

Planning & Zoning Commission



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

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

E. COORDINATION OF CALENDARS

1. July 28, 2025
2. August 11, 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. Quarterly Development Report

2. Planning & Zoning Commission Priorities

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 June 23, 2025 - Consider approval of the minutes from June 23, 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. MISC25-0003 - Caliber Collision - Consider a request for a concept plan (MISC25-0003 - Caliber Collision) 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 south of Justin Road 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: July 10, 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



June 23, 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
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:

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
Claire Barnes, Senior Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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

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

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

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

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. July 14, 2025
2. July 28, 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. Training Opportunities

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.

ACTION: Vice-Chair Hobbs moved to approve H.1 and H.2 as presented in the agenda caption. Commissioner Geddie seconded the motion.

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

NAYS: None

RESULT: 6 : 0

1. Minutes of June 9, 2025 - Consider approval of the minutes from June 9, 2025.
2. SSP24-0007 - Furst Ranch Regional Detention Pond and Infrastructure - Consider a request for a Subdivision Site Plan (SSP24-0007 – Furst Ranch Regional Detention Pond and Infrastructure) to approve infrastructure for a non-residential subdivision. The property is generally located north of Cross Timbers Road and east of U.S. Hwy 377.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 6:35 p.m.

At 6:47 p.m., the Planning and Zoning Commission reconvened into regular session.

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. SP24-0013 - Flower Mound Hindu Temple - Public Hearing to consider a request for a Site Plan (SP24-0013 - Flower Mound Hindu Temple) to create a religious assembly/institution use with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and with a waiver to the roof pitch requirement pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located west of Old Settlers Road and south of Peters Colony Road.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

Jason Kilpatrick, Ridinger Associates, Inc.
Bindu Gujjarlapudi, Flower Mound Hindu Temple
Sandeep Sharma, Flower Mound Hindu Temple

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
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1.	Sanjay Gupta, 4017 Bordeaux Circle	Raul Castro, 3217 Walnut Grove Place	None
2.	Adarsh Kumar, 2600 Creekside Place (with time donated from Venkatesh Bomma, 2016 Milano Lane, Lewisville)	Susan Borella, 4109 Hide-A-Way Lane	
3.	*Deepak Chebbi, 1205 Spring Ridge Drive	Larry Lipscomb, 950 Crestwood Circle	
4.	*Rajan Arun, 2713 Meadow Wood Drive	Zecun Xia, 3208 Walnut Grove Place	
5.	*Subbarao Ponnuru, 3410 Bentley Court, Highland Village	Vincent Gallo, 3201 Walnut Grove Place (with time donated from Mary Regan, 3128 Mission Ridge Drive)	
6.	*Satyanarayana Vasireddy, 305 Bridgewater Place	Robin Allen, 3223 Walnut Grove Place	
7.	*Ram Yalamanchili, 1809 Broughton Drive	Amanda Havron, 3504 Furlong Drive E	
8.		*Aimee West, 3212 Walnut Grove Place	
9.		*James Foitek, 3212 Walnut Grove Place	
10.		*Min Kim, 3213 Walnut Grove Place	
11.		*Geunhee Lee, 3216 Walnut Grove Place	

		*Yun Young Kim, 3208 Walnut Grove Place	
		*Kyungeun Lee, 3213 Walnut Grove Place	

** Indicates person did not wish to speak*

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

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 8:17 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: July 14, 2025

FROM: Codie Freeman, Planner

ITEM: **Consider a request for a concept plan (MISC25-0003 - Caliber Collision) 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 south of Justin Road 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 is a deviation request to the Town's regulations which necessitates special consideration by the Commission (see Application Analysis below).

The deviation request 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 requirement for an auto painting or body shop use which is calculated at the ratio of 1 space per 250 square feet. The subject property is approximately 2.075 acres and is Lot 1A, Block 1 of the Premier Addition.

On June 12, 2000, the Planning & Zoning Commission approved an expansion of an existing building for the subject site. The site then went through updates in 2010, documented in permit number DE VH18-01741, which included the elimination of direct access from Justin Road. Access to the site is provided from mutual access easements connected to the adjacent properties located on the east and west.

The existing building is approximately 29,084 square feet and requires 116 spaces (or 93 spaces with the allowable 20 percent deviation) based on the parking ratio of 1 space per 250 square feet. The current site has 22 existing on-site parking spaces. The site has a shared parking agreement with the adjacent property to the east (identified as Lot 1 Block A of the Chippenhook Addition on the attached site plan) that provides the subject development with an additional 29 parking spaces. The applicant is proposing to install two additional parking spaces on the site for a total of 53 on-site and off-site parking spaces for customers and employees. The conceptual site plan also depicts 62 spaces for outdoor storage of vehicles, which are not included in the parking analysis.

A parking study has been supplied to support the deviation request to reduce the required parking from 93 spaces to 53 spaces. Based on observations from an approximately 15,000-square-foot Caliber Collision center within the metroplex, the peak parking demand was recorded at 23 vehicles. Though the building on the subject site is much larger than the observed facility, it is noted in the study that the production capacity (paint booths and technician stalls) will be comparable to other smaller Caliber

Collision Centers. In addition, the Institute of Transportation Engineers (ITE) provides a parking demand estimate of 3.08 spaces per 1000 square feet for the proposed use. As the production capacity at the proposed and the observed locations were consistent, the parking demand for the proposed location was calculated for a 15,000-square-foot area instead of 29,084 square feet. Based on the ITE standards, the peak demand for a 15,000-square-foot facility is 47 spaces. In conclusion, the parking study noted that the proposed location will have a surplus of at least six parking spaces, regardless of which methodology is used.

If this request is approved, the applicant will need to bring forward a full site plan application for consideration by the Planning and Zoning Commission for changes proposed on site. The site plan will require final action from the Town Council in the event the site plan is accompanied by other exception requests.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

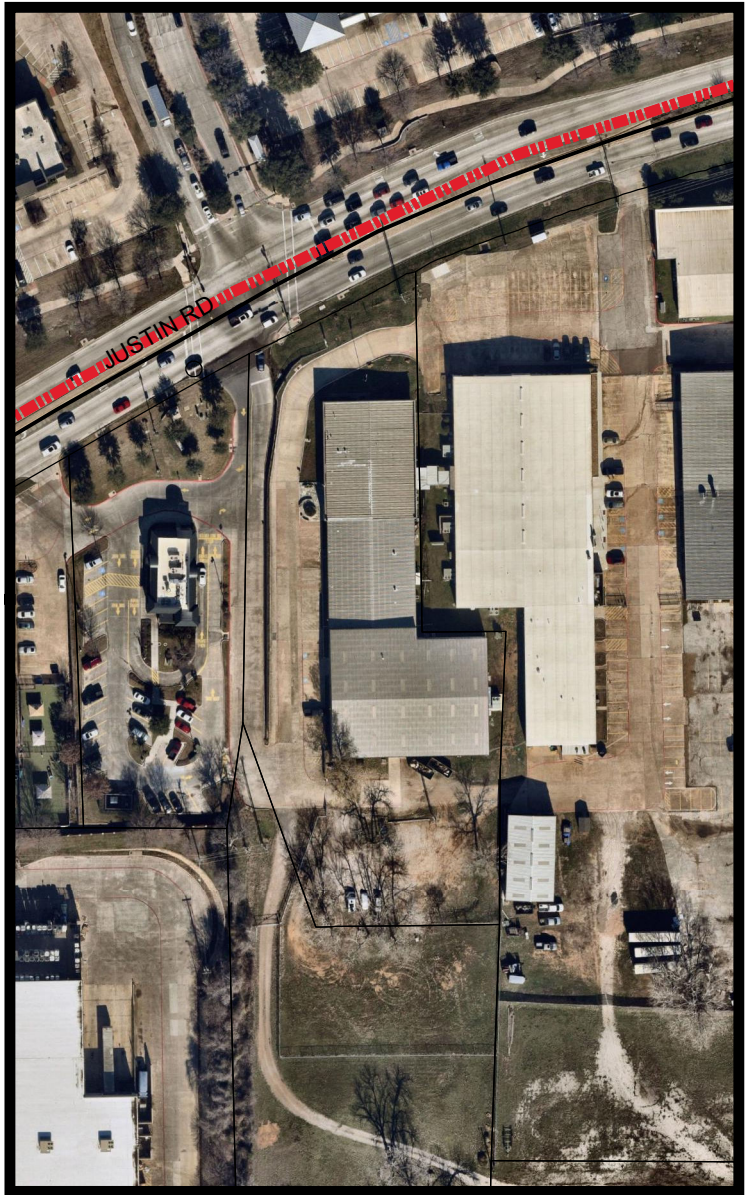
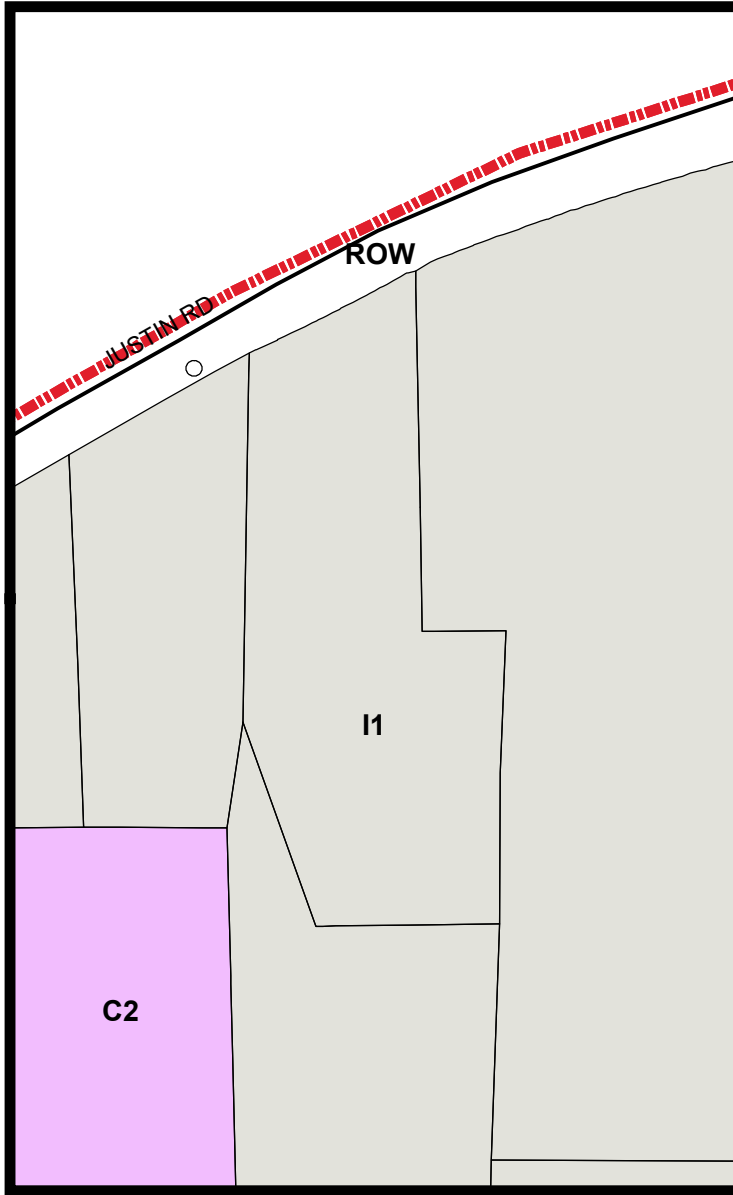
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Study
4. Conceptual Site Plan

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

Vicinity Map

MISC25-0003: Caliber Collision



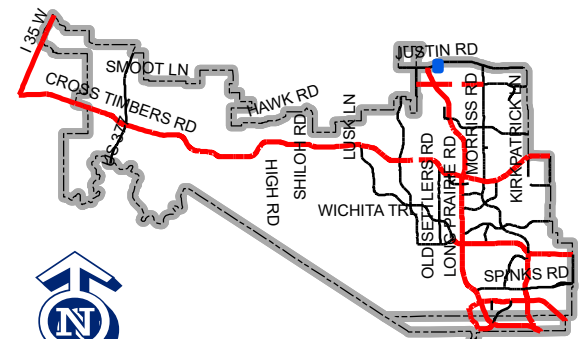
LEGEND

 Commercial 2  Industrial 1

 Subject Property

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

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



Map Location

0 125 250 500 Feet



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1782 W McDermott Drive, Allen, TX 75013

Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Letter of Intent – Site Plan Project Application – Parking Exception Request

It is our pleasure to submit this letter of intent to submit a site plan application parking exception request for a 29,084 sf Caliber Collision remodel on 2.075 acres of property at 3151 Justin Rd Flower Mound, TX currently owned by RSKK STONE REALTY LIMITED PARTNERSHIP, LP.

The required parking for this site is 1 space per 250 sf for a total of 116 required spaces.

The site currently has 22 existing parking spaces with 2 proposed to be added on site and a shared parking agreement for 29 spaces offsite for a total of 53 existing parking spaces.

The proposed project creates 62 parking spaces on the south side of the building for short term storage of vehicles. The outdoor storage area is not considered parking and cannot be included in the parking count.

We are requesting to have the 116 parking space requirement reduced to 53 spaces.

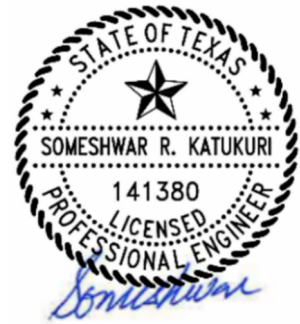
This request is specifically for the parking exception, and we are aware that an additional site plan project application will be required to be submitted for all amendments proposed for the site.

We appreciate your assistance with this and look forward to working with you and the City of Flower Mound on this project.

Thank you

A handwritten signature in black ink, appearing to read "J. Zanger", is written over a light blue horizontal line.

Jack Zanger
Project Manager
Triangle Engineering LLC
JZanger@triangle-engr.com
469.331.8566 Ext. 113



7/10/2025

July 10, 2025,

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

RE: Parking Demand Study for Caliber Collision Center in Flower Mound, Texas

Please accept this letter as a technical memo prepared by Promet Engineers, LLC (Promet) on July 10, 2025, to report the findings and recommendations from the parking demand analysis performed on the proposed Caliber Collision Center located at 3151 Justin Road, Flower Mound, Texas - 75013 as shown in the site location map (**Exhibit 1**). The site is currently developed as an active commercial auto repair shop.

1. **Project Description**— The proposed project involves the conversion of the existing business on the property into a Caliber Collision Center, with a total building gross floor area of approximately 29,084 square feet. Site access to Justin Road is provided via an existing shared driveway with the adjacent property located at 3105 Justin Road, Flower Mound, Texas. A shared parking agreement is in place under which the adjacent property will provide a minimum of 29 parking spaces for use by businesses operating on the subject property.
2. **Site Plan**—The proposed project is a Caliber Collision Center with a building area of 29,084 SF. No new curb cuts are being proposed on Justin Road. As shown in the preliminary site plan prepared by Triangle Engineering (**Exhibit 2**), a total of 86 on-site parking spaces will be provided. Of these, 24 spaces located adjacent to the building are designated for customers and employees, while 62 spaces, located south of the building, are reserved for vehicles undergoing repair or pending delivery.

Of the 24 parking spaces adjacent to the building, 22 currently exist and two additional parking spaces are proposed. **Exhibit 4** shows the proposed parking spaces, existing and proposed fire lanes on the site and on the adjacent property.

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

3. **Parking Requirements**—The proposed Automobile Parts and Service Center (Caliber Collision Center) will have a maximum gross floor area of 29,084 square feet. Based on the Town of Flower Mound's Code of Ordinance Section 82.74 Off-Street Parking requirements, the total parking spaces required are as shown in **Table 1**:

Table 1. Parking Requirements

Land Use	Parking Ratio	Building Area	Parking Spaces Required	Parking Provided for Customers/Employees (ON-SITE)	Parking Provided for Vehicle Storage (ON-SITE)	Parking Provided with Shared Parking Agreement (OFF-SITE)
Automobile Parts and Service Center	1 space per 250 square feet	29,084 SF	116	24	62	29
TOTAL			116	24	62	29

The Code of Ordinance requires 116 parking spaces as the minimum for total development. However, the Town of Flower Mound allows a 20% reduction in parking, resulting in 93 spaces. Based on the site plan, the project proposes providing 24 on-site parking spaces for employees and customers. 62 parking spaces are provided south of the building for vehicle storage only. An additional 29 parking spaces are being provided, as per the shared parking agreement with the adjacent property, as outlined in **Appendix A**.

4. Parking Demand—The parking demand was evaluated using two methodologies:

1.) ITE's Parking Generation 6th Edition:

- Parking demand estimates were obtained using data from Land Use Code 943: Automobile Parts and Service Center. This source provides empirically derived parking demand rates based on similar land uses nationwide and serves as an industry standard reference for parking planning.

2.) Site-Specific Observations:

- Parking occupancy was observed at a comparable Caliber Collision Center in Lewisville, TX, which features a similar production layout (i.e., 2 paint booths and 24 technician stalls). These real-world observations provide localized, operationally consistent data reflecting actual demand patterns for this use type.

According to the ITE Parking Generation Manual, 6th Edition, for Land Use 943: Automobile Parts and Service Center, the 85th percentile parking demand rate during the peak weekday period is 3.08 vehicles per 1,000 square feet of gross floor area (GFA).

The proposed project will utilize an existing 29,084 square feet of floor area, which is significantly larger than a typical Caliber Collision Center. Most existing Caliber Collision locations are approximately 15,000 square feet, with similar employee counts and production capacity. The increased floor area at the proposed site is primarily attributed to larger office, working, and storage areas, rather than increased operational throughput.

To provide a more representative analysis of parking demand, a conservative adjustment has been made by applying the ITE rate to the typical 15,000 SF footprint rather than the full 29,084 SF. Based on this adjusted floor area, the estimated 85th percentile parking demand is:

$$15,000 \text{ SF} \times (3.08 \text{ vehicles} / 1,000 \text{ SF}) = 46.2 \text{ vehicles (rounded to 47 vehicles)}$$

The parking demand calculations based on site observations are explained in the next section of the memo.

5. **Observations**—Parking observations were conducted at a similar site located at 1230 FM 407, Lewisville, Texas – 75077 on Thursday, May 29, 2025. The parking demand was observed between 7:30 am and 5:45 pm. The observed site has a total of 27 parking spaces, designated for both employees and customers. The storage parking for repair vehicles is gated, with no entry allowed for customers. No overflow of parking or shortage of parking was observed throughout the day. **Table 2** below shows the characteristics and similarities between the observed site and the subject site:

Table 2. Observed and Subject Site Characteristics and Similarities

Site	Building Area	Production Capacity	Parking Spaces Required	Parking Space Provided
Caliber Collision Center (Flower Mound) – Proposed	29,084 SF	Paint booths – 2 Technician stalls - 24	93 (with 20% reduction)	86 (including storage parking spaces)
Caliber Collision Center (Lewisville) - Existing	14,281 SF	Paint booths – 2 Technician stalls - 24	65	86 (including storage parking spaces)

Although the building area of the subject site is larger than that of the observed facility, this is due to the developer’s intent to utilize the existing structure with only minor renovations. Importantly, the production capacity will remain consistent with that of comparable Caliber Collision Centers. As a result, the number of employees required for daily operations will not increase, and the parking demand is expected to remain in line with the observed site. The table below shows the number of occupied parking spaces counted in the parking locations as shown in **Exhibit 3**:

Table 3. Observed Parking Counts – May 29th, 2025

Time Period	Occupied Parking Spaces
7:30 AM – 7:45 AM	10
7:45 AM – 8:00 AM	15
8:00 AM – 8:15 AM	17
8:15 AM – 8:30 AM	21
8:30 AM – 8:45 AM	21
8:45 AM – 9:00 AM	20
9:00 AM – 9:15 AM	22
9:15 AM – 9:30 AM	21
9:30 AM – 9:45 AM	20
9:45 AM – 10:00 AM	21

10:00 AM – 10:15 AM	21
10:15 AM – 10:30 AM	23
10:30 AM – 10:45 AM	23
10:45 AM – 11:00 AM	22
11:00 AM – 11:15 AM	23
11:15 AM – 11:30 AM	20
11:30 AM – 11:45 AM	19
11:45 AM – 12:00 PM	20
12:00 PM – 12:15 PM	20
12:15 PM – 12:30 PM	21
12:30 PM – 12:45 PM	21
12:45 PM – 1:00 PM	21
1:00 PM – 1:15 PM	22
1:15 PM – 1:30 PM	19
1:30 PM – 1:45 PM	17
1:45 PM – 2:00 PM	17
2:00 PM – 2:15 PM	17
2:15 PM – 2:30 PM	18
2:30 PM – 2:45 PM	19
2:45 PM – 3:00 PM	19
3:00 PM – 3:15 PM	20
3:15 PM – 3:30 PM	19
3:30 PM – 3:45 PM	18
3:45 PM – 4:00 PM	18
4:00 PM – 4:15 PM	20
4:15 PM – 4:30 PM	16
4:30 PM – 4:45 PM	19
4:45 PM – 5:00 PM	16
5:00 PM – 5:15 PM	18
5:15 PM – 5:30 PM	17
5:30 PM – 5:45 PM	15
5:45 PM – 6:00 PM	16

6. **Conclusion**—The proposed Caliber Collision Center will provide a total of 86 on-site parking spaces, as shown in the site plan. Of these, 24 spaces (adjacent to the building) are designated for employee and customer use, while the remaining 62 spaces (south of the building) are allocated for vehicle storage associated with repair operations, delivery staging, and other facility-related functions.

Additionally, a shared parking agreement with the adjacent property provides 29 supplemental parking spaces, which may be utilized as needed during peak operational periods.

Based on observations conducted at a similar Caliber Collision Center location (Lewisville), the peak parking demand was recorded at 23 vehicles. Additionally, based on ITE's Parking Generation 6th Edition, the proposed development's peak parking demand is approximately **47 vehicles**. Given this observed demand and parking calculations based on ITE latest parking generation manual, the proposed supply of parking—including both on-site and shared spaces (24+29)—is considered sufficient to accommodate the projected parking needs of the proposed development.

The proposed Caliber Collision Center will have a **surplus of 6 parking spaces** relative to the ITE-based projected demand, ensuring sufficient capacity to accommodate both typical and peak operational needs.

Please let us know if you have any questions or require additional information.

Sincerely,

Somesh R. Katukuri, P.E.

Traffic Engineer

Promet Engineers, LLC

TBPE Firm Registration No.: F-25044

Email: somesh@prometengineers.com

9550 Forest Lane, Suite 342, Dallas, Texas - 7524

APPENDIX A



LEGEND:

- Project Site

PROMET ENGINEERS

TRANSPORTATION ENGINEERING & PLANNING

TBPE Firm Registration No.: F-25044

Phone 469-640-7708 Web www.prometengineers.com
9550 Forest Lane, Suite 342, Dallas, Texas 75243

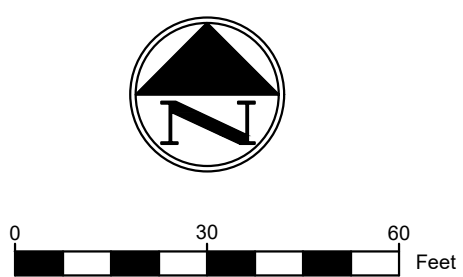
EXHIBIT: 1

TITLE: Site Location Map

DATE: May 30, 2025

PARKING DEMAND STUDY FOR CALIBER COLLISION CENTER, FLOWER MOUND, TEXAS

EXHIBIT 2. PRELIMINARY SITE PLAN



SITE DATA TABLE		
PHYSICAL ADDRESS		3151 JUSTIN RD
GROSS SITE AREA		2.075 ACRES OR 90,387 S.F.
NET SITE AREA		2.075 ACRES OR 90,387 S.F.
ZONING		I-1 INDUSTRIAL
CURRENT USE		AUTO PAINTING OR BODY SHOP
LOT COVERAGE DATA		
BUILDING COVERAGE		32% / 29,084 S.F.
IMPERVIOUS AREA		72% / 64,355 S.F.
PERVIOUS AREA		28% / 26,032 S.F.
PARKING SUMMARY		REQUIRED PROVIDED
SURFACE PARKING		
OTHER 1/250 SF		116 0
ONSITE PROPOSED PARKING		2
ONSITE EXISTING PARKING		22
OFFSITE PARKING		29
TOTAL PARKING		116 53
BUILDING DATA		
BUILDING		1 STORY
BUILDING HEIGHT		24' - 7" RIDGE
TOTAL SQUARE FOOTAGE		29,084 S.F.

PROJECT CONTACT LIST	
ENGINEER	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC	CROSS DEVELOPMENT
1784 W. McDERMOTT DRIVE, SUITE 110	4317 MARSH RIDGE
ALLEN, TX 75013	CARROLLTON, TEXAS 75010
CONTACT: JACK ZANGER	CONTACT: HEATHER RIMMER
PHONE: 469-331-8566	214-205-2715

- SITE PLAN NOTES**
THIS REQUEST IS SPECIFICALLY FOR THE PARKING EXCEPTION, AND WE ARE AWARE THAT AN ADDITIONAL SITE PLAN PROJECT APPLICATION WILL BE REQUIRED TO BE SUBMITTED FOR ALL AMENDMENTS PROPOSED FOR THE SITE.
- 62 parking spaces for vehicle storage
 - 22 existing parking spaces for employees/ customers
 - 2 proposed parking spaces for employees/ customers

TX PE FIRM #11525

TRIANGLE

ENGINEERING LLC

T. 469-331-8566 | F. 469-213-7145 | E. info@triangle-engr.com
W. triangle-engr.com | O. 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

CROSS

development

NO.	DATE	DESCRIPTION	BY
1	07-10-25	1ST SUBMITTAL	KP

PARKING EXHIBIT

CALIBER COLLISION

3151 JUSTIN RD

LOT 1A, BLOCK 1 PREMIER ADDITION

TOWN OF FLOWER MOUND

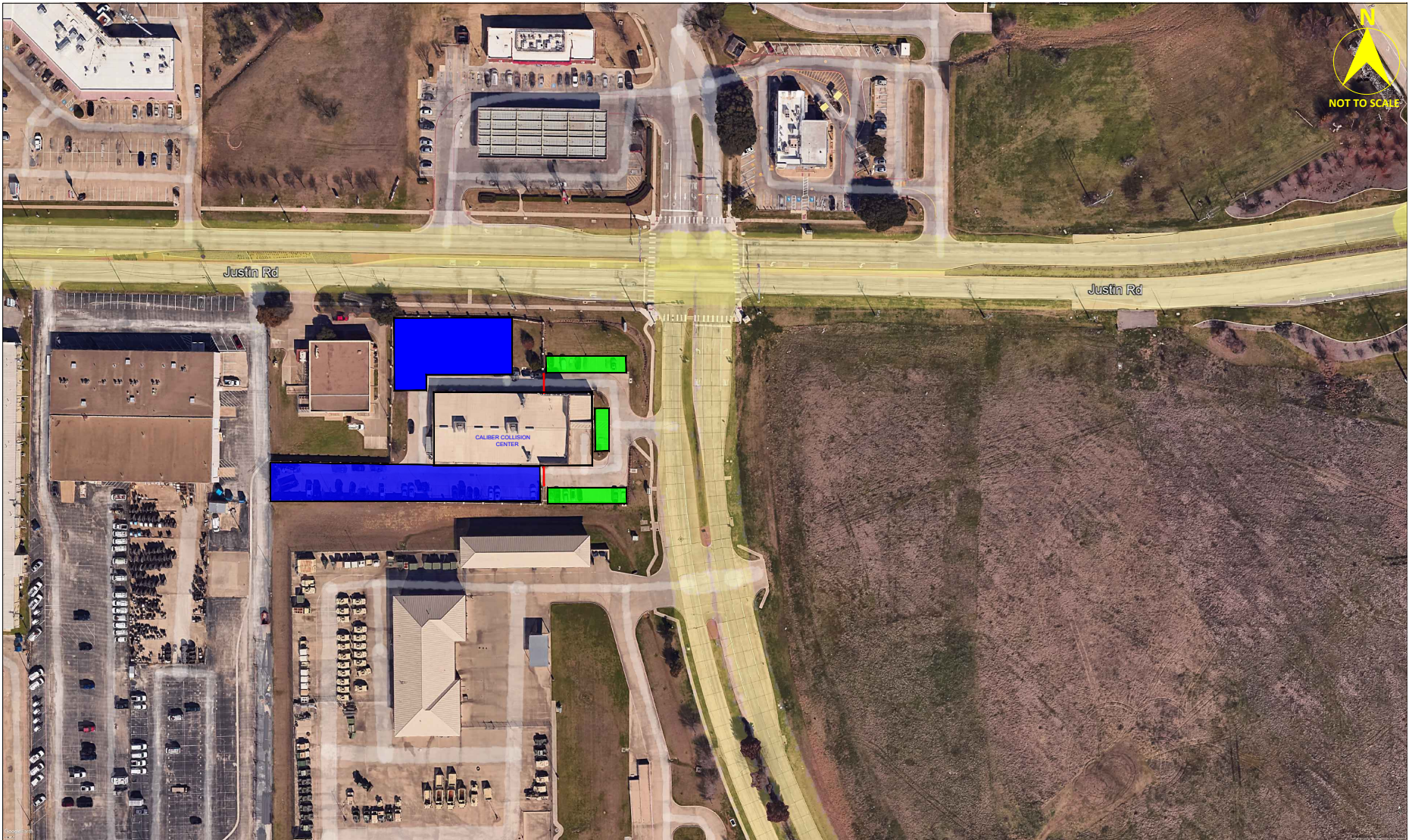
DENTON COUNTY, TEXAS

DATE	PROJECT
07/10/25	046-24
P.E.	DESIGN
KP	JZ

SHEET #

1 OF 1

Page 19 of 22



LEGEND:

- Project Site
- Parking Spaces for Customers
- Parking Spaces for Repair Vehicles (gated with no entry for customers)
- Entry/Exit Gate for Repair Vehicles

PROMET ENGINEERS

TRANSPORTATION ENGINEERING & PLANNING

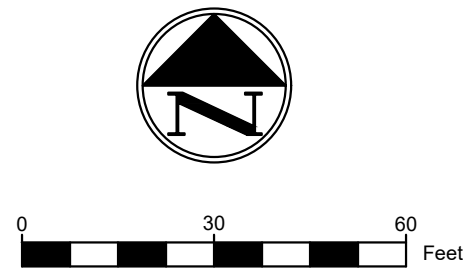
TBPE Firm Registration No.: F-25044
 Phone 469-640-7708 Web www.prometengineers.com
 9550 Forest Lane, Suite 342, Dallas, Texas 75243

EXHIBIT: 3

TITLE: Observations at a Similar Site - 1230 FM 407 Lewisville, Texas 75077

DATE: May 30, 2025

PARKING DEMAND STUDY FOR CALIBER COLLISION CENTER, FLOWER MOUND, TEXAS



SITE DATA TABLE		
PHYSICAL ADDRESS	3151 JUSTIN RD	
GROSS SITE AREA	2.075 ACRES OR 90,387 S.F.	
NET SITE AREA	2.075 ACRES OR 90,387 S.F.	
ZONING	I-1 INDUSTRIAL	
CURRENT USE	AUTO PAINTING OR BODY SHOP	
LOT COVERAGE DATA		
BUILDING COVERAGE	32% / 29,084 S.F.	
IMPERVIOUS AREA	72% / 64,355 S.F.	
PERVIOUS AREA	28% / 26,032 S.F.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
OTHER 1/250 SF	116	0
ONSITE PROPOSED PARKING		2
ONSITE EXISTING PARKING		22
OFFSITE PARKING		29
TOTAL PARKING	116	53
BUILDING DATA		
BUILDING	1 STORY	
BUILDING HEIGHT	24' - 7" RIDGE	
TOTAL SQUARE FOOTAGE	29,084 S.F.	

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TX 75013 CONTACT: JACK ZANGER PHONE: 469-331-8566	OWNER/DEVELOPER CROSS DEVELOPMENT 4317 MARSH RIDGE CARROLLTON, TEXAS 75010 CONTACT: HEATHER RIMMER 214-205-2715

SITE PLAN NOTES
THIS REQUEST IS SPECIFICALLY FOR THE PARKING EXCEPTION, AND WE ARE AWARE THAT AN ADDITIONAL SITE PLAN PROJECT APPLICATION WILL BE REQUIRED TO BE SUBMITTED FOR ALL AMENDMENTS PROPOSED FOR THE SITE.

TX PE FIRM #11525

TRIANGLE ENGINEERING LLC

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Planning | Civil Engineering | Construction Management

CROSS development

BY KP

DESCRIPTION

1ST SUBMITTAL

DATE 07-10-25

NO. 1

PARKING EXHIBIT

CALIBER COLLISION

3151 JUSTIN RD

LOT 1A, BLOCK 1 PREMIER ADDITION

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

DATE 07/10/25

PROJECT 046-24

P.E. KP

DESIGN JZ

SHEET #

1 OF 1

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