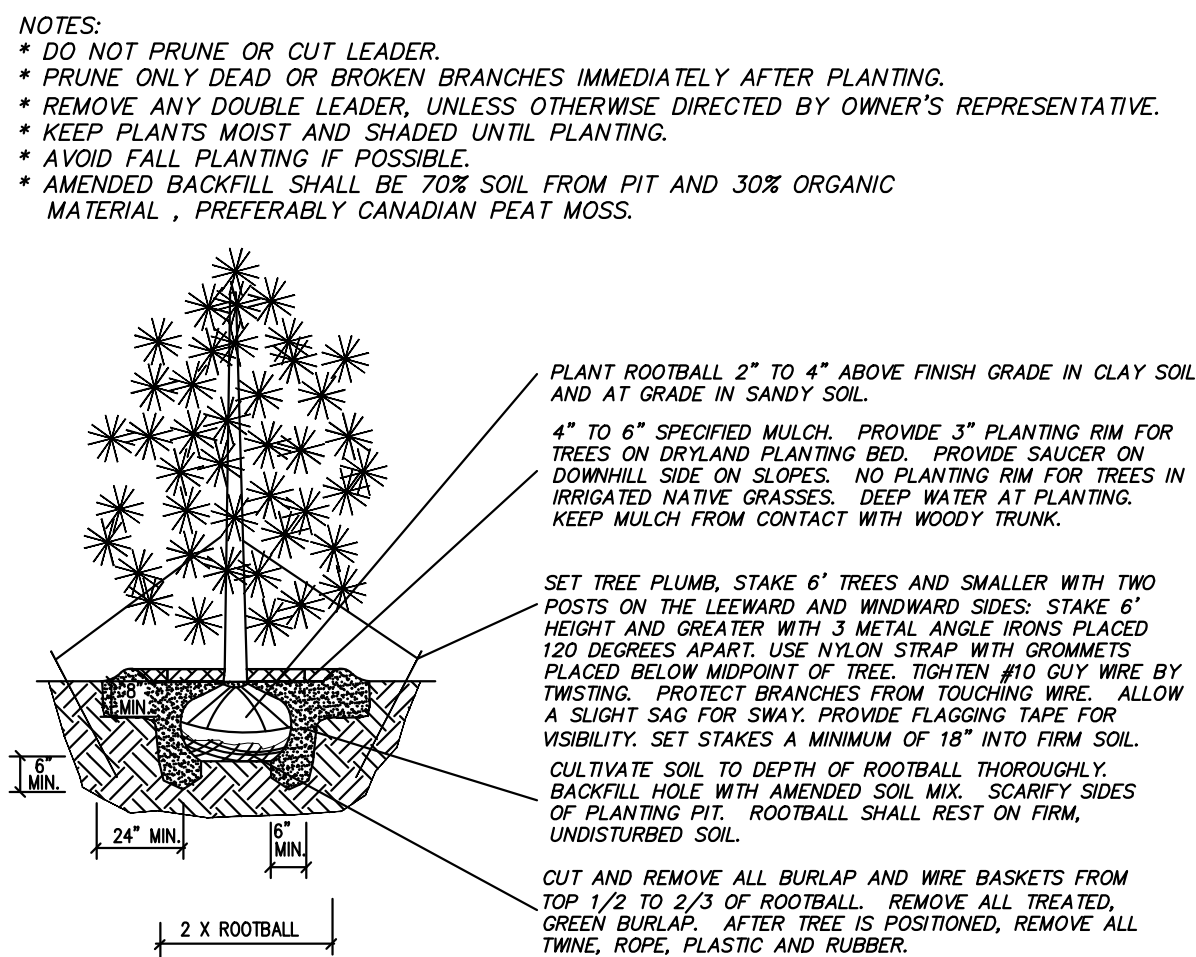
4 Bike Rack Detail
Not to Scale



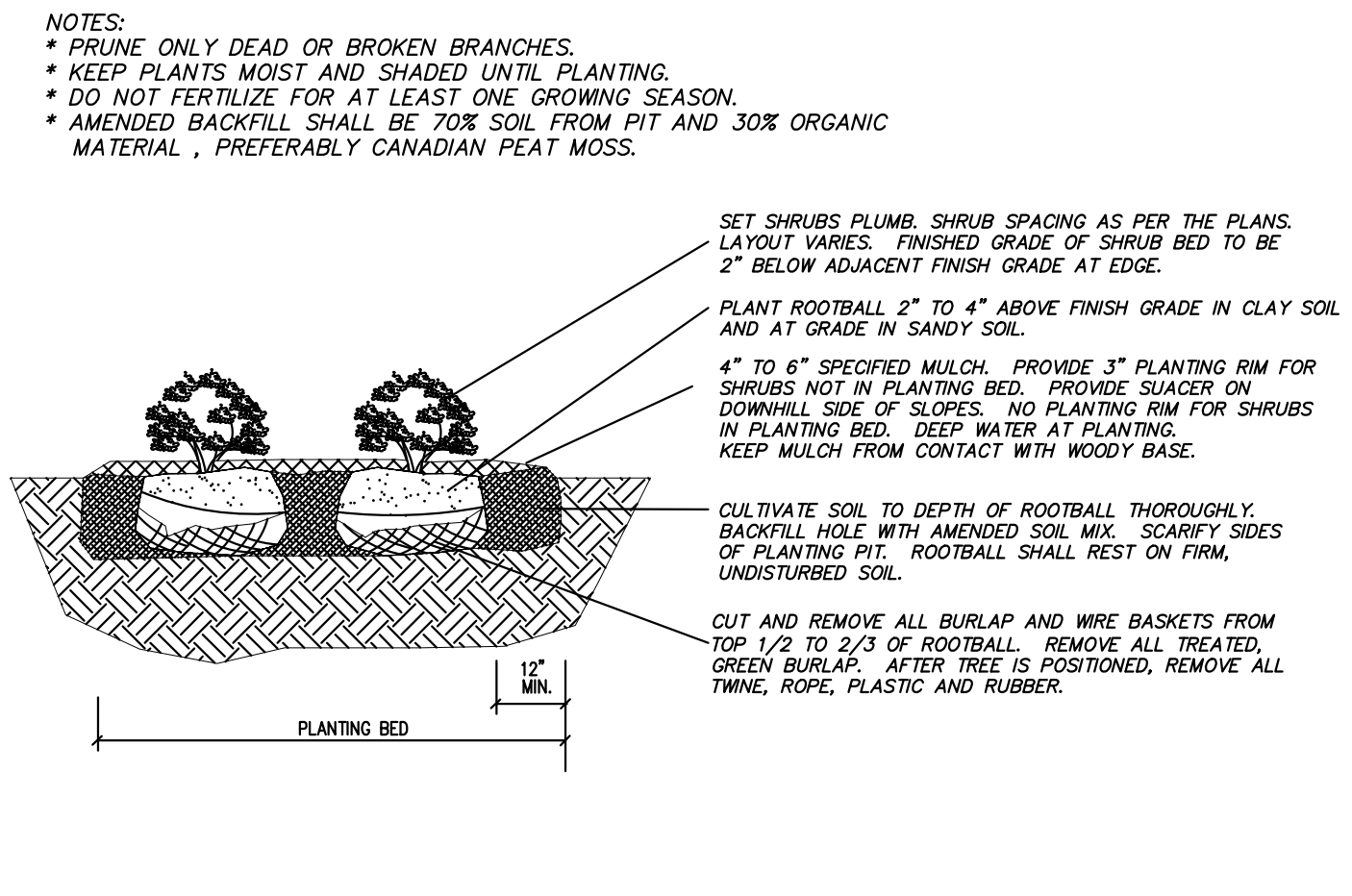
5 Raised Planter Section
Not to Scale



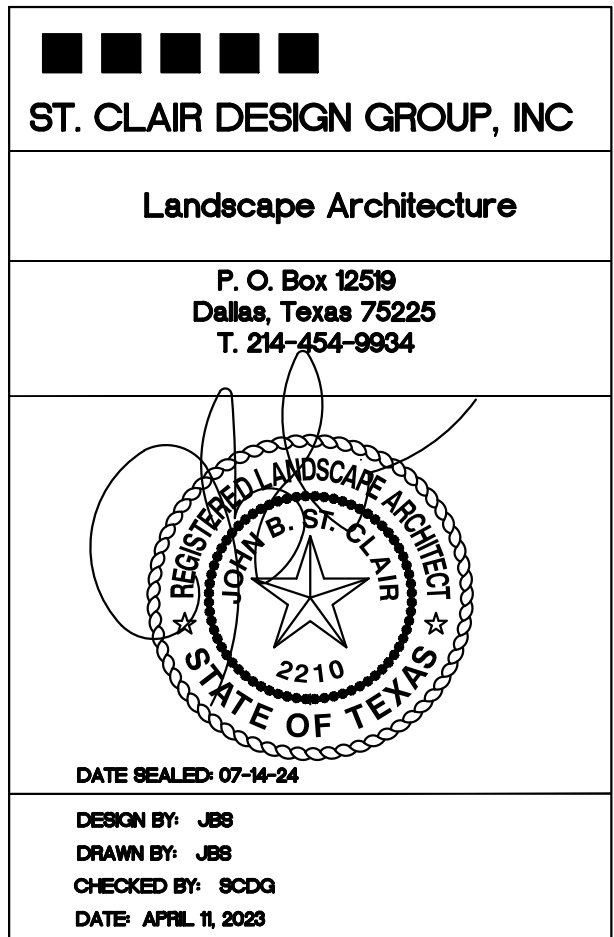
6 Deciduous Tree Planting Detail
Not to Scale



7 Evergreen Tree Planting Detail
Not to Scale



8 Shrub Planting Detail
Not to Scale



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

Scale: NOT TO SCALE
Designed by: JBS
Drawn by: JBS
Checked by: SCOG
Date: NOVEMBER 18, 2022
Project No. 188-001

SHEET

LP-2

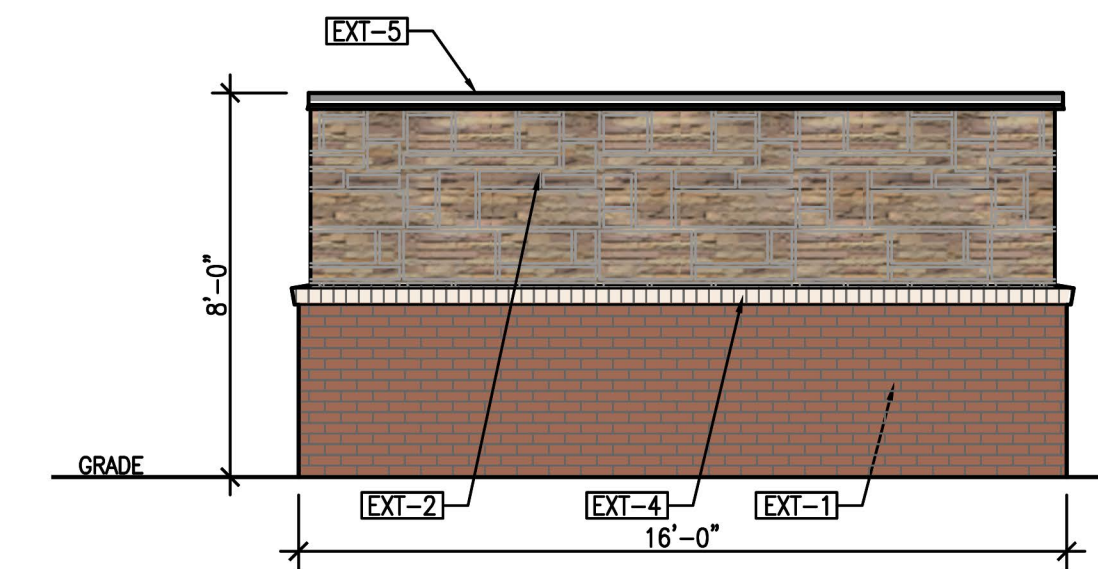
No.	Date	Revisions	App.
No.2	07/14/24	ADD BIKE RACK DETAIL	
No.1	05/02/23	PER CITY COMMENTS	

Ridinger Associates, Inc.
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550 S. Edwards Lane, Suite 101
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Tel. No. (972) 553-8000
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GOLF EVERYWHERE
FLOWER MOUND, TEXAS

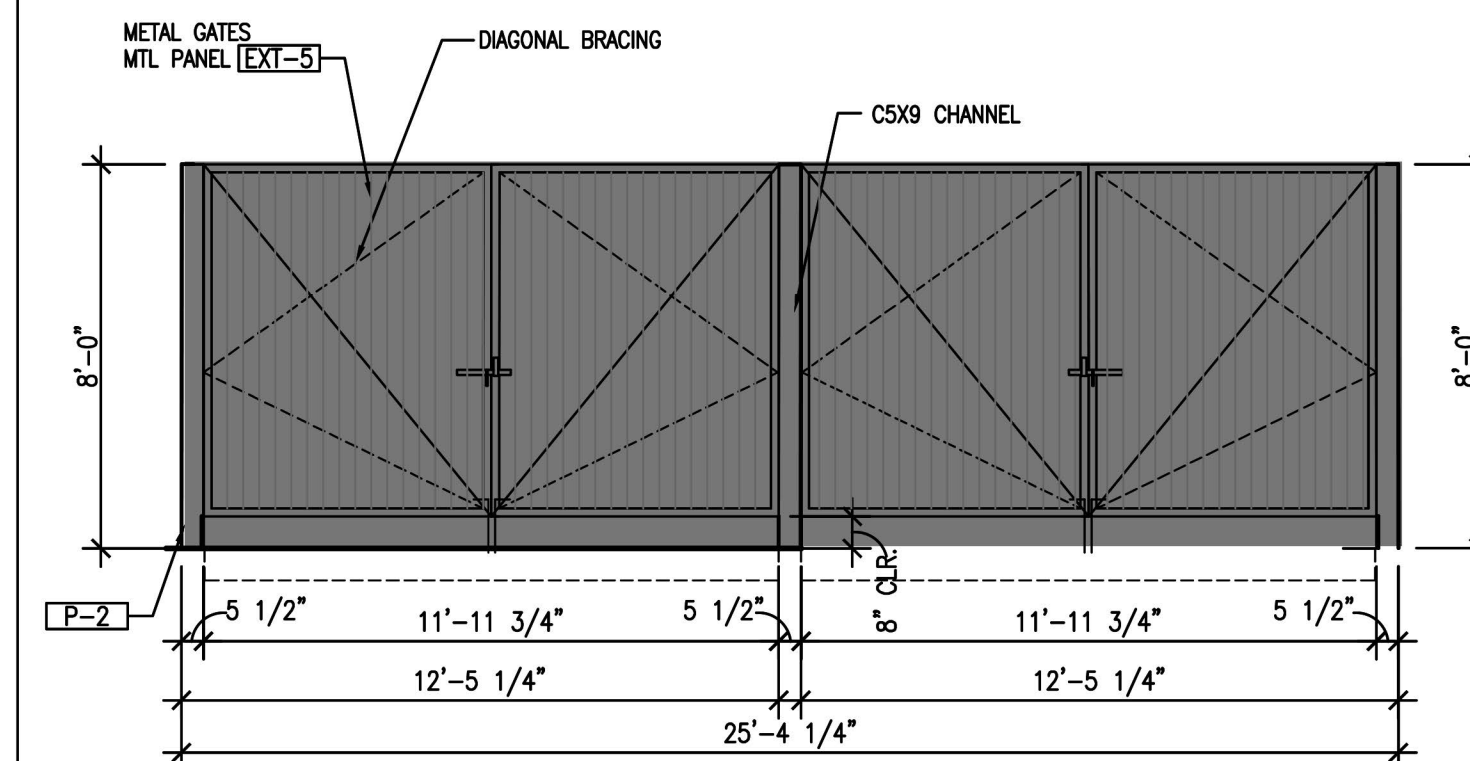
LANDSCAPE
DETAILS

		NORTH	SOUTH	EAST	WEST
1	Total Facade S.F.	6683 s.f.	5065 s.f.	6680 s.f.	6491 s.f.
2	Facade S.F. (Exclusive of door and windows)	4224 s.f.	3405 s.f.	3689 s.f.	3458 s.f.
3	Door and Windows S.F.	2459 s.f.	1660 s.f.	2991 s.f.	3033 s.f.
4	Primary Masonry totals (Min. 80%)				
5	Red Sunset Brick S.F.	858 s.f. - 20%	641 s.f. - 19%	969 s.f. - 26%	1417 s.f. - 41%
6	Stone S.F.	1656 s.f. - 40%	1381 s.f. - 41%	1641 s.f. - 44%	681 s.f. - 20%
8	Stucco S.F.	996 s.f. - 23%	287 s.f. - 8%	540 s.f. - 15%	254 s.f. - 7%
9	Metal S.F.	714 s.f. - 17%	1096 s.f. - 32%	539 s.f. - 15%	1106 s.f. - 32%



DUMPSTER SIDE & REAR ELEVATION (TYP.)
1/4"=1'-0"

5



DUMPSTER FRONT ELEVATION-SINGLE AND DOUBLE
1/4"=1'-0"

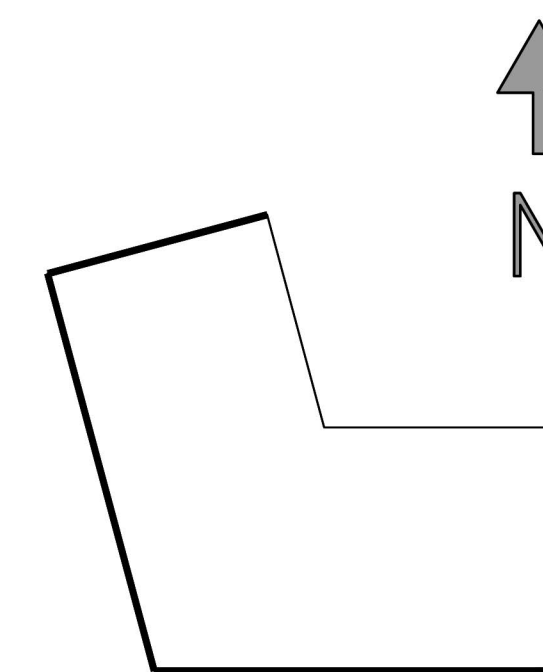
4

EXTERIOR MATERIAL SCHEDULE

PRIMARY MATERIAL	SUPP./MANUF.	SPECIFICATIONS	COLOR	FINISH/NOTES
BRICK (EXT-1)	ACME BRICK	DTP 673	RED SUNSET	VELOUR TEXTURE
FAUX STONE (EXT-2)	CULTURED STONE-BORAL	ALPINE LEDGESTONE CHARDONNAY	BEIGE & OFF-WHITE, BUFF-S GROUT	-
STUCCO (EXT-3)	QUIKRETE OR EQ.	SMOOTH	P-3-SW6141 SOFTER TAN	SMOOTH TEXTURE
STUCCO (EXT-4)	QUIKRETE OR EQ.	SMOOTH	P-1-SW7004 SNOWBOUND	SMOOTH TEXTURE
METAL PANEL (EXT-5)	BERRIDGE OR EQ.	EXT METAL PANEL	MATCH SW7068	-
STANDING SEAM MTL (EXT-6)	BERRIDGE OR EQ.	EXT METAL PANEL	MATCH SW7068	-
ANODIZED ALUMINUM (EXT-7)	KAWNEER OR EQ.	EXTERIOR	DARK BRONZE	FRAME & DOOR FIN.
FAUX WOOD SLATS (EXT-8)	SCULPTFORM-ALUM	EXTERIOR	WOOD COLOR	-
METAL SCREENS (EXT-9)	MOZ	EXTERIOR	MATCH SW7068	-
PAINT (P-1)	SHERWIN WILLIAMS	EXTERIOR	SW7004 SNOWBOUND	-
PAINT (P-2)	SHERWIN WILLIAMS	EXTERIOR	SW7068 GRIZZLE GRAY	-
PAINT (P-3)	SHERWIN WILLIAMS	EXTERIOR	SW6141 SOFTER TAN	-

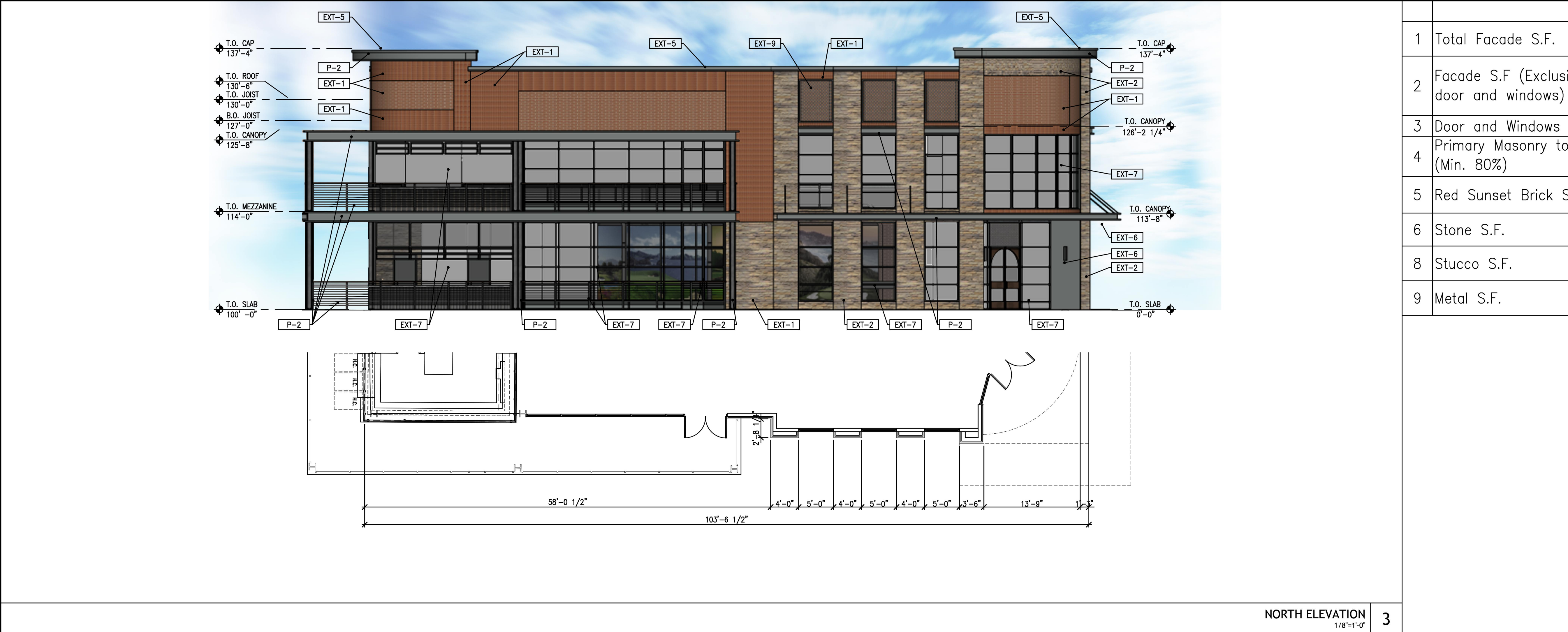
- A. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- B. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- C. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- D. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- E. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- F. ALL EXTERNAL ELECTRICAL PANELS SHALL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

KEY PLAN



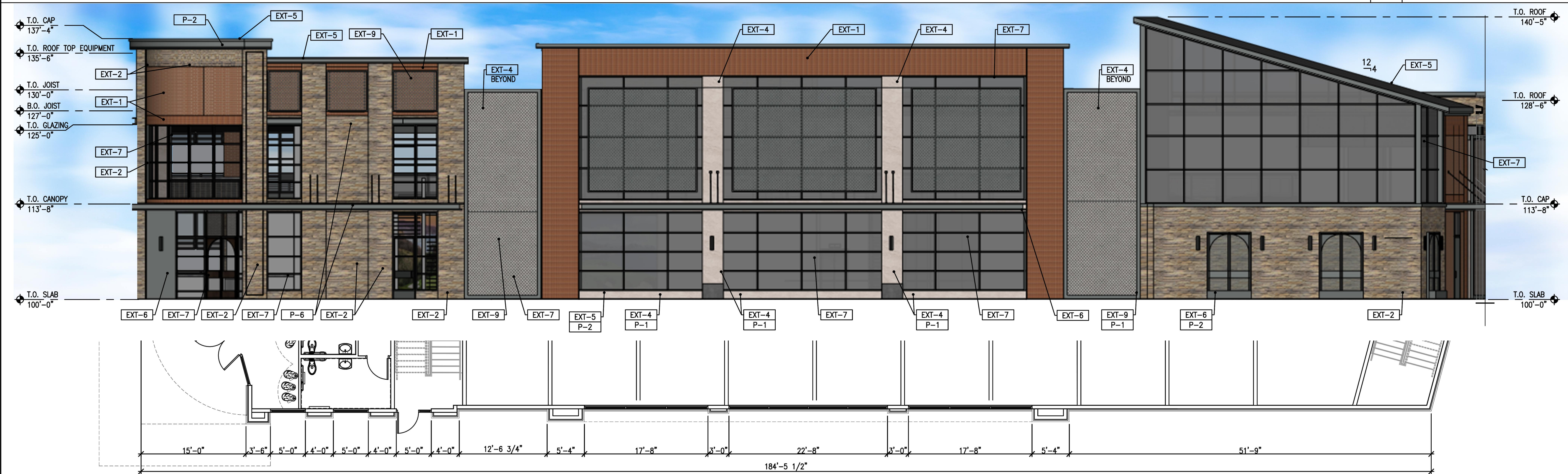
WEST ELEVATION
1/8"=1'-0"

2



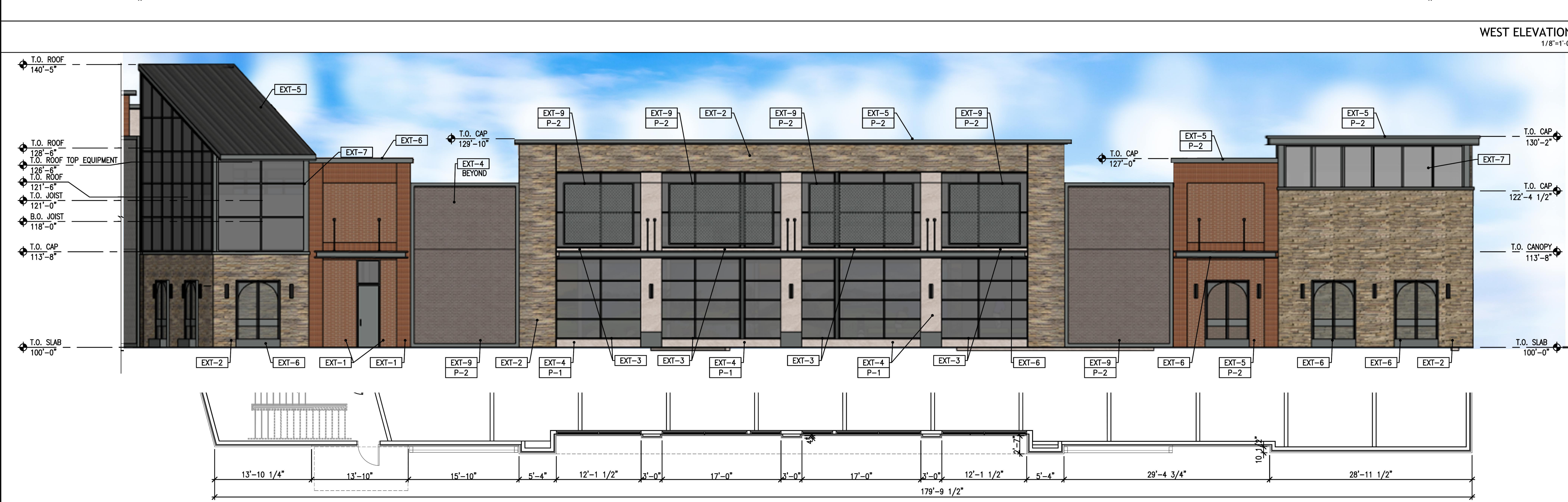
NORTH ELEVATION
1/8"=1'-0"

3



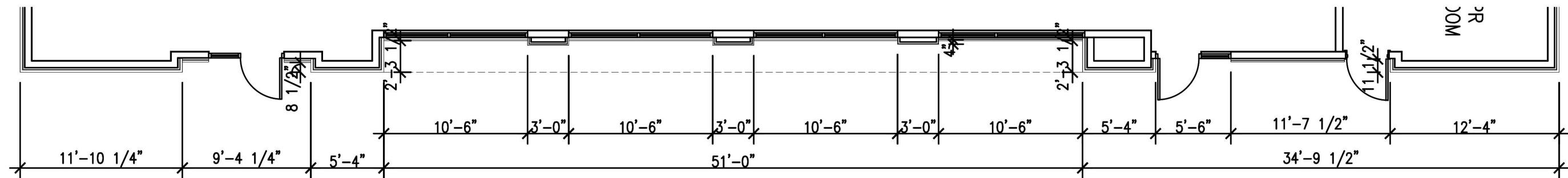
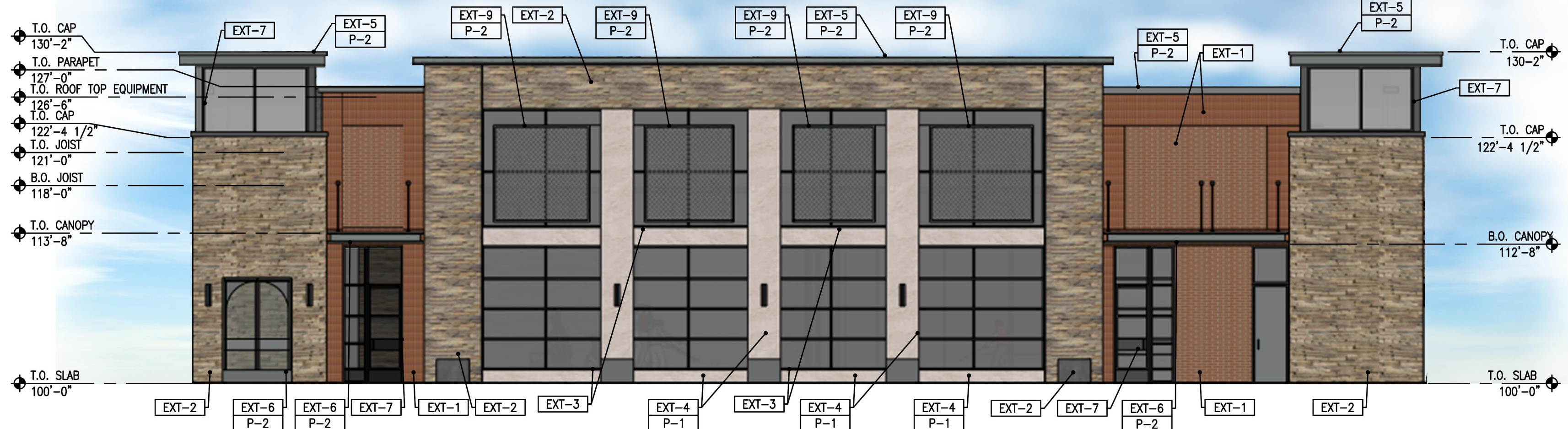
WEST ELEVATION
1/8"=1'-0"

2



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

1



		NORTH	SOUTH	EAST	WEST
1	Total Facade S.F.	6702 s.f.	5138 s.f.	6,194 s.f.	6049 s.f.
2	Facade S.F (Exclusive of door and windows)	4584 s.f.	3590 s.f.	3926 s.f.	3896 s.f.
3	Door and Windows S.F.	2118 s.f.	1548 s.f.	2272 s.f.	2153 s.f.
4	Primary Masonry totals (Min. 80%)				
5	Red Sunset Brick S.F.	993 s.f.- 22%	0 s.f. - 0%	377 s.f.-9%	0 s.f. - 0%
6	Stone S.F.	1487 s.f. - 32%	755 s.f. - 21%	1017 s.f.- 26%	1294 s.f.- 33%
7	Red Sunset Brick S.F.	505 s.f. 11%	1014 s.f.-28%	1258 s.f.- 32%	1231 s.f. - 32%
8	Metal Panel S.F.	732 s.f. 16%	1166 s.f. 32%	186 s.f. - 5%	748 s.f. - 19%
9	Steel S.F.	410 s.f. 9%	0 s.f. 0%	183 s.f. - 5%	0 s.f. - 0%

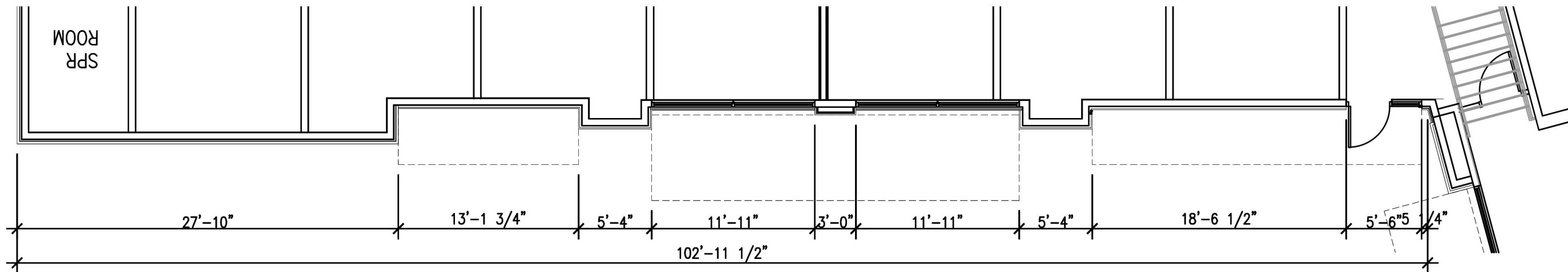
EXTERIOR MATERIAL SCHEDULE

PRIMARY MATERIAL	SUPP./MANUF.	SPECIFICATIONS	COLOR	FINISH/NOTES
BRICK (EXT-1)	ACME BRICK	DTP 673	RED SUNSET	VELOUR TEXTURE
FAUX STONE (EXT-2)	CULTURED STONE-BORAL	ALPINE LEDGESTONE CHARDONNAY	BEIGE & OFF-WHITE, BUFF-S GROUT	-
STUCCO (EXT-3)	QUIKRETE OR EQ.	SMOOTH	P-3-SW6141 SOFTER TAN	SMOOTH TEXTURE
STUCCO (EXT-4)	QUIKRETE OR EQ.	SMOOTH	P-1-SW7004 SNOWBOUND	SMOOTH TEXTURE
METAL PANEL (EXT-5)	BERRIDGE OR EQ	EXT METAL PANEL	MATCH SW7068	-
STANDING SEAM MTL (EXT-6)	BERRIDGE OR EQ	EXT METAL PANEL	MATCH SW7068	-
ANODIZED ALUMINUM (EXT-7)	KAWNEER OR EQ.	EXTERIOR	DARK BRONZE	FRAME & DOOR FIN.
FAUX WOOD SLATS (EXT-8)	SCULPTFORM-ALUM	EXTERIOR	WOOD COLOR	-
METAL SCREENS (EXT-9)	MOZ	EXTERIOR	MATCH SW7068	-
PAINT (P-1)	SHERWIN WILLIAMS	EXTERIOR	SW7004 SNOWBOUND	-
PAINT (P-2)	SHERWIN WILLIAMS	EXTERIOR	SW7068 GRIZZLE GRAY	-
PAINT (P-3)	SHERWIN WILLIAMS	EXTERIOR	SW6141 SOFTER TAN	-

- A. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- B. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- C. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- D. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- E. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- F. ALL EXTERNAL ELECTRICAL PANELS SHALL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

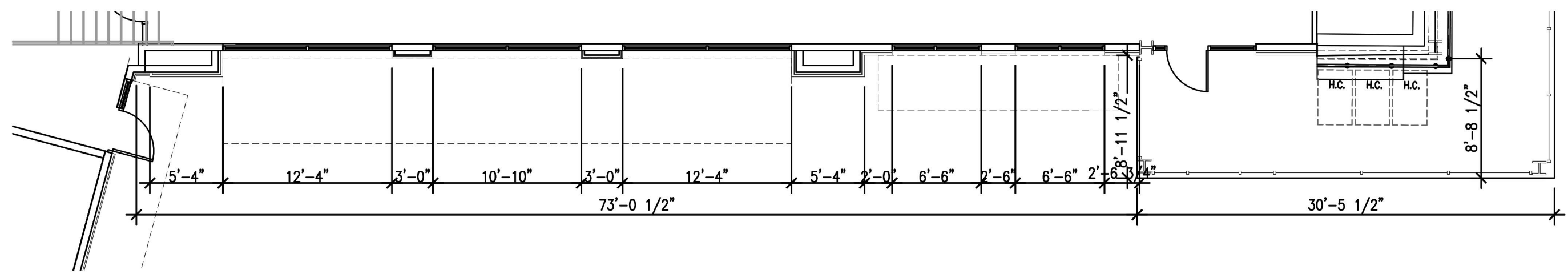
EAST ELEVATION
1/8"=1'-0"

3



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

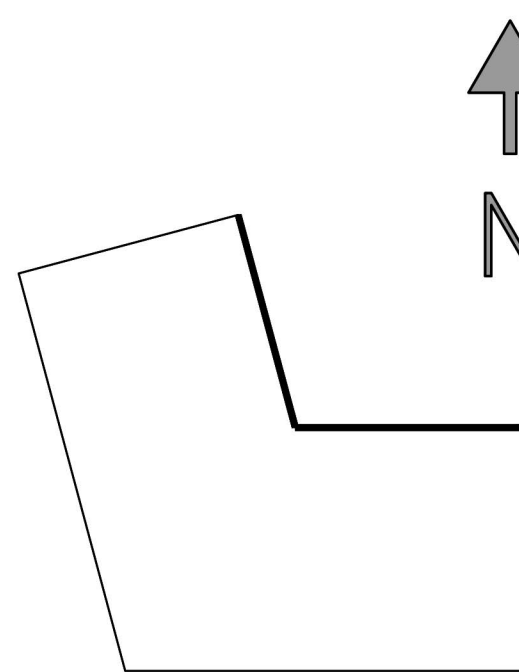
2



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

1

KEY PLAN



04.29.24

DATE	DESCRIPTION

DATE	DESCRIPTION

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SHEET NUMBER:

A2.1

PROJECT NUMBER:

GEF23001



T.O. PARAPET
128'-3"
T.O. PARAPET
116'-10"

T.O. CANOPY
113'-9"

T.O. SLAB
0'-0"

NORTH ELEVATION
1/4"=1'-0"

2



T.O. PARAPET
128'-3"
T.O. PARAPET
116'-10"

T.O. SLAB
0'-0"

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

1

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	2264 S.F.	2445 S.F.	2426 S.F.	2415 S.F.
2.	FACADE S.F. (ECLUSIVE OF DOOR AND WINDOWS	2,169 S.F.	1877 S.F.	2111 S.F.	1883 S.F.
3.	DOORS AND WINDOWS S.F.	95 S.F.	568 S.F.	315 S.F.	532 S.F.
4.	PRIMARY MASONRY TOTALS (MIN. 80%)				
5.	RED SUNSET BRICK S.F.	1,299 S.F.-60%	1080 S.F.-58%	1,332 S.F.-63%	1290 S.F.-69%
6.	STONE S.F.	264 S.F.-12%	315 S.F.-17%	356 S.F.-17%	475 S.F.-25%
7.	METAL	606 S.F.-28%	482 S.F.-25%	423 S.F.-20%	118 S.F.-6%
8.	STUCCO	0 S.F.-0%	0 S.F.-0%	0 S.F.-0%	0 S.F.-0%

EXTERIOR MATERIAL SCHEDULE

PRIMARY MATERIAL	SUPP./MANUF.	SPECIFICATIONS	COLOR	FINISH/NOTES
BRICK (EXT-1)	ACME BRICK	DTP 673	RED SUNSET	VELOUR TEXTURE
FAUX STONE (EXT-2)	CULTURED STONE-BORAL	ALPINE LEDGESTONE CHARDONNAY	BEIGE & OFF-WHITE, BUFF-S GROUT	-
STUCCO (EXT-3)	QUIKRETE OR EQ.	SMOOTH	P-3-SW6141 SOFTER TAN	SMOOTH TEXTURE
STUCCO (EXT-4)	QUIKRETE OR EQ.	SMOOTH	P-1-SW7004 SNOWBOUND	SMOOTH TEXTURE
METAL PANEL (EXT-5)	BERRIDGE OR EQ	EXT METAL PANEL	MATCH SW7068	-
STANDING SEAM MTL (EXT-6)	BERRIDGE OR EQ	EXT METAL PANEL	MATCH SW7068	-
ANODIZED ALUMINUM (EXT-7)	KAWNEER OR EQ.	EXTERIOR	DARK BRONZE	FRAME & DOOR FIN.
FAUX WOOD SLATS (EXT-8)	SCULPTFORM-ALUM	EXTERIOR	WOOD COLOR	-
METAL SCREENS (EXT-9)	MOZ	EXTERIOR	MATCH SW7068	-
PAINT (P-1)	SHERWIN WILLIAMS	EXTERIOR	SW7004 SNOWBOUND	-
PAINT (P-2)	SHERWIN WILLIAMS	EXTERIOR	SW7068 GRIZZLE GRAY	-
PAINT (P-3)	SHERWIN WILLIAMS	EXTERIOR	SW6141 SOFTER TAN	-

- A. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- B. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- C. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- D. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- E. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- F. ALL EXTERNAL ELECTRICAL PANELS SHALL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

idstudio

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WWW.IDSTUDIO.COM

CORPORATE:

G.O.L.F. EVERYWHERE
462 MCNAKIN ROAD
BARTONVILLE, TX 76226
301.639.9057

REGISTERED ARCHITECT
STATE OF TEXAS
1936
J. L. F. EVERYWHERE

04.19.24

G.O.L.F. EVERYWHERE
FLOWER MOUND, TX
FM 2499 & ABERDEEN
FLOWER MOUND, TX

CLIENT: G.O.L.F. EVERYWHERE
462 MCNAKIN ROAD
BARTONVILLE, TX 76226

DATE

DESCRIPTION

DATE

DESCRIPTION

SHEET TITLE:

RESTAURANT
EXTERIOR
ELEVATIONS

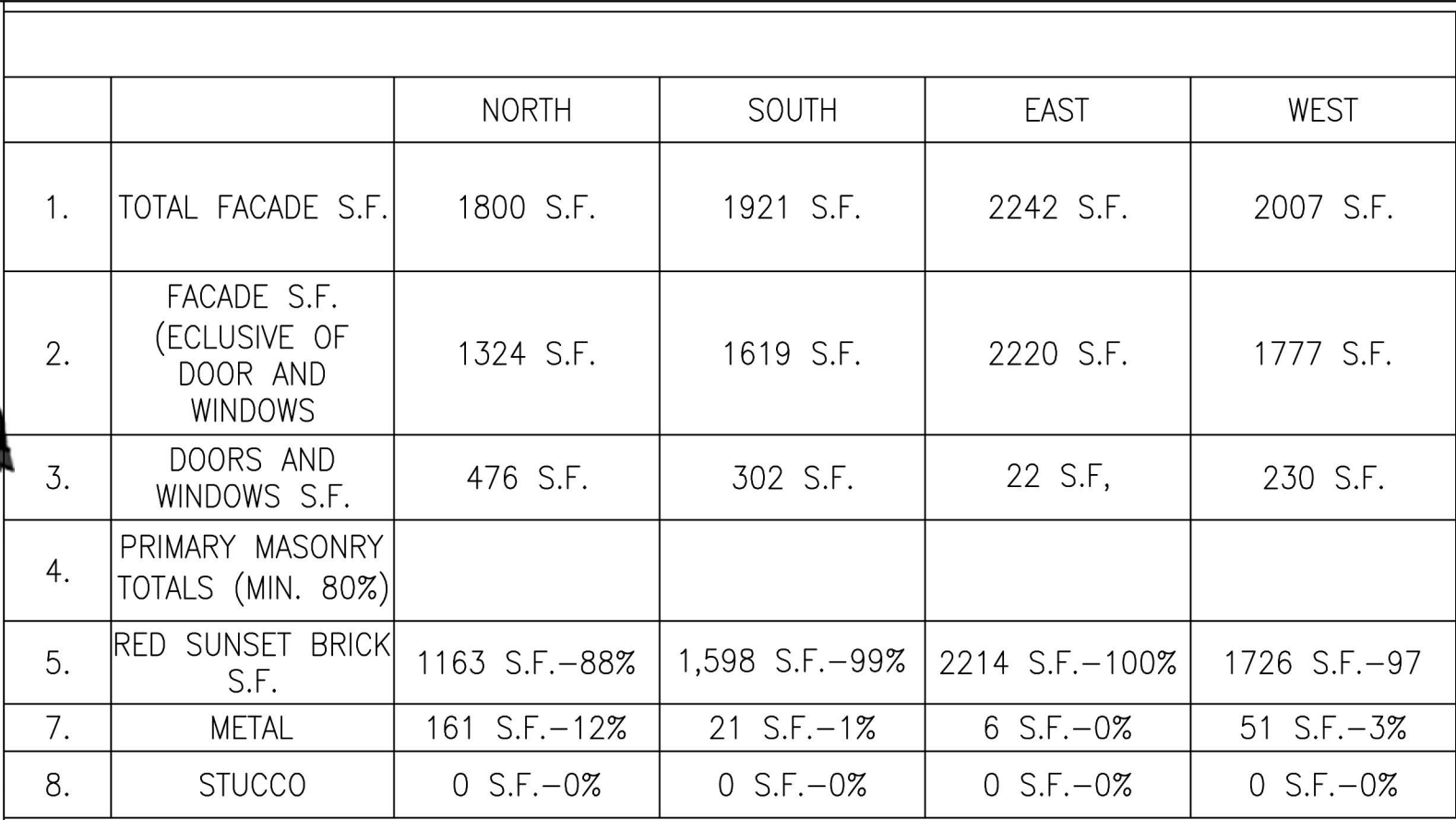
SHEET NUMBER:

A2.1

PROJECT NUMBER:

GEF23001

Page 30 of 35

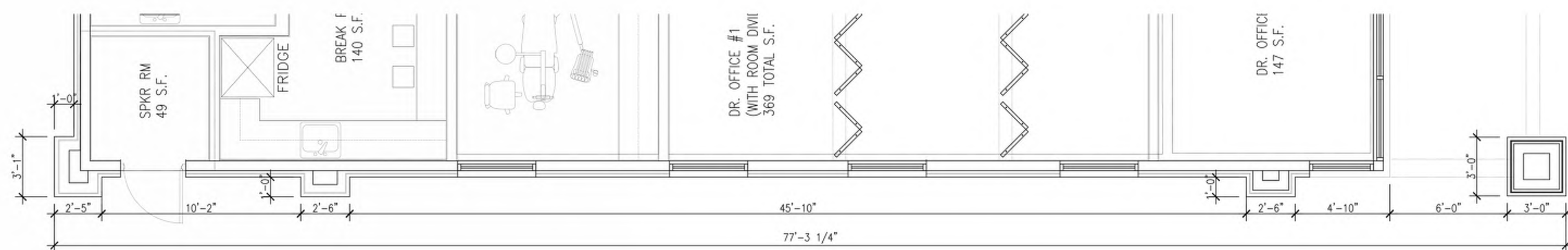


PRIMARY MATERIAL	SUPP./MANUF.	SPECIFICATIONS	COLOR	FINISH/NOTES
BRICK (EXT-1)	ACME BRICK	DTP 673	RED SUNSET	VELOUR TEXTURE
FAUX STONE (EXT-2)	CULTURED STONE-BORAL	ALPINE LEDGESTONE CHARDONNAY	BEIGE & OFF-WHITE, BUFF-S GROUT	-
STUCCO (EXT-3)	QUIKRETE OR EQ.	SMOOTH	P-3-SW6141 SOFTER TAN	SMOOTH TEXTURE
STUCCO (EXT-4)	QUIKRETE OR EQ.	SMOOTH	P-1-SW7004 SNOWBOUND	SMOOTH TEXTURE
METAL PANEL (EXT-5)	BERRIDGE OR EQ.	EXT METAL PANEL	MATCH SW7068	-
STANDING SEAM MTL (EXT-6)	BERRIDGE OR EQ.	EXT METAL PANEL	MATCH SW7068	-
ANODIZED ALUMINUM (EXT-7)	KAWNEER OR EQ.	EXTERIOR	DARK BRONZE	FRAME & DOOR FINISH
FAUX WOOD SLATS (EXT-8)	SCULPTFORM-ALUM	EXTERIOR	WOOD COLOR	-
METAL SCREENS (EXT-9)	MOZ	EXTERIOR	MATCH SW7068	-
PAINT (P-1)	SHERWIN WILLIAMS	EXTERIOR	SW7004 SNOWBOUND	-
PAINT (P-2)	SHERWIN WILLIAMS	EXTERIOR	SW7068 GRIZZLE GRAY	-
PAINT (P-3)	SHERWIN WILLIAMS	EXTERIOR	SW6141 SOFTER TAN	-

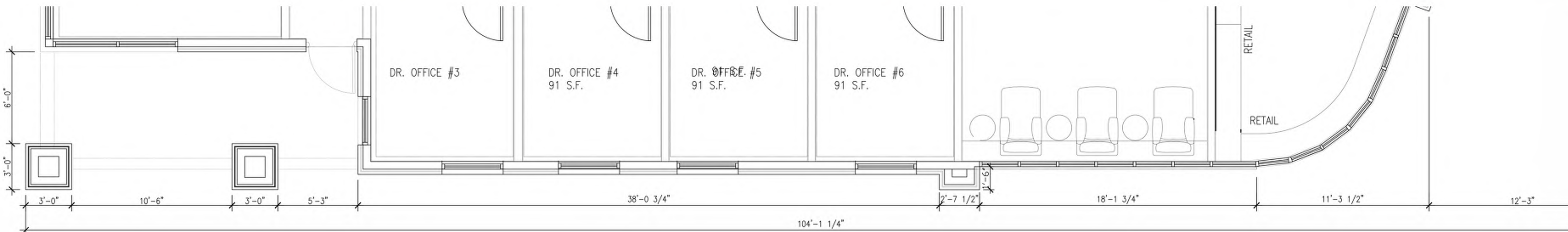
- | | |
|----|--|
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| F. | ALL EXTERNAL ELECTRICAL PANELS SHALL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING. |







2



1

EXTERIOR MATERIAL SCHEDULE				
PRIMARY MATERIAL	SUPP./MANUF.	SPECIFICATIONS	COLOR	FINISH/NOTES
BRICK (EXT-1)	ACME BRICK	DTP #73	RED SUNSET	VELOUR TEXTURE
FAUX STONE (EXT-2)	CULTURED STONE-BORAL	ALPINE LEDGESTONE CHARDONNAY	BEIGE & OFF-WHITE, BUFF-S GROUT	-
STUCCO (EXT-3)	QUIKRETE OR EQ.	SMOOTH	P-3-SW6141 SOFTER TAN	SMOOTH TEXTURE
STUCCO (EXT-4)	QUIKRETE OR EQ.	SMOOTH	P-1-SW7004 SNOWBOUND	SMOOTH TEXTURE
METAL PANEL (EXT-5)	BERRIDGE OR EQ.	EXT METAL PANEL	MATCH SW7068	-
STANDING SEAM MTL (EXT-6)	BERRIDGE OR EQ.	EXT METAL PANEL	MATCH SW7068	-
ANODIZED ALUMINUM (EXT-7)	KAWNEER OR EQ.	EXTERIOR	DARK BRONZE	FRAME & DOOR FIN.
BRICK (EXT-8)	ACME BRICK	DTP #73	RED SUNSET - SOLDIER COURSE	VELOUR TEXTURE
METAL SCREENS (EXT-9)	MOZ	EXTERIOR	MATCH SW7068	-
PAINT (P-1)	SHERWIN WILLIAMS	EXTERIOR	SW7004 SNOWBOUND	-
PAINT (P-2)	SHERWIN WILLIAMS	EXTERIOR	SW7068 GRIZZLE GRAY	-
PAINT (P-3)	SHERWIN WILLIAMS	EXTERIOR	SW6141 SOFTER TAN	-

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PROJECT NUMBER:
GEF23001



EXT-1

Acme Brick
Red Sunset Brick

EXT-2

Cultured Stone
Boral Alpine Ledgestone Chardonnay

EXT-3

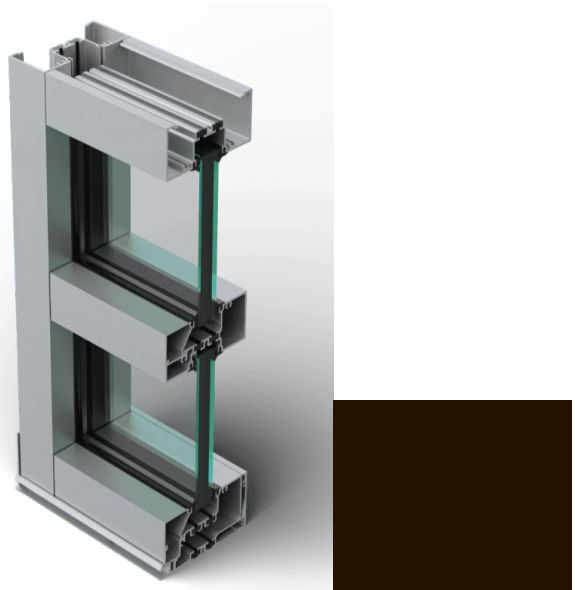
Plaster Stucco
Color to match SW6141 Softer Tan

EXT-4

Plaster Stucco
Color to match SW7004 Snowbound

EXT-5 & EXT-6

Standing Seam & Metal Entrance Awning
Color to match P-2



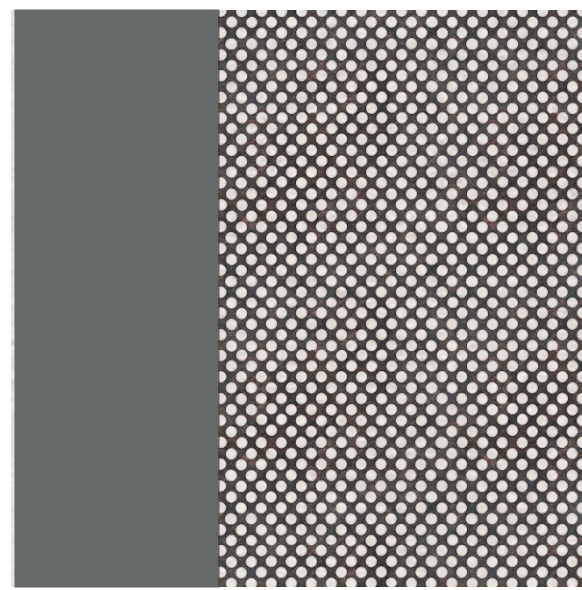
EXT-7

Kawneer Storefront Window System
Trifab 451UT Framing System
Color: #40 Dark Bronze



EXT-8

Sculptform
Wood Slats Look/ Metal Slat
Color: American Oak



EXT-9

Metal Screen
Color to match P-2



P-2

Sherwin- Williams Paints
SW-7068 Grizzle Gray