

Planning & Zoning Commission



August 25, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

(or immediately following the Capital Improvements Advisory Committee meeting)

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. 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.

C. COORDINATION OF CALENDARS

1. September 8, 2025
2. September 22, 2025

D. FUTURE AGENDA ITEM(S)

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

E. STAFF/DIRECTOR REPORT

1. Boards & Commissions Update

F. 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 July 28, 2025 - Consider approval of the minutes from July 28, 2025.
2. SSP25-0005 - Lakeside Village Phase 1 - Consider a request for a Subdivision Site Plan (SSP25-0005- Lakeside Village Phase 1) to create a mixed-use subdivision. The property is generally located west of Sunset Boulevard and south and east of West Village Parkway.

G. 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. SP22-0013 - Silveron Park Office Lot 5, Block A - Consider a request for a Site Plan (SP22-0013 – Silveron Park Office Lot 5 Block A) to develop an office building. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.
2. SP22-0015 - Silveron Park Retail and Restaurant Lots 3 & 4, Block A - Consider a request for a Site Plan (SP22-0015 – Silveron Park Retail and Restaurant Lots 3 & 4, Block A) to develop a retail and restaurant building. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.
3. SP25-0001 - Lakeside Terrace Multifamily - Consider a request for a Site Plan (SP25-0001 – Lakeside Terrace Multifamily) to develop a mixed-use, multifamily residential building. The property is generally located west of Sunset Boulevard and south and east of West Village Parkway.

H. REGULAR ITEM(S)

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

1. ZPD25-0006 - Whyburn PD-189 Text Amendment - Public Hearing to consider an ordinance amending the zoning (ZPD25-0006 – Whyburn PD-189 Text Amendment) by amending Planned Development District No.189 (PD-189) with Single Family District-15 (SF-15) and Single Family District-10 (SF-10) uses by increasing maximum lot coverage allowed. The property is generally located east of Whyburn Drive and south of Dixon Lane.

I. 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 above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on August 19, 2025, by 5:00 p.m.

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



July 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
Scott Langley, Place 5
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:

Ryan Geddie, Place 4
Scott Jostes, Place 7

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

Annabelle Ackling, Town Attorney
Lexin Murphy, Director of Development Services
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

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

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

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

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

F. FUTURE AGENDA ITEM(S)

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

None

G. STAFF/DIRECTOR REPORT

1. Legislative Updates

H. CONSENT ITEM(S)

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

ACTION: Commissioner Bayuk moved to approve H.1 and H.2 as presented in the agenda caption. Commissioner Harris seconded the motion.

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

NAYS: None

RESULT: 6 : 0

1. Minutes of July 14, 2025 - Consider approval of the minutes from July 14, 2025.
2. SSP24-0002 - Caldwell Court - Consider a request for a Subdivision Site Plan (SSP24-0002- Caldwell Court) to create a residential subdivision. The property is generally located east of Morriss Road and north of Cortadera Street.

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. ZPD25-0004 - Churchill Crossing PD Amendment - Public Hearing to consider an ordinance for rezoning (ZPD25-0004 – Churchill Crossing PD Amendment) to amend Planned Development No. 28 (PD-28) with Retail District-2 uses to modify development standards related to the building design guidelines. The property is generally located at the southwest corner of Long Prairie Road and Churchill Drive.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

Brandon Alford, Duff's Jewelry; present for questions, no presentation

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION:

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

AYES:

Schultz, Hobbs, Bayuk, Langley, Jackson, Harris

NAYS:

None

RESULT:

6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 7:01 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: August 25, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP25-0005- Lakeside Village Phase 1) to create a mixed-use subdivision. The property is generally located west of Sunset Boulevard and south and east of West Village Parkway.**

BACKGROUND:

I. ITEM SUMMARY

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

The project has a companion Site Plan (SP25-0001) application, for consideration on the same agenda. This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this application is to approve infrastructure for a proposed subdivision consisting of two mixed-use lots of approximately 1.640 acres and 1.689 acres that are in conformance with the Lakeside DFW Development Code. The total site is approximately 3.329 acres.

A Subdivision Site Plan is now required for non-residential projects containing two or more lots or requiring tree removal permits or exceptions, and must have been approved before the submittal of a Record Plat or Replat. Requirements for an SSP application include engineering/construction plans, a tree survey and a subdivision landscape plan that includes all landscaping that must be installed with the Development permit.

Access to the subdivision is provided from Sunset Boulevard and West Village Parkway. The subdivision site plan depicts necessary easements, setbacks, streetscape, and right-of-way dedications.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

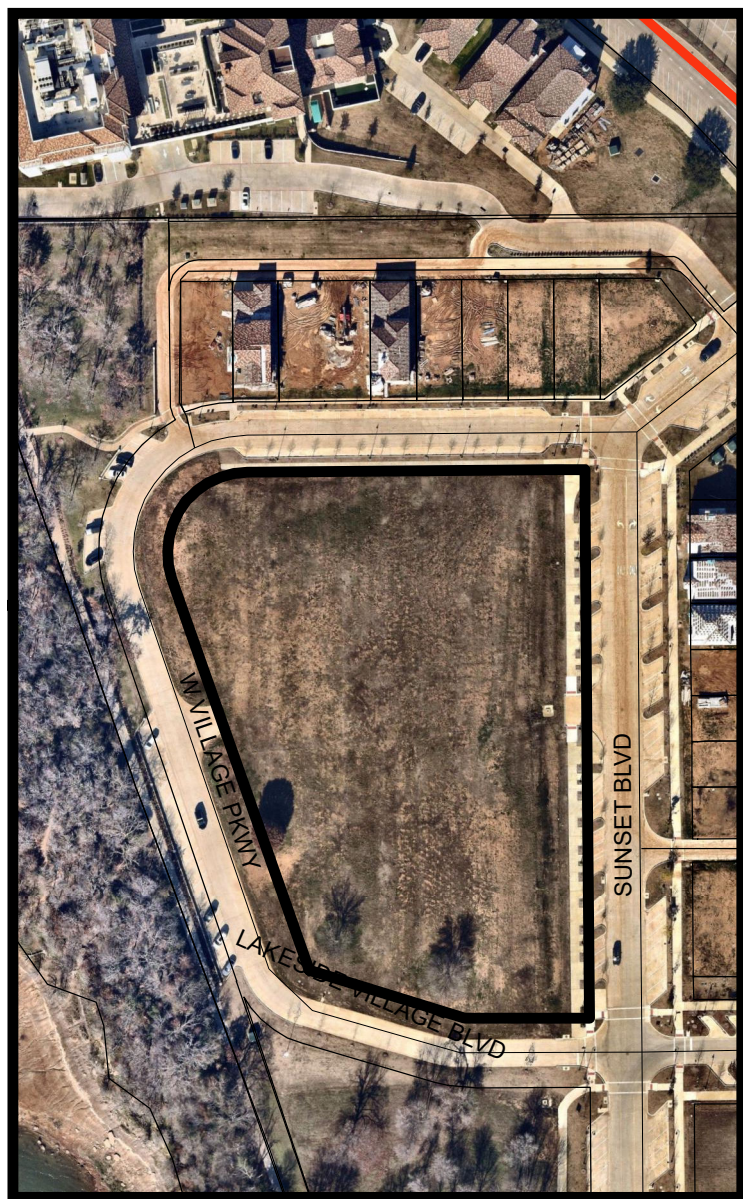
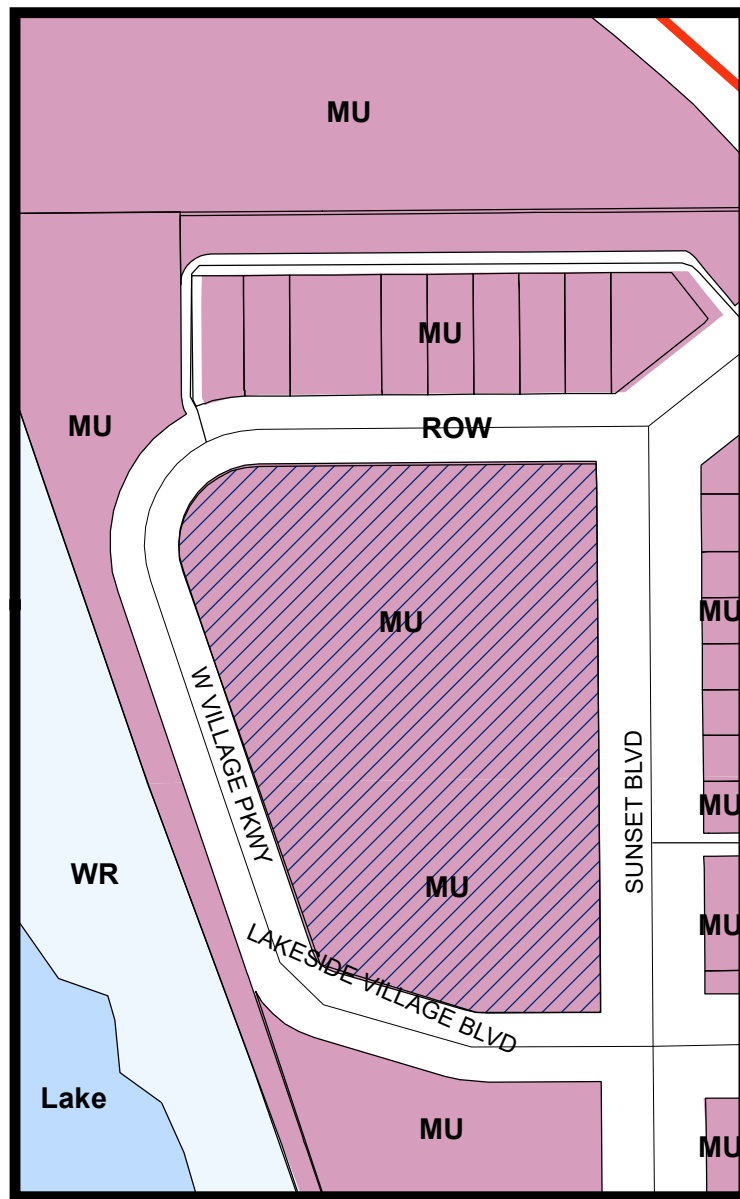
1. Zoning & Aerial Map

2. Letter of Intent
3. Subdivision Site Plan Package

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

Vicinity Map

SSP25-0005: Lakeside Village Phase 1



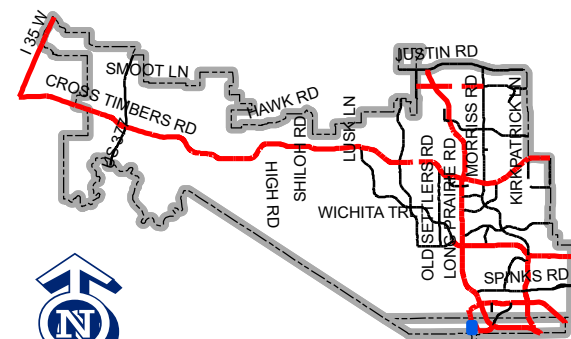
LEGEND

Lake
 Mixed Use
 Water Recreation

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

OVERLAND

July 25th, 2025

Letter of Intent

To Whom it may concern:

As part of the Lakeside Terraces project, the existing Lot 1 Block D will be subdivided into (2) lots. Lakeside Terraces will exist on the north lot, consisting of 1.689 acres. The south lot, consisting of 1.641 acres, will be developed at a later date per approved Subzone MU-TEN land use regulation.

2801 Lakeside Village Parkway, to be known as Lakeside Terraces falls within the MU-TEN Lakeside Village PD. The site consists of 1.689 acres fronting Lakeside Village Parkway and Sunset Blvd. Lakeside Terraces will be single use, with one owner. The site will contain multifamily residential with private amenities and an on-site leasing office. The multifamily residential consists of 163 units with a total of 395,012 SF, with a 5 level parking garage of 150,190 SF, all completed within a single phase on a single lot built in one phase.

The proposed use is in substantial conformity to the Lakeside DFW Development Code, Amended 10/3/2022, Subzone MU-TEN.

STATEMENT OF JURISDICTION

The State Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 or 333 Guadalupe Street, Suite 2-350, Austin Texas, 78701-3942, (512) 305-9000, has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas.

Sincerely,



Jillian Brooks, AIA

Senior Architect

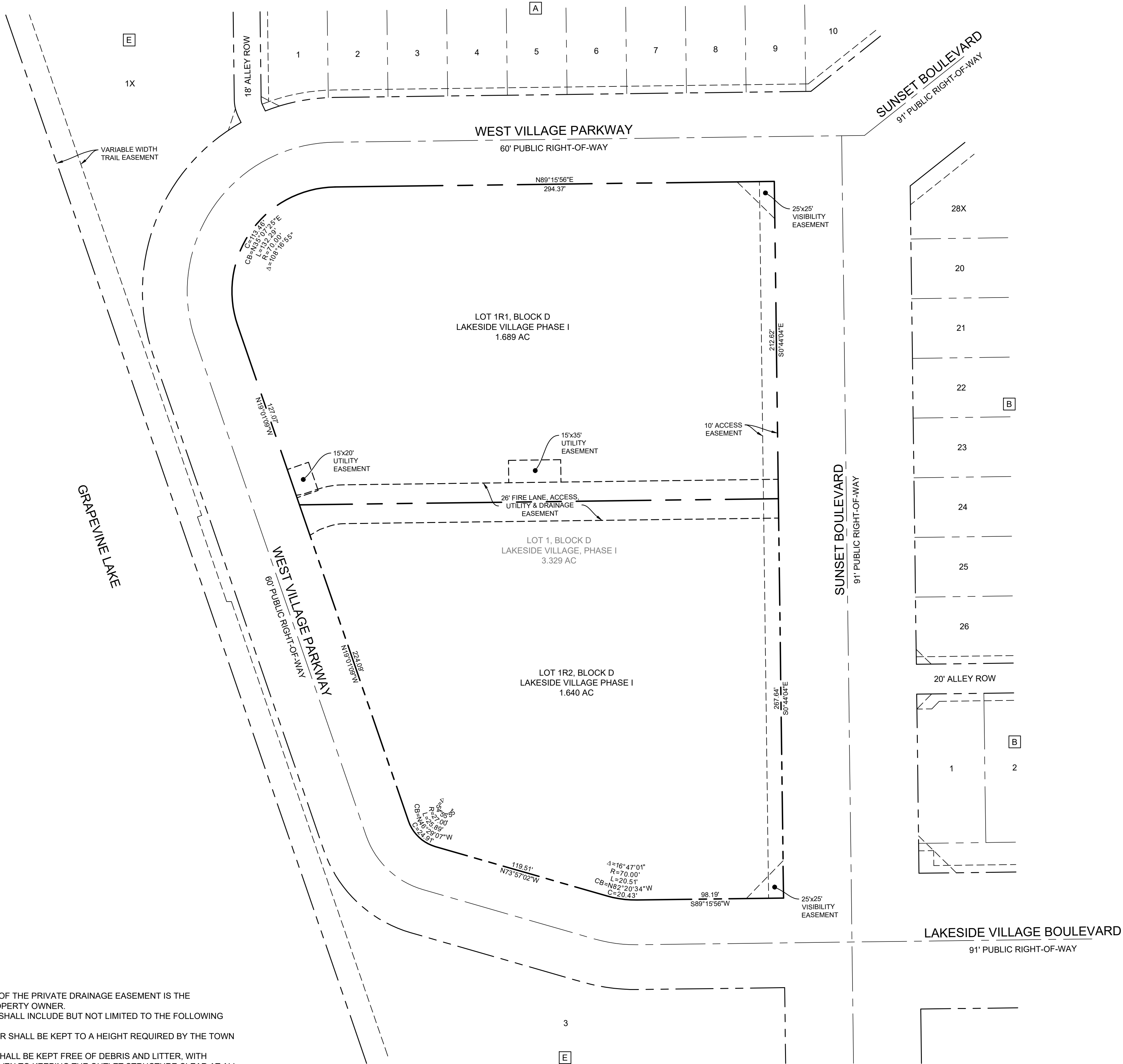
Overland Partners, Inc.

OVERLAND

Cc: Michael Monceaux, AIA
Jillian Brooks, AIA

GENERAL SITE PLAN NOTES:

- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
- NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.



VICINITY MAP
N.T.S.

MASTER PLAN FEATURES	
LAND USE PLAN	MIXED USE
AREA PLAN	N/A
URBAN DESIGN PLAN	N/A
PARKS AND TRAILS	REGIONAL PARKS, OUTDOOR POOLS, & RECREATION/GYMNASIUM, MULTI-USE TRAILS, & ON-STREET BIKEWAYS
OPEN SPACE PLAN	APPLICABLE
THOROUGHFARE PLAN	N/A
WATER PLAN	LAKESIDE DISTRICT (8" WATER)
WASTEWATER PLAN	LAKESIDE DISTRICT (12" SANITARY)
ECONOMIC PLAN	JOB CREATION

LOT & BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACREAGE
1R1	D	73,563	1.689
1R2	D	71,459	1.640

LOT & BLOCK SUMMARY		
SMALLEST	71,459 SF	1.689 AC
LARGEST	73,563 SF	1.640 AC
AVERAGE	72,511 SF	1.665 AC
TOTAL LOTS	2	
TOTAL BUILDABLE LOTS	2	
PARK AREA	N/A	
FLOODPLAIN	N/A	

CASE # SSP25-0005	
LEGAL DESCRIPTION LOT 1, BLOCK D LAKESIDE VILLAGE PHASE 1	
OWNER SUNSET LEGACY LP 909 LAKE CAROLYN PKWY, STE 150, IRVING, TX 75039 414.426.2479 CONTACT NAME: ALEX BROWN	
APPLICANT/ENGINEER CLAYMOORE ENGINEERING, INC. 3231 HARWOOD ROAD, BEDFORD, TX 76021 817.281.0572 CONTACT NAME: CAMERON EHN, PE	
SURVEYOR EAGLE SURVEYING 222 SOUTH ELM STREET, STE 200, DENTON, TX 76021 214.217.2544 CONTACT NAME: DAVID JETT	
SURVEY J. TANNEHILL	ABSTRACT NO. 1252
CITY FLOWER MOUND	COUNTY TARRANT
STATE TEXAS	

TEXAS REGISTRATION #141199

CLAYMOORE
ENGINEERING

3231 HARWOOD RD.
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer: CAMERON EHN
P.E. No.129176 Date: 08/08/2025

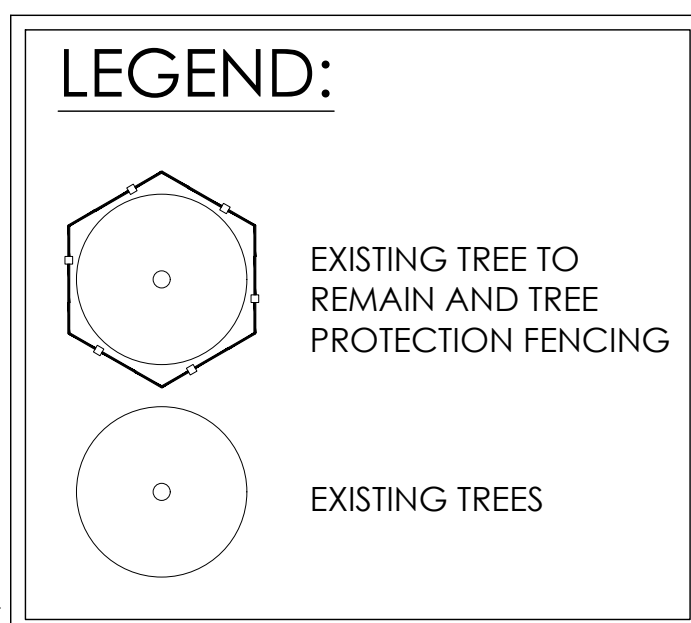
LAKESIDE TERRACES
FLOWER MOUND, TX

SUBDIVISION SITE PLAN
LAKESIDE VILLAGE PHASE I

DESIGN:	SDP
DRAWN:	SDP
CHECKED:	CTE
DATE:	08/08/2025
SHEET	
SUB-SP	
File No.	2024-110



- MINIMUM 72" TALL METAL POSTS - DRIVE POST A MINIMUM 12" INTO UNDISTURBED SOIL
- REFERENCE TREE PROTECTION NOTE FOR CITY'S TREE PROTECTION FENCE SPECIFICATIONS



Know what's below.
Call before you dig.

Dig Safely

TOTAL TREES SAVED: 45

TREE NUMBER	SPECIES	CALIPER	CANOPY SPREAD	COORDINATES
01	BALD CYPRESS	4"	9'-0"	X: 2407600 Y:7045071
02	BALD CYPRESS	4"	9'-0"	X: 2407620 Y:7045071
03	BALD CYPRESS	4"	9'-0"	X: 2407640 Y:7045072
04	BALD CYPRESS	4"	9'-0"	X: 2407660 Y:7045072
05	BALD CYPRESS	4"	9'-0"	X: 2407680 Y:7045072
06	BALD CYPRESS	4"	9'-0"	X: 2407700 Y:7045072
07	BALD CYPRESS	4"	9'-0"	X: 2407720 Y:7045073
08	BALD CYPRESS	4"	9'-0"	X: 2407740 Y:7045073
09	BALD CYPRESS	4"	9'-0"	X: 2407760 Y:7045073
10	BALD CYPRESS	4"	9'-0"	X: 2407780 Y:7045074
11	BALD CYPRESS	4"	9'-0"	X: 2407780 Y:7045074
12	BALD CYPRESS	4"	9'-0"	X: 2407820 Y:7045074
13	BALD CYPRESS	4"	9'-0"	X: 2407840 Y:7045074
14	LITTLE GEM MAGNOLIA	3"	9'-0"	X: 2407858 Y:7045077
15	TEXAS RED OAK	3"	9'-0"	X: 2407884 Y:7045044
16	TEXAS RED OAK	3"	9'-0"	X: 2407873 Y:7045044
17	LACEBARK ELM	3"	9'-0"	X: 2407873 Y:7045038
18	LACEBARK ELM	3"	9'-0"	X: 2407868 Y:7045022
19	TEXAS RED OAK	3"	9'-0"	X: 2407868 Y:7044998
20	LACEBARK ELM	3"	9'-0"	X: 2407885 Y:7044992
21	LACEBARK ELM	3"	9'-0"	X: 2407869 Y:7044974
22	TEXAS RED OAK	3"	9'-0"	X: 2407869 Y:7044950
23	LACEBARK ELM	3"	9'-0"	X: 2407887 Y:7044946
24	LACEBARK ELM	3"	9'-0"	X: 2407869 Y:7044927
25	LITTLE GEM MAGNOLIA	3"	9'-0"	X: 2407870 Y:7044904
26	BALD CYPRESS	4"	9'-0"	X: 2407579 Y:7045071
27	LACEBARK ELM	3"	9'-0"	X: 2407871 Y:7044830
28	LACEBARK ELM	3"	9'-0"	X: 2407871 Y: 7044804
29	TEXAS RED OAK	3"	9'-0"	X: 2407873 Y:7045044
30	LACEBARK ELM	3"	9'-0"	X: 2407873 Y: 7044777
31	LACEBARK ELM	3"	9'-0"	X: 2407872 Y:7044752
32	TEXAS RED OAK	3"	9'-0"	X: 2407889 Y:7044756
33	LACEBARK ELM	3"	9'-0"	X: 2407889 Y:7044756
34	LACEBARK ELM	3"	9'-0"	X: 2407873 Y:7044706
35	TEXAS RED OAK	3"	9'-0"	X: 2407889 Y:7044709
36	LACEBARK ELM	3"	9'-0"	X: 2407873 Y:7044681
37	LACEBARK ELM	3"	9'-0"	X: 2407873 Y:7044658
38	TEXAS RED OAK	3"	9'-0"	X: 2407890 Y:7044662
39	LACEBARK ELM	3"	9'-0"	X: 2407874 Y:7044635
40	LACEBARK ELM	3"	9'-0"	X: 2407874 Y:7044612
41	TEXAS RED OAK	3"	9'-0"	X: 2407891 Y:7044615
42	LACEBARK ELM	3"	9'-0"	X: 2407873 Y:7044588
43	PECAN	30"	35'-0"	X: 2407750 Y:7044618
44	MULTI TRUNK PECAN	48"	25'-0"	X: 2407658 Y:7044654
45	OAK	36"	25'-0"	X: 2407598 Y:7044745



**LAKESIDE TERRACES
FLOWER MOUND, TARRANT
COUNTY, TX**

[illegible]

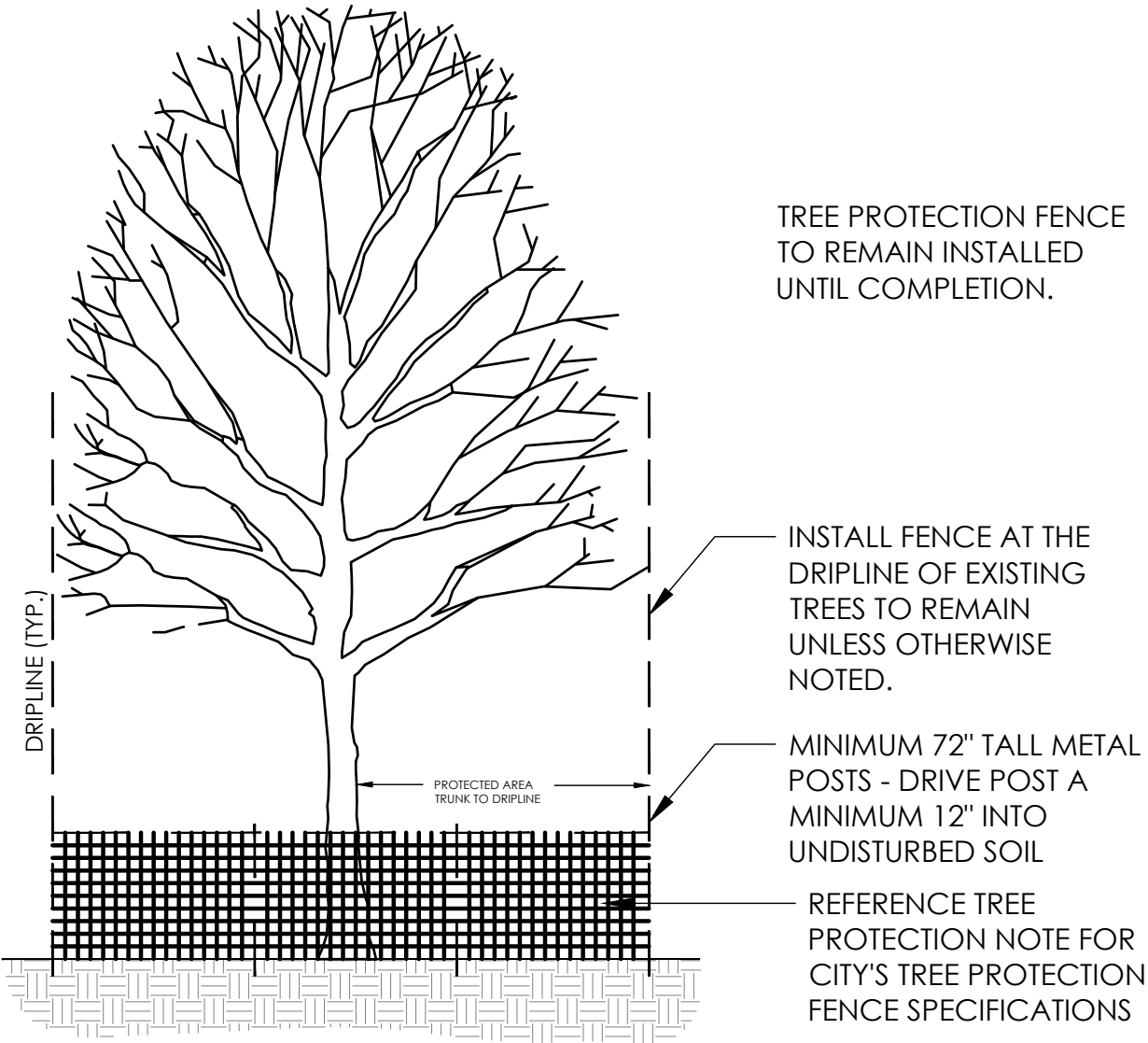
**SUBDIVISION SITE
PLAN TREE SURVEY**

DESIGN:	LTS
DRAWN:	LTS
CHECKED:	MB
DATE:	08/11/2025

L0.00



NOTE:
OS5b - 0.2 ACRES, TO BE INSTALLED WITH FUTURE DEVELOPMENT IN ACCORDANCE WITH LAKESIDE DEVELOPMENT CODE AND MAY OCCUR ANYWHERE WITHIN MZ 5.



CHAIN LINK FENCING TREE PROTECTION
SCALE: NTS

LEGEND:

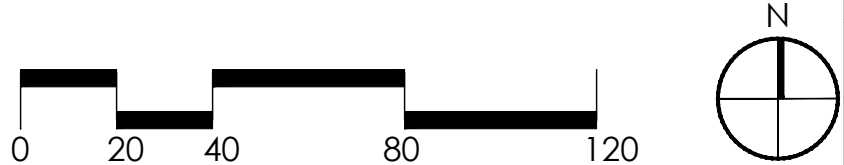


TREE PROTECTION NOTE:
PROTECTED AND SPECIMEN TREES LOCATED SOUTH OF THE DEVELOPMENT MUST BE PROTECTED DURING CONSTRUCTION FROM VEHICLES BEING PARKED UNDER CANOPY AND MATERIALS BEING STORED ON ROOT SYSTEM. IF THE TREES ARE LABELED AS PROTECTED TREES, MUST BE PROTECTED WITH 4 AND #39 ; ORANGE FENCING AROUND THE DRIPLINE. SPECIMEN TREES THEY MUST BE PROTECTED WITH 6 AND #39; CHAIN INK FENCING.
IF FENCING IS ALREADY PROVIDED ON SITE FOR SAID TREES, CONTRACTOR TO VERIFY IT IS IN GOOD SHAPE AND SCHEDULE A TREE PROTECTION INSPECTION WITH CITY.



Call 1.800.DIG-TESS
2 Working Days BEFORE You Dig!
www.digtess.org
Dig Safely

NOTE:
EXISTING TREE, CONCRETE WALKS, LIGHT STANDARDS, AND LANDSCAPE WERE INSTALLED DURING THE LAKESIDE VILLAGE STREETSCAPE PHASE I PROJECT. CONTRACTOR TO PROTECT IN PLACE AND REPLACE ITEMS THAT ARE DAMAGED AT NO COST TO THE OWNER.



TOTAL TREES SAVED: 45

la terra studio™
landscape architecture
urban design planning
12001 north central expressway, suite 1170
dallas, texas ~ 75243 214.749.0333
www.laterrastudio.com

ISSUED FOR
PERMITTING AND CITY
REVIEW ONLY; NOT
FOR CONSTRUCTION

TREE SURVEY TABLE				
TREE NUMBER	SPECIES	CALIPER	CANOPY SPREAD	COORDINATES
01	BALD CYPRESS	4"	9'-0"	X: 2407600 Y: 7045071
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40	LACEBARK ELM	3"	9'-0"	X: 2407874 Y: 7044612
41	TEXAS RED OAK	3"	9'-0"	X: 2407891 Y: 7044615
42	LACEBARK ELM	3"	9'-0"	X: 2407873 Y: 7044588
43	PECAN	30"	35'-0"	X: 2407750 Y: 7044618
44	MULTI TRUNK PECAN	48"	25'-0"	X: 2407658 Y: 7044654
45	OAK	36"	25'-0"	X: 2407598 Y: 7044745

CLAY MOORE
ENGINEERING



LAKESIDE TERRACES
FLOWER MOUND, TARRANT
COUNTY, TX

No.	DATE	REVISION	BY

SUBDIVISION SITE
PLAN TREE SURVEY

DESIGN:	LTS
DRAWN:	LTS
CHECKED:	MB
DATE:	08/11/2025

SHEET
L0.01



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

DATE: August 25, 2025
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Site Plan (SP22-0013 – Silveron Park Office Lot 5 Block A) to develop an office building. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a three-story office building that contains approximately 64,739 square feet. The subject property is currently undeveloped and approximately 2.35 acres. The property is located within Planned Development District No. 171 (PD-171) with Campus Commercial (CC) District and multifamily uses. The subject office is part of the first phase of development for PD-171, which contains over 46 acres and allows for the development of multiple office, retail, restaurant and multifamily buildings.

Access to the site is provided from International Parkway through existing mutual access easements, and the driveways are currently under construction. The parking for this use is calculated at a ratio of one space per 250 square feet of floor area. The proposed use requires 259 parking spaces. The site plan provides for 215 parking spaces, which is within the allowable 20% parking deviation. Parking is being provided both on site and via shared parking with an off-site surface lot.

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

The proposed elevations utilize a combination of brick, stone, and stucco that complies with the Town's Urban Design Plan and the PD-171 conceptual plans.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

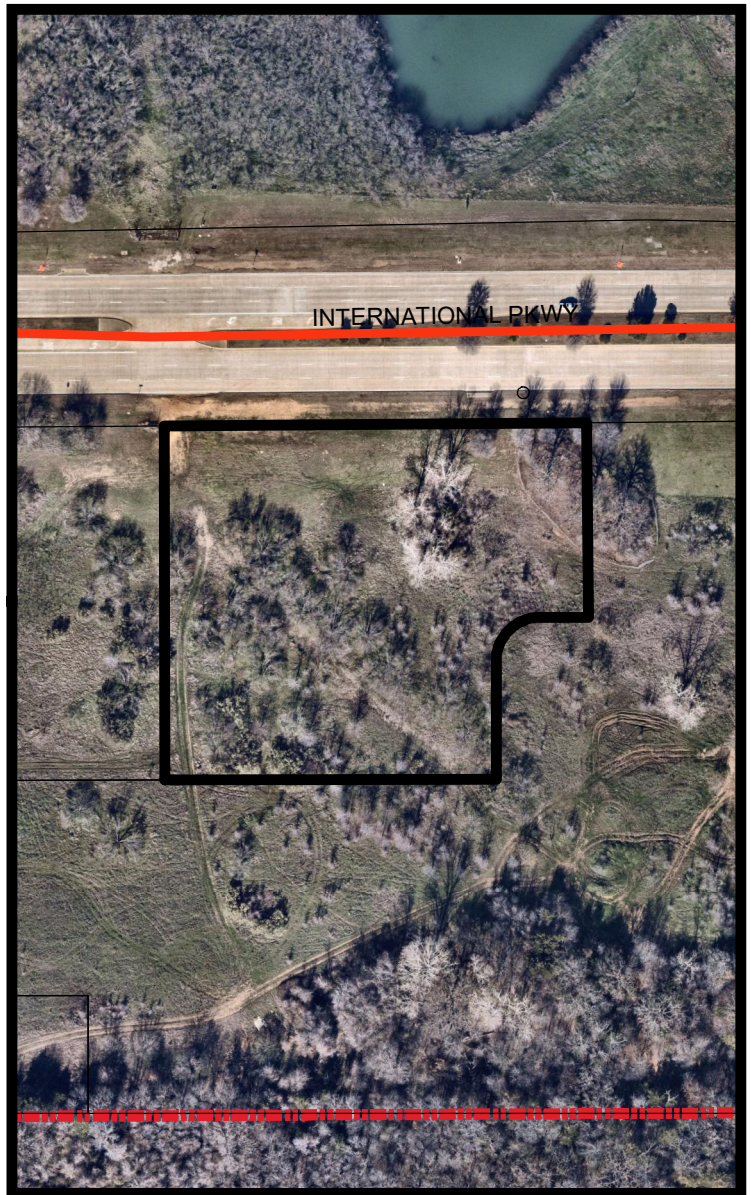
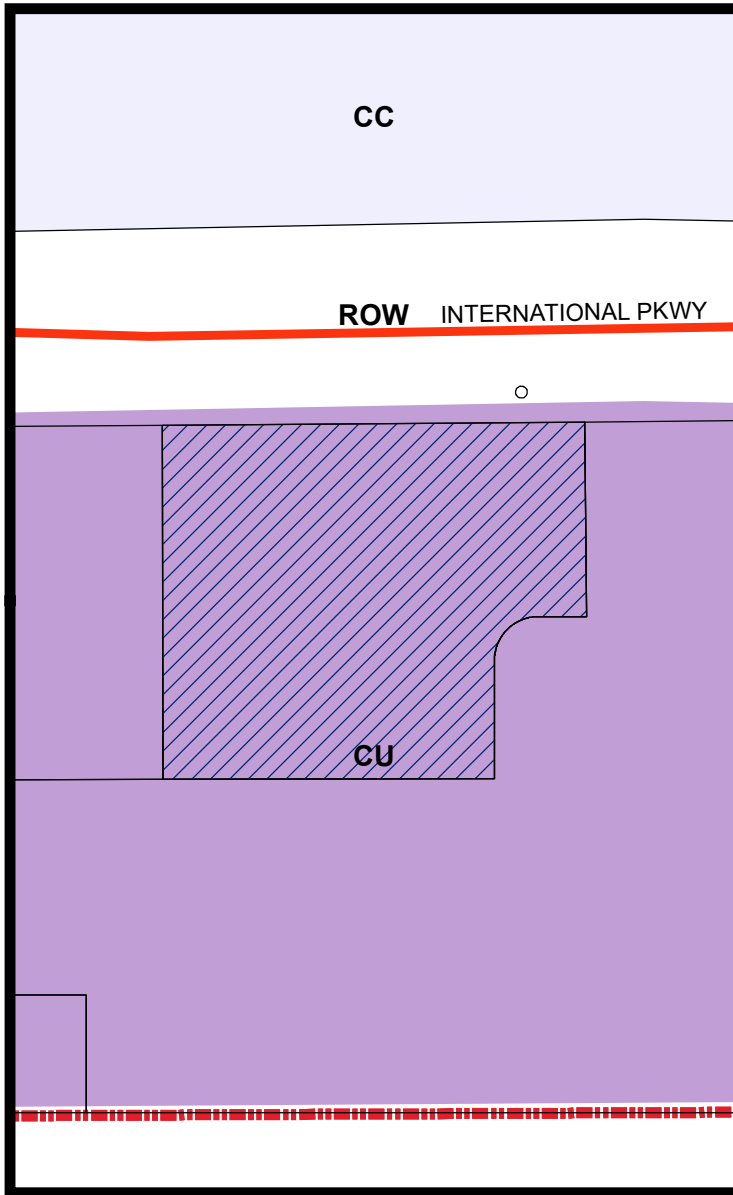
ATTACHMENTS:

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

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

Vicinity Map

SP22-0013: Silveron Park Office Lot 5, Block A

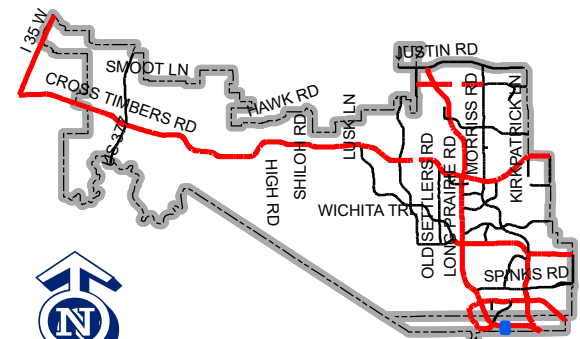


LEGEND

- Campus Commercial
- *Combined Uses-See Ordinance
- 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

September 19, 2022

Mrs. Lexin Murphy, AICP
Planning Director
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Silveron Park – Office Site, Site Plan Application

Please accept this letter, on behalf of Thompson Realty Group, as an explanation of the proposed site plan application. The property is a portion of Lots 5 & 6, Block A, of the proposed Silveron Park Addition, is located at the southeast corner of FM 2499 and Lakeside Village Drive. In addition to the main retail building, this application will create the pad sites for the quick service retail buildings as indicated on the conceptual plans that accompanied the zoning application.

This site plan is for a three-story office building of ~64,350 SF. It includes the necessary parking to serve this building via parking areas on both the north and southsides of the building, as well as an underslab parking garage.

This is the first of what will be multiple office buildings in the Silveron development. The south parking area may be removed in the future to make way for one of the office buildings shown in the conceptual site plan that accompanied the zoning application. Any parking removed in the future will be accommodated within the future parking garage also indicated in the conceptual site plan that accompanied the zoning application.

The building design is consistent with the Silveron Zoning.

Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

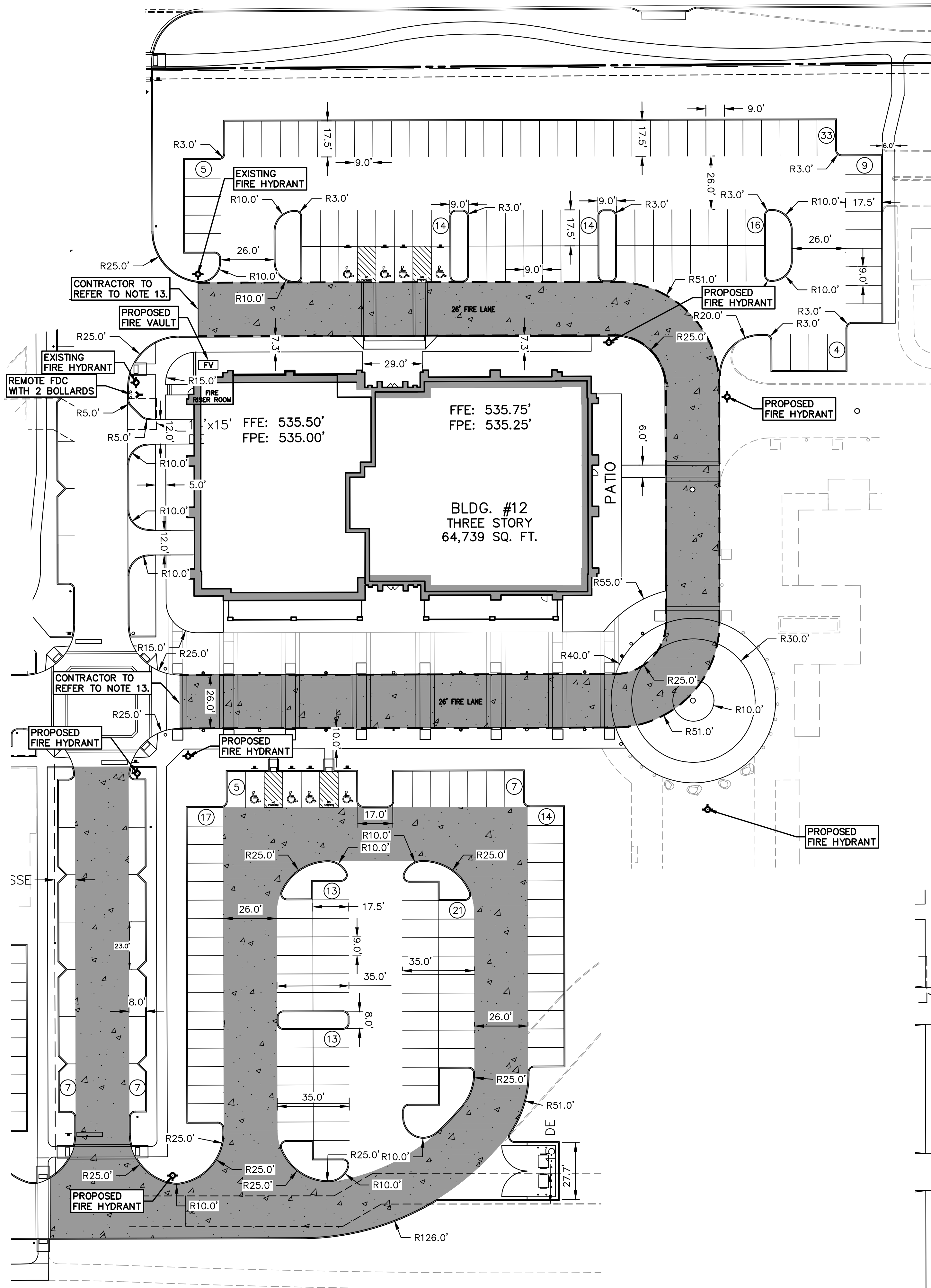
MCADAMS



Scott Minnis
Project Manager

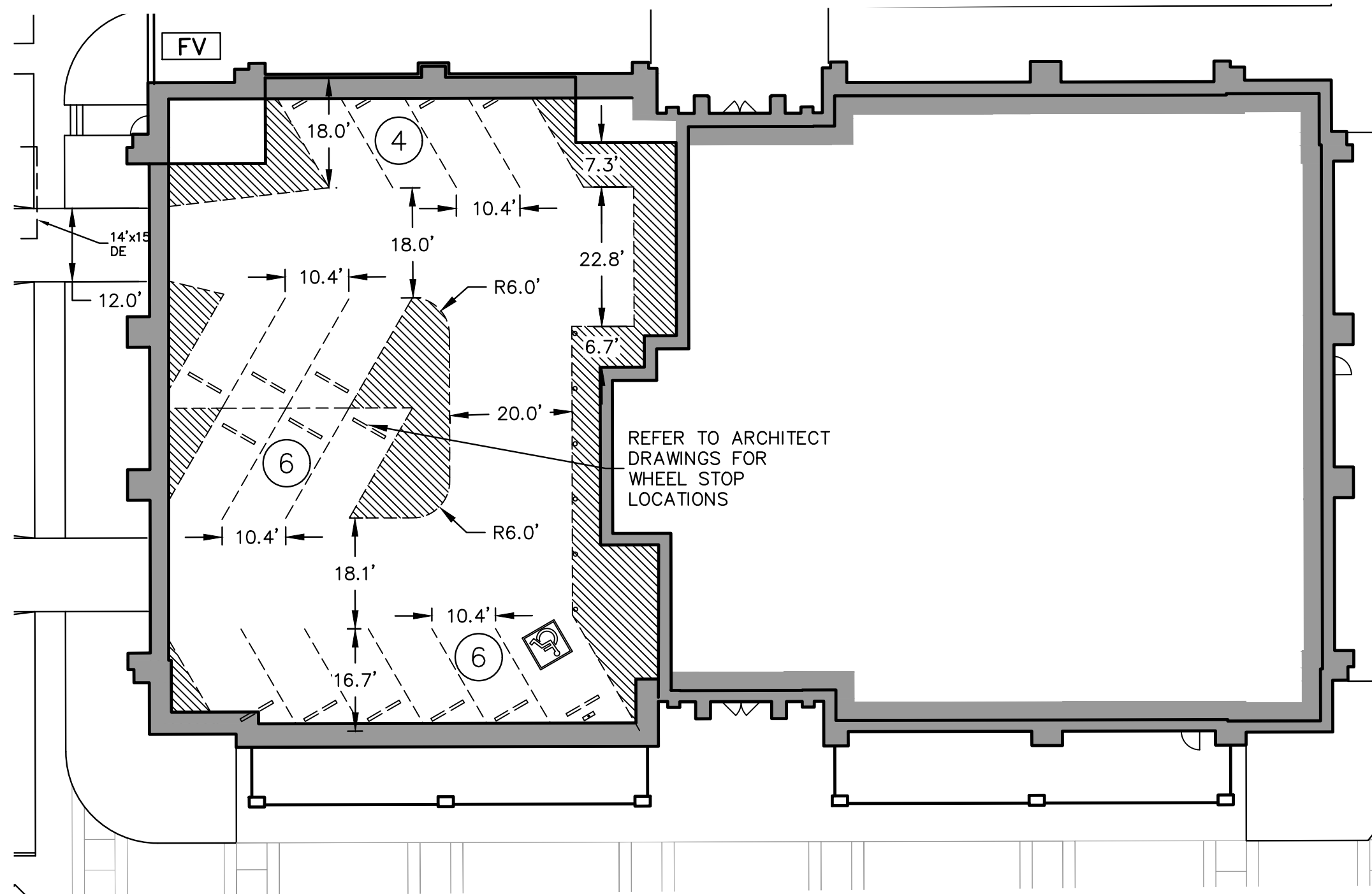
cc. Mr. Robert J. Dollak, Jr, P.E., McAdams
Mr. Brogan Miller, Thompson Realty Group
Mr. Taylor Field, Thompson Realty Group

File: \\s:\projects\SP22217\SP22_2023\SP22217_Silveron_Park\04-Production\Engineering\Drawings\Current
Drawing: SITE PLAN - 05/08/2025 (SP22217-01)
Project: 7/2/2025 4:42 PM by: mcmadams

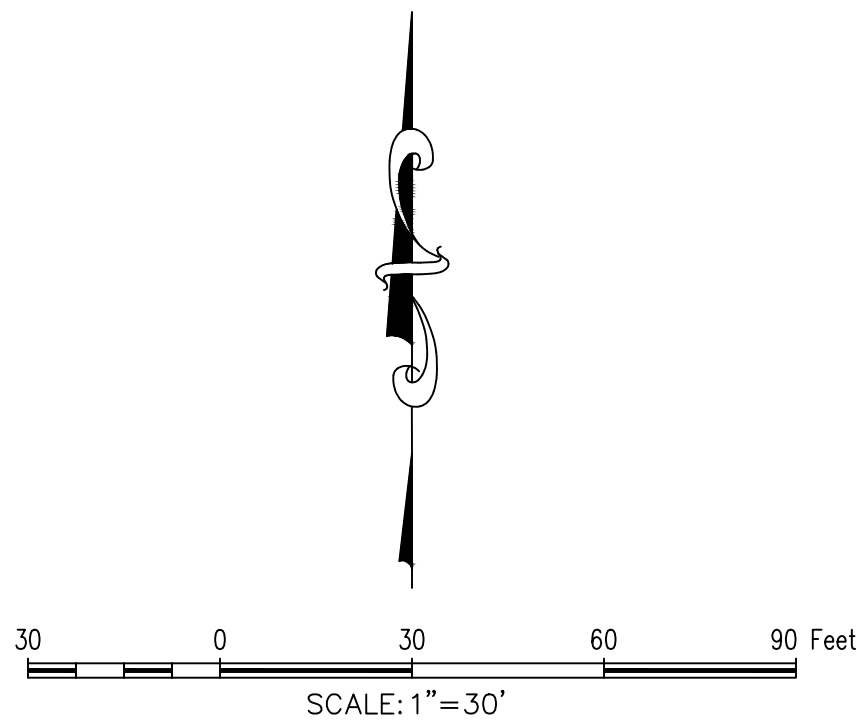


GENERAL NOTES:

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9.0' WIDE x 18.0' LONG UNLESS OTHERWISE NOTED.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. REFER TO SHEET C7.01 FOR PAVING HATCH LEGEND.
7. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
8. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
10. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
11. 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.
12. PARKING SPACE STRIPES WITHIN THE PARKING GARAGE ARE SHOWN FOR DIMENSIONAL AND INFORMATIONAL PURPOSES ONLY; AND DO NOT NEED TO BE INSTALLED DURING CONSTRUCTION.
13. REFER TO SILVERON INFRASTRUCTURE CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION REGARDING PAVEMENT TRANSITIONS.
14. REFER TO HARDSCAPE DIMENSIONAL CONTROL PLAN FOR ADDITIONAL INFORMATION.

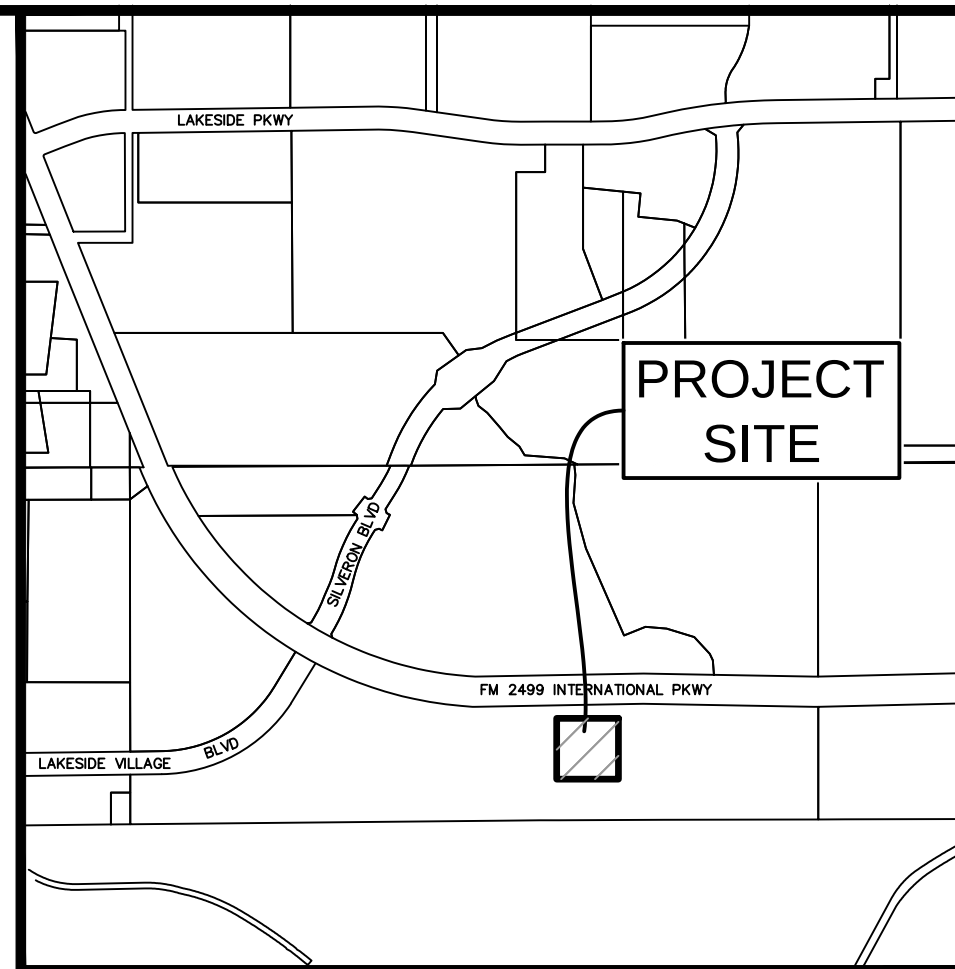


UNDER BUILDING PARKING AREA



BOX CUT ON NORTHERLY CORNER OF CURB INLET, LOCATED ON NORTHWEST CURB LINE OF LAKESIDE VILLAGE BLVD., APPROXIMATELY 310' SOUTHWEST OF THE INTERSECTION OF LAKESIDE VILLAGE BLVD. AND FM 2499. ELEV. 562.33'

BOX CUT ON SOUTHWEST CORNER OF CURB INLET, LOCATED ON SOUTH CURB LINE OF FM 2499, APPROXIMATELY 1560' EAST OF THE INTERSECTION OF LAKESIDE VILLAGE BLVD. AND FM 2499. ELEV. 534.25'



Vicinity Map 1"=1000'

SITE DATA TABLE - SILVERON OFFICE		
Physical Address	TBD	
Gross Site Area	2.353 A; 102,497 SF	
Net Site Area	2.353 A; 102,497 SF	
Lot Coverage		
Building Coverage		
Building 1	20,841 SF; ±20.3%	
Impervious Coverage	±75%	
Pervious Area	±25	
	Required	Provided
Surface Parking		
General Office: 1 space per 250 SF		
Silveron		
Building #12	259	95
Proposed Underslab Spaces	N.A.	16
On-Street Parking	N.A.	N.A.
Accessible Parking	7	5
Total Parking (Including Accessible)	259	111
Shared Parking		
On-Site Parking	N.A.	90
On-Street Parking	N.A.	14
*Accessible Parking	4	4
Total Parking (Including Accessible)	N.A.	104
Building 12 Data		
Height Zone	Three Story	
Peak Height	51' 6"	
Mean Height	50' 6"	
Total Square Footage	64,739 SF	

Refer to additional parking provided by South Shared Parking Lot.

SILVERON PARK OFFICE PLANS

Lot 5, Block A
SILVERON PARK

2.353 Acres
in the
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

SITE PLAN AND DIMENSIONAL CONTROL PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 MATTHEW G. ST. MARIE, P.E. #110326 DATE 7/21/2025

Drawn By: ASC
Date: 05/08/2025
Scale: 1"=30'
Revisions:
10/31/2023
03/28/2025
06/13/2025
07/22/2025

SPEC22217

C2.01

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1800 NORTH COLLINS, SUITE 3000
ADDISON, TEXAS 75061
Ph. 872-644-2400
Contact: MR. TAYLOR FIELD

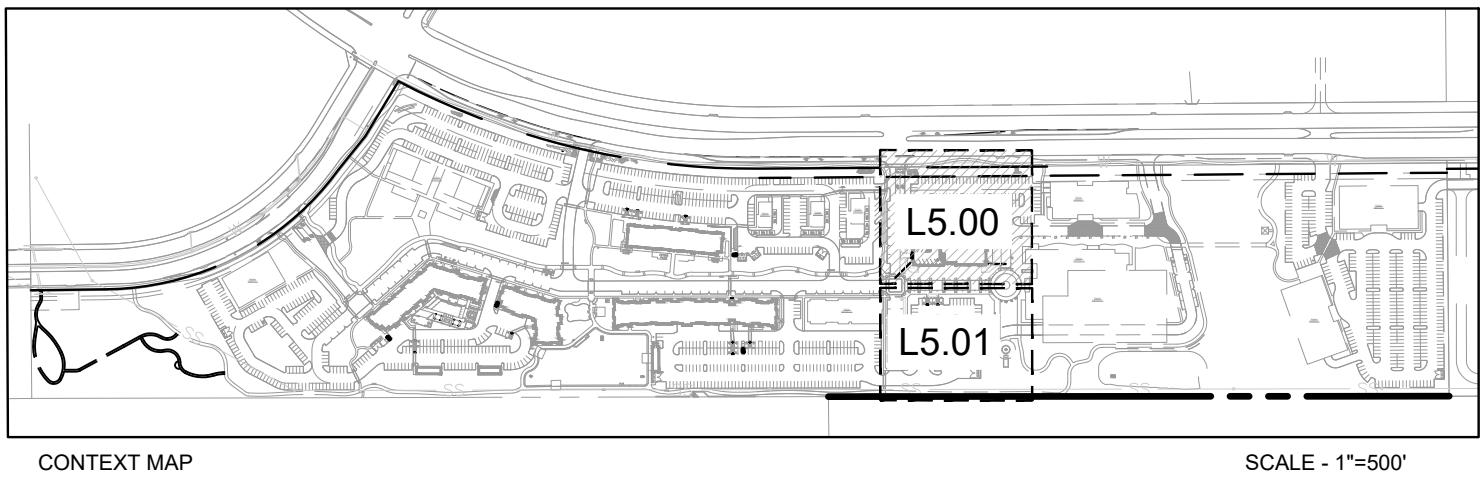


MCADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

SILVERON PARK OFFICE PLANS

File: \\P:\proj\1\SP22\SP22_2023\SP22217_Silveron Park PH 1\Production\Engineering\Construction Drawings\Current
Drawings\SP22_2023\SP22217_02-US Landscape\SP22217_02-US Landscape.dwg
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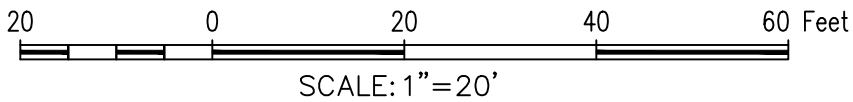


MITIGATION NOTES:

IN REFERENCE TO THE MASTER TREE SURVEY ASSOCIATED WITH THE DEV24-00692 PLANS,
(67) 3" CAL. MITIGATION TREES ARE OWED FOR THIS SITE. (21) 3" CAL. MITIGATION TREES SHALL BE PLANTED AT THIS LOCATION.
THE MITIGATION TREES CAN BE FOUND ON THIS LANDSCAPE PLAN, INDICATED WITH A CROSS HATCH AND "M" SYMBOL. REFER
TO SP22-0014 AND SP22-0015 FOR THE LOCATIONS OF THE REMAINING MITIGATION TREES.
MITIGATION TREES ARE REQUIRED IN ADDITION TO REQUIRED SITE PLAN TREES SUCH AS BUFFER TREES, PARKING TREES, ETC.
PLANS CURRENTLY DO NOT USE FUTURE PHASE TREE CREDITS (EX: CONSTRUCTION TRAILER TREE SURVEY) TO MEET
MITIGATION REQUIREMENTS.

PARK DEDICATION NOTE:

1. FLEXIBILITY IN INDIVIDUAL PARK ACREAGE IS ALLOWED SO LONG AS THE OVERALL PARK ACREAGE IS ACHIEVED.
2. AN ADJUSTMENT TO INDIVIDUAL PARK ACREAGE MUST BE REALIZED WITHIN THE SAME PARK TYPE. A CHANGE IN PARK TYPE MAY REQUIRE A ZONING AMENDMENT.



PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
TREES		
	ULCR	Cedar Elm Ulmus crassifolia
	ULPA	Lacebark Elm Ulmus parvifolia
	QUSH	Shumard Oak Quercus shumardii
	GLTR	Skyline Thornless Honey Locust Gleditsia triacanthos inermis 'Skycole' TM
	QUBU	Texas Red Oak Quercus buckleyi
ORNAMENTAL TREES		
	LAIN	Crape Myrtle Lagerstroemia indica
	ILDE	Possumhaw Holly Ilex decidua
	JUSS	Skyrocket Juniper Juniperus scopulorum 'Skyrocket'
SHRUBS		
	ILCB	Dwarf Burford Holly Ilex cornuta 'Burford Nana'
	DWM	Dwarf Southern Wax Myrtle Myrica pusilla
	LEFS	Dwarf Texas Sage Leucophyllum frutescens 'Silverado'
	ILVN	Dwarf Yaupon Holly Ilex vomitoria 'Nana'
	NRS	Nellie R. Stevens Ilex x 'Nellie R. Stevens'
	HEPA	Red Yucca Hesperaloe parviflora
GRASSES		
	MISA	Adagio Maiden Grass Miscanthus sinensis 'Adagio'
	NATE	Mexican Feather Grass Nassella tenuissima
	MUCA	Pink Muhly Grass Muhlenbergia capillaris
PERENNIALS		
	SAGR	Raspberry Autumn Sage Salvia greggii 'Raspberry'
GROUND COVERS		
	SOD	Bermuda Grass Cynodon dactylon

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Silveron Park - PH 1 Office

STREET BUFFER LANDSCAPING				
STANDARD		REQUIRED BUFFER WIDTH	TO BE PROVIDED IN PHASES 1-4	PROVIDED IN OFFICE PHASE
INTERNATIONAL PARKWAY		25 ft.	15-25 ft.	25 ft.
STREET BUFFER TREES				
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED IN PHASES 1-4	PROVIDED IN OFFICE PHASE
1 per 30 ft.	194 ft. of International Pkwy	7 trees (3" cal.)	70 trees (3" cal.) + 10 ornamentals + 10 canopy trees	7 canopy trees (3" cal.) (infrastructure buffer)
STREET YARD TREES				
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED IN PHASES 1-4	PROVIDED IN OFFICE PHASE
10,000-110,000 s.f. = 10 trees for first 10,000 s.f. + 1 tree for every excess 2,500 s.f.	28,817 s.f. of International Pkwy	8 trees (3" cal.)	105 trees (3" cal.) 62 ornamental trees (includes buffer trees)	9 trees (3" cal.) (includes buffer trees and parking lot trees)
Min. of 20% of streetyard is landscaped	28,817 s.f.	5,764 s.f.		7,598 s.f.
PARKING AREA LANDSCAPING				
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED IN PHASES 1-4	PROVIDED IN OFFICE PHASE
90 s.f. per 12 spaces	215 parking spaces	1,613 s.f.	232,108 s.f.	3,488 s.f.
PARKING AREA TREES				
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED	PROVIDED
1 parking lot tree shall be provided for every 10 parking spaces.	215 parking spaces	22 parking trees		(25) 3" cal. and ornamental trees in parking islands and buffer
PARKING AREA SCREENING				
STANDARD	landscape berm or screening shrubs	PROVIDED	PROVIDED IN OFFICE PHASE	
All head parking to be screened from street view	3' ht. screen	screening shrubs (3' ht.)	screening shrubs (3' ht.) (infrastructure buffer)	

LOT COVERAGE CHART (COMMERCIAL)

Lot Coverage required per Ordinance:	This Plan	Site Existing (prior to this site plan)	Cumulative (including this site plan)
Residential-95 percent combined	63.0 percent	0.00 percent	44.0 percent
Proposed Use:	63.0 percent	0.00 percent	44.0 percent

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS, SUITE 3000
ADDISON, TEXAS 75061
Ph. 872-644-2400
Contact: MR. TAYLOR FIELD

SILVERON PARK OFFICE PLANS

2.363 Acres
in the
J. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

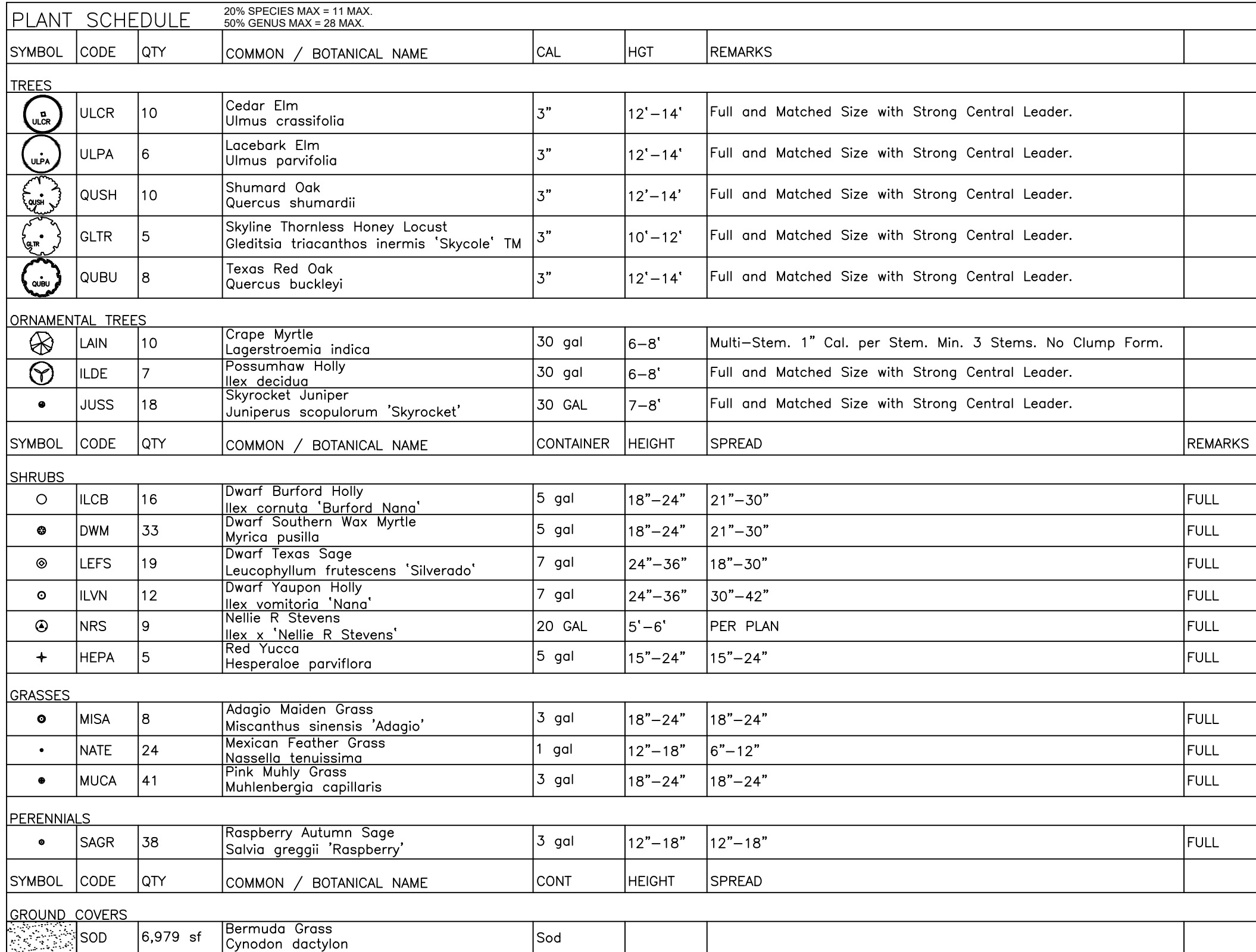
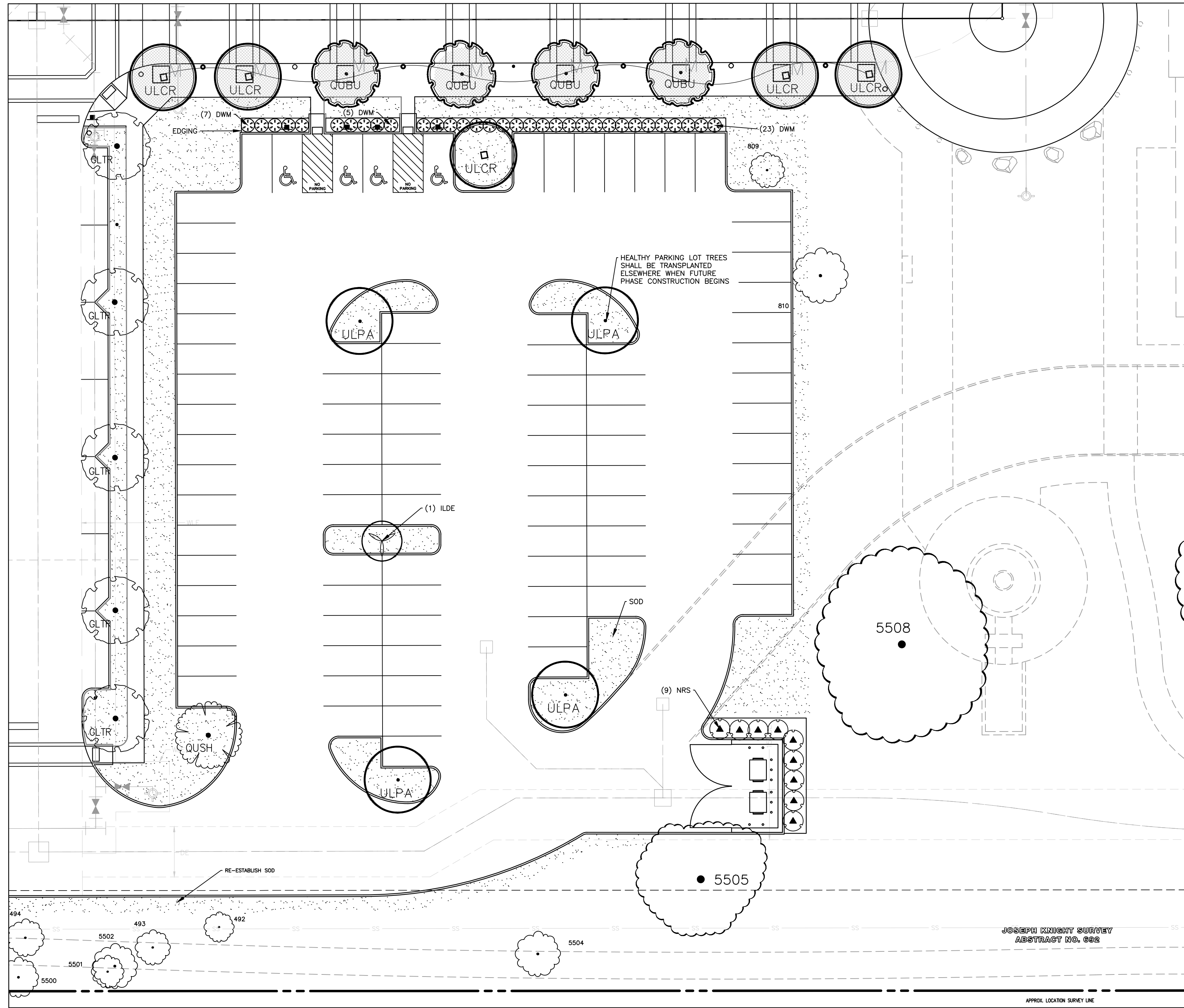
LANDSCAPE PLAN



Drawn By: YD
Date: 05/08/2025
Scale: 1" = 20'
Revisions:

SPEC22217

L5.00



SILVERON PARK OFFICE PLANS
2,353 Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

LANDSCAPE PLAN

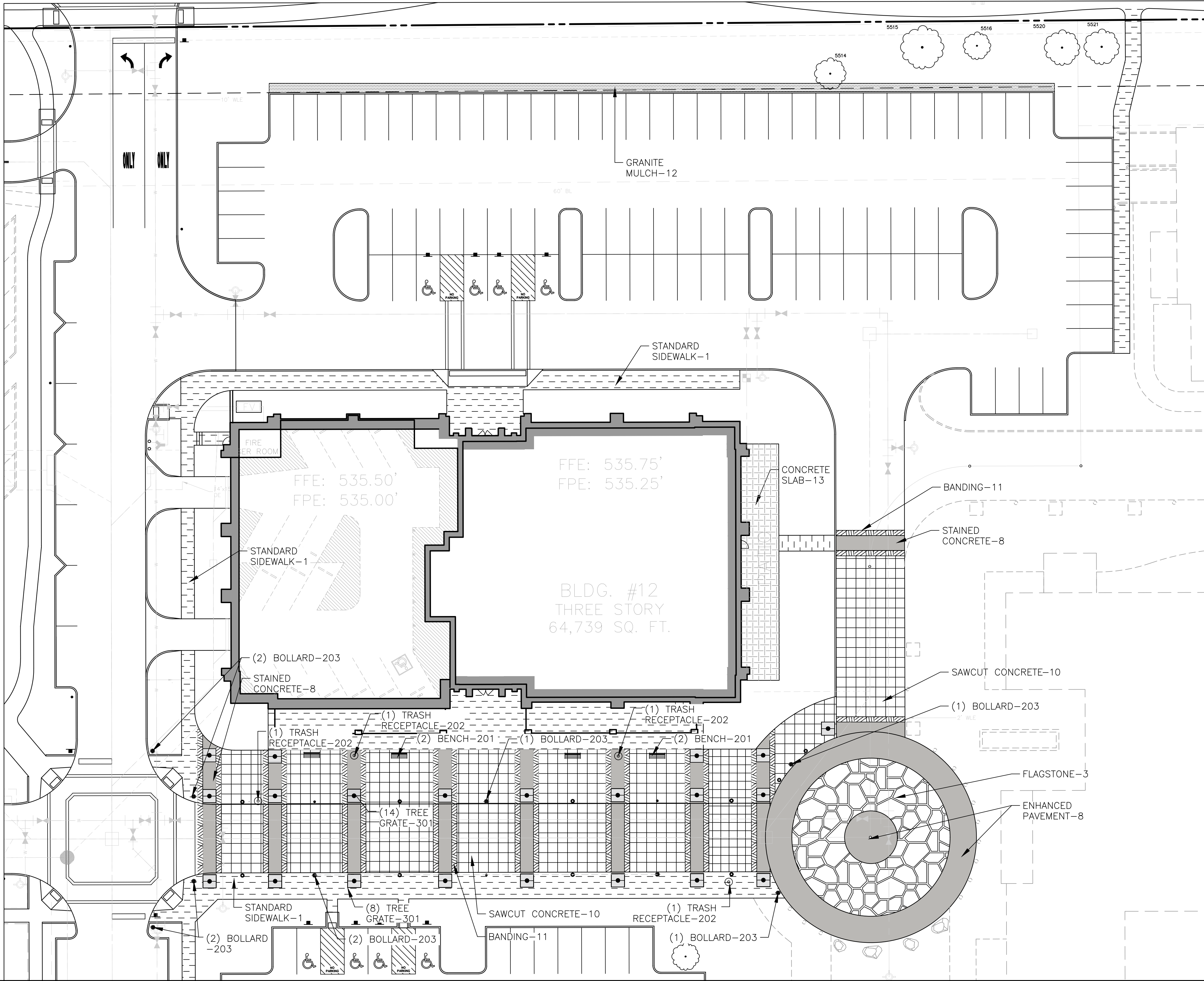
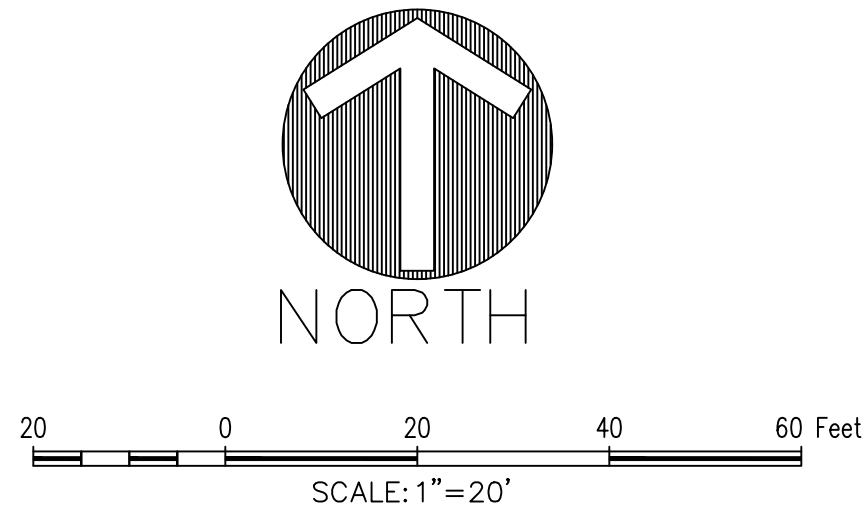
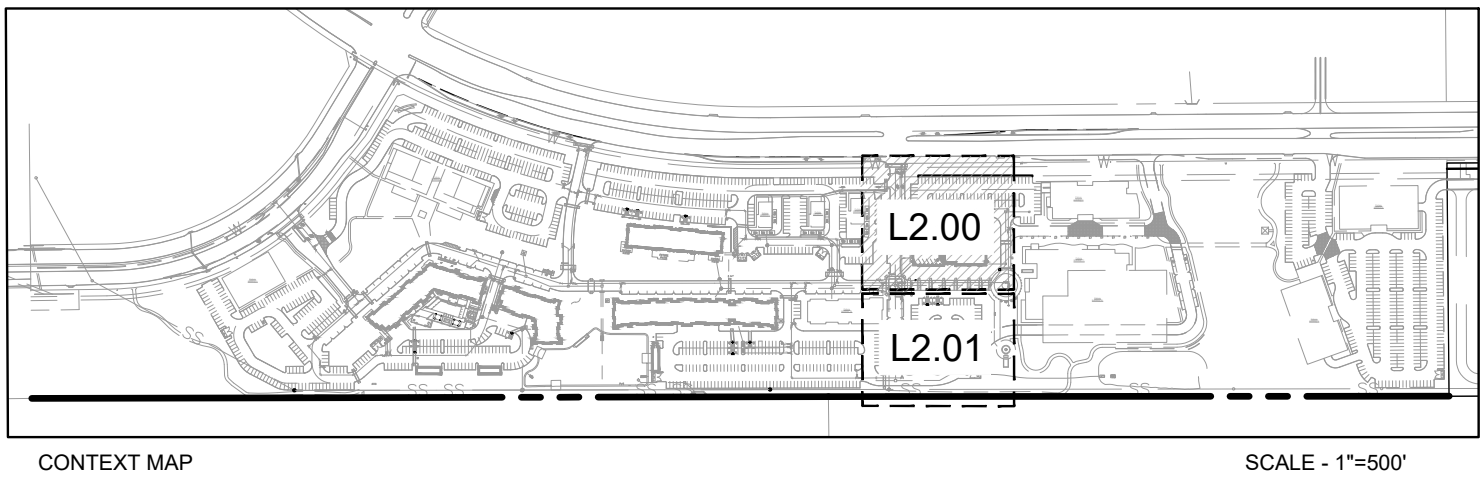
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT, P.A.
2826
DATED 03/29/2025
REGISTERED LANDSCAPE ARCHITECT
JAMESON PINSON
2826
STATE OF TEXAS

Drawn By:XD
Date: 05/08/2025
Scale: 1"=20'
Revisions:
10/31/2023
03/28/2025
06/13/2025
07/22/2025

SPEC22217

L5.01

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Drawings\01 SITE PLAN - 09101\SP22217-01-01.dwg
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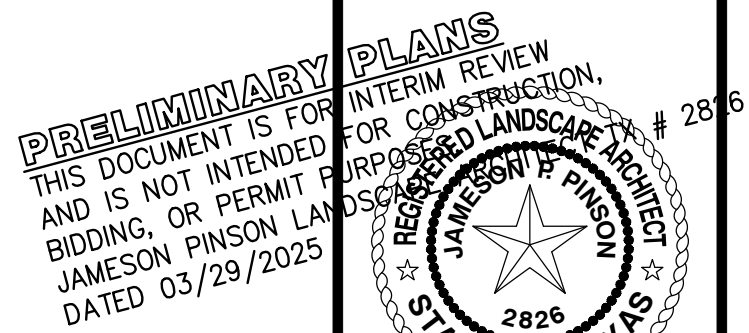
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	SIDEWALK. 4" 3,600 PSI Concrete pavement w/ #3 @ 18" o.c.e.w.	6,835 sf
	3	FLAGSTONE. Stamped and stained concrete. Random Milsap pattern. Base color: U14 Pewter Release color: R12 Storm Gray *Butterfield Color CU-STRUCTURAL SOIL	2,504 sf
	6	STAINED CONCRETE-CROSSWALK. Base Color: U11 Autumn Oak Release Color: R26 Cape Cod Gray *Butterfield Color	6,197 sf
	8	SAWCUT CONCRETE. 4'X4' saw cut control joints. Stained concrete. Base color: U22 Salt Marsh Gray *Butterfield Color	4,383 sf
	10	STAINED CONCRETE - BANDING. Base Color: U14 Pewter *Butterfield Color	8,833 sf
	11	DECOMPOSED GRANITE MULCH.	1,623 sf
	12	CONCRETE SLAB. Refer to structural plans.	993 sf
	13	CONCRETE SLAB. Refer to structural plans.	2,859 sf
	201	Thomas Steele Carnival Bench CRB2-6 Backed Bench 72in, Surface Mount, with End Arms. Refer to L4.00.	4
	202	Thomas Steele Carnival Receptacle CRTRD-32F-LIDD-F-P Surface Mount. 32in. D x 35in. H. Refer to L4.00.	4
	203	Forms Surfaces LBLCB-504-N Surface mount bollard (non-illuminated) with aluminum construction and security core. Refer to L4.00.	9
	301	Ironsmith tree grate. 6020-2 Starburst square tree grate with 28" tree opening. Refer to L4.00.	22

*BUTTERFIELD COLOR - DECORATIVE CONCRETE PRODUCTS
625 W ILLINOIS AVE.
AURORA, IL 60506
800.292.3388
WWW.BUTTERFIELDCOLOR.COM

NOTES:

- MODIFICATIONS TO ENHANCED PAVEMENT COLOR OR PATTERN MAY BE BASED ON FINAL MOCK-UPS.
- CONTRACTOR TO PROVIDE MOCK-UPS OF ENHANCED PAVEMENT PRIOR TO INSTALLATION TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT.



Drawn By: XD
Date: 05/08/2025
Scale: 1"=20'
Revisions:

SPEC22217

L2.00

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS, SUITE 3000
ADDISON, TEXAS 75061
Ph. 972-644-2400
Contact: MR. TAYLOR FIELD

SILVERON PARK OFFICE PLANS

2.353 Acres
in the
J. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

OVERALL HARDSCAPE
PLAN

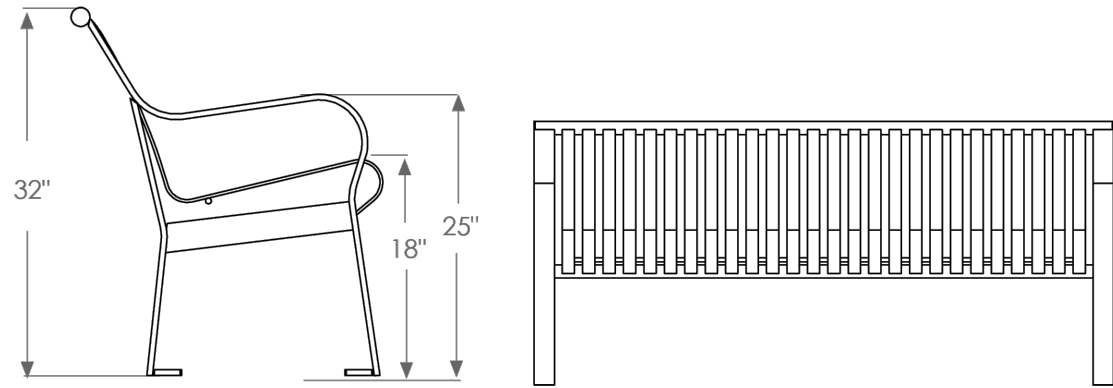
SILVERON PARK OFFICE PLANS



NOTE: ALTERNATE SITE FURNISHINGS MAY BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.



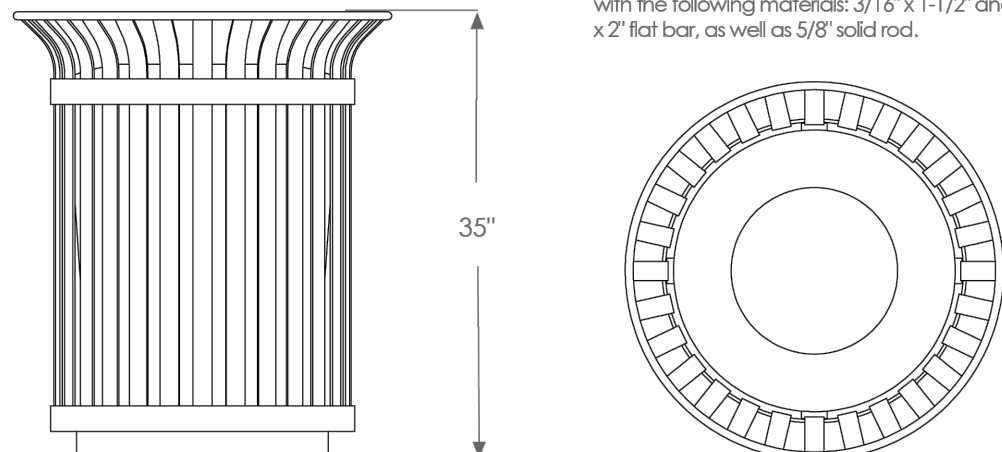
Carnival™ bench seating is made of vertical or horizontal straps. The frame of this bench is constructed of 1/2" x 2 1/2" carbon steel flat bar. The benches are available in lengths of 2, 4, 5, 6, and 8 feet.



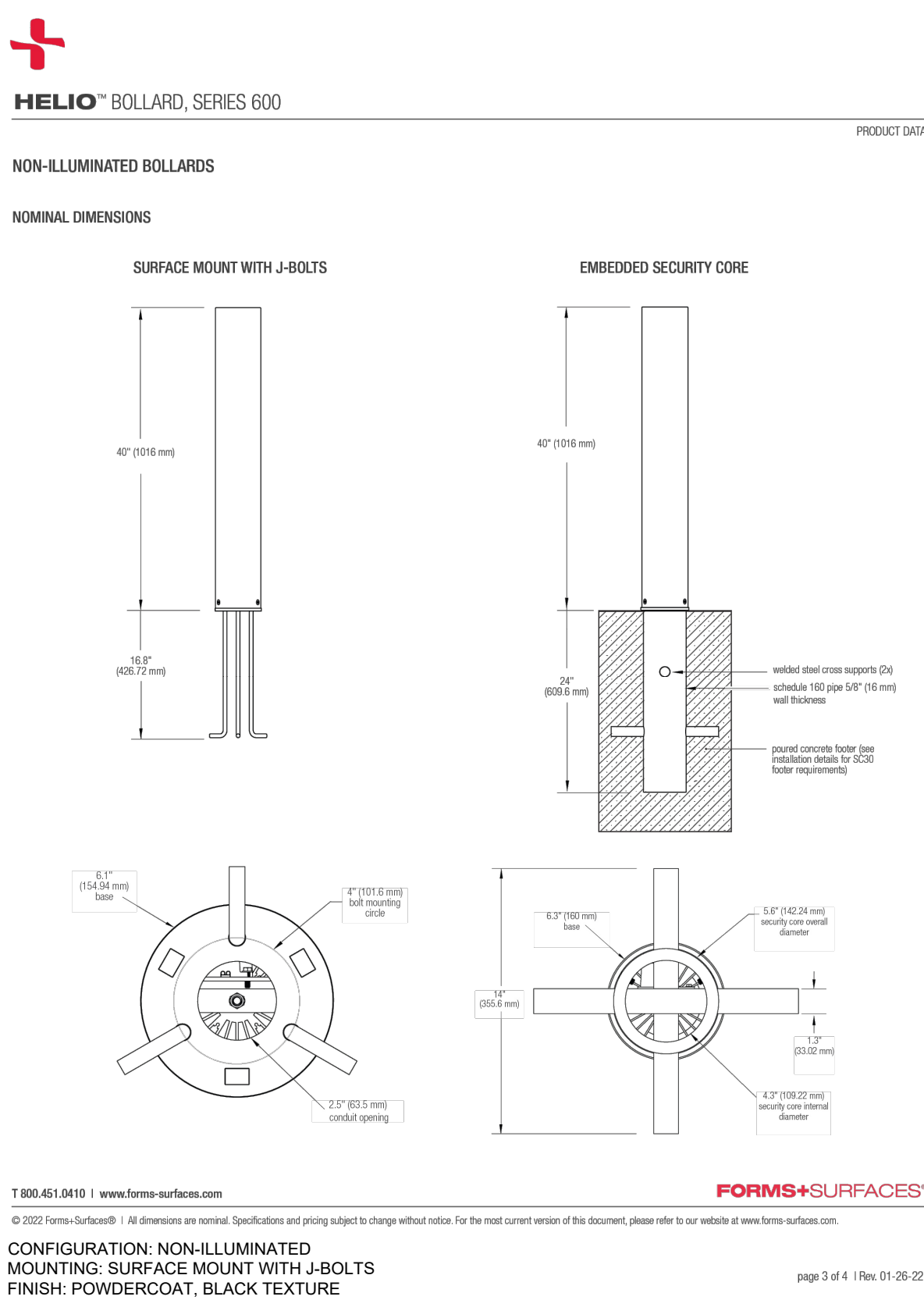
LENGTH: 6-FOOT
FEATURES: BACKED
MOUNTING: SURFACE MOUNT
FINISH: POWDER COATED BLACK



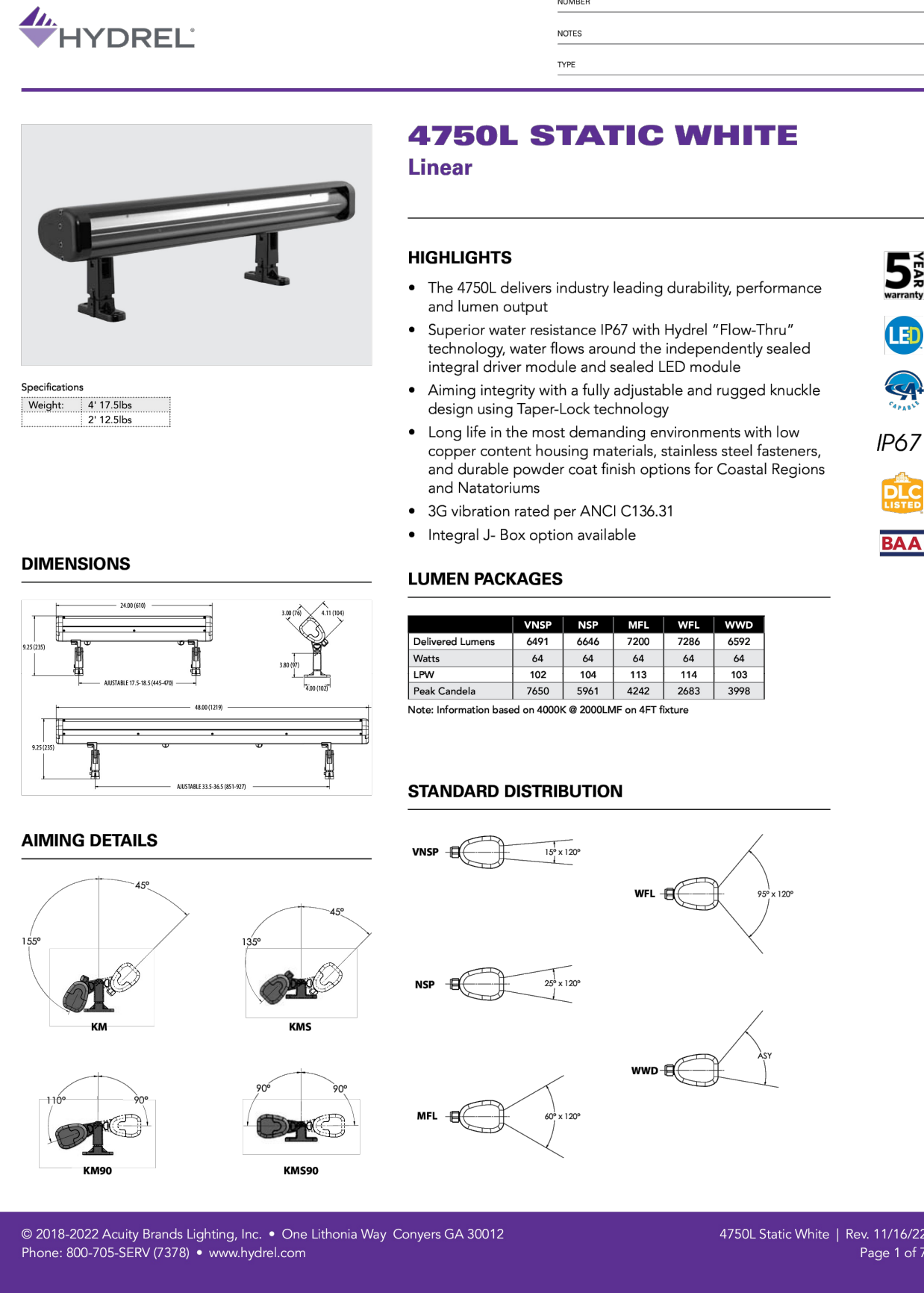
Carnival™ trash receptacles are constructed with the following materials: 3/16" x 1-1/2" and 1/4" x 2" flat bar, as well as 5/8" solid rod.



SIZE: 32 GALLON
FEATURES: WITH DOOR, FLAT LID
MOUNTING: SURFACE MOUNT
FINISH: POWDER COATED BLACK



CONFIGURATION: NON-ILLUMINATED
MOUNTING: SURFACE MOUNT WITH J-BOLTS
FINISH: POWDERCOAT, BLACK TEXTURE



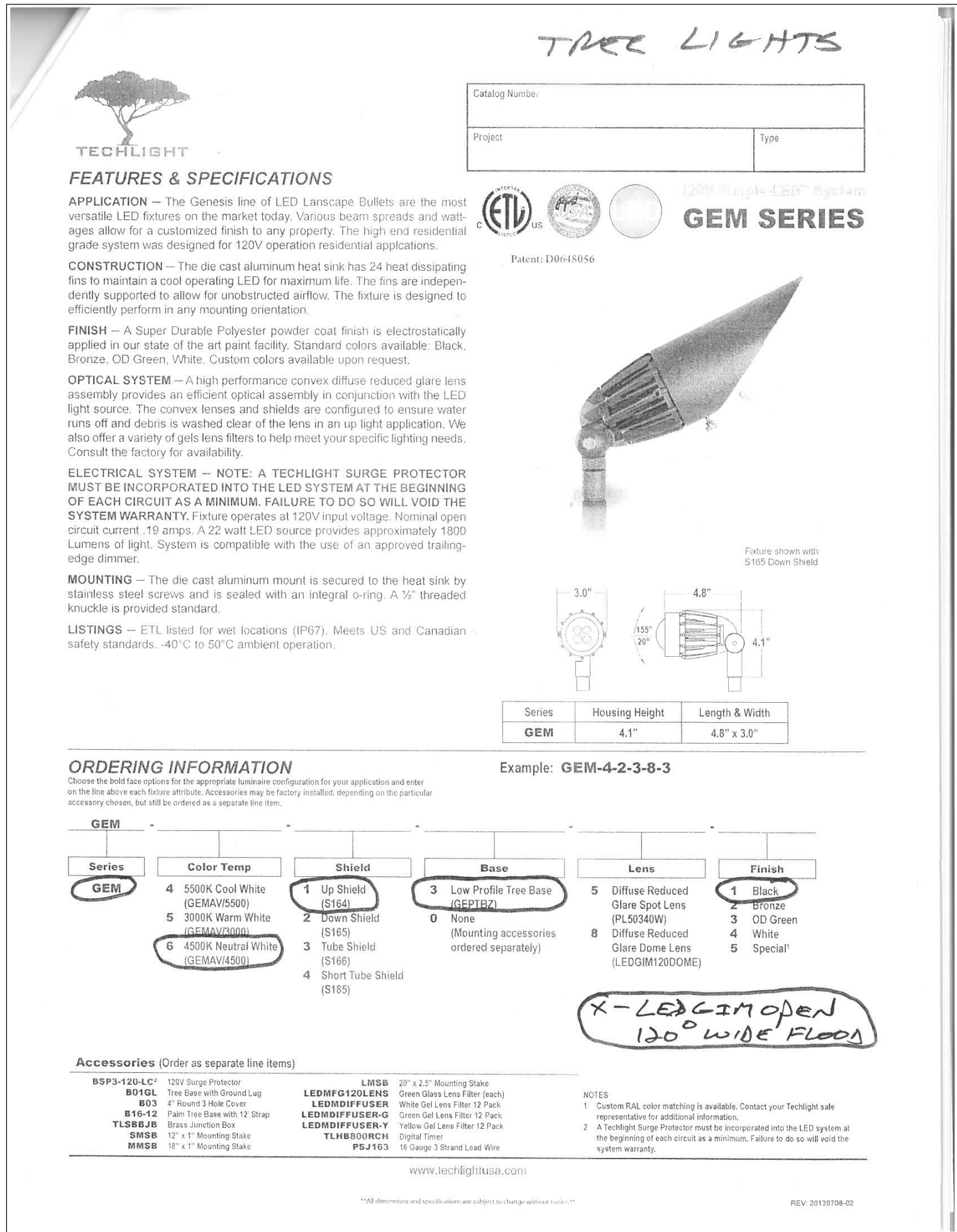
© 2018-2022 Acuity Brands Lighting, Inc. • One Lithonia Way, Conyers, GA 30012
Phone: 800-755-SERV (7378) • www.hydrrel.com

4750L Static White | Rev. 11/16/22
Page 1 of 7

1. BENCH AND TRASH RECEPTACLE SET NTS

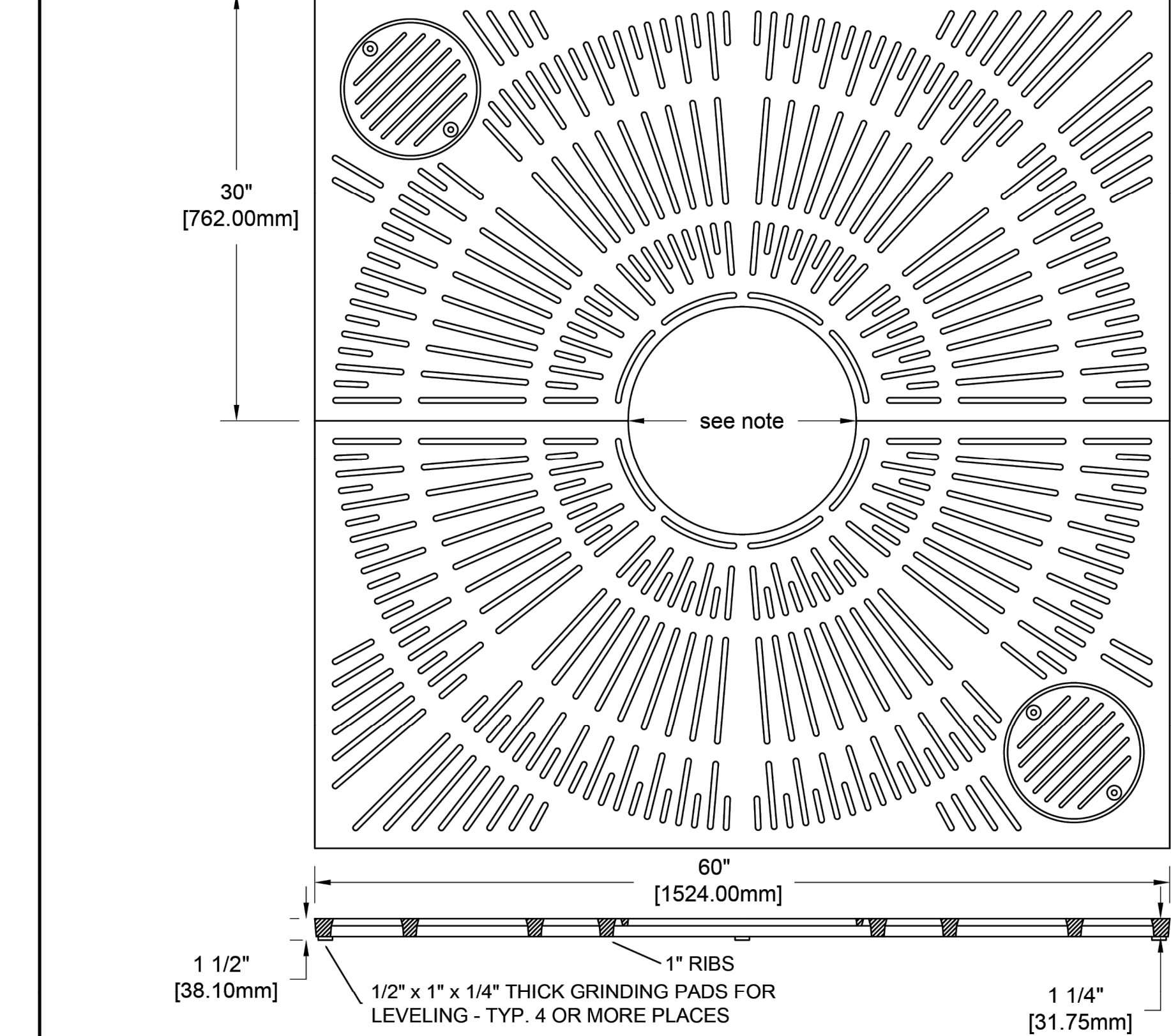
2. NON-ILLUMINATED BOLLARD NTS

3. WALL WASH LIGHT NTS



4. TECHLIGHT TREE UP & DOWN LIGHT NTS

5. IRONSMITH TREE GRATE NTS



This drawing embodies a confidential proprietary design of IRONSMITH, INC. Palm Desert, Ca. All design, manufacturing, reproduction, use, sale, and other rights regarding the same are expressly reserved. This drawing is submitted under confidential relationship for a specific purpose and the recipient agrees by accepting this drawing not to supply or disclose any information regarding it to any unauthorized person or to incorporate any special feature peculiar to this design in other projects. The information in this drawing may be covered completely or in part by patents pending.

6020-2 STARBURST TREE GRATE

60" x 60" Square tree grate in two sections. Two lightwells with bolted covers as shown

3/8" Maximum slot opening for pedestrian safety and A.D.A Compliance.

Cast from 100% recycled Iron, Aluminum, or Bronze for pedestrian loads only.

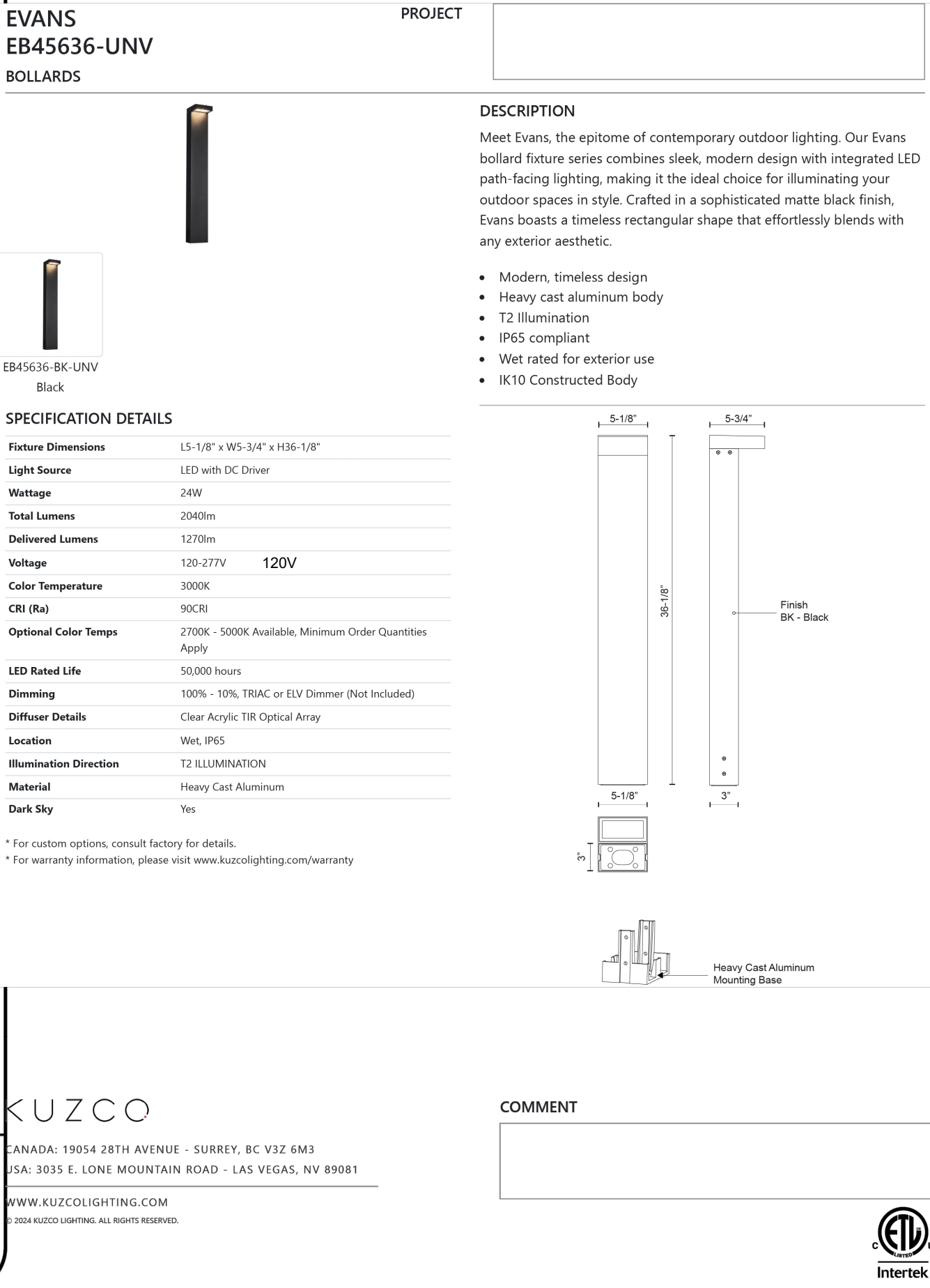
Tree opening: 16", 18", 28"
Grates can be order with or later expanded to these openings. please specify when ordering.

Finish: unfinished or Black dip or Enamel paint or Polyurethane Paint or Powder coat
Specify finish and color

Use frame model: 6000F

Weight:
Iron= 468 lb/ 213 Kg
Aluminum=180 lb/82 Kg

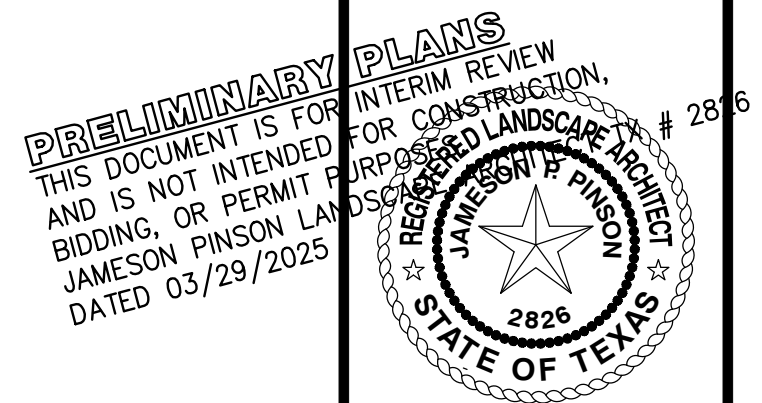
IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
800.338.4766



ANANDA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
WWW.KUZCOILLUMINATING.COM
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OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS, SUITE 3000
ADDISON, TEXAS 75001
PH. 972-644-2400
Contact: MR. TAYLOR FIELD

HARDSCAPE DETAILS



Drawn By: XD
Date: 05/08/2025
Scale:
Revisions:
10/21/2023
03/28/2025
06/13/2025

SPEC22217

L4.00

SILVERON PARK OFFICE PLANS
Lots 6, Block A
SILVERON PARK
2,353 Acres
in the
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS
J. TANNERHILL SURVEY, ABSTRACT NO. 1252

SILVERON PARK OFFICE PLANS
Lots 6, Block A
SILVERON PARK
2,353 Acres
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J. TANNERHILL SURVEY, ABSTRACT NO. 1252

The John R. McAdams
Company Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 County View Drive
Rockwall, Texas 75087
940.240.1812
TPE: 19762 TEP: 1515 10194440
www.mcadamsco.com



SILVERON PARK OFFICE PLANS



VIEW FROM LONG PRAIRIE ROAD EAST

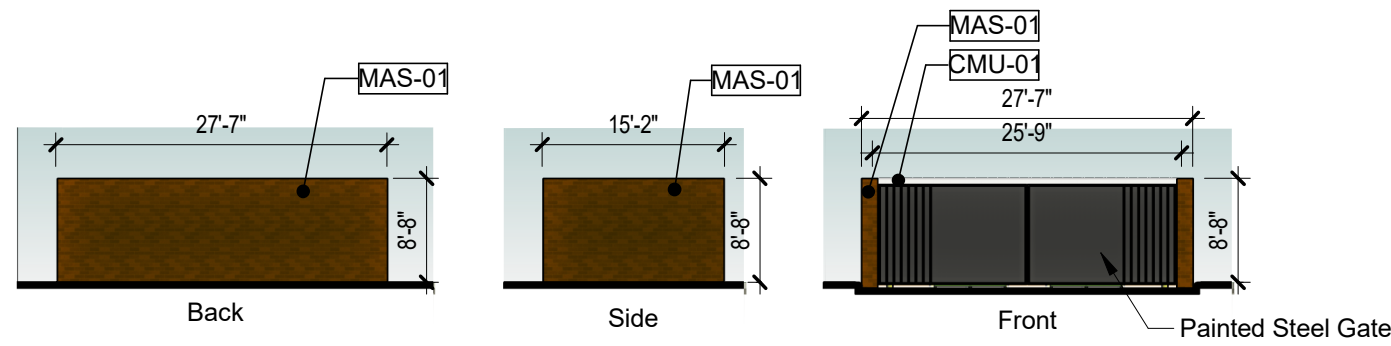


VIEW FROM LONG PRAIRIE ROAD WEST

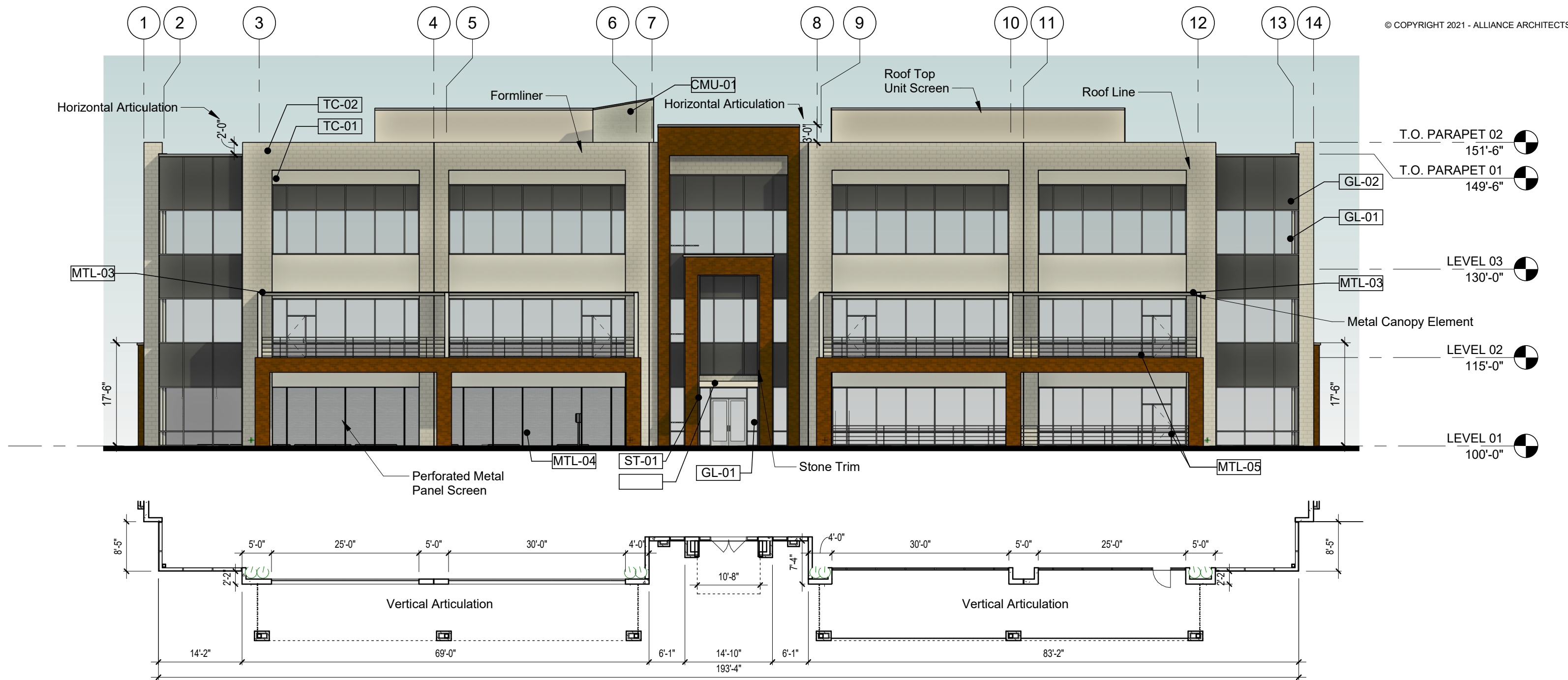
		North	East	South	West
1	Total Façade S.F.	10,275 SF	5,949 SF	10,276 SF	5,248 SF
2	Façade S.F. (exclusive of doors and windows)	5,002 SF	2,753 SF	5,206 SF	2,753 SF
3	Doors and Windows S.F.	5,273 SF	3,196 SF	5,070 SF	2,495 SF
4	Primary Masonry Totals (min 89%)	4,442 SF	89 % of 2	2,527 SF	92 % of 2
	Brick	1,500 SF	30 % of 2	694 SF	25 % of 2
	Formliner on Concrete Panel	2,093 SF	42 % of 2	1,308 SF	41 % of 2
	Concrete Panel	837 SF	17 % of 2	525 SF	19 % of 2
	Natural Stone	12 SF	0 % of 2	-	-
5	Secondary Masonry Totals (max 20%)	0 SF	0 % of 2	0 SF	0 % of 2
	NA	-	-	-	-
	NA	-	-	-	-
	NA	-	-	-	-
	NA	-	-	-	-
6	Other Materials	560 SF	11 % of 2	226 SF	8 % of 2
	Metal Panel	9 SF	0 % of 2	1 SF	0 % of 2
	Perf. Metal Screen	550 SF	11 % of 2	0 SF	0 % of 2
	Metal Canopy Element	0 SF	0 % of 2	225 SF	8 % of 2

Mark	Description
AL-01	Clear Anodized Aluminum
GL-01	1" Insulated Clear Glazing System
GL-02	1" Insulated Spandrel Glazing System
MAS-01	Old Williamsburg King Size
MTL-01	Metal Panel System - ALUCOBOND Steel City Silver Mica
TC-01	Concrete Panel - SW7551 Greek Villa
TC-02	Formliner on Concrete Panel - SW7050 Useful Gray
ST-01	Austin Chalk Natural Stone
MTL-02	Metal Panel Screen - PACCLAD Flush Smooth Panel
MTL-03	Metal Canopy Element - SW6258 Tricorn Black
MTL-04	Perforated Metal Panel - McNICHOLS 3/16" Round on 1/4" Staggered Centers Color RAL 9011
MTL-05	Metal Railing - Silver
CMU-01	Painted Concrete Masonry Units - SW7050 Useful Gray

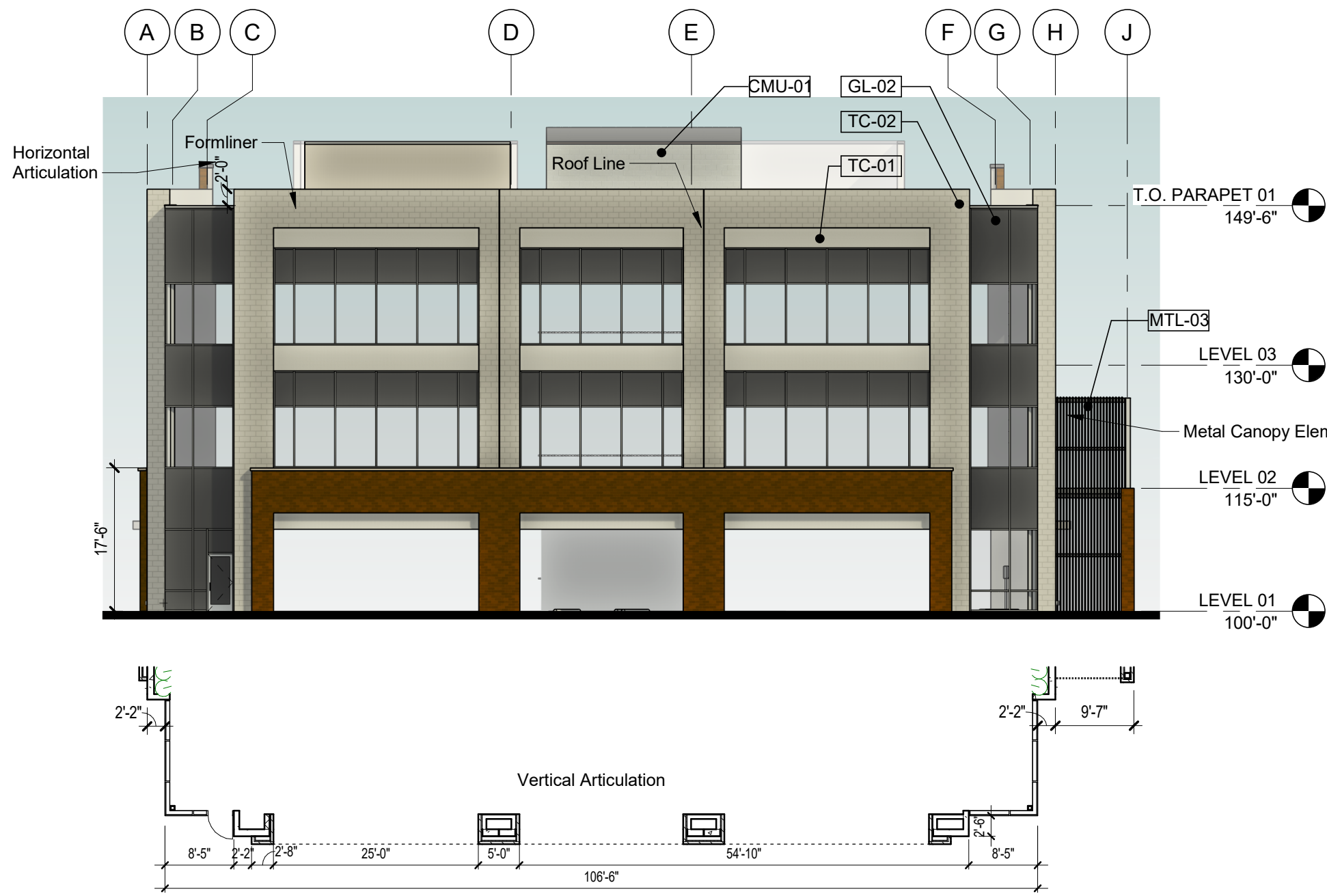
See ordinance for Planned Development No. 171 (PD 171) for requirements related to design/ elevation details that shall be incorporated into each site plan application on the Property.



5 Dumpster Elevations
Scale: 1/16" = 1'-0"



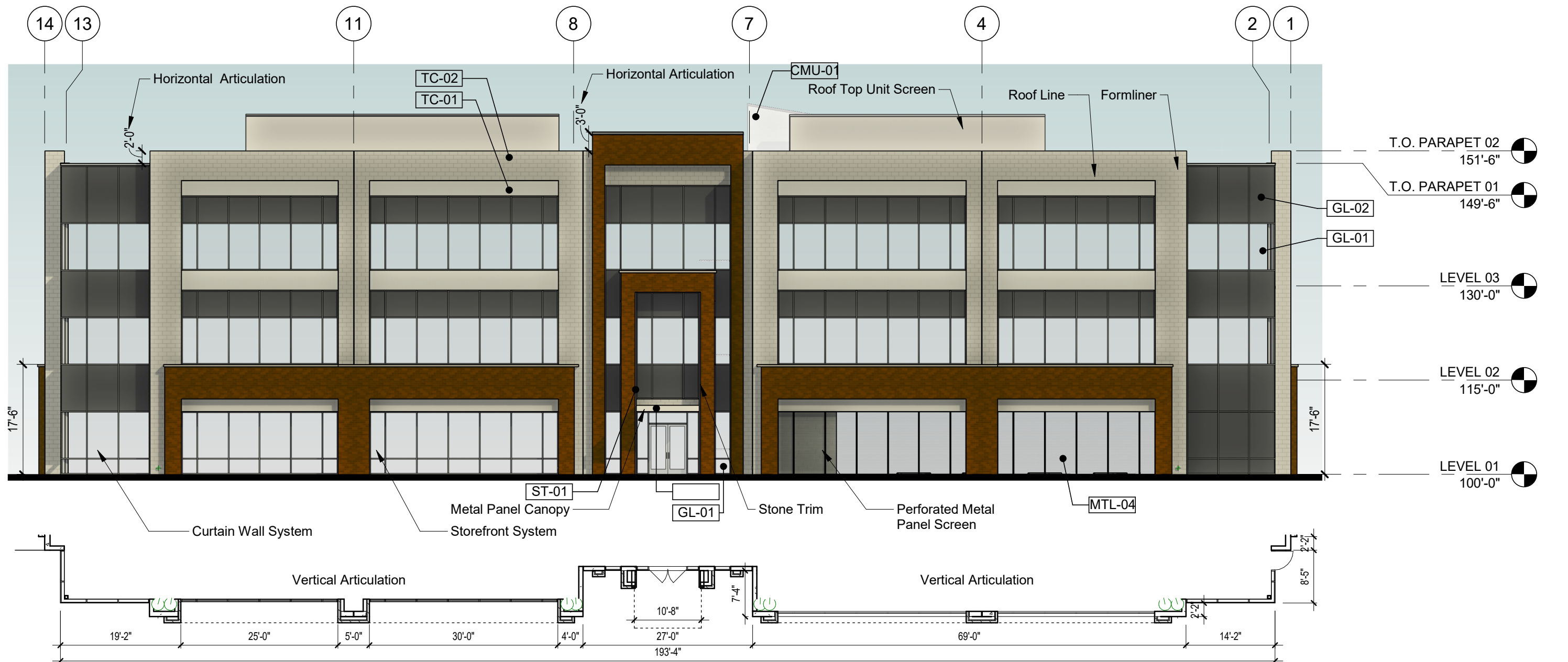
4 SOUTH ELEVATION
Scale: 1/16" = 1'-0"



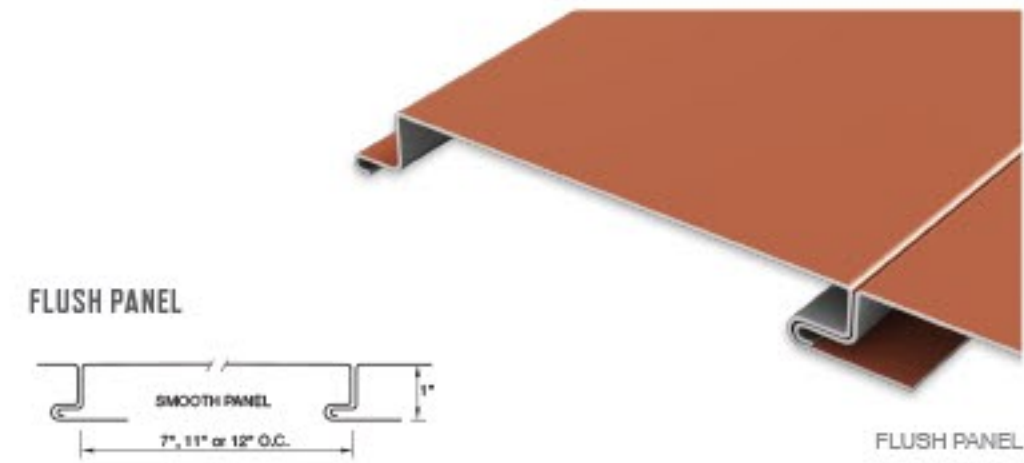
3 WEST ELEVATION
Scale: 1/16" = 1'-0"



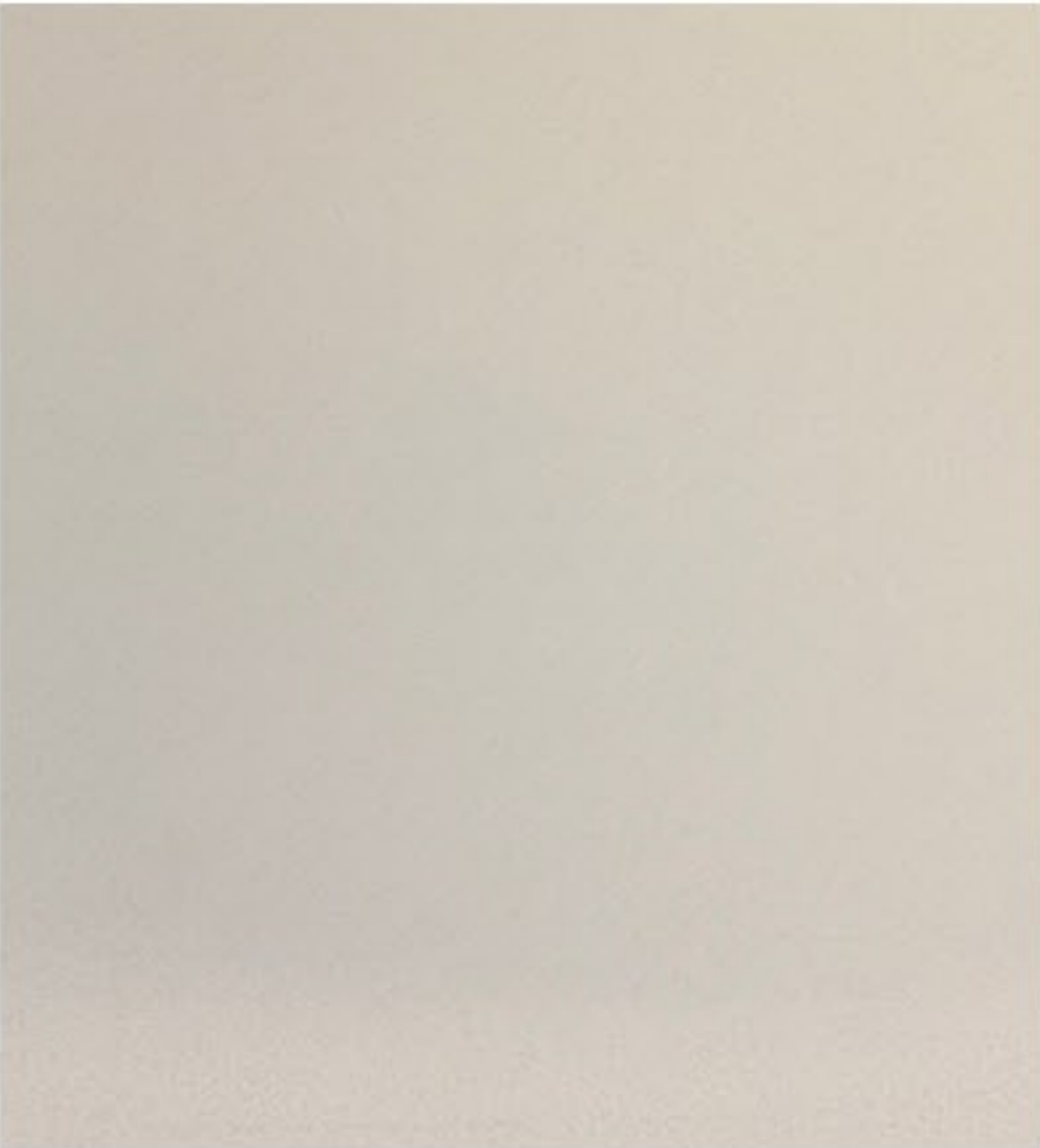
2 EAST ELEVATION
Scale: 1/16" = 1'-0"



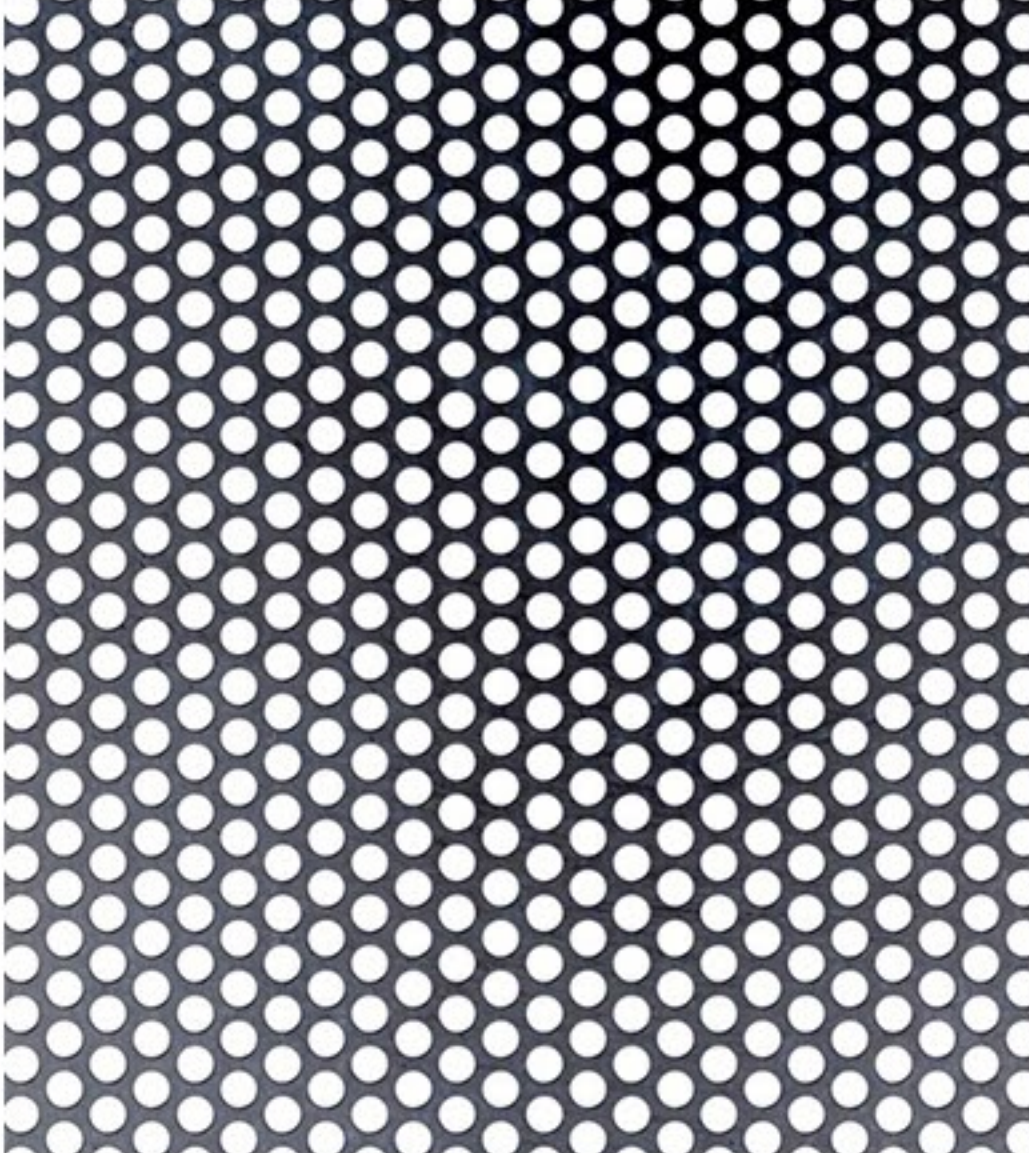
1 NORTH ELEVATION
Scale: 1/16" = 1'-0"



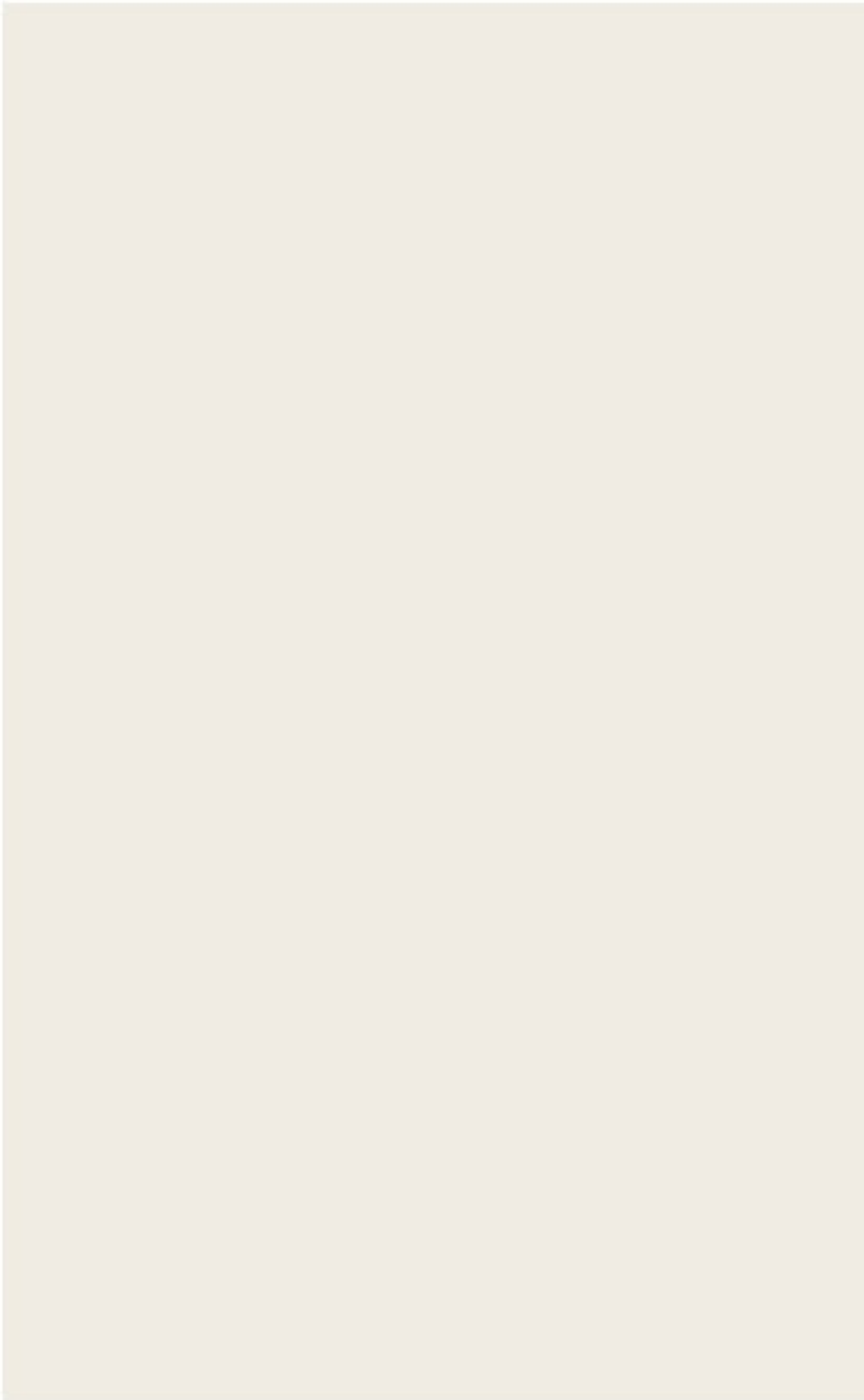
MTL-03 Metal Canopy Element



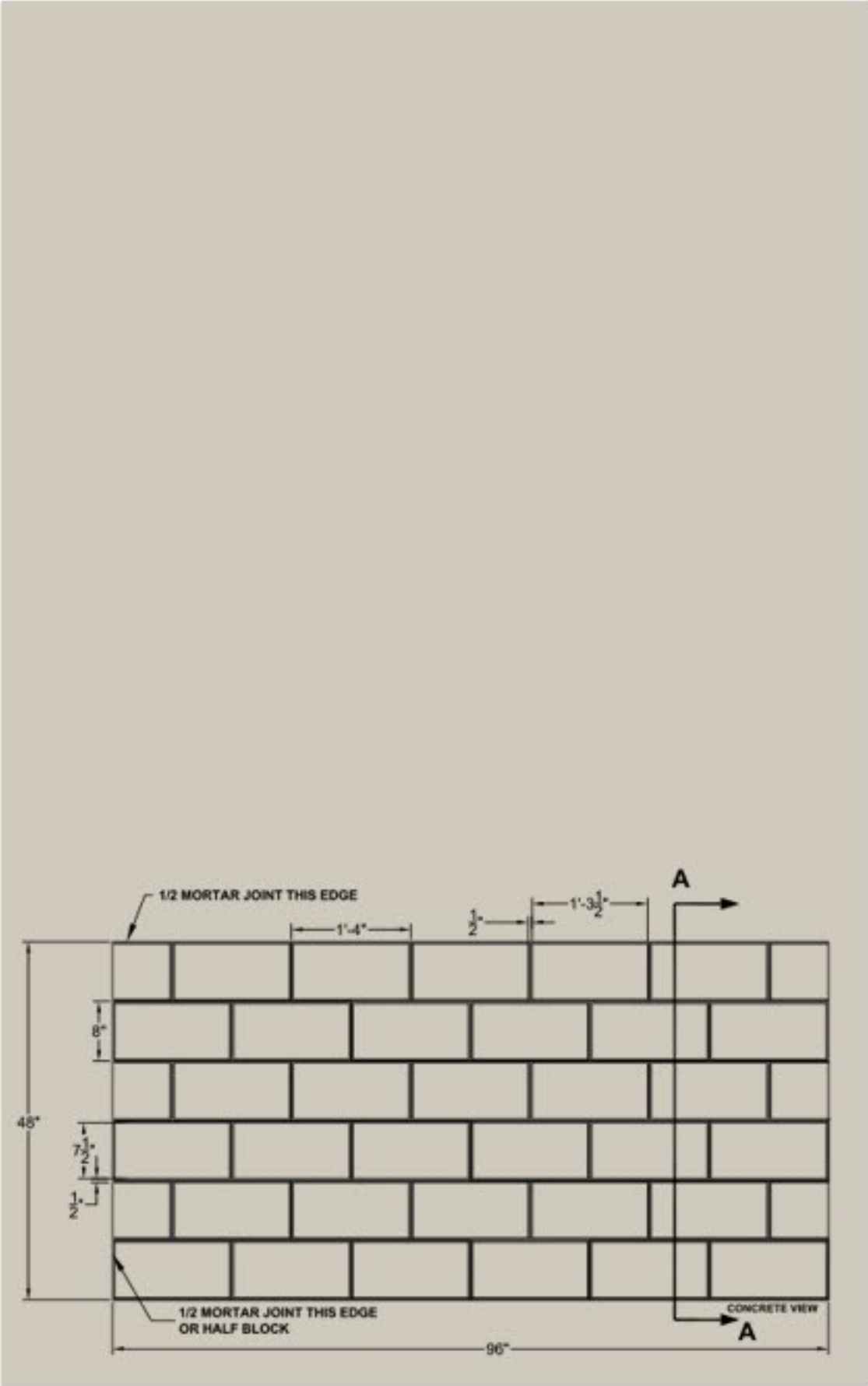
MTL-02 Metal Panel Screen



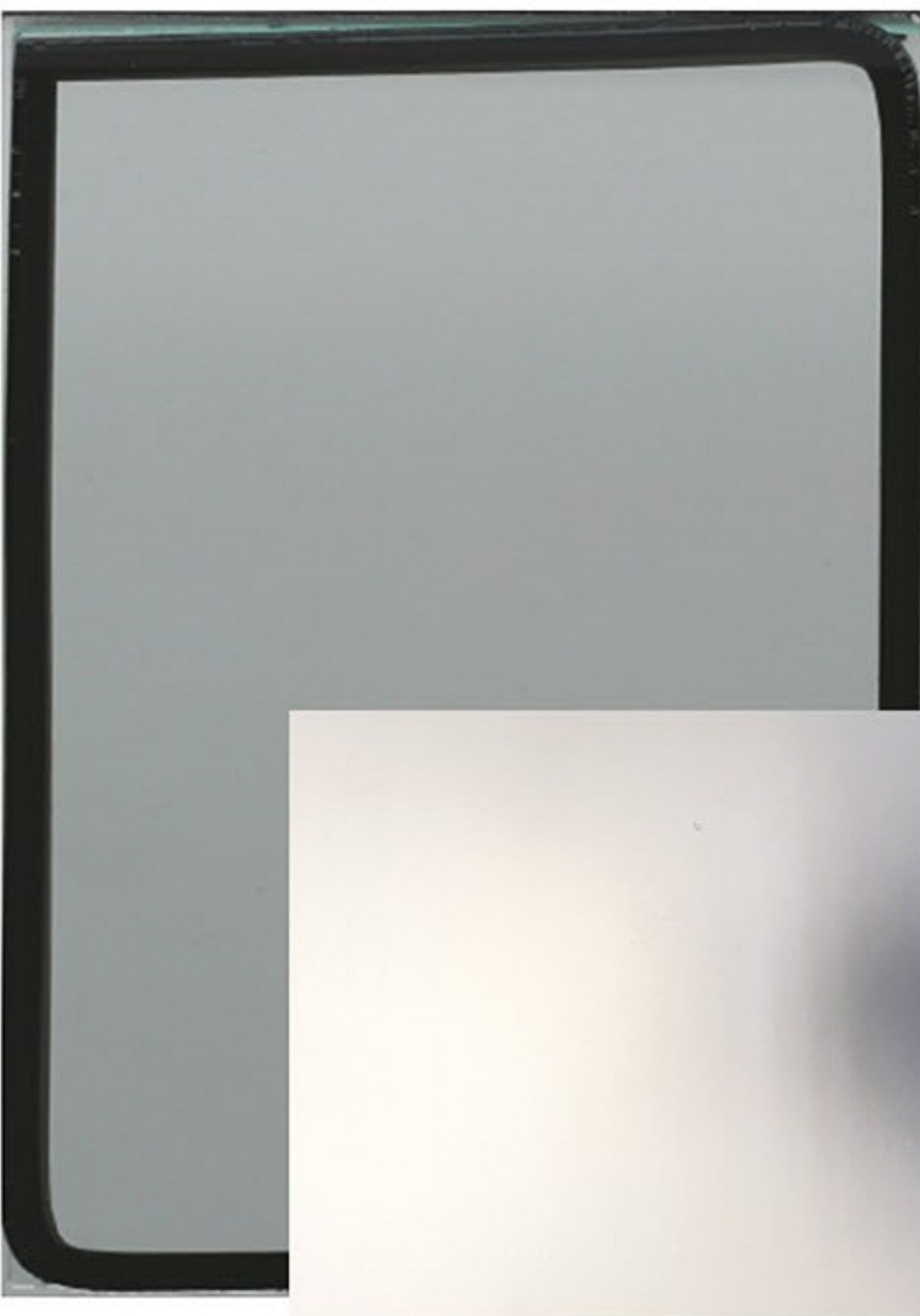
MTL-04 Perforated Metal Panel (Black)



TC-01 Concrete Panel



TC-02 Concrete Pane



GL-01 GLASS

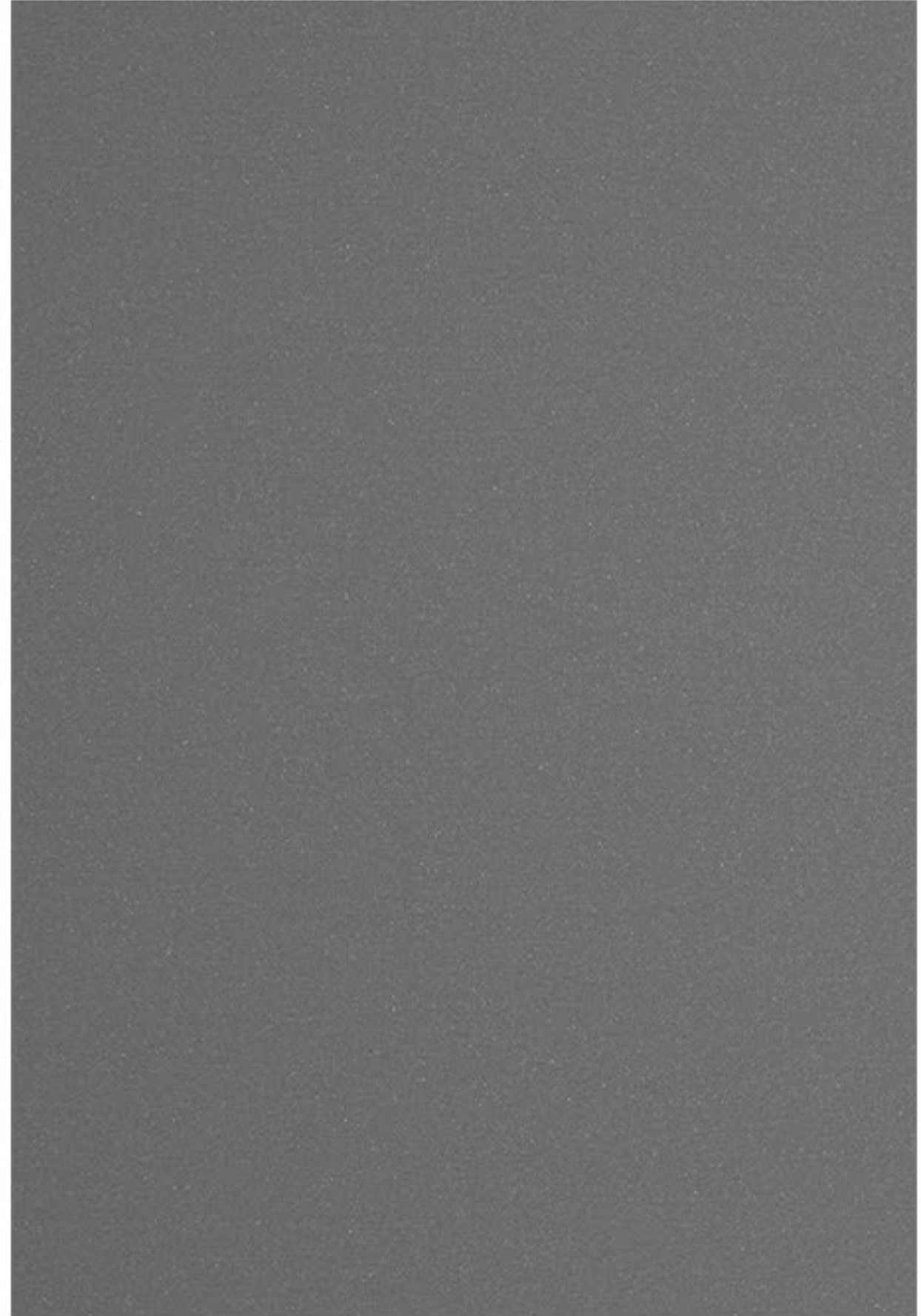
AL-01 ANODIZED ALUMINUM



ST-01 Stone



MAS-01 BRICK



MTL-01 METAL PANEL



SILVERON BUILDING 12
FLOWERMOUND, TX.

EXTERIOR MATERIAL BOARD





PLANNING & ZONING COMMISSION AGENDA G.2. NON-DISCRETIONARY ITEM(S)

DATE: August 25, 2025
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Site Plan (SP22-0015 – Silveron Park Retail and Restaurant Lots 3 & 4, Block A) to develop a retail and restaurant building. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a one-story retail and restaurant building that contains 17,428 square feet. The subject property is currently undeveloped and contains approximately 6.11 acres. The property is located within Planned Development District No. 171 (PD-171) with Campus Commercial (CC) District and multifamily uses. The subject building is a part of the first phase of development for PD-171, which contains over 46 acres and allows for the development of multiple office, retail, restaurant and multifamily buildings.

Access to the site is provided from International Parkway through existing mutual access easements and the driveways are currently under construction. As a part of this project, the developer is constructing the infrastructure that will serve two future drive-through restaurants east of the subject building.

The parking for the subject building is calculated at a ratio of one space per 250 square feet of floor area for retail uses and one space per 75 square feet for restaurant uses. The proposed use requires 214 parking spaces. The site plan provides for 212 parking spaces, which is within the allowable 20% parking deviation.

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

The proposed elevations utilize a combination of brick, stone, and stucco that complies with the Town's Urban Design Plan and the PD-171 conceptual plans.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

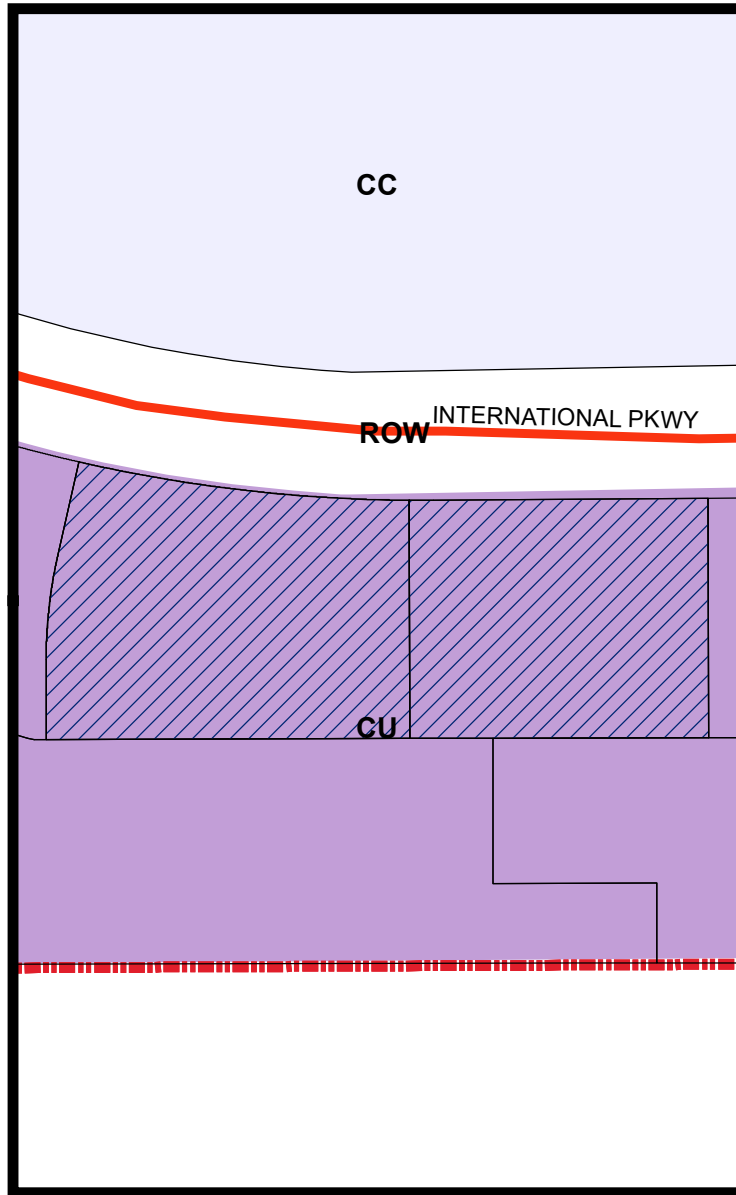
ATTACHMENTS:

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

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

Vicinity Map

SP22-0015: Silveron Park Retail and Restaurant Lots 3&4, Block A



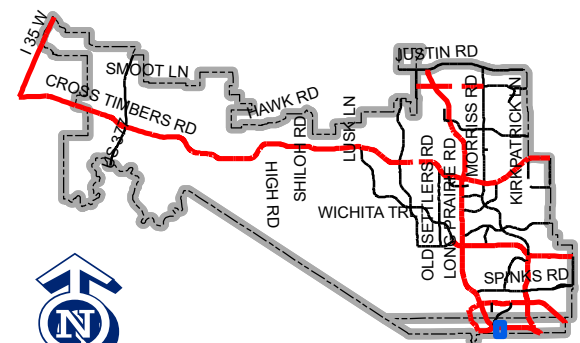
LEGEND

 Campus Commercial  *Combined Uses-See Ordinance

 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

0 185 370 740 Feet

August 23, 2023

Mrs. Lexin Murphy, AICP
Planning Director
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Silveron Park – Retail Site, Site Plan Application

Please accept this letter, on behalf of Thompson Realty Group, as an explanation of the proposed site plan application. The property is ~6.111 Acres and is Lot 3, Block A, of the proposed Silveron Park Addition, and is located at the southeast corner of FM 2499 and Lakeside Village Drive. In addition to the main retail building, this application will create the pad sites for the quick service retail buildings as indicated on the conceptual plans that accompanied the zoning application.

This site plan is for a single-story retail building of ~15,500 SF and the accompanying parking area. It also includes the setting the general requirements for the future quick service restaurant pads along FM 2499. The building is consistent with that identified within the PD zoning. There has been a slight adjustment to the outdoor patio space. The developer will not be installing the patio space as speculation for future tenants. They prefer to wait to construct the patio space once a user has been identified and the exact space needed for their use can determine. At that time an amended site plan application would be submitted if required.

The proposed improvements including getting the future quick service restaurants “pad ready” in accordance with the approved zoning. All that will be needed in the future for these sites is to extend service laterals and directly adjacent parking through an independent site plan application process.

Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS



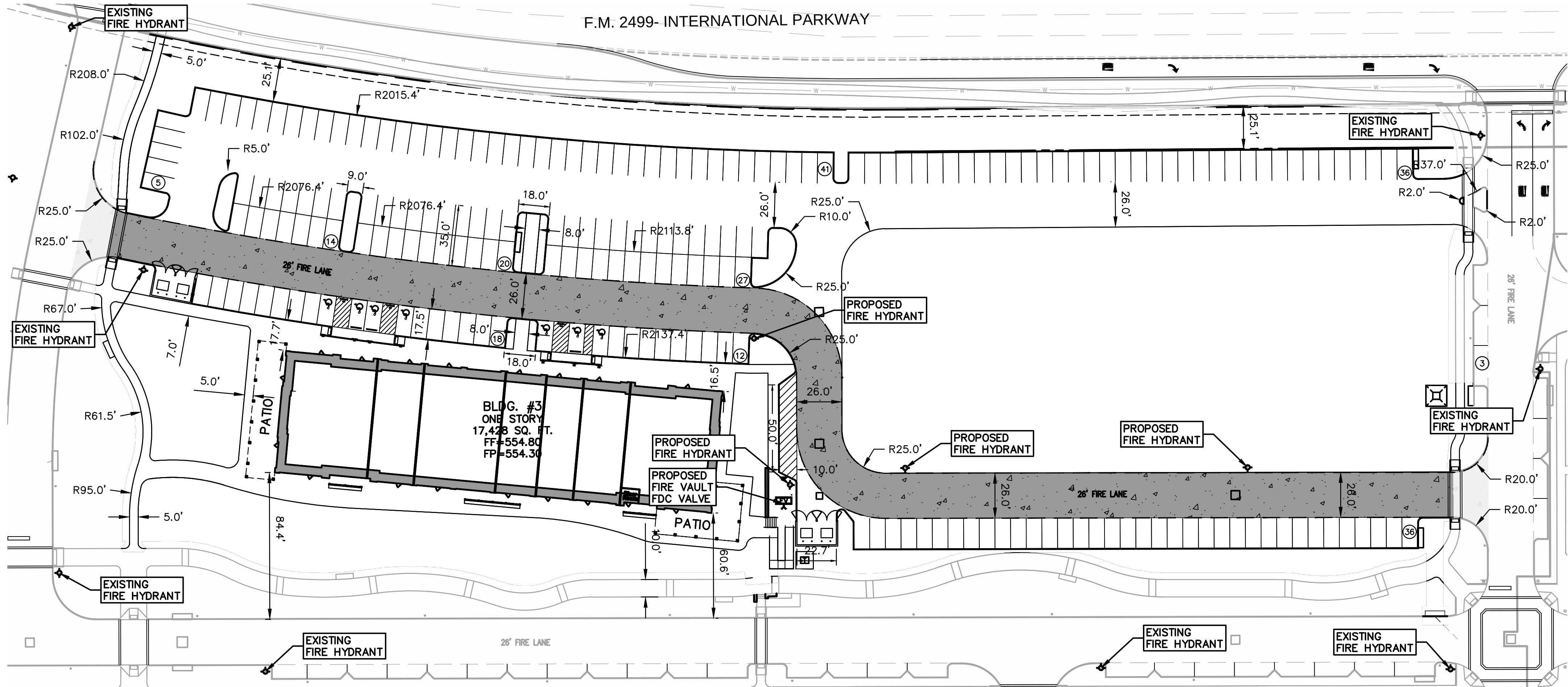
Scott Minnis

Project Manager

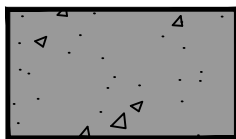
cc. Mr. Robert J. Dollak, Jr, P.E., McAdams
Mr. Brogan Miller, Thompson Realty Group

Mr. Taylor Field, Thompson Realty Group

File: \\jc\proj\1\SP22217\SP22217-5\Drawings\Site Plan\Drawings\Site Plan.dwg
Drawing: SITE PLAN - RETAIL AND RESTAURANT USES
Project: 10/10/2022 10:49 AM by jay.mcdams
Printed: 10/10/2022 10:49 AM by jay.mcdams



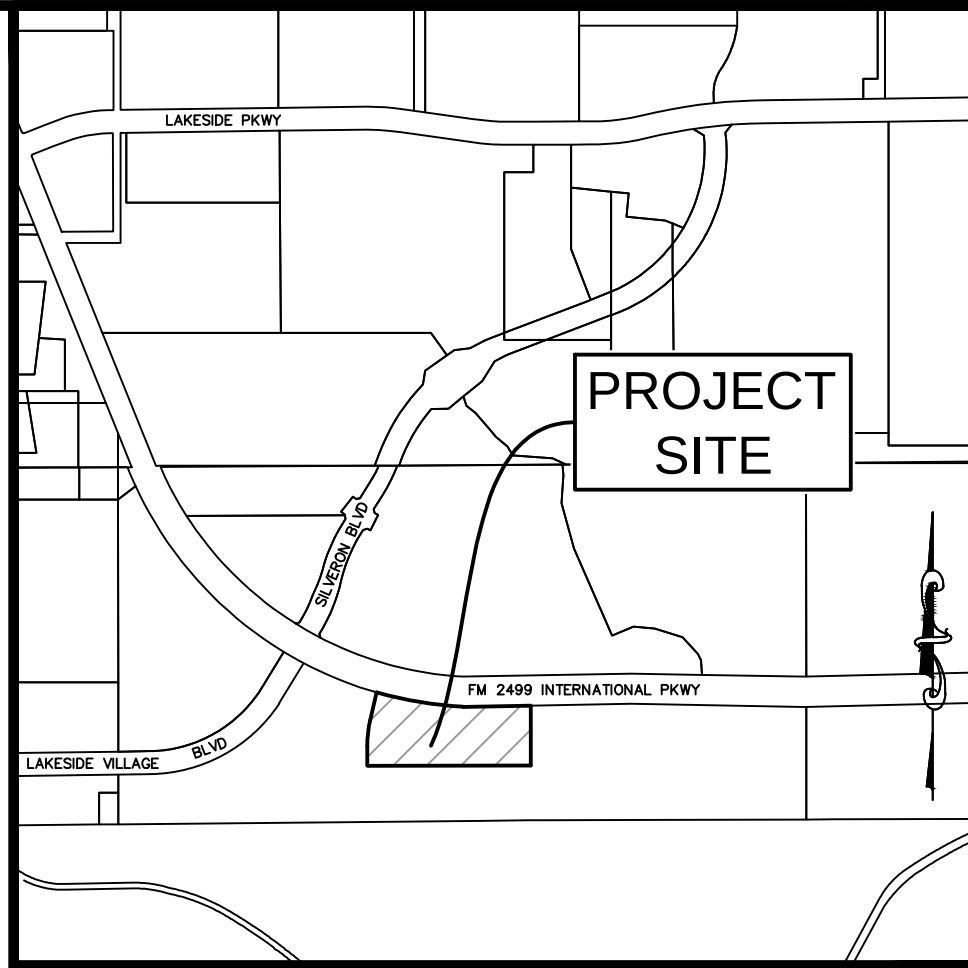
PAVING SPECIFICATIONS:



MUTUAL ACCESS DRIVES/FIRE LANES:
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" LIME TREATED SUB-BASE
COMPACTED TO 95% STD. PROCTOR DENSITY.

GENERAL NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' WIDE x 17.5' LONG UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- REFER TO SHEET C7.00 FOR PAVING HATCH LEGEND.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- 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.



Vicinity Map 1"=1000'

BOX CUT ON NORTHERLY CORNER OF CURB INLET, LOCATED ON NORTHWEST CURB LINE OF LAKESIDE VILLAGE BLVD., APPROXIMATELY 310' SOUTHWEST OF THE INTERSECTION OF LAKESIDE VILLAGE BLVD. AND FM 2499.
ELEV. 562.33'

BOX CUT ON SOUTHWEST CORNER OF CURB INLET, LOCATED ON SOUTH CURB LINE OF FM 2499, APPROXIMATELY 1560' EAST OF THE INTERSECTION OF LAKESIDE VILLAGE BLVD. AND FM 2499.
ELEV. 534.25'

SITE DATA TABLE - SILVERON RETAIL & RESTAURANTS

Physical Address	TBD
Gross Site Area	6.110 A; 266,152 SF
Net Site Area	6.110 A; 266,152 SF
Lot Coverage	
Building Coverage	
Building 3	17,428 SF; ±6.5%
Impervious Coverage	±55%
Pervious Area	±45

	Required	Provided
--	----------	----------

Surface Parking		
Retail: 1 space per 250 SF		
Restaurant: 1 space per 75 SF		

Silveron Retail and Restaurants		
Building 3		
Restaurant Uses (12,000 SF)	160	160
Retail (5,428 SF)	22	18
Restaurant Patios (±2,340 SF)	31	31
*Total Parking (Including Accessible)	214	212
Accessible Parking	7	7

Building 3 Data		
Height Zone	One Story	
Peak Height	39' 6"	
Mean Height	33' 4"	
Total Square Footage	17,428 SF	

Refer to parking study approved with the zoning for shared parking information. Future restaurant uses to add additional parking around the respective buildings.

SILVERON PARK RETAIL & RESTAURANT PLANS

Lots 3 & 4, Block A
SILVERON PARK
6.110 Acres
in the
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

SITE PLAN AND
DIMENSIONAL CONTROL
PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 MATTHEW G. ST. MARIE, P.E. #110326 DATE 8/5/2025

Drawn By: ASC
Date: 10/10/2022
Scale: 1"=40'
Revisions:
10/02/2023
03/28/2025
05/15/2025
07/09/2025
08/05/2025

SPEC22217

C2.02

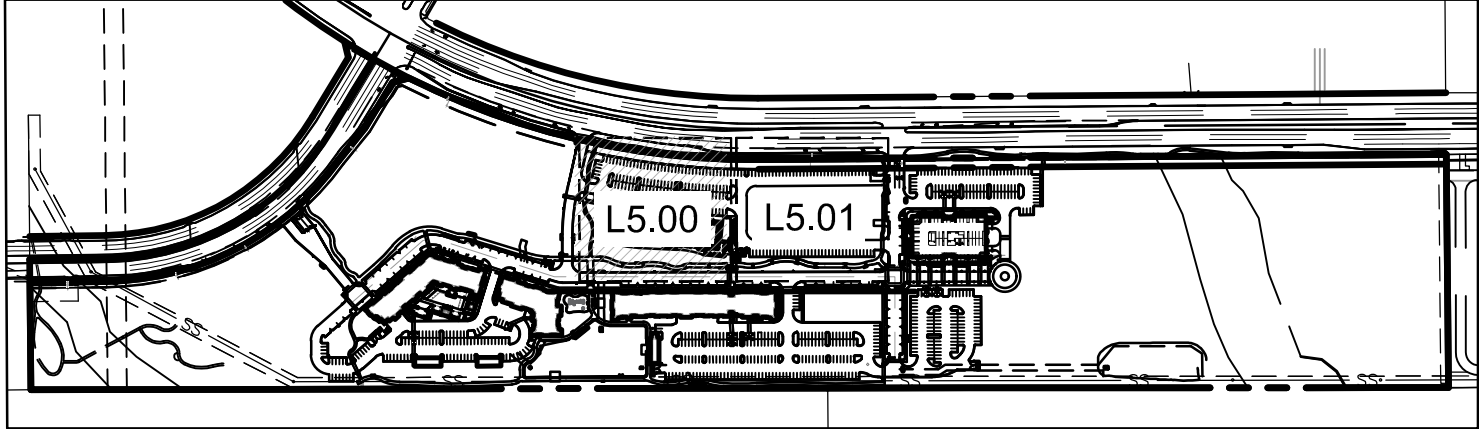
OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS, SUITE 3000
RICHARDSON, TEXAS 75080
Ph: 972-644-2400
Contact: MR. TAYLOR FIELD



MCADAMS

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111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
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940.240.1012
TBPE: 19762 TBPLS: 1018440
www.mcadamsco.com

File: M:\Projects\SPEC\SPEC 2022\SPEC22217 Silver Park\Site Production\Engineering\Construction Drawings\Current
Drawing: 8/27/2025 8:53 AM, by: J. TAYLOR, Scale: 1/2"=20' 8/27/2025 9:50 AM, by: J. TAYLOR



CONTEXT MAP

SCALE - 1"=500'

MITIGATION NOTES:

IN REFERENCE TO THE MASTER TREE SURVEY ASSOCIATED WITH THE DEV24-06692 PLANS.
(67) 3" CAL. MITIGATION TREES ARE OWED. (29) 3" CAL. MITIGATION TREES SHALL BE PLANTED AT THIS LOCATION. THE MITIGATION TREES CAN BE FOUND ON THIS LANDSCAPE PLAN, INDICATED WITH A CROSS HATCH AND "M" SYMBOL. REFER TO SP22-0015 AND SP22-0014 FOR THE LOCATIONS OF THE REMAINING MITIGATION TREES.
MITIGATION TREES ARE REQUIRED IN ADDITION TO REQUIRED SITE PLAN TREES SUCH AS BUFFER TREES, PARKING TREES, ETC. PLANS CURRENTLY DO NOT USE FUTURE PHASE TREE CREDITS (EX: CONSTRUCTION TRAILER TREE SURVEY) TO MEET MITIGATION REQUIREMENTS.

PARK DEDICATION NOTE:

- SEE L5.02 FOR PARK AMENITIES LIST AND PLANT SCHEDULE.
- FLEXIBILITY IN INDIVIDUAL PARK ACREAGE IS ALLOWED SO LONG AS THE OVERALL PARK ACREAGE IS ACHIEVED.

LOT COVERAGE CHART (COMMERCIAL)

Lot Coverage required per Ordinance:	This Site Existing Plan	Cumulative
Residential-95 percent, combined Commercial-60 percent, combined	6.50% percent	00.0% percent
Proposed Use:	6.50% percent	44.0 percent



NORTH

20 0 20 40 60 Feet
SCALE: 1"=20'

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Silveron Park PH 1A Retail

STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED IN PHASE 1A	
INTERNATIONAL PARKWAY	25 ft.	25 ft.	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED IN PHASE 1A
1 per 30 l.f.	International Pkwy - 250 l.f.	9 trees (3" cal.)	10 trees (3" cal.) (Infrastructure buffer trees)
STREET YARD LANDSCAPE			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED IN PHASE 1A
10,000-110,000 s.f. = 10 trees for first 10,000 s.f. +1 tree for every excess 2,500 s.f.	39,941 s.f. of International Pkwy	23 trees (3" cal.)	19 trees (3" cal.) (4) 3' cal. tree clusters (Infrastructure buffer and parking lot trees)
Min. 20% of streetyard is landscaped	39,941 s.f.	7,988 s.f.	7,988 s.f. (Infrastructure buffer and parking lot cumul.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED IN PHASE 1A
90 s.f. per 12 spaces	214 parking spaces	1,590 s.f.	4,600 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED IN PHASE 1A
1 parking lot tree shall be provided for every 10 parking spaces, 30% ornamental trees max.	214 parking spaces	22 parking trees	(26) 3" cal. and ornamental trees in parking islands and adjacent green space
PARKING AREA SCREENING			
STANDARD	landscape berm or screening shrubs		PROVIDED IN PHASE 1A
All head parking to be screened from street view	3' ht. screen		screening shrubs (3' ht.) (infra. buffer and park)

PLANT SCHEDULE

SYMBOL CODE COMMON / BOTANICAL NAME

TREES

	BO	Burr Oak Quercus macrocarpa
	CE	Cedar Elm Ulmus crassifolia
	CO	Chinkapin Oak Quercus muehlenbergii
	LE	Lacebark Elm Ulmus parvifolia
	RO	Shumard Red Oak Quercus shumardii

ORNAMENTAL TREES

	CM	Crape Myrtle Lagerstroemia indica
	PH	Possumhaw Holly Ilex decidua

SHRUBS

	NRS	Nellie Stevens Holly Ilex x 'Nellie R Stevens'
	RY	Red Yucca Hesperaloe parviflora
	TS	Silverado Texas Sage Leucophyllum frutescens 'Silverado'

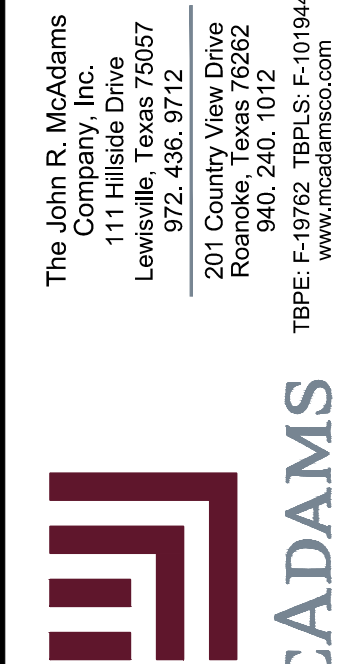
GRASSES

	MF	Mexican Feathergrass Nassella tenuissima
	PM	Pink Muhly Muhlenbergia capillaris

GROUND COVERS

	SOD	Bermuda Grass Cynodon dactylon
	ISO	Inland Sea Oats Chasmanthium latifolium

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
NO BIDDING, OR PERMIT REQUIRED.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 03/29/2025



SILVERON PARK RETAIL &
RESTAURANT PLANS
SILVERON PARK
Lot 3 & 4, Block A
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TARRANT COUNTY TEXAS

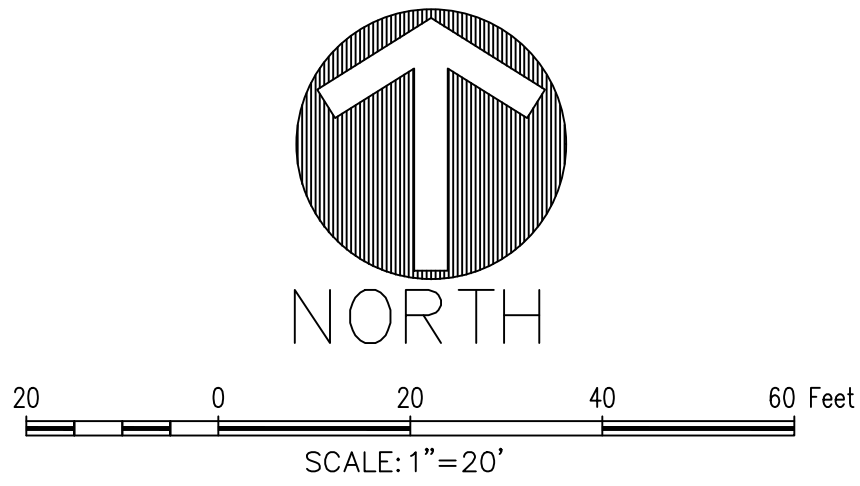
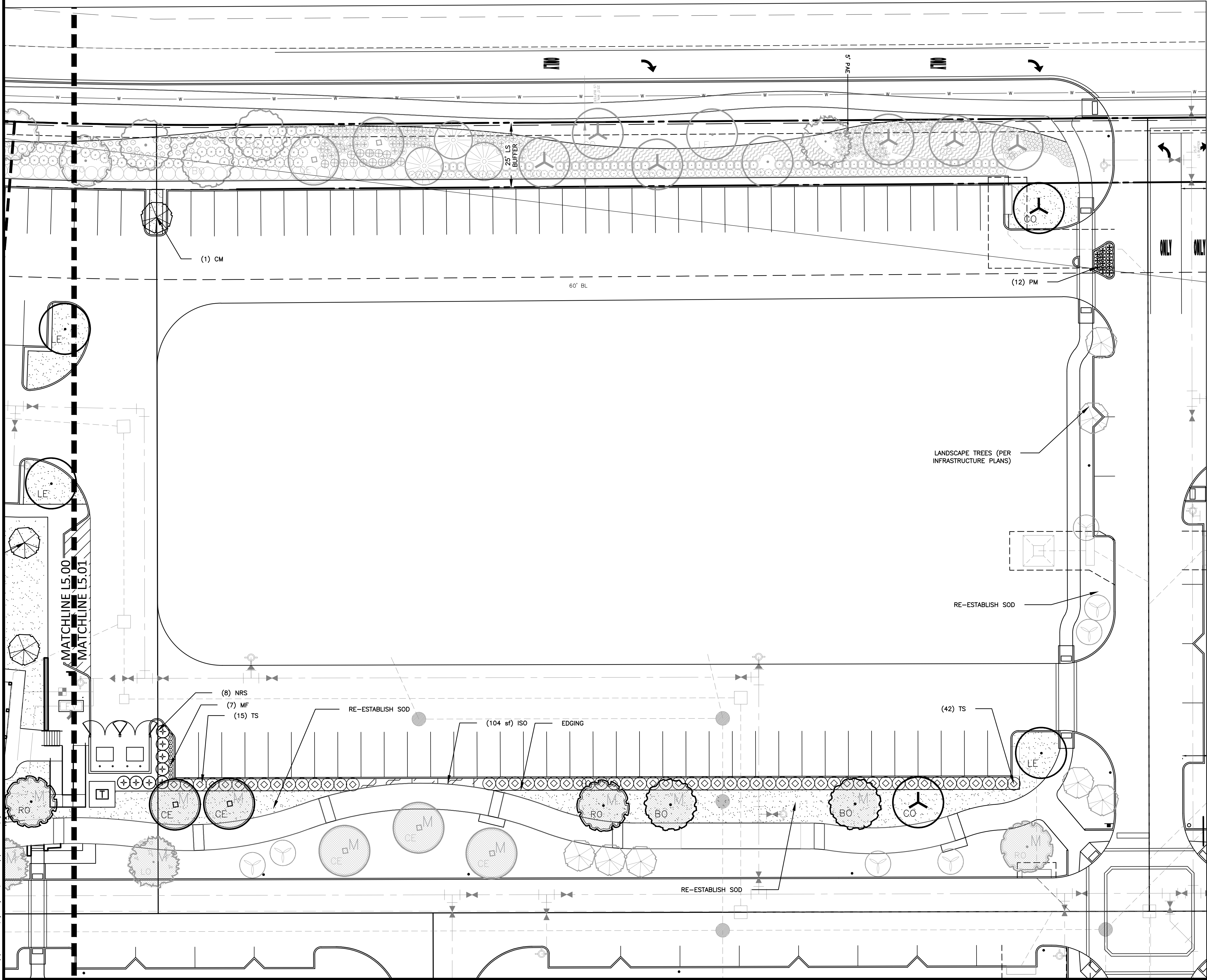
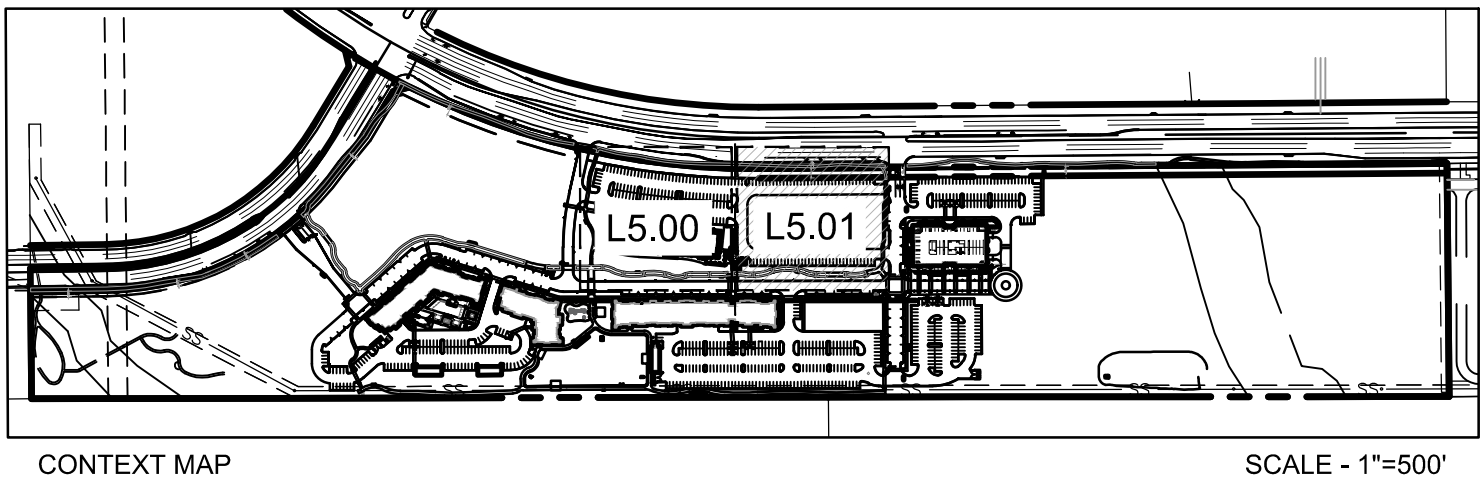
LANDSCAPE PLAN

SPEC22217

L5.00

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS, SUITE 3000
RICHARDSON, TEXAS 75080
Ph. 972-644-2400
Contact: MR. TAYLOR FIELD

File: \\s:\projects\SP22\SP22 - SPEC 2023\SP22217 - Silveron Park\04 - Production\Engineering\Construction Drawings\Current
Drawings\SP22217 - L5.01 - RETAIL AND RESTAURANT\SP22217-L5.01.dwg
Plotted: 03/29/2025 11:52 AM by JAMESON PINSON, Senior, 6/3/2025 10:50 AM, xref: xref



PLANT SCHEDULE

SYMBOL CODE COMMON / BOTANICAL NAME

TREES

	BO	Burr Oak Quercus macrocarpa
	CE	Cedar Elm Ulmus crassifolia
	CO	Chinkapin Oak Quercus muehlenbergii
	LE	Lacebark Elm Ulmus parvifolia
	RO	Shumard Red Oak Quercus shumardii

ORNAMENTAL TREES

	CM	Crape Myrtle Lagerstroemia indica
	PH	Possumhaw Holly Ilex decidua

SHRUBS

	NRS	Nellie Stevens Holly Ilex x 'Nellie R Stevens'
	RY	Red Yucca Hesperaloe parviflora
	TS	Silverado Texas Sage Leucophyllum frutescens 'Silverado'

GRASSES

	MF	Mexican Feathergrass Nassella tenuissima
	PM	Pink Muhly Muhlenbergia capillaris

GROUND COVERS

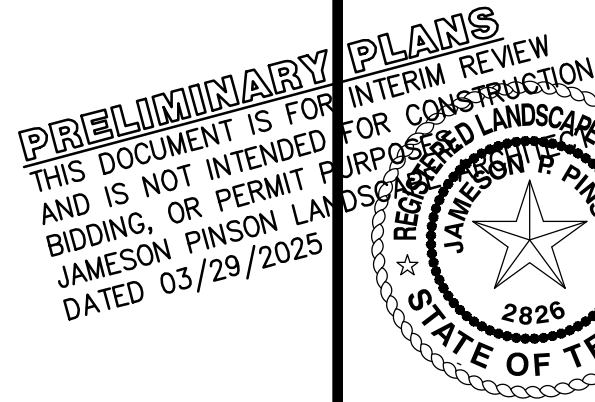
	SOD	Bermuda Grass Cynodon dactylon
	ISO	Inland Sea Oats Chasmanthium latifolium

SILVERON PARK RETAIL & RESTAURANT PLANS

SILVERON PARK
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6.110 Acres
in the

J. TANNER HILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

LANDSCAPE PLAN



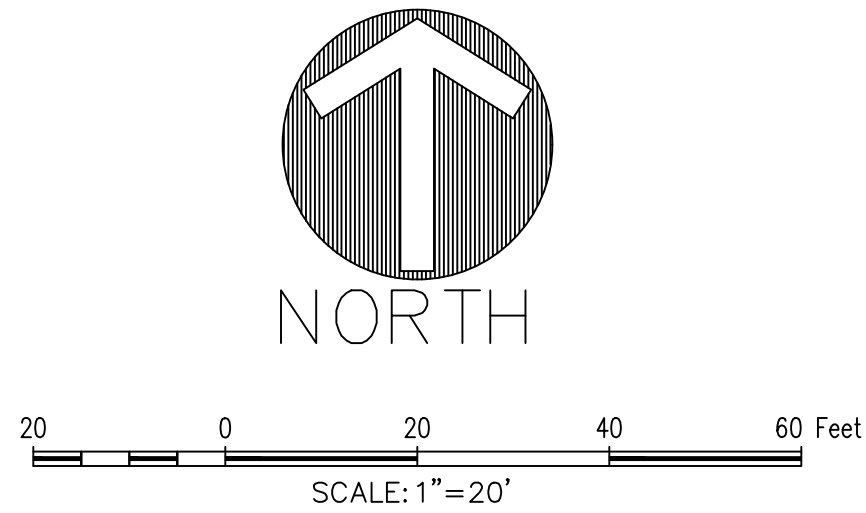
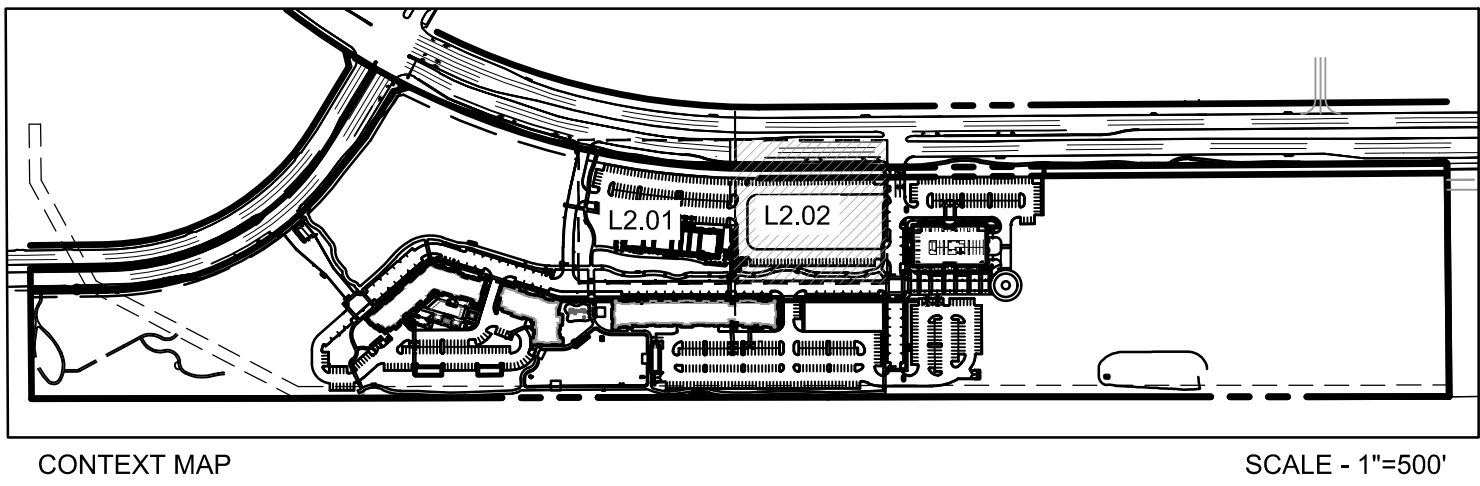
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Date: 10/10/2022
Scale: 1"=20'
Revisions:
10/02/2023
03/28/2025
05/15/2025
07/09/2025
08/05/2025

SPEC22217

L5.01

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS, SUITE 3000
RICHARDSON, TEXAS 75080
Ph. 972-644-2400
Contact: MR. TAYLOR FIELD

File: \\s:\projects\SP22\SP22 - SPEC 2022\SP222217 - SILVERON PARK RETAIL & RESTAURANT\Drawings\Current
Drawing: SITE PLAN - RETAIL AND RESTAURANT\SP222217-1.dwg
Project: 03/29/2023 10:58 AM by JAMESON PINSON, Senior 7/8/2025 4:52 PM by JAMESON PINSON, Senior



REFERENCE NOTES SCHEDULE			
SYMBOL	CODE	DESCRIPTION	QTY
	1	SIDEWALK, 4" 3,600 PSI Concrete pavement w/ #3 @ 18" o.c.e.w. Refer to paving 5,769 sf plans for pavement design.	
	6	CU-STRUCTURAL SOIL	872 sf
	10	DECOMPOSED GRANITE MULCH	2,686 sf
	201	Thomas Steele Carnival Bench CRB2-6 Backed Bench, 72in., Surface Mount, with End Arms. Refer to L4.00 HARDSCAPE DETAILS.	5
	202	Thomas Steele Carnival Receptacle CRTD-32P-UDD-F-P Surface Mount, 32in. D x 35in. H. Refer to L4.00 HARDSCAPE DETAILS.	6
	203	Forms Surfaces LBLCB-504-N Surface mount bollard with aluminum construction and 1/4 security core. Refer to L4.00 HARDSCAPE DETAILS.	14
	301	Coversworks Steelworks Curved Cantilever Shelter, 7'x9'. Refer to L4.00 HARDSCAPE DETAILS.	1

*BUTTERFIELD COLOR - DECORATIVE CONCRETE PRODUCTS
655 WILLIAMS AVE.
AURORA, IL 60506
800.282.3388
WWW.BUTTERFIELDCOLOR.COM

NOTE:
1. MODIFICATIONS TO ENHANCED PAVEMENT COLOR OR PATTERN MAY BE BASED ON FINAL MOCKUPS.
2. CONTRACTOR TO PROVIDE MOCKUPS OF ENHANCED PAVEMENT PRIOR TO INSTALLATION TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT.
3. TABLES AND CHAIRS (SHADED BY UMBRELLAS) SHALL BE PROVIDED WITH FUTURE PATIO DEVELOPMENT AS TENANTS ENGAGE WITH THE SPACE.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION
AND IS NOT INTENDED FOR PURPOSES OF
BIDDING OR PERMIT PURPOSES
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 03/29/2025

Drawn By: XD
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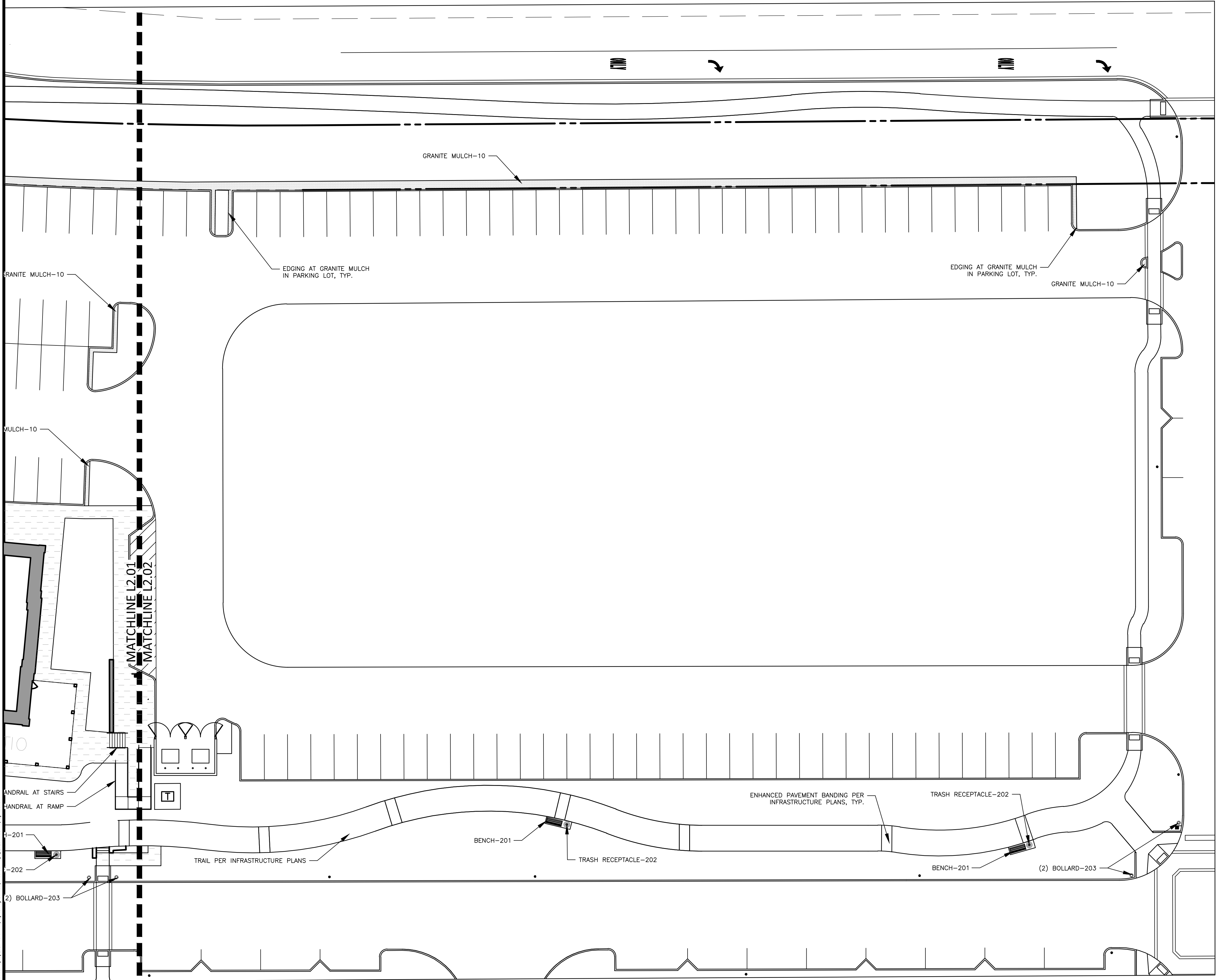
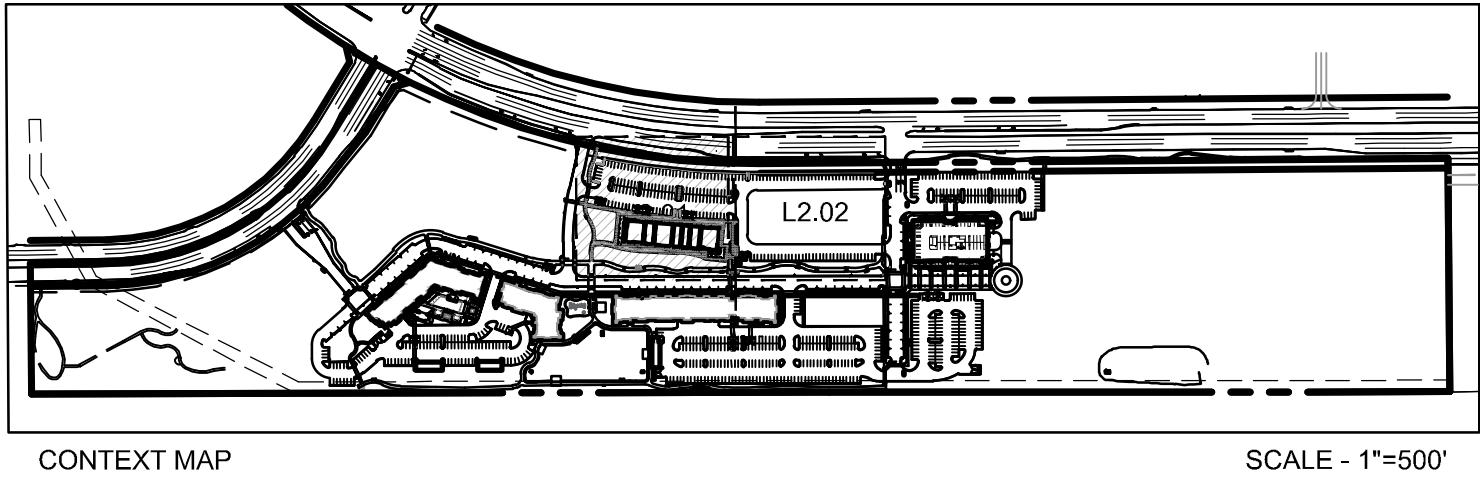
OWNER/DEVELOPER
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RICHARDSON, TEXAS 75080
Ph. 972-644-2400
Contact: MR. TAYLOR FIELD

SILVERON PARK RETAIL &
RESTAURANT PLANS
Lots 3 & 4, Block A
SILVERON PARK
6.110 Acres
in the
J. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

MCADAMS
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TPE: 19762 TPELS: 10194440
www.mcadamsco.com

SILVERON PARK RETAIL & RESTAURANT PLANS

File: \\A:\Projects\SPEC22217_SPECS\2023\SPEC22217_Silveron Park\4-Production\Engineering\Construction\Drawings\Current
Drawing SITE PLAN - RETAIL AND RESTAURANT SPEC22217-01
Project: 03/29/2023 10:52 AM by JAMESON PINSON
7/9/2025 4:53 PM by JAMESON PINSON



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	SIDEWALK, 4" 3,600 PSI Concrete pavement w/ #3 @ 18" o.c.d.w. Refer to paving 5,769 sf plans for pavement design.	
	6	CU-STRUCTURAL SOIL	872 sf
	10	DECOMPOSED GRANITE MULCH	2,606 sf
	201	Thomas Steele Carnival Bench CRB2-G Backed Bench 72in., Surface Mount, with End Arms. Refer to L4.00 HARDSCAPE DETAILS.	5
	202	Thomas Steele Carnival Receptacle CRTRD-32F-LDD-F-P Surface Mount, 32in. D x 35in. H. Refer to L4.00 HARDSCAPE DETAILS.	6
	203	Forms Surfaces LBLCB-504-N Surface mount bollard with aluminum construction and 1.4 security core. Refer to L4.00 HARDSCAPE DETAILS.	14
	301	Coverwork Steelwork Curved Cantilever Shelter, 7' x9'. Refer to L4.00 HARDSCAPE DETAILS.	1

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20 0 20 40 60 Feet
SCALE: 1"=20'

SILVERON PARK RETAIL & RESTAURANT PLANS
Lots 3 & 4, Block A
SILVERON PARK
6.110 Acres
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HARDSCAPE PLAN

PRELIMINARY PLANS
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BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 03/29/2025



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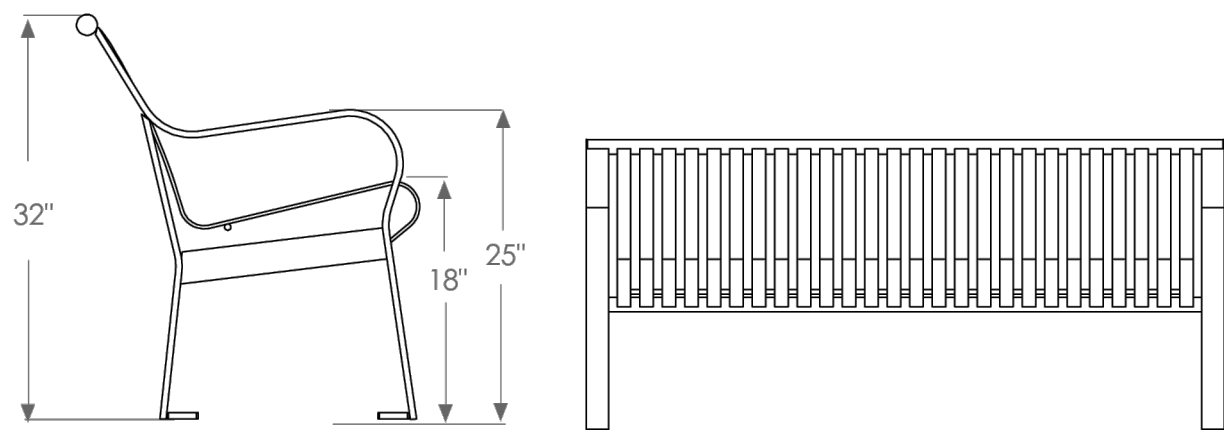
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NOTE: ALTERNATE SELECTION OF FURNISHINGS SHALL BE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.



Carnival™ bench seating is made of vertical or horizontal straps. The frame of this bench is constructed of 1/2" x 2 1/2" carbon steel flat bar. The benches are available in lengths of 2, 4, 5, 6, and 8 feet.

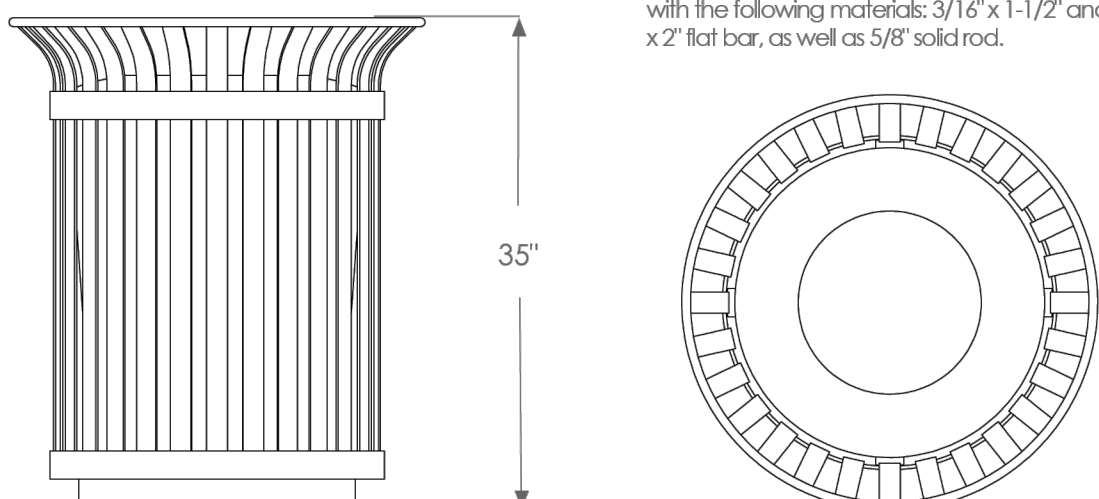


LENGTH: 6-FOOT
FEATURES: BACKED
MOUNTING: SURFACE MOUNT
FINISH: POWDER COATED BLACK

1. BENCH AND TRASH RECEPTACLE SET NTS



Carnival™ trash receptacles are constructed with the following materials: 3/16" x 1-1/2" and 1/4" x 2" flat bar, as well as 5/8" solid rod.



SIZE: 32 GALLON
FEATURES: WITH DOOR, FLAT LID
MOUNTING: SURFACE MOUNT
FINISH: POWDER COATED BLACK

EVANS
EB45636-UNV
BOLLARDS

PROJECT



DESCRIPTION

Meet Evans, the epitome of contemporary outdoor lighting. Our Evans bollard fixture series combines sleek, modern design with integrated LED path facing lighting, making it the ideal choice for illuminating your outdoor spaces in style. Crafted in a sophisticated matte black finish, Evans boasts a timeless rectangular shape that effortlessly blends with any exterior aesthetic.

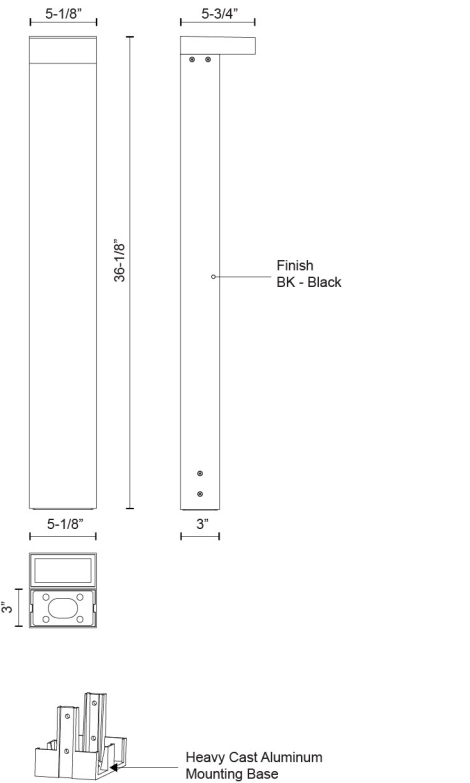
- Modern, timeless design
- Heavy cast aluminum body
- T2 illumination
- IP65 compliant
- Wet rated for exterior use
- IK10 Constructed Body



SPECIFICATION DETAILS

Fixture Dimensions	L3-1.8" x W5-3.4" x H16-1.8"	
Light Source	LED with DC Driver	
Wattage	34W	
Total Lumens	2940lm	
Delivered Lumens	1270lm	
Voltage	120-277V	120V
Color Temperature	3000K	
CRI (Ra)	90CRI	
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply	
LED Rated Life	50,000 hours	
Dimming	100% - 10%, TRIAC or ELV Dimmer (not included)	
Offense Details	Clear Acrylic TIR Optical Array	
Location	Wet, IP65	
Illumination Direction	T2 ILLUMINATION	
Material	Heavy Cast Aluminum	
Dark Sky	Yes	

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcoilluminating.com/warranty



KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 4M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
WWW.KUZCOILLUMINATING.COM
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COMMENT



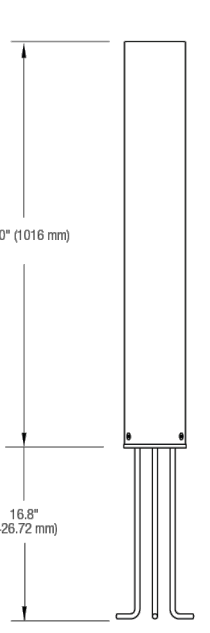
HELIO™ BOLLARD, SERIES 600

PRODUCT DATA

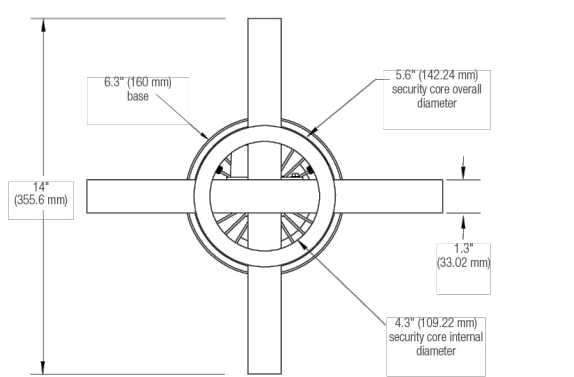
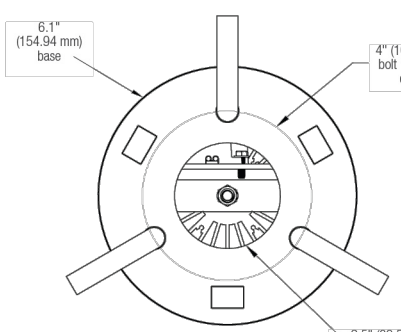
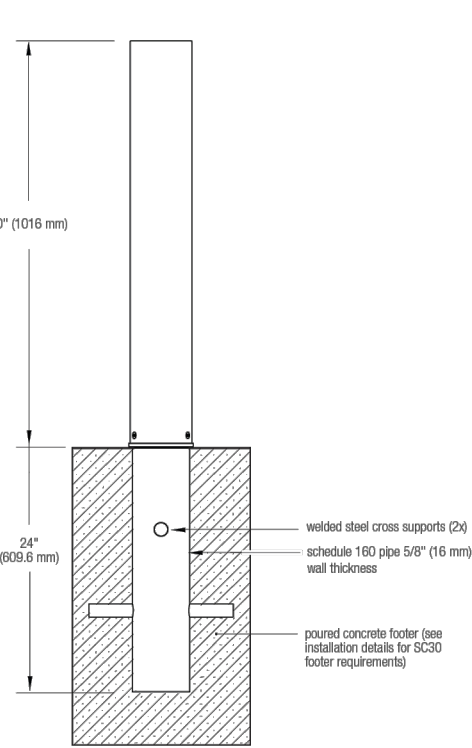
NON-ILLUMINATED BOLLARDS

NOMINAL DIMENSIONS

SURFACE MOUNT WITH J-BOLTS



EMBEDDED SECURITY CORE



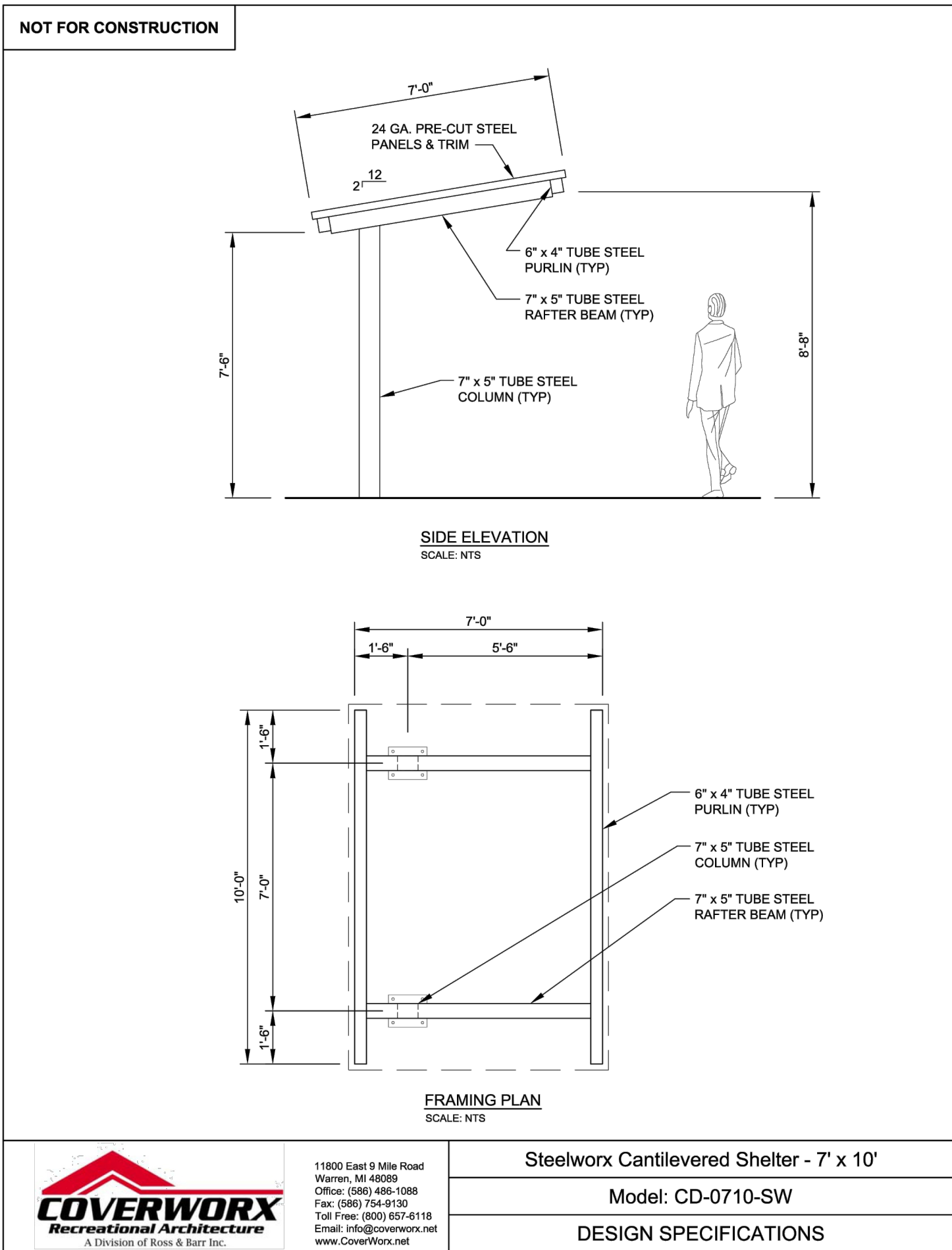
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CONFIGURATION: NON-ILLUMINATED
MOUNTING: SURFACE MOUNT WITH J-BOLTS
FINISH: POWDERCOAT, BLACK TEXTURE

page 3 of 4 | Rev. 01-26-22

3. NON-ILLUMINATED BOLLARD NTS



4. COVERWORX CANTILEVER COVER NTS

5. ACCESSIBLE HANDRAIL AT RAMP SCALE: 1/2"=1'-0"

6. ACCESSIBLE HANDRAIL AT STAIRS SCALE: 1/2"=1'-0"

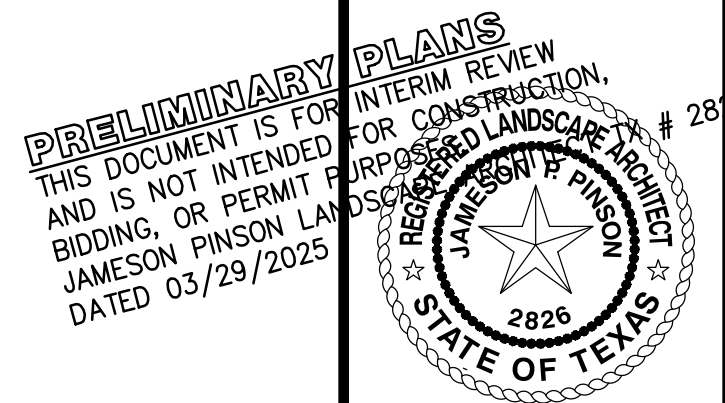
SILVERON PARK RETAIL & RESTAURANT PLANS

SILVERON PARK
Lot 3 & 4, Block A

6.110 Acres
in the

J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

HARDSCAPE DETAILS

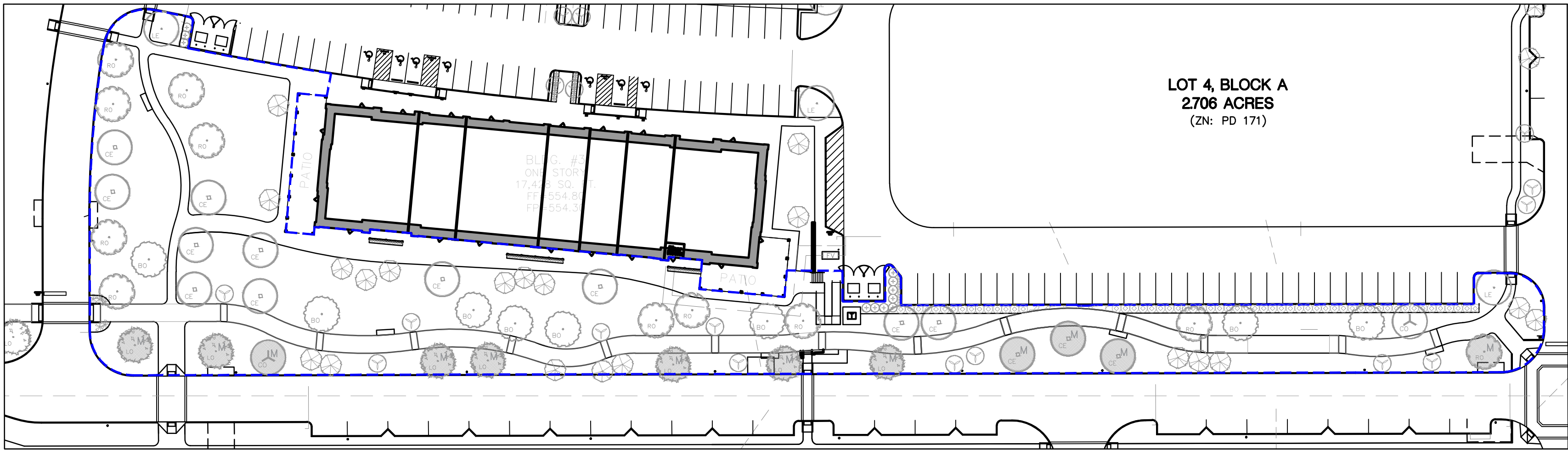


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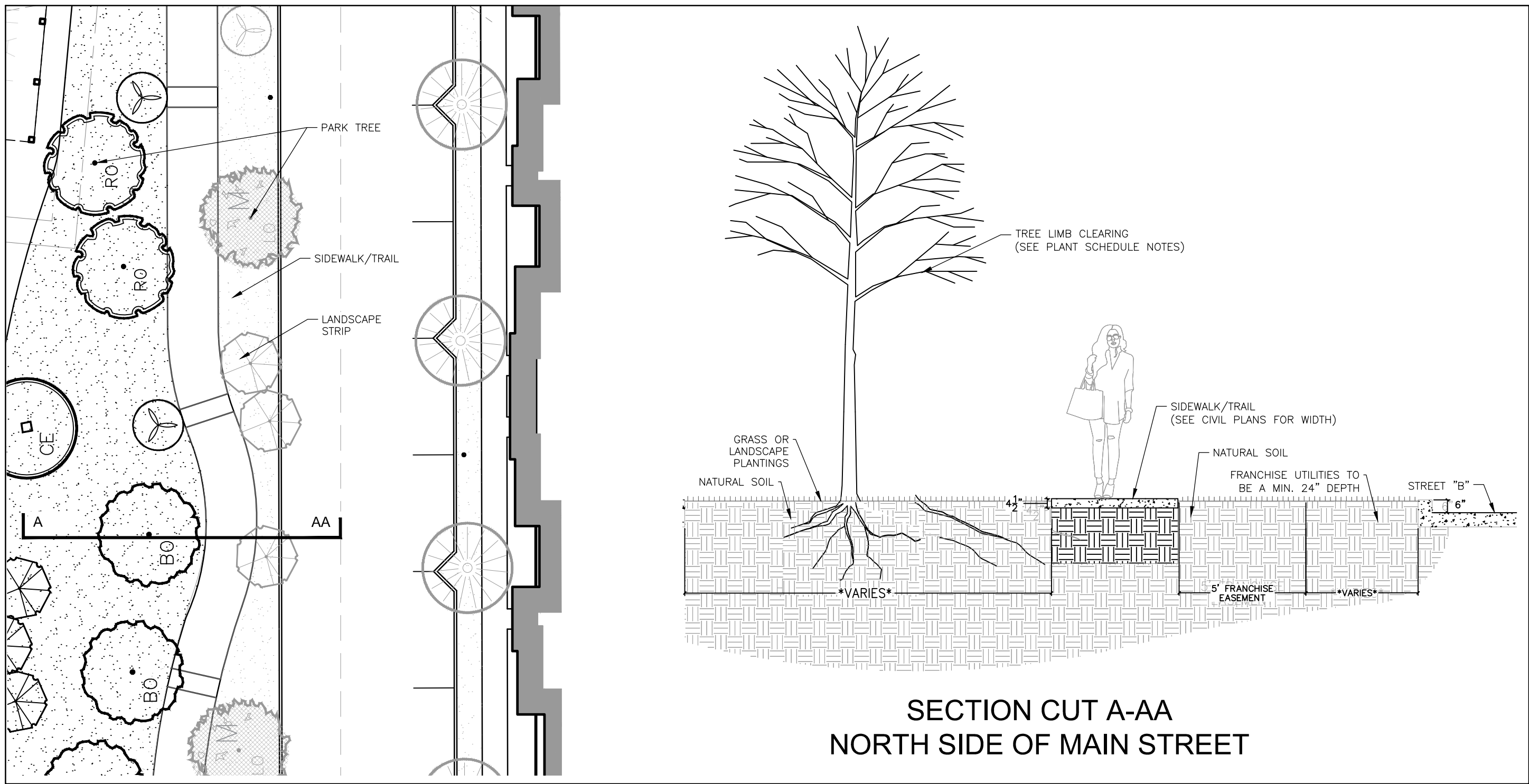
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RICHARDSON, TEXAS 75080
Ph: 972-644-2400
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1. SILVERON PARK - PARK LIMITS
1"=50'



2. STREET TREE AND UTILITIES DETAIL
3/4"=1'

LANDSCAPE NOTES:
Town of Flower Mound

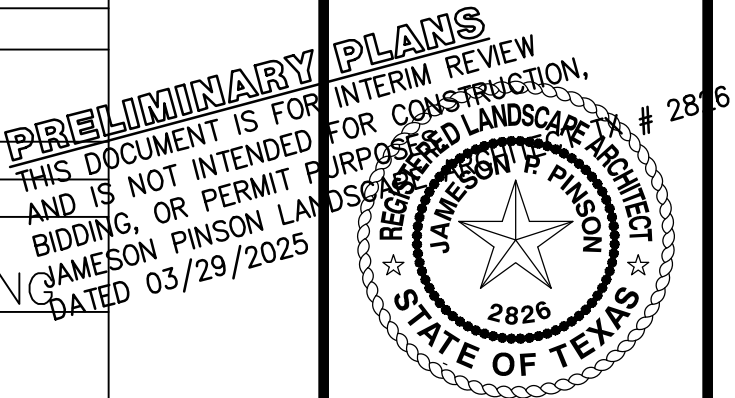
- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees shall be planted at least 4 feet from utility line,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

Public Open Space Type per Ordinance No. 13-19 and other Open Space Areas (see PD-171, Exhibit "E" for location of each)	Required (Approximate acreage per PD-171)	Proposed	Total Public Open Space approved prior to this submittal (include PZ approval date for each)	Total Public Open Space inclusive of this submittal	Aggregate acreage-Remaining requirement (based on 17.3 acres per PD-171)
Date of this Plan	11/11/2021	06/30/2025			
1 - The West Park (Natural Area)	3.203 acres	3.203 acres			
2 - The Green (Green)	1.233 acres	1.233 acres			
3 - Central Park (Green) (Detention)	1.767 ac. total 0.856 acres 0.911 acres	1.758 ac. total 0.856 acres 0.902 acres			
4- Oak Bluff Park (Natural Area) (Detention)	2.802 ac. total 1.007 acres 1.795 acres	2.802 ac. total 1.007 acres 1.795 acres			
5- The Silveron Park (General Open Space)	1.347 acres	1.356 acres			
TOTAL ACREAGE FOR OPEN SPACE AREAS AS DEFINED BY ORDINANCE NO. 13-19	10.352 acres				

SILVERON PARK DEVELOPMENT STANDARDS	
PARK NAME	Silveron Park
APPROXIMATE AREA	1.347 ACRES
PARK TYPE	GENERAL OPEN SPACE
TRAIL CONNECTION	YES
STRUCTURES	
SHADED SEATING (MIN. 200 S.F.)	X
POOL	
OVERLOOK DECK	
PLAY AREA	O
HARDSCAPE (TRAILS NOT INCLUDED)	
PEDESTRIAN BRIDGE	
ENHANCED PAVEMENT	X
LANDSCAPE	
ENHANCED LANDSCAPE	O
MULTI-PURPOSE LAWNS	
CANOPY TREES	X
ORNAMENTAL TREES	O
IRRIGATION	X
SITE FURNISHINGS	
BENCHES	X
TABLES AND CHAIRS	X
TRASH RECEPTACLES	X
BIKE RACK	O
PET WASTE STATIONS	O
LIGHTING	
TRAIL BOLLARD LIGHTING (50' O.C. TYP.)	X
SIGNAGE	
INFORMATIONAL SIGNAGE	O
WAYFINDING	O
TRAIL MARKERS	O

X = Required
O = Optional

PLANT SCHEDULE							
SYMBOL	CODE	QTY	REMARKS	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
TREES							
	BO	8	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	Burr Oak	Quercus macrocarpa	3"	10'-12'
	CO	4	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	Chinkapin Oak	Quercus muehlenbergii	3"	10'-12'
	RO	10	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	Shumard Red Oak	Quercus shumardii	3"	10'-12'
	CE	11	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	Cedar Elm	Ulmus crassifolia	3"	10'-12'
	LE	5	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER	Lacebark Elm	Ulmus parvifolia	3"	10'-12'
ORNAMENTAL TREES							
	PH	12	MULTI-STEM. 1" CAL. PER STEM. MIN. 3 STEMS. NO CLUMP FORM	Possumhaw Holly	Ilex decidua	30 gal	7'-8'
	CM	11	MULTI-STEM. 1" CAL. PER STEM. MIN. 3 STEMS. NO CLUMP FORM	Crape Myrtle	Lagerstroemia indica	30 gal	7'-8'
SYMBOL	CODE	QTY	REMARKS	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD
SHRUBS							
	RY	5		Red Yucca	Hesperaloe parviflora	5 gal	15"-24"
	NRS	11		Nellie Stevens Holly	Ilex x 'Nellie R Stevens'	30 gal	5'-6'
	TS	57		Silverado Texas Sage	Leucophyllum frutescens 'Silverado'	5 gal	24-30"
GRASSES							
	PM	26		Pink Muhly	Muhlenbergia capillaris	3 gal	18-24"
	MF	60		Mexican Feathergrass	Nassella tenuissima	3 gal	18-24"
SYMBOL	CODE	QTY	REMARKS	COMMON NAME	BOTANICAL NAME	CONT	SPACING
GROUND COVERS							
	ISO	104 sf		Inland Sea Oats	Chasmanthium latifolium	3 GAL	18"-24"
	SOD	43,901 sf		Bermuda Grass	Cynodon dactylon	-	



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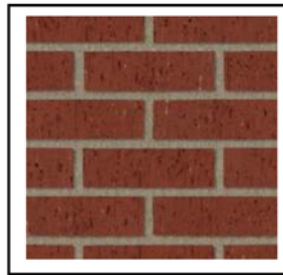
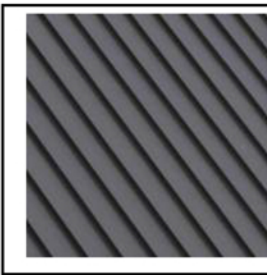
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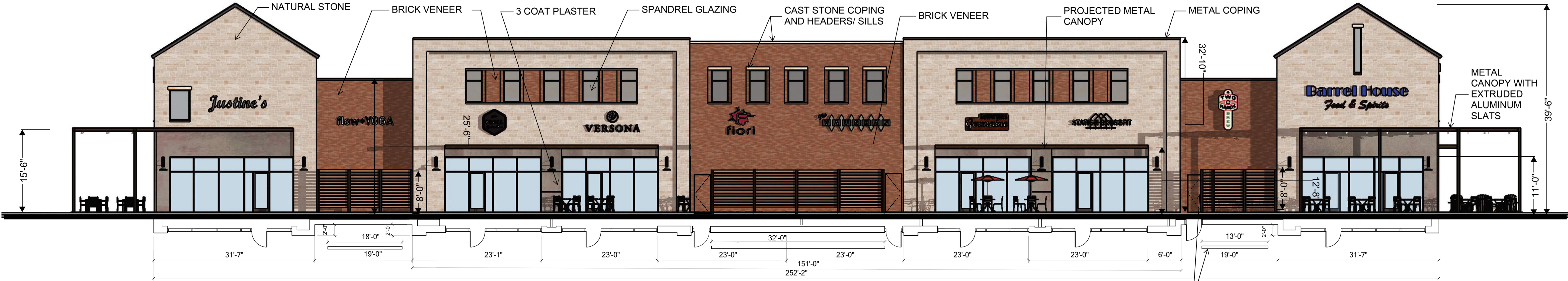
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SILVERON PARK RETAIL & RESTAURANT PLANS

 BRICK KANAS BRICK & TILE 530 DARK - GRAY GROUT	 NATURAL STONE ACME BRICK CREAM CHOPPED	 STUCCO SW 6039 POISED TAUPE SANDPEBBLE FINISH	 METAL COPING/ CANOPY BERRIDGE MFR CO AGED BRONZE	 METAL ROOF BERRIDGE MFR CO CHARCOAL GRAY	 METAL SCREEN/ SLATS LONGBOARD ARCH. PRODUCTS BLONDE OAK
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05 MATERIAL PALETTE



05 SOUTH ELEVATION (REAR) AND PARTIL PLAN

	NORTH/FRONT	SOUTH/REAR	EAST/SIDE	WEST/SIDE
1 TOTAL FAÇADE S.F.	7,271	7,276	1,767	1,722
2 FAÇADE S.F. (LESS DOORS AND WINDOWS)	5,573	6,366	1,351	1,306
3 DOORS & WINDOWS SF	1,698	910	416	416
4 PRIMARY MASONRY TOTAL (MIN 80%)	SF %	SF %	SF %	SF %
BRICK SF	5,399 96.9%	6,215 97.6%	1,323 97.9%	1,253 95.9%
STONE SF	1,158 20.8%	2,039 32.0%	0 0	0 0
STUCCO	3,434 61.6%	3,359 52.8%	1,086 80.4%	963 73.7%
OTHER MATERIALS TOTAL	807 14.5%	817 12.8%	237 17.5%	290 22.2%
METAL CANOPY	174 3.1%	151 2.4%	28 2.1%	53 4.1%

MATERIAL CALCULATIONS

03 EAST ELEVATION AND PARTIAL PLAN

04 WEST ELEVATION AND PARTIAL PLAN

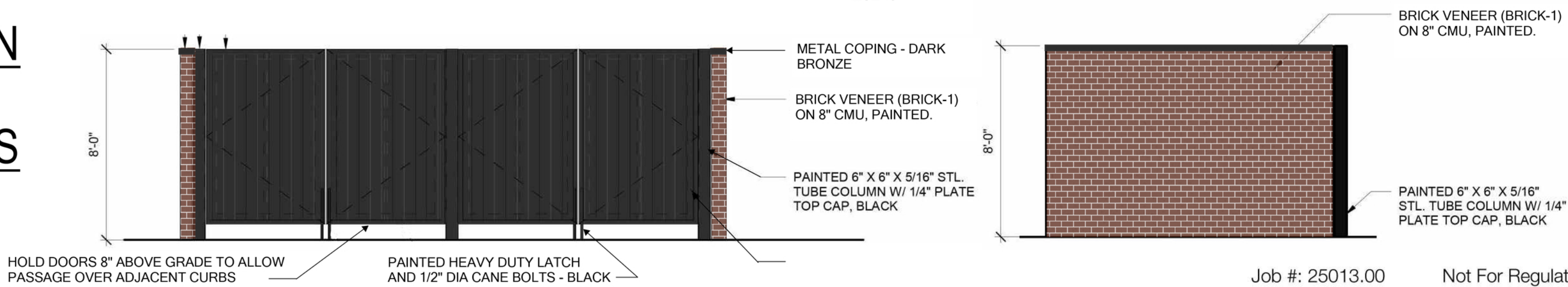
- GENERAL NOTES:
1. ALL RETAINING/DETAING WALLS, TURN-DOWN CURBS, AND TREE RETAINING WALLS MUST BE COVERED WITH A MATERIAL THAT MATCHES THE MAIN BUILDING THEY SERVE.
 2. ALL GROUND-BASED HVAC SYSTEMS MUST BE SCREENED USING LIVE SCREENING OR A MASONRY ENCLOSURE. THE MASONRY ENCLOSURE MUST BE COVERED IN THE SAME MATERIAL AS THE MAIN BUILDING.
 3. ALL ROOF-MOUNTED MECHANICAL UNITS AND EQUIPMENT MUST BE HIDDEN FROM VIEW BY PARAPET WALLS CONSTRUCTED TO A HEIGHT OF NOT LESS THAN (1) FT ABOVE THE HORIZONTAL PLANE OF THE HIGHEST ROOF-MOUNTED MECH. UNIT OR EQUIPMENT.
 4. DUMPSTER SCREENING WALLS MUST BE COVERED IN A MATERIAL THAT MATCHES THE MAIN BUILDING.
 5. A SEPARATE BUILDING PERMIT IS REQUIRED FOR DUMPSTER SCREENING WALLS.
 6. A SEPARATE BUILDING PERMIT IS REQUIRED FOR SIGNS. ANY SIGNS SHOWN ON THE SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 7. RETAINING WALLS THAT ARE 4 FEET OR TALLER (INCLUDING FOOTINGS) WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.



02 NORTH ELEVATION (FRONT) AND PARTIAL PLAN

01 DUMPSTER ENCLOSURE ELEVATIONS

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



0 4 8 16'

Exterior Elevations



PLANNING & ZONING COMMISSION AGENDA G.3. NON-DISCRETIONARY ITEM(S)

DATE: August 25, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Site Plan (SP25-0001 – Lakeside Terrace Multifamily) to develop a mixed-use, multifamily residential building. The property is generally located west of Sunset Boulevard and south and east of West Village Parkway.**

BACKGROUND:

I. ITEM SUMMARY

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

The project has a companion Subdivision Site Plan (SSP25-0005) application, for consideration on the same agenda. This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 21-story, 562,852 square-foot multifamily residential tower on the northern portion of Lot 1, Block D of the Lakeside Village, Phase 1 Addition. The companion SSP application proposes to subdivide Lot 1 into two lots to allow for the construction of this residential tower on the northern lot consisting of approximately 1.69. The site is located within the MU-TEN subzone and MZ 5 microzone of the Lakeside DFW mixed-use development and is undeveloped.

The total ground floor coverage is approximately 53,584 square feet. The ground floor will feature 4,309 square feet of leasing area and resident amenities, and 30,331.5 square feet of parking garage. The residential apartments are 18,944 square feet. The site plan depicts a total of 163 residential units. Overall, the site requires 288 parking spaces, and the site plan indicates that 294 parking spots are provided for the site.

The elevations depict a predominately stucco and EIFS 21-story building. The elevations comply with the Lakeside DFW architectural standards.

The landscape plan depicts the required streetscape plantings and screening plantings for service areas and ground-based equipment along the southern fire lane.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

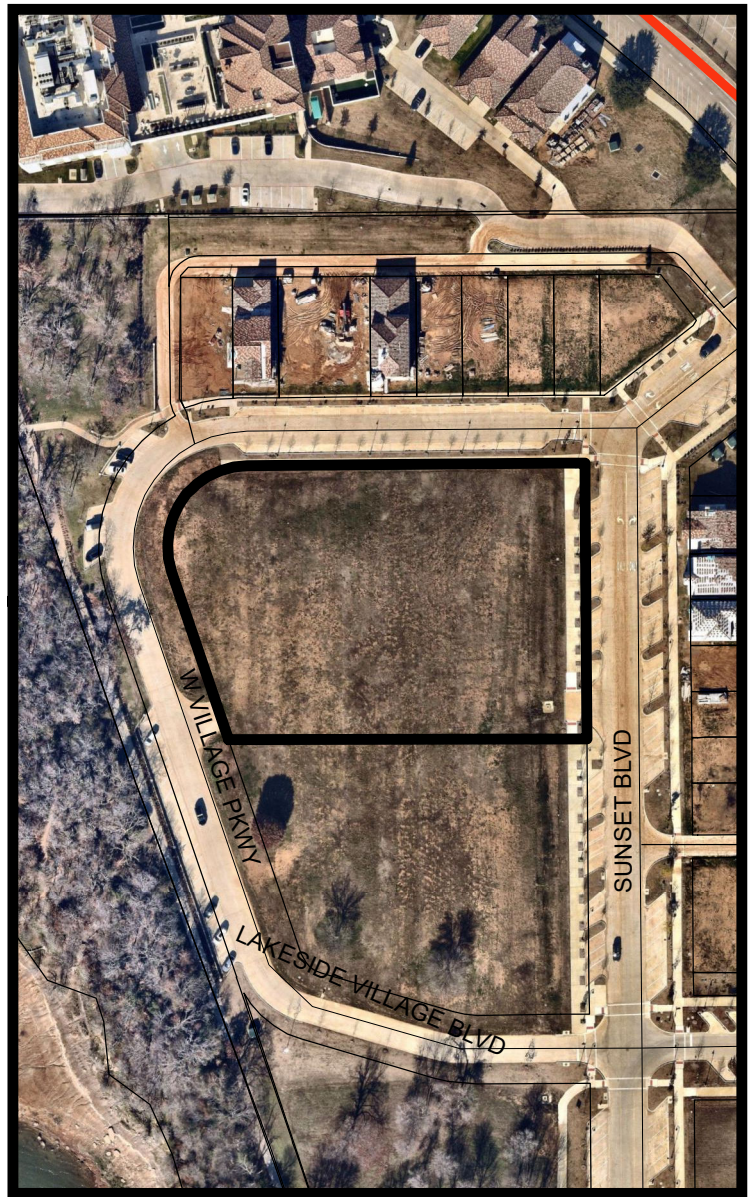
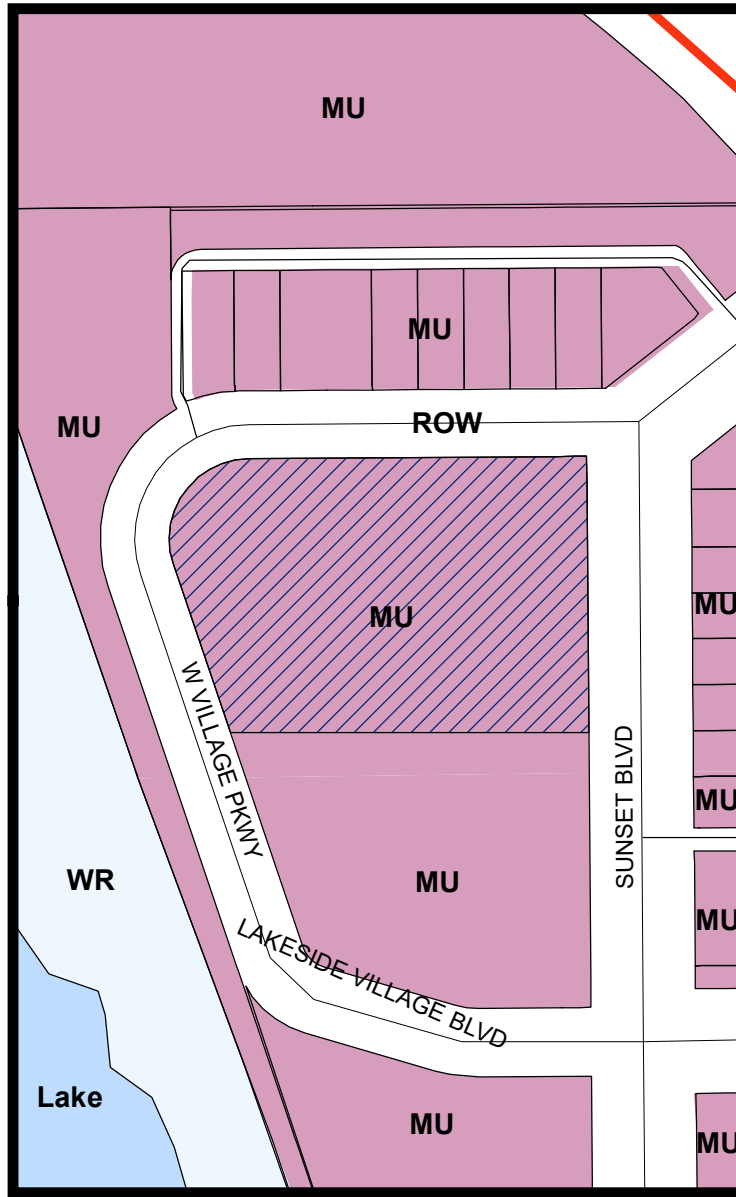
ATTACHMENTS:

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

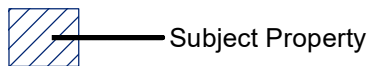
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SP25-0001: Lakeside Terrace Multifamily

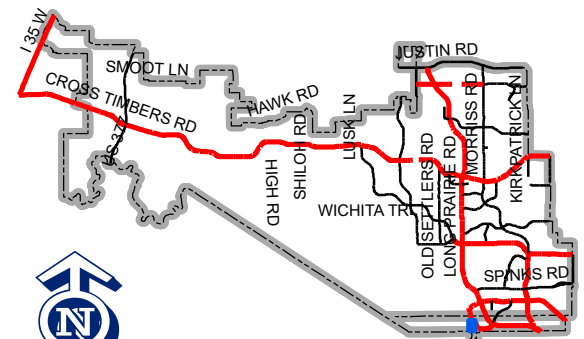


LEGEND

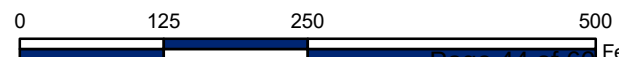


Visit www.fmdevmap.com to learn more about this project.

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



Map Location



OVERLAND

July 24th, 2025

Letter of Intent

To Whom it may concern:

2801 Lakeside Village Parkway, to be known as Lakeside Terraces falls within the MU-TEN Lakeside Village PD. The site consists of 1.67 acres fronting Lakeside Village Parkway and Sunset Blvd. Lakeside Terraces will be single use, with one owner.

The site will contain multifamily residential with private amenities and an on-site leasing office. The multifamily residential consists of 163 units with a total of 395,012 SF, with a 5 level parking garage of 150,190 SF, all completed within a single phase.

The proposed use is in substantial conformity to the Lakeside DFW Development Code, Amended 10/3/2022, Subzone MU-TEN.

STATEMENT OF JURISDICTION

The State Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 or 333 Guadalupe Street, Suite 2-350, Austin Texas, 78701-3942, (512) 305-9000, has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas.

Sincerely,



Jillian Brooks, AIA

Senior Architect

Overland Partners, Inc.

Cc: Michael Monceaux, AIA

Jillian Brooks, AIA

GENERAL SITE PLAN NOTES:

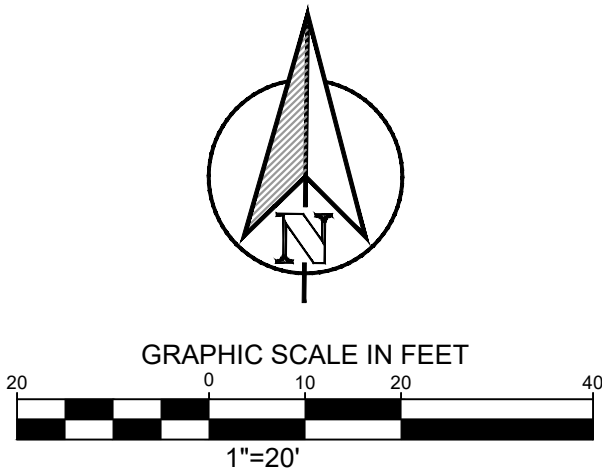
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLIMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
- ANY LIGHTING DEPICTED ON THE SUBJECT SITE PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS AT THE TIME OF PERMIT REVIEW.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	CONCRETE CURB & GUTTER, SEE DETAIL SHEET
③	PROPOSED PEDESTRIAN RAMP, SEE DETAIL SHEET
④	PROPOSED SIDEWALK, SEE DETAIL SHEET

LEGEND	
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	FIRE LANE STRIPING
	FULL-DEPTH SAW CUT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	EXISTING PAVEMENT



VICINITY MAP N.T.S.



MASTER PLAN FEATURES

LAND USE PLAN	MIXED USE
AREA PLAN	N/A
URBAN DESIGN PLAN	N/A
PARKS AND TRAILS	REGIONAL PARKS, OUTDOOR POOLS, & RECREATION/GYMNASIUM, MULTI-USE TRAILS, & ON-STREET BIKEWAYS
OPEN SPACE PLAN	APPLICABLE
THOROUGHFARE PLAN	N/A
WATER PLAN	LAKESIDE DISTRICT (8" WATER)
WASTEWATER PLAN	LAKESIDE DISTRICT (12" SANITARY)
ECONOMIC PLAN	JOB CREATION

SITE DATA TABLE

PHYSICAL ADDRESS	2801 LAKESIDE VILLAGE BLVD
GROSS SITE AREA	1.69 AC (73,562.75 SF)
NET SITE AREA	1.69 AC (73,562.75 SF)
ZONING	MU
CURRENT USE	VACANT

LOT COVERAGE

BUILDING AREA	72.8% (53,584.50 SF)
IMPERVIOUS AREA	84.6% (62,262.66 SF)
PERVIOUS AREA	15.4% (11,300.09 SF)

BUILDING DATA

BUILDING	(1) 21-STORY BUILDING
PEAK HEIGHT	238'-2"
MEAN HEIGHT	233'-6"
SQUARE FOOTAGE	(NIC GARAGE) 395,012 SF (GARAGE SF) 150,190 SF (TOTAL W/GARAGE): 545,219 SF

PARKING SUMMARY

PROPOSED USE	REQUIRED	PROVIDED
APARTMENT (2 SPACES PER) 11 TOTAL UNITS	22	23
1-BED UNIT (1 SPACE PER) 13 TOTAL UNITS	13	14
2-BED UNIT (1.8 SPACES PER) 115 TOTAL UNITS	207	208
3-BED UNIT (2 SPACES PER) 9 TOTAL UNITS	18	19
PENTHOUSE (2 SPACES PER) 13 TOTAL UNITS	26	27
GUEST SUITE (1 SPACE PER) 2 TOTAL UNITS	2	3
TOTAL PARKING	288	294
ADA SPACES	8	8

CASE # SP25-0001

OWNER:

SUNSET LEGACY LP
909 LAKE CAROLYN PKWY STE 150
IRVING, TX 75039

APPLICANT/ENGINEER:

CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572

CONTACT NAME: CAMERON EHN, PE

SURVEYOR

EAGLE SURVEYING
222 SOUTH ELM STREET, SUITE 200
DENTON, TX 76021
TX FIRM#: 10194177
PH: 214.217.2544

CONTACT NAME: DAVID JETT

LEGAL DESCRIPTION:

LOT 1, BLOCK D
LAKESIDE VILLAGE, PHASE 1

CITY:		STATE:
FLOWER MOUND		TEXAS
COUNTY	SURVEY:	ABSTRACT NO.
TARRANT	J. TANNEHILL	1252

DESIGN:	SDP
DRAWN:	SDP
CHECKED:	CTE
DATE:	08/08/2025

SHEET

SP-1

- EXTERIOR ELEVATION GENERAL NOTES**
- MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.
 - PROVIDE PLASTER REVEALS PER MANUFACTURER. RECOMMENDATIONS ARE INDICATED ON DRAWINGS. SUBMIT LAYOUT TO ARCHITECT FOR APPROVAL.
 - WALL COPING COLOR TO MATCH ADJACENT WALL MATERIAL COLOR. FINAL SELECTION BASED ON MOCKUP PRIOR TO INSTALLATION. MULTIPLE COLORS MAY BE REQUIRED AS DIFFERING WALL ASSEMBLIES MAY REQUIRE SEPARATE BUT COMPLEMENTARY COLORS.
 - ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
 - RAILINGS TO BE TYPE GR1 U.N.O. REF RAILING DETAIL SHEETS FOR EMBED LOCATIONS FOR ALL BALCONY CONDITIONS

EXTERIOR ELEVATION MATERIAL LEGEND

STUCCO COLOR 1 - SW 7008 ALABASTER	
STUCCO COLOR 2 - SW 7690 TOWNHALL TAN	
EIFS STUCCO COLOR 2 - SW 7690 TOWNHALL TAN	
TILE ROOF COLOR 1 - TEJAS ESPANA - CASA GRANDE BLEND	
TILE BLEND: 20% CASA GRANDE 20% CHESTNUT BURNT 10% CONTINENTAL BISQUE 20% CONTINENTAL SEVILLE 20% MARBLE TERRA COTTA 10% SANDSTORM	

MATERIAL TABLE

	North	South	East	West
1 Total Façade SF	67,528	66,628	31,620	32,747
2 Façade SF (exclusive of doors and windows)	48,292	51,331	27,915	24,322
3 Doors and Windows SF - Level 1-2	1,672	74	1,138	1,223
Doors and Windows SF - Levels 3-21 *	19,236	15,297	3,705	8,425
4 Primary Masonry Totals	30%	32%	27%	24%
Brick SF	N/A	N/A	N/A	N/A
Stone SF	N/A	N/A	N/A	N/A
*Stucco SF	14,704	16,579	7,514	5,838
5 Secondary Masonry Totals	70%	68%	72%	71%
EIFS Stucco Color 1 SF	30,852	33,315	19,487	16,184
EIFS Stucco Color 2 SF	2,736	1,377	514	1,064

*TOWER DOORS/WINDOWS % OF FAÇADE @ 3' TO 9' AFF (N) 42.5% (S) 34.3% (E) 30.28% (W) 25.7%

Project #SP25-0001

OVERLAND

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BLUM CONSULTING ENGINEERS
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FIRE PROTECTION CONSULTING GROUP
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(210) 858-2389

AUDIO-VISUAL / IT
NOVOM GROUP
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DALLAS, TX 75240
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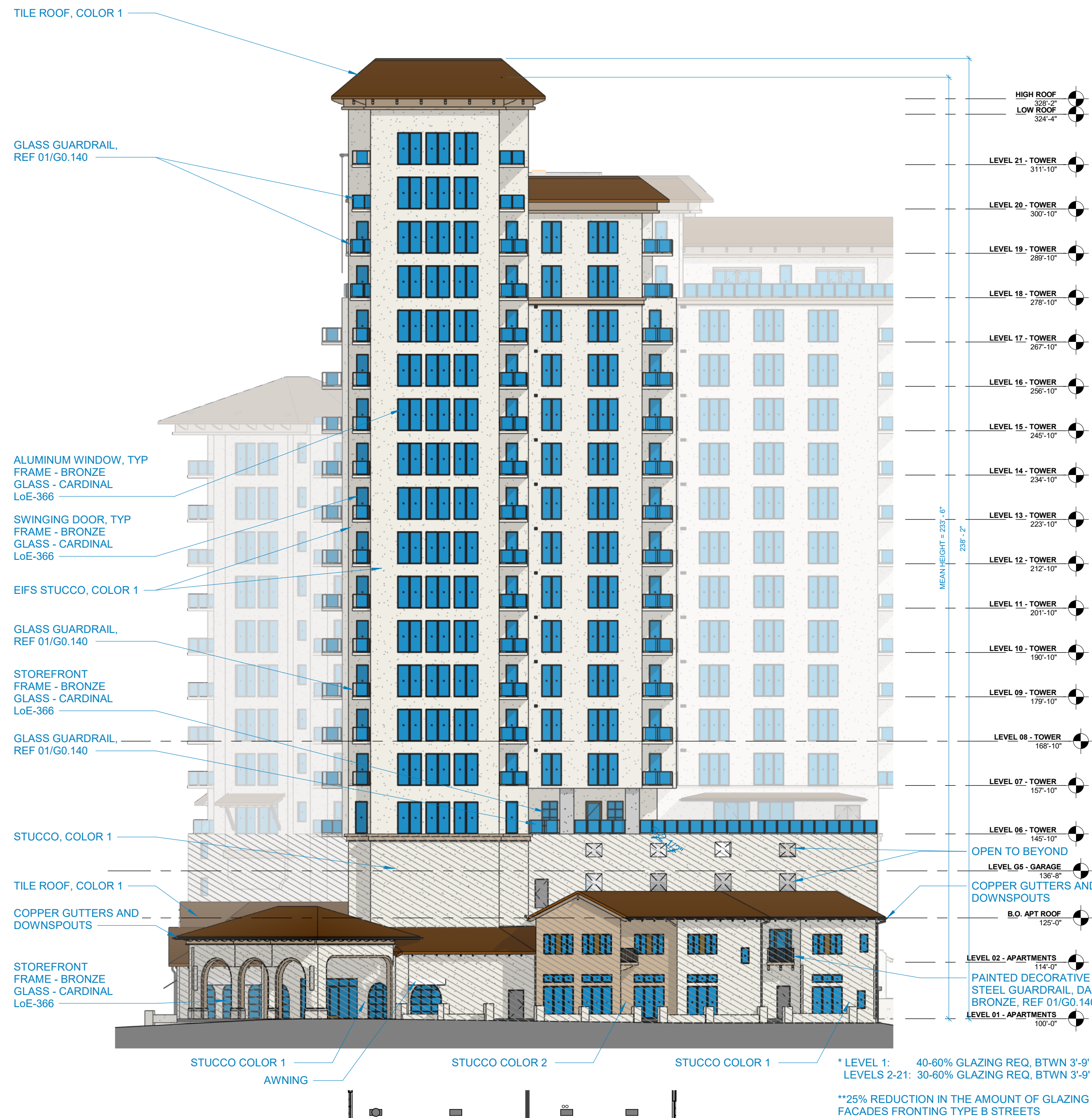


LAKESIDE TERRACES
2801 LAKESIDE VILLAGE PARKWAY, FLOWER MOUND, TX

B. Materials

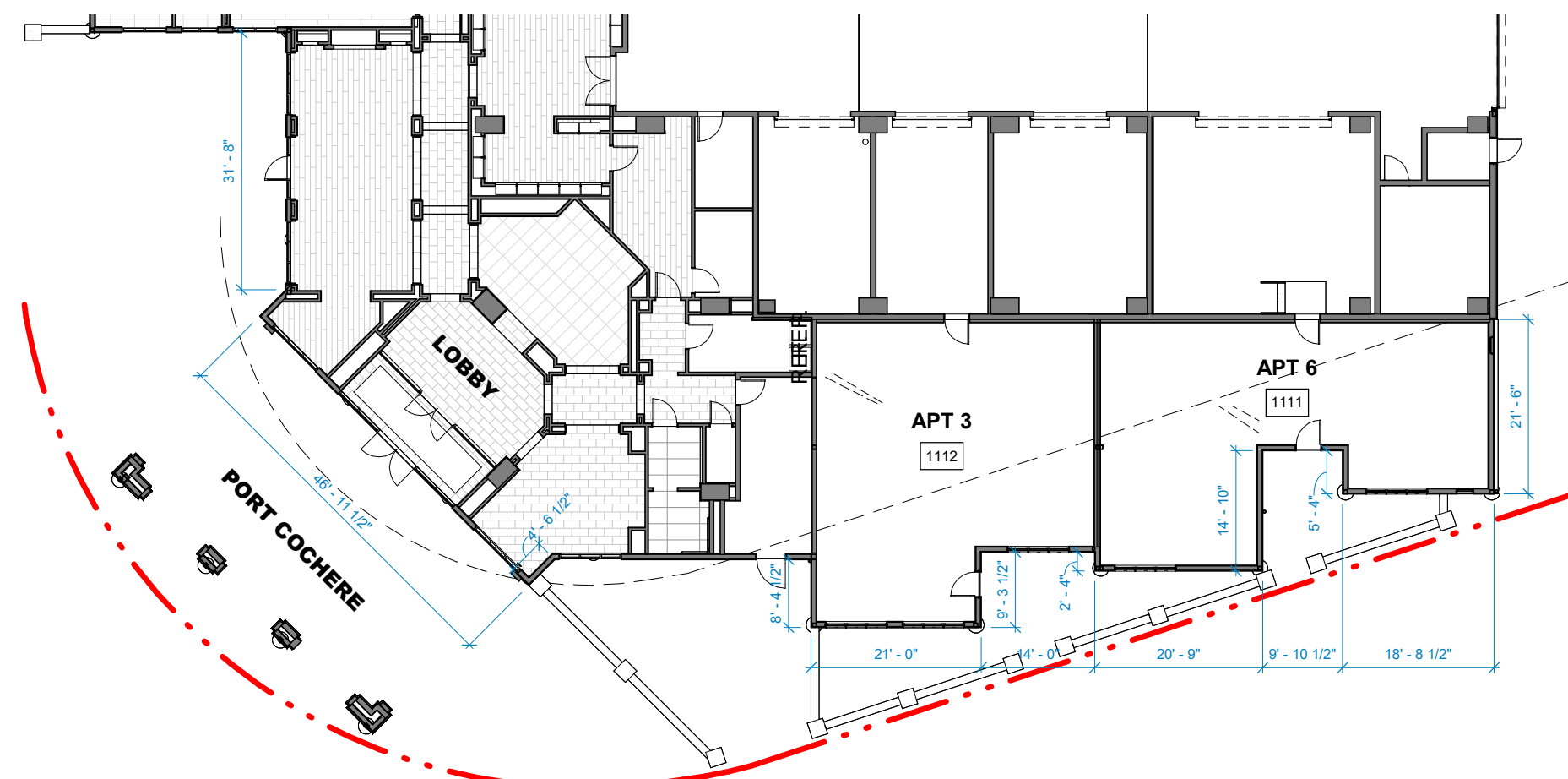
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1. Unrestricted Materials: These materials may be used without limits for walls in "A" or "B" facades: brick, stone, stucco, cast stone, ceramic tile. Exception: within subzones MU-TEN and MU-C(3), EIFS shall be an unrestricted material for the 2nd floor and above excluding the ground floor.



WEST ELEVATION - LEVEL 07

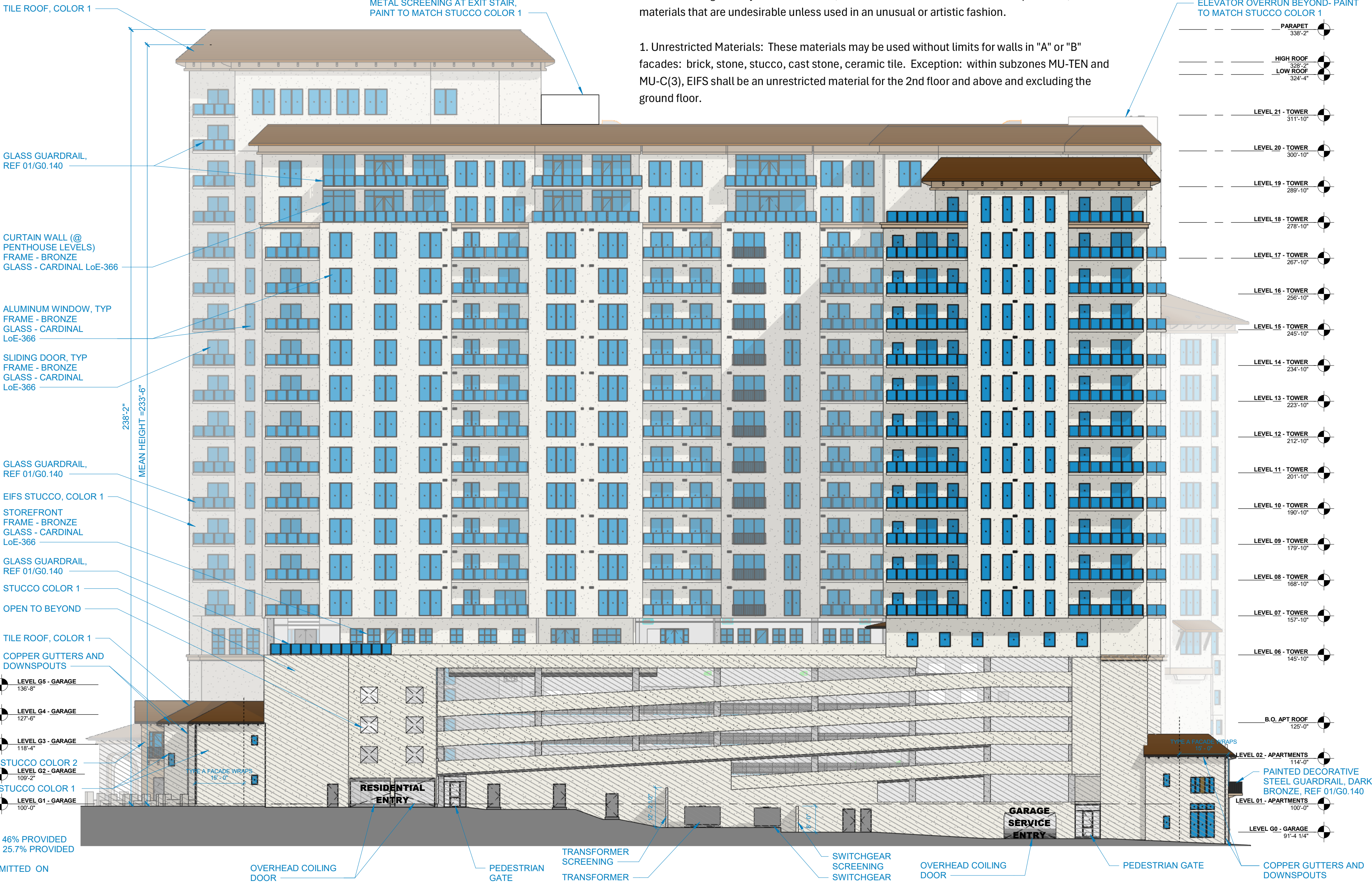
1" = 20'-0"



WEST ELEVATION - GROUND LEVEL

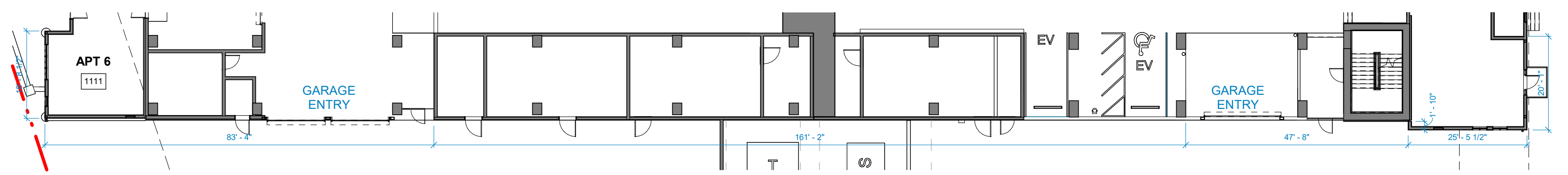
1" = 20'-0"

*TYPE A FAÇADE - W. VILLAGE PARKWAY



SOUTH ELEVATION - LEVEL 07

1" = 20'-0"



SOUTH ELEVATION - GROUND LEVEL

1" = 20'-0"

REVISION LOG

#	DATE	DESCRIPTION
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DOCUMENT ISSUE
SITE PLAN SUBMISSION

SHEET ISSUE DATE
05/23/25

SHEET TITLE
ZONING - COLOR ELEVATIONS

ISSUED FOR
PERMITTING AND CITY
REVIEW ONLY; NOT FOR
CONSTRUCTION

PROJECT NUMBER 24-0154
CLIENT REALTY CAPITAL
DRAWN BY OPA / JB
CHECKED BY OPA / JB

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EXTERIOR ELEVATION GENERAL NOTES

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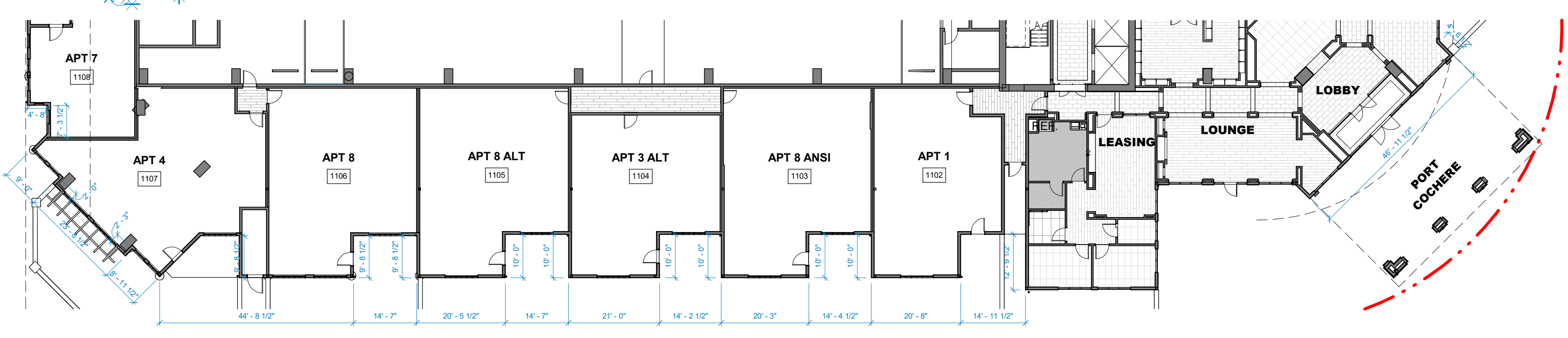
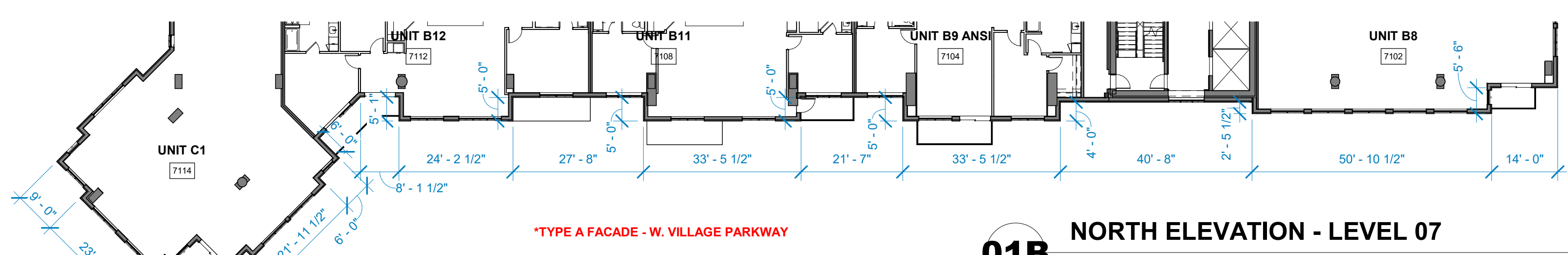
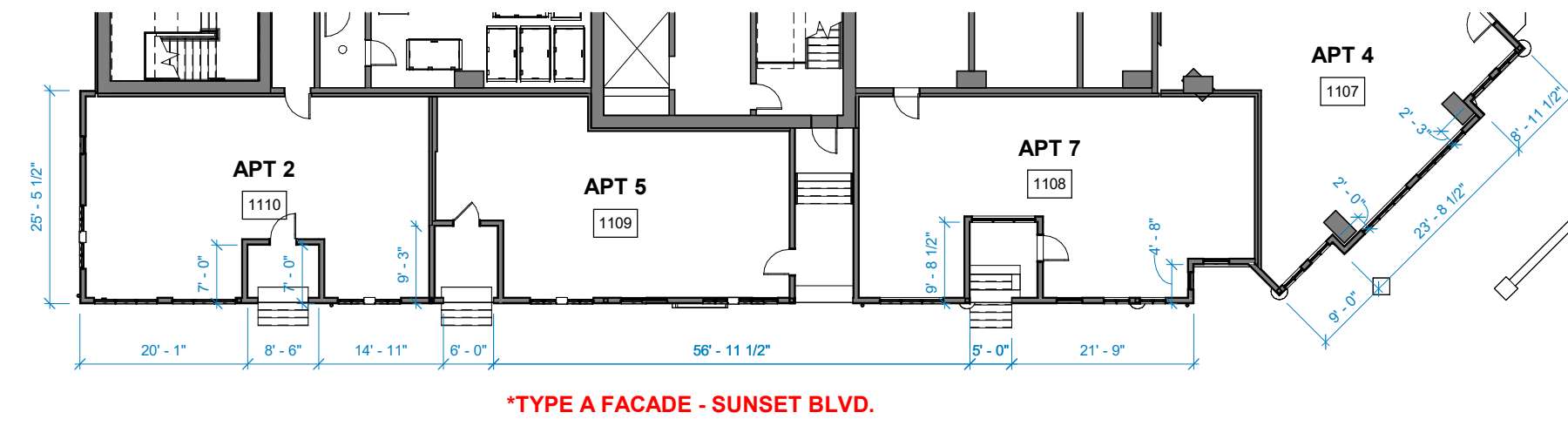
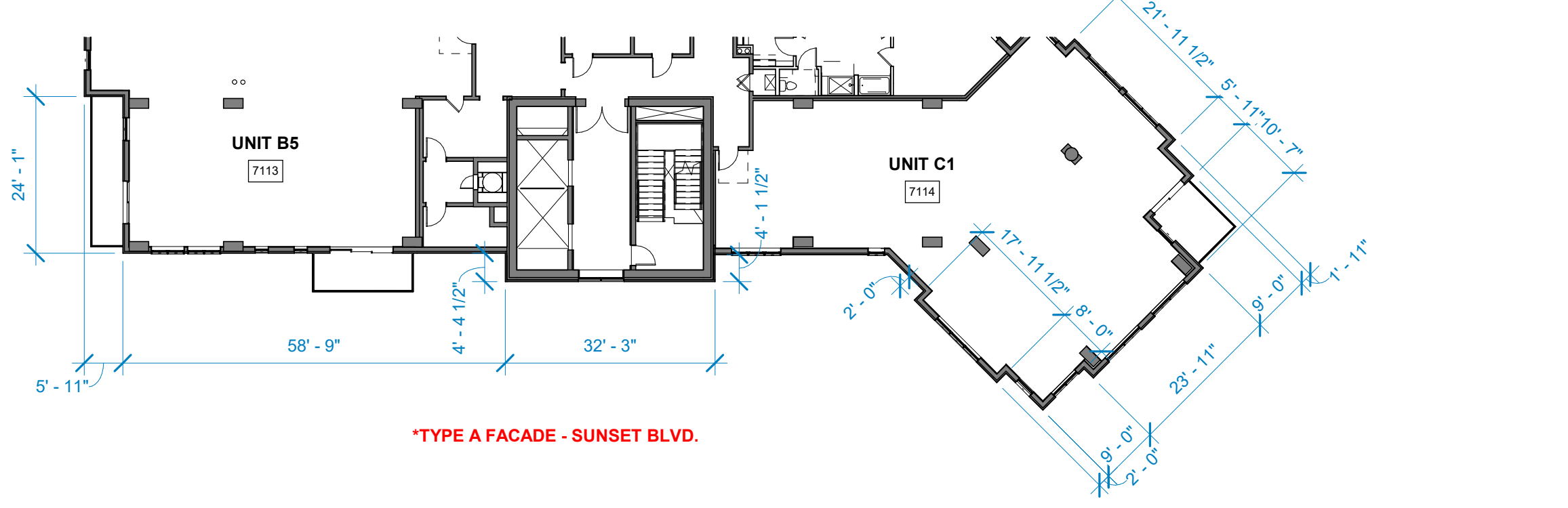
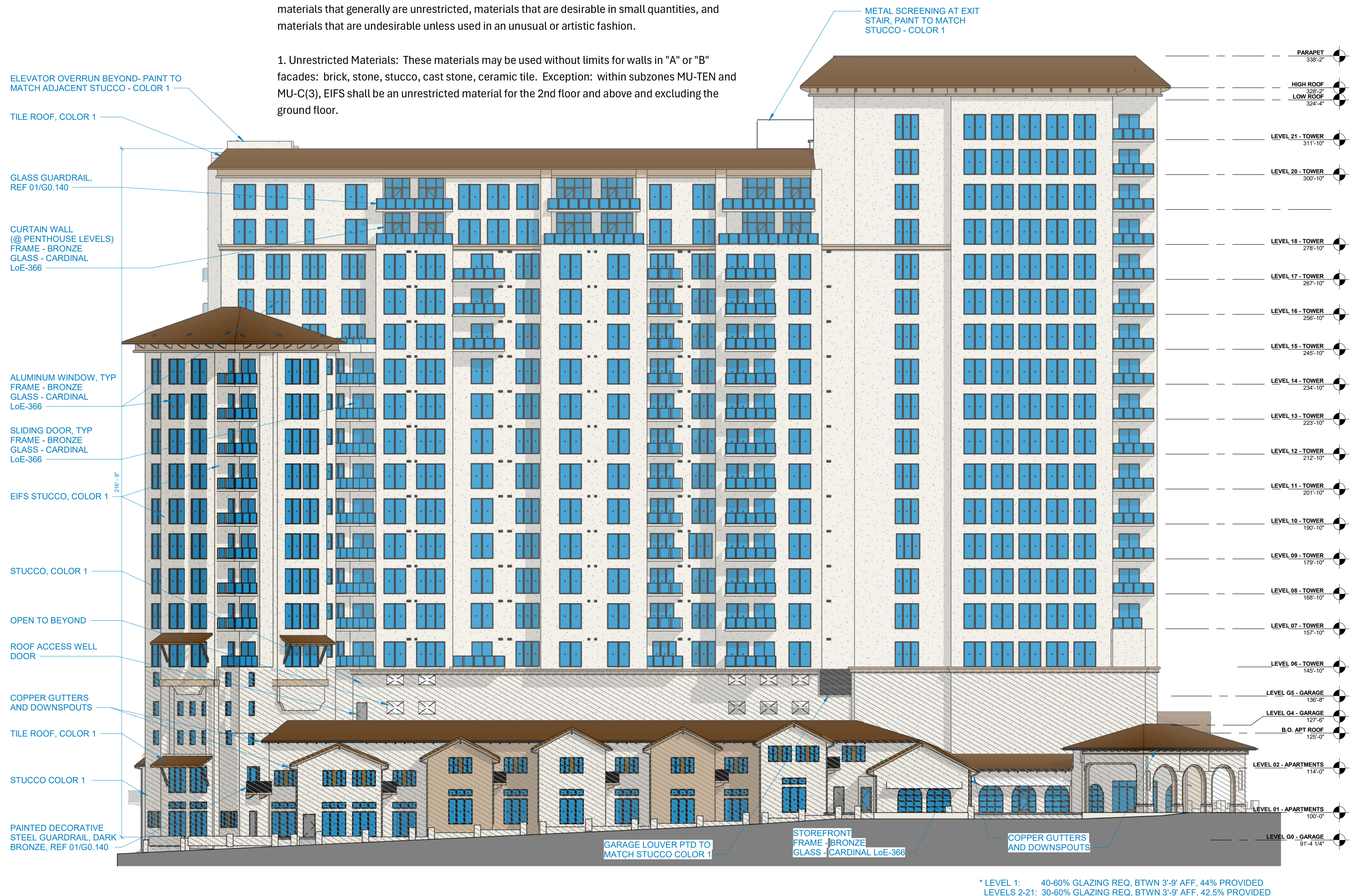
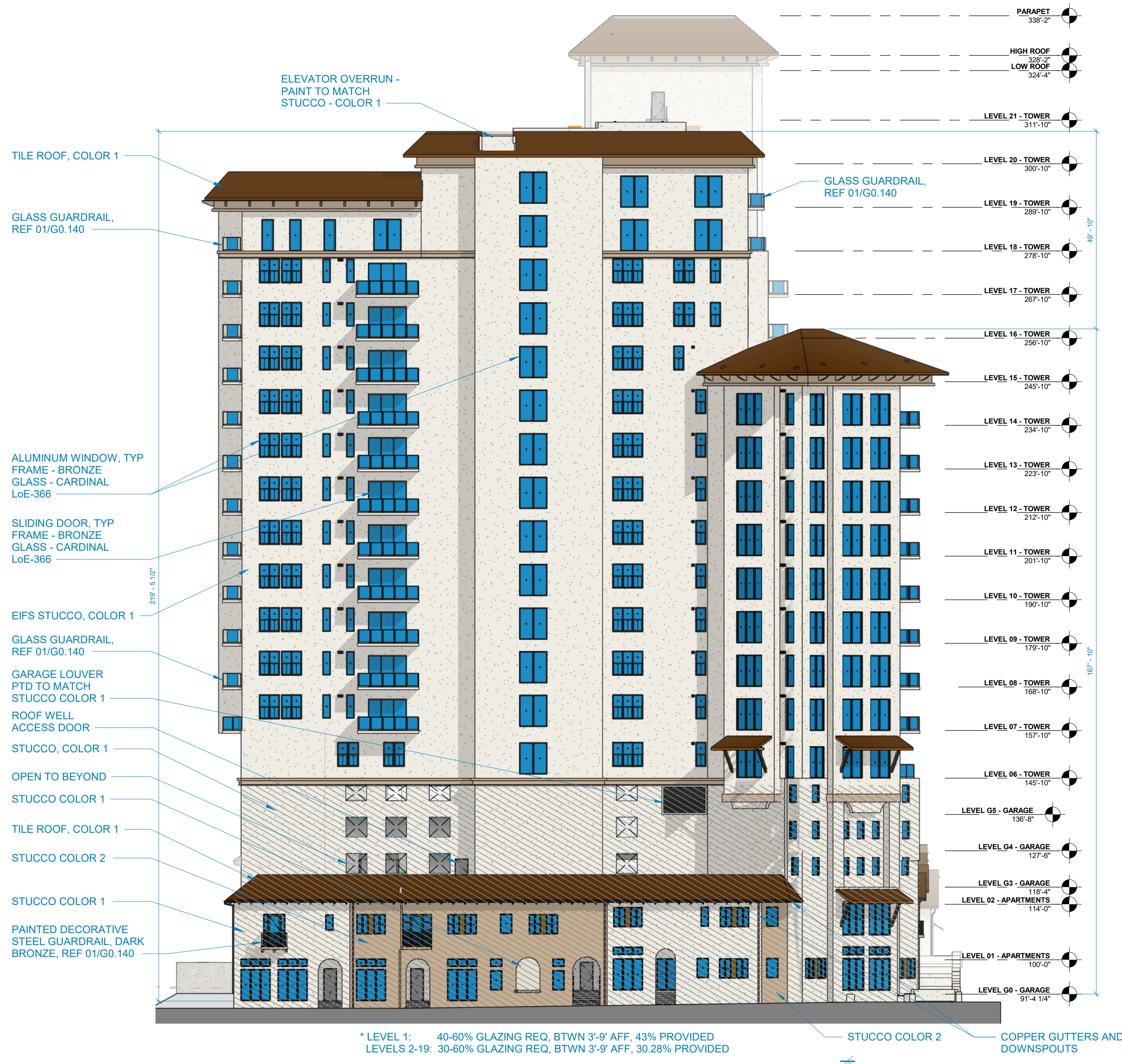
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SWINERTON
 REALTY
 CAPITAL
 RESIDENTIAL

LAKESIDE TERRACES
2801 LAKESIDE VILLAGE PARKWAY, FLOWER MOUND, TX

REVISION LOG		
#	DATE	DESCRIPTION

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ZONING - COLOR ELEVATIONS

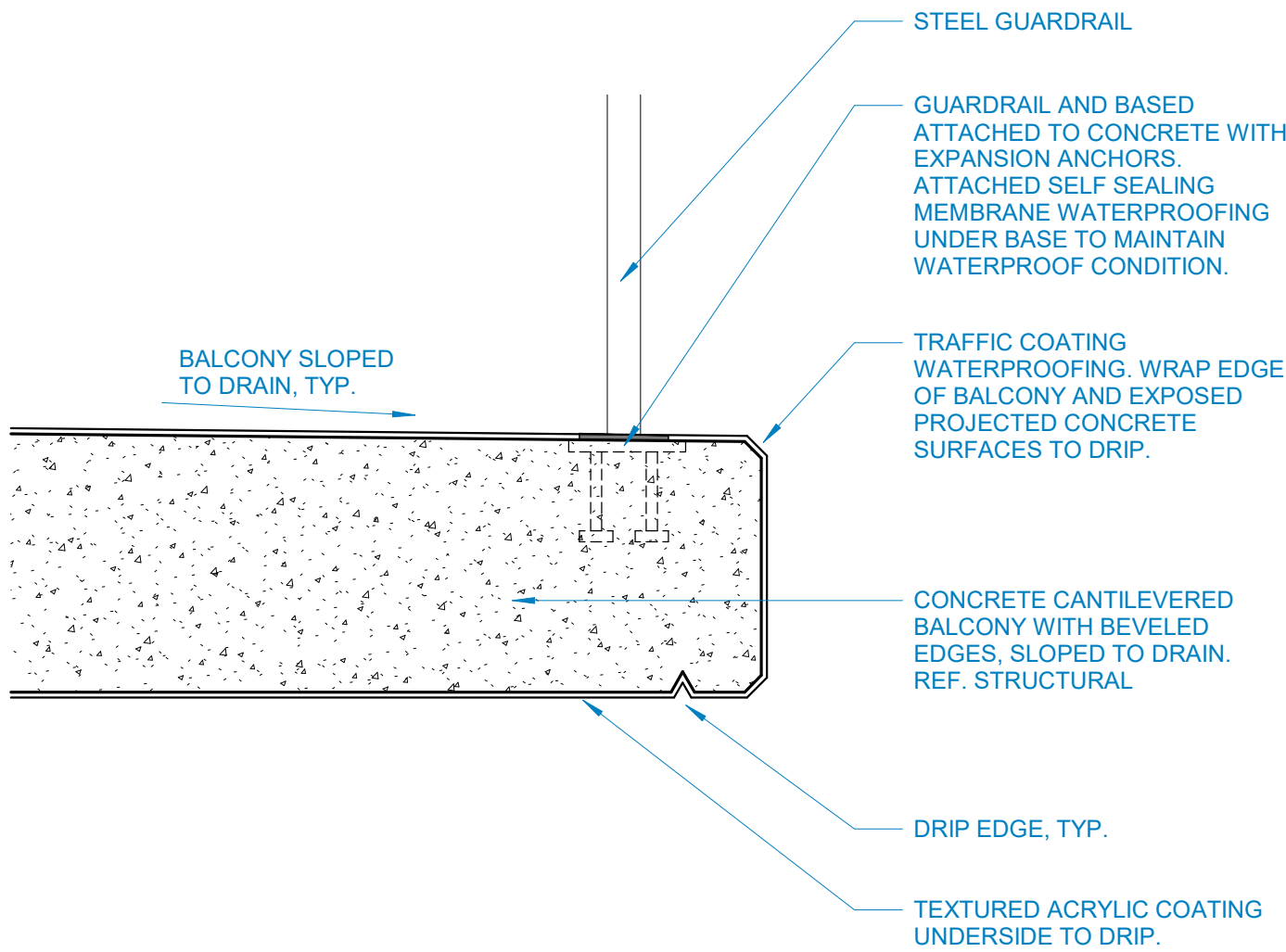
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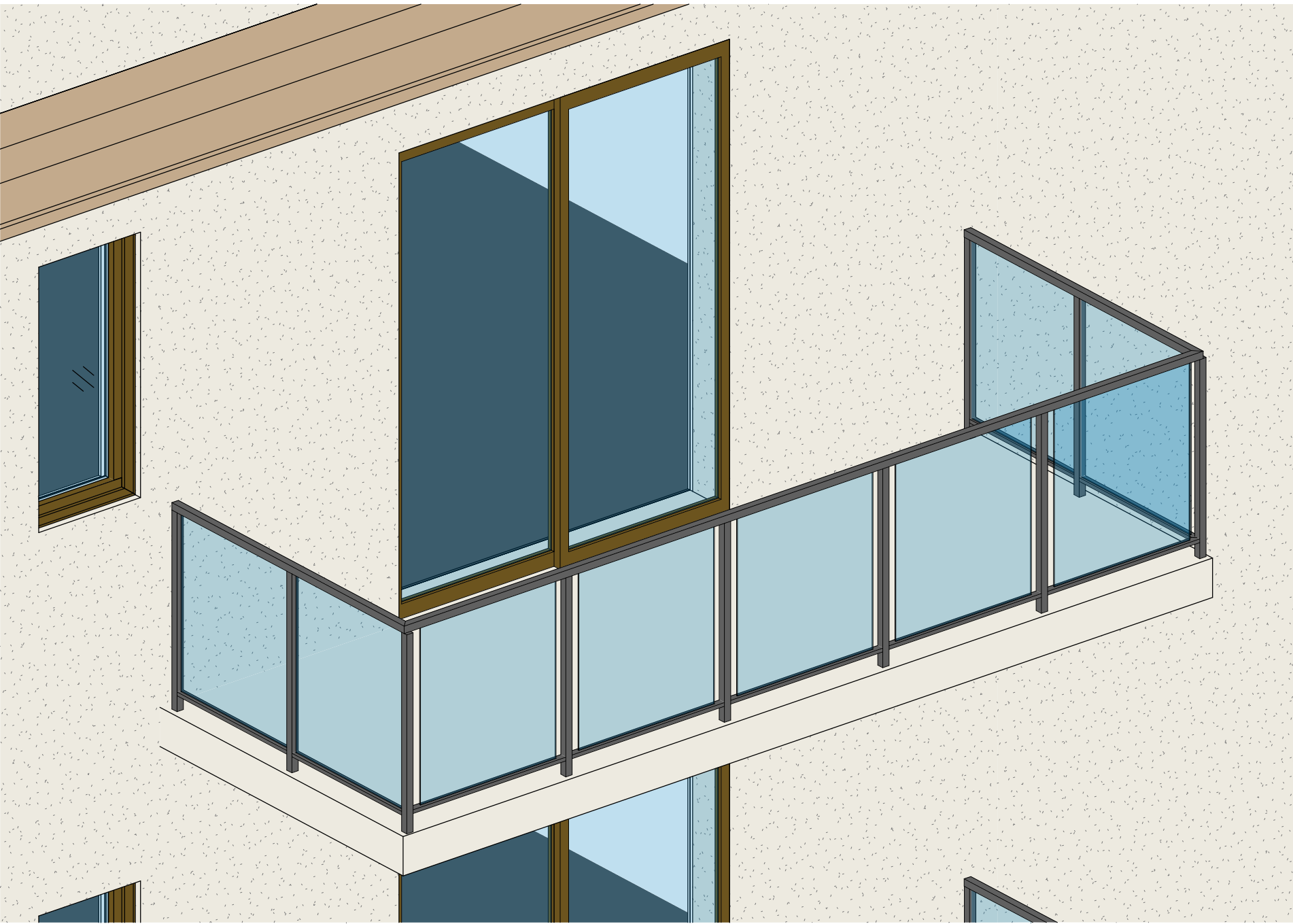
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7/21/2025 4:46:49 PM Autodesk Docs\\Lakeside Tower III\\A. LAKESIDE TERRACES_MAIN_25.rvt

ARCHITECT OVERLAND PARTNERS ARCHITECTS 2006 S. AKARD ST. DALLAS, TX 75201 (214) 251-8866
STRUCTURAL ENGINEER THORNTON TOMASETTI 800 GESSNER RD. HOUSTON, TX 77024 (281) 458-4330
MEP ENGINEER BLUM CONSULTING ENGINEERS 12750 MERRY DR. DALLAS, TX 75251 (214) 374-6222
INTERIOR DESIGNER OVERLAND PARTNERS ARCHITECTS 2006 S. AKARD ST. DALLAS, TX 75201 (214) 251-8866
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AUDIO-VISUAL / IT NOVOM GROUP 13134 COT RD., STE 216 DALLAS, TX 75240 (318) 518 - 1081



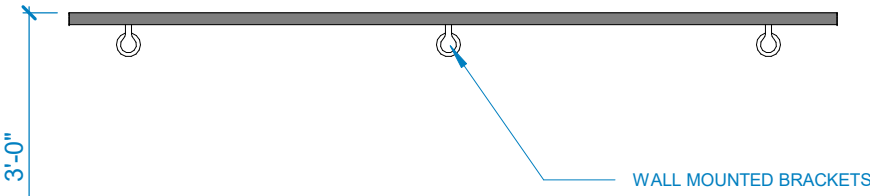
03 TYPICAL UNIT BALCONY EDGE
1 1/2" = 1'-0"



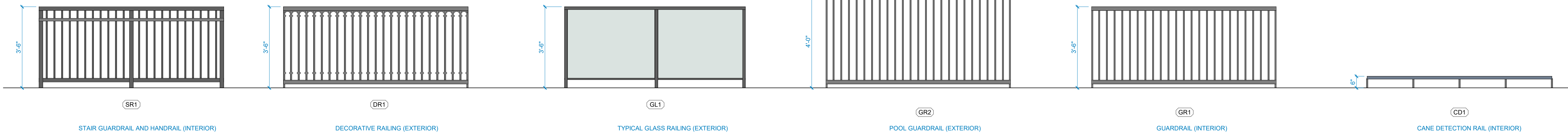
02 TYP UNIT BALCONY AXON

PER ORDINANCE NO. 11-23 - EXCEPTION:
WITHIN MULTI-TEN MICROZONES MZ1, MZ4,
AND MZ5, TOP OF RAILING SHALL BE A
MAXIMUM OF 6" WIDE.

NO GAPS GREATER THAN 4" THROUGH ALL
OPENINGS WITH GUARDRAILS.
PER IBC 1015.4



(HR1)
WALL MOUNTED HANDRAIL (INTERIOR)



01 RAILING TYPES
1/2" = 1'-0"



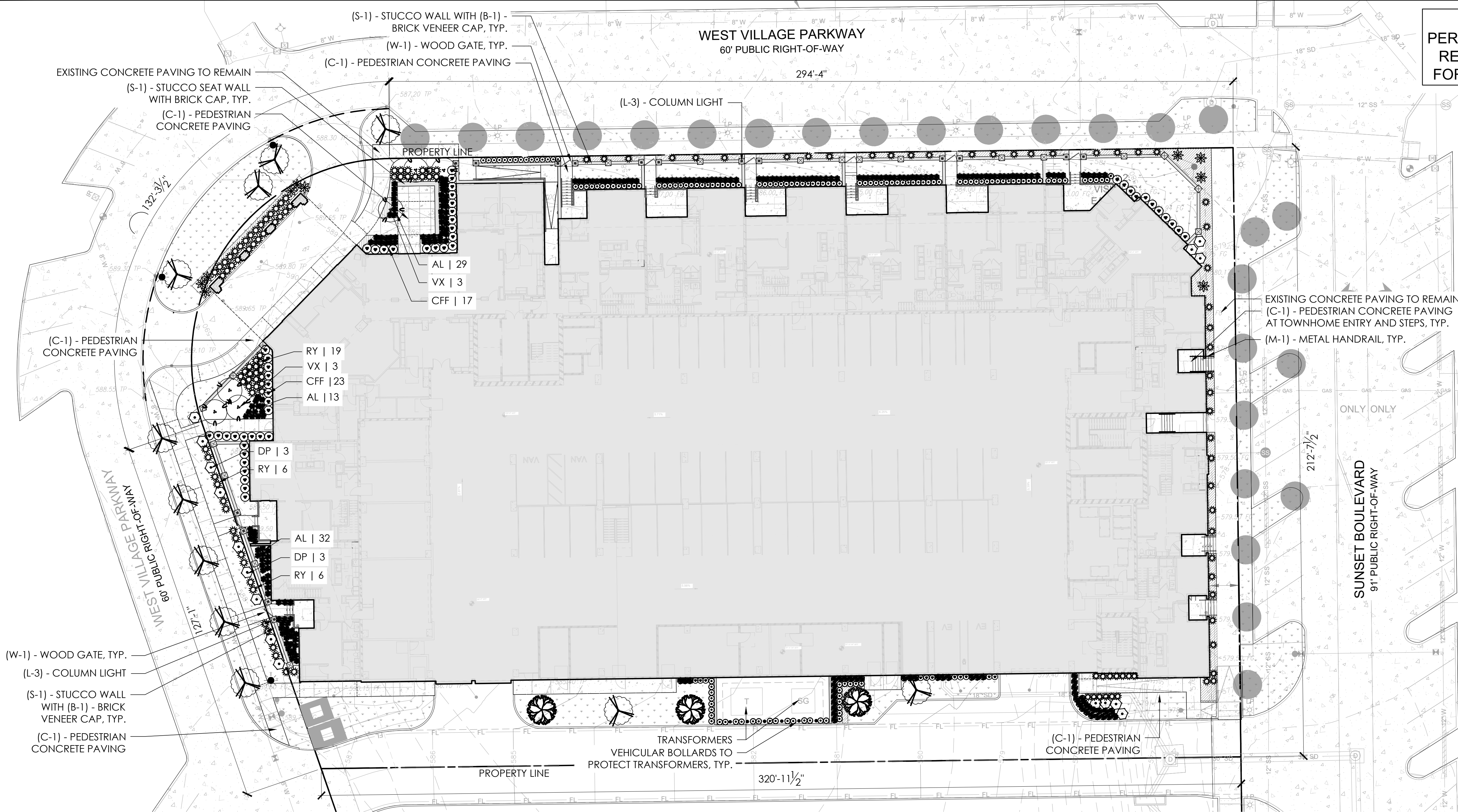
LAKESIDE TERRACES
2801 LAKESIDE VILLAGE PARKWAY, FLOWER MOUND, TX

#	DATE	DESCRIPTION
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RAILING TYPES		

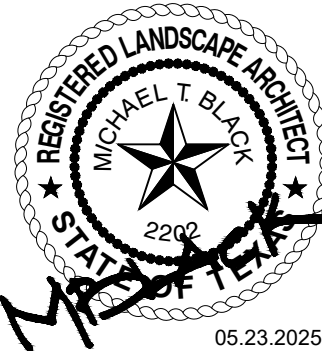
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DRAWN BY	OPA / DT
CHECKED BY	OPA / DT

7/25/2025 MAGGIE ACKERMAN T:\24017-LAKESIDE TERRACES - REALTY CAPITAL RESIDENTIAL\06-CAD\03-CD\SHEETS\SITE PLAN SUBMITTAL FOLDER\L-1 - SITE PLAN SUBMITTAL.DWG



ISSUED FOR
PERMITTING AND CITY
REVIEW ONLY; NOT
FOR CONSTRUCTION



LAKESIDE TERRACES
FLOWER MOUND, TARRANT
COUNTY, TX

NOTE:

NO CHANGES ARE
PROPOSED TO LAKESIDE
VILLAGE PHASE I .

CONTRACTOR TO
PROTECT EXISTING
PLANT MATERIAL AND
HARDSCAPE
CONTRACTOR TO
REPLACE ANY ITEM THAT
IS DAMAGED DURING
CONSTRUCTION.

NOTE:

PLANTING SHOWN ON
HARDSCAPE PLANS FOR
REFERENCE ONLY,
REFERENCE SHEET L2
AND L2.1 FOR PLANTING
PAN, NOTES, AND
DETAILS.

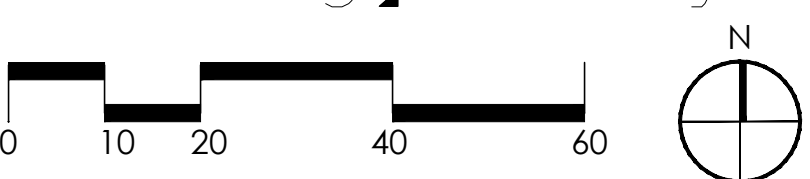


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HARDSCAPE MATERIALS

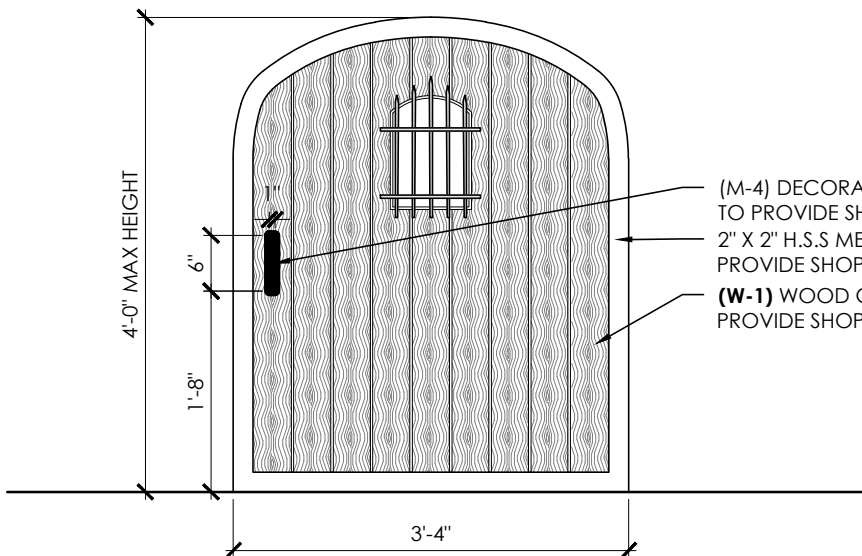
(C-1) - PEDESTRIAN CONCRETE PAVING
SIZE: 4" THICK (PEDESTRIAN)
COLOR: STANDARD GRAY
FINISH: LIGHT BROOM
EXPANSION JOINTING: 30' O.C. MAX. (TYP.); REF. PLANS 3/8"
FIBERBOARD EXPANSION JOINT; CAULK TO MATCH CONCRETE
CONTROL JOINTING: SAWCUT 1/4 DEPTH OF CONCRETE (TYP.)

(S-1) - STUCCO WALL
MANUFACTURER: STO CORP
MODEL: STOPOWERWASH EXTRASEAL
COLOR: OWNER TO PROVIDE FINAL COLOR APPROVAL
COATS: 3 COAT SYSTEM WITH LATHING
FINISH: SMOOTH FINISH
SIZE: REFERENCE WALL DETAILS
INSTALLATION: REFERENCE MANUFACTURER SPECIFICATIONS.
CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO
INSTALLATION.
NOTE: CONTRACTOR TO PROVIDE MOCK UP FOR APPROVAL
BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

(B-1) - BRICK VENEER
MANUFACTURER: CUSTOM
SIZE: 4' HT @ COLUMN, 2' HT WALL
COLOR: COLOR TBD; COORDINATE WITH ARCH.
FINISH: STUCCO FINISH, BRICK CAP

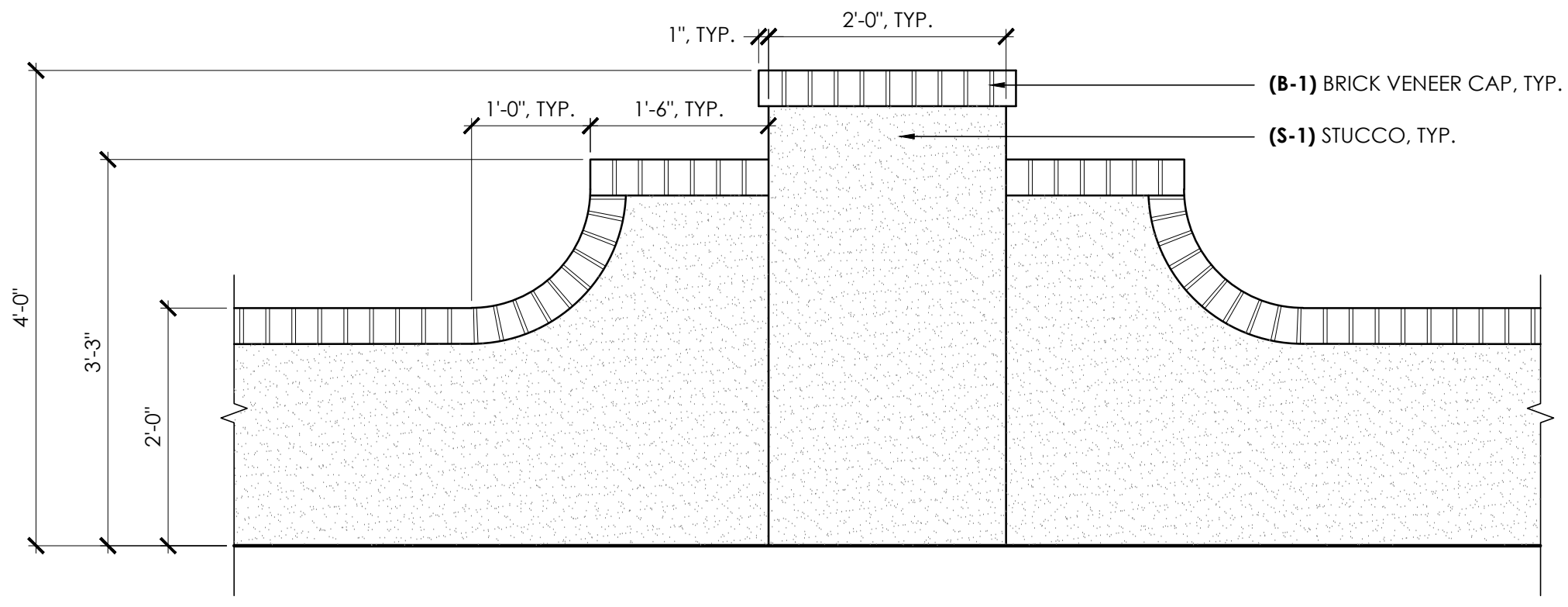
(W-1) - WOOD GATE
MANUFACTURER: CUSTOM
SIZE: 4' HT
COLOR: COLOR TBD; COORDINATE WITH
ARCH.
FINISH: WOOD PANELS W/ WINDOW INSERT +
DECORATIVE IRON

(L-3) - COLUMN LIGHT
MANUFACTURER: PARC LIGHTING
MODEL: VESTIBULE ELECTRIC PIER MOUNT
SIZE: 22"
ILLUMINATION: DARK SKY ADAPTER
FINISH: MATT BLACK



2 TYPICAL FREESTANDING WALL GATE - ELEVATION

NOT TO SCALE



1 TYPICAL FREESTANDING WALL - ELEVATION

NOT TO SCALE

HARDSCAPE PLAN

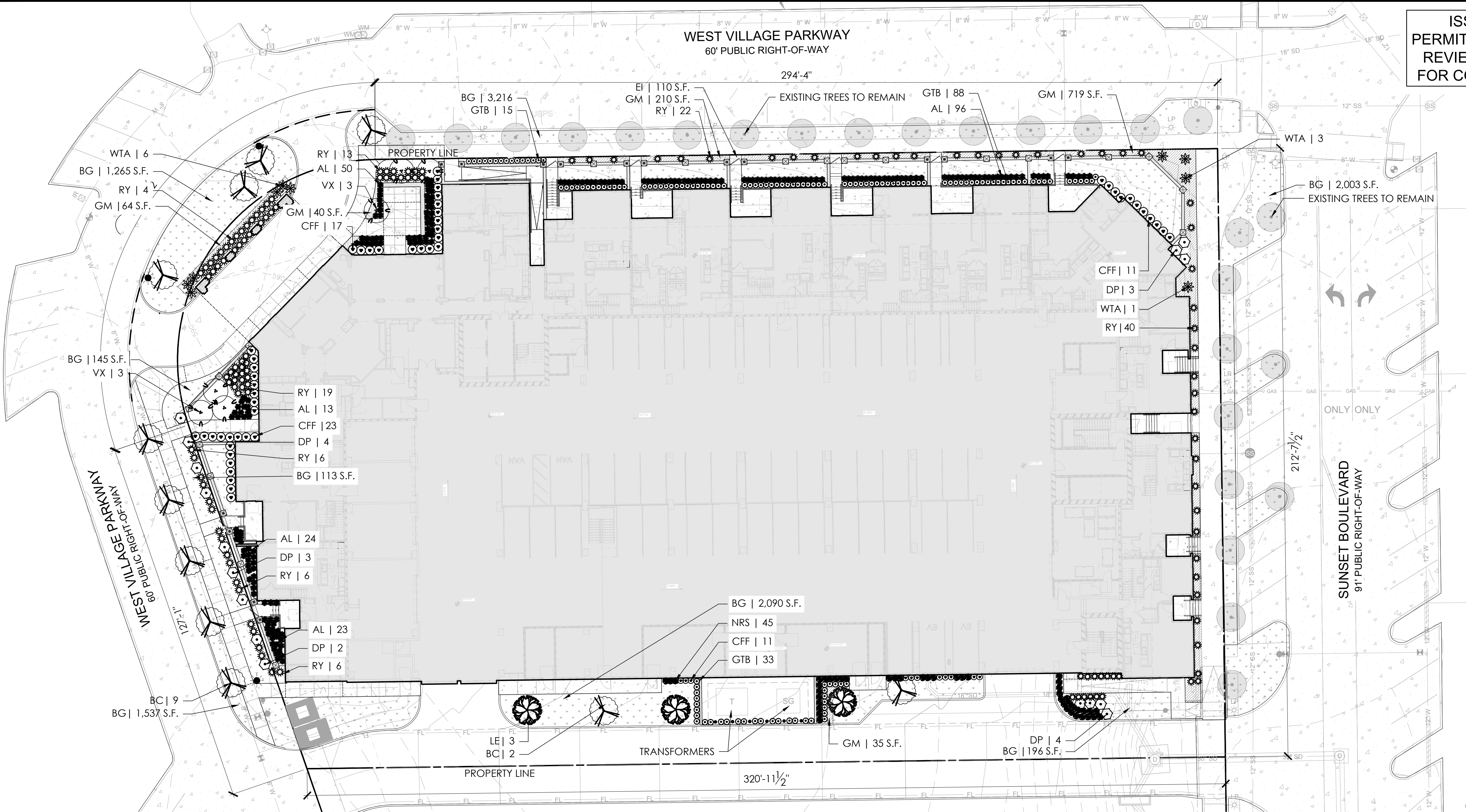
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DATE: 06/25/2025

SHEET

L-1

File No. 24017

7/25/2025 MAGGIE ACKERMAN T:\24017-LAKESIDE TERRACES - REALTY CAPITAL RESIDENTIAL\06-CAD\03-CD\SHEETS\SITE PLAN SUBMITTAL FOLDER\L-1 - SITE PLAN SUBMITTAL.DWG



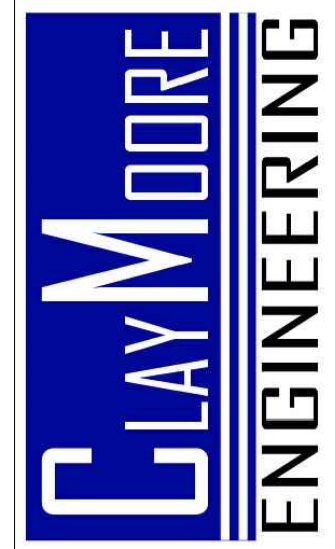
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MICHAEL T. BLOCK
2600
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COUNTY, TX

NOTE:

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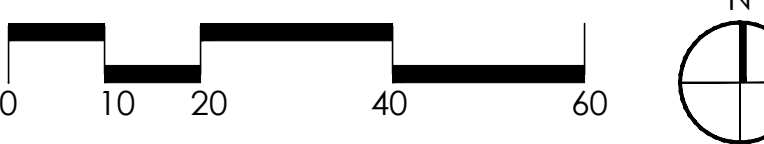


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811
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PLANT AND MATERIALS LIST: NOTE: CONTRACTOR TO VERIFY QUANTITIES PER PLANS

TREES						
	QTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	DESCRIPTION
	12	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CAL.	14'-16' HT., SINGLE STRAIGHT TRUNK, UPRIGHT GROWTH, FULL CANOPY
	7	VX	CHASTE TREE	VITEX ANGUS-CASTUS	2" CAL.	8' HT., MULTI TRUNK, SPECIMEN, MATCHED, FULL ROUNDED CANOPY
	4	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CAL.	14'-16' HT., SINGLE STRAIGHT TRUNK, UPRIGHT GROWTH, FULL CANOPY

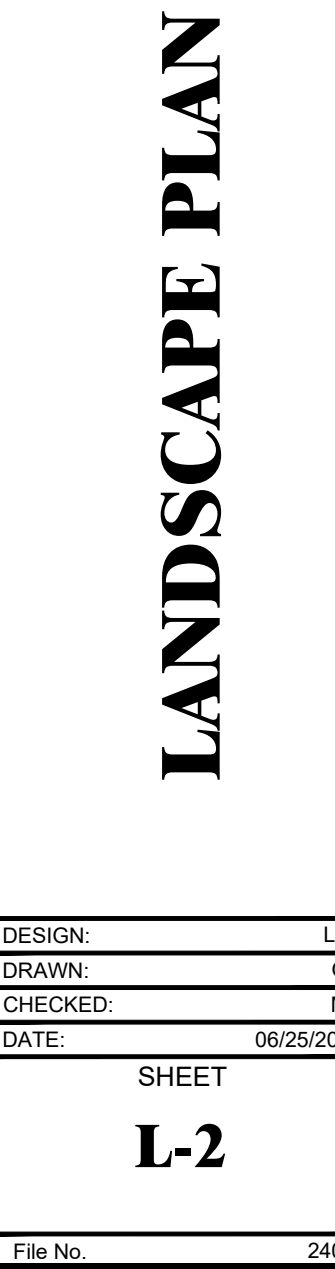
SHRUBS/PFRENNIALS/GRASSES/GROUNDCOVERS						
	QTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	DESCRIPTION
	9,289 S.F.	BG	BERMUDA GRASS SOD	CYNODON DACTYLON	1" THICK SOD	SOLID SOD, COMMON AREA
	76 S.F.	EI	ENGLISH IVY	HEDERA HELIX	1 GAL.	5 RUNNERS (MIN), SPACING PER PLAN
	1,196 S.F.	GM	GULF MUHLY	HEDERA HELIX	1 GAL.	5 RUNNERS (MIN), SPACING PER PLAN
	46	NRS	NELLIE R STEVENS HOLLY	ILEX X NELLIE R STEVENS	15 GAL.	48" HEIGHT, 18" SPREAD, SPACING PER PLAN
	135	RY	RED YUCCA	HESPERALOE PARVIFLORA	3 GAL.	18" HEIGHT, 12" SPREAD, SPACING PER PLAN
	16	DP	DWARF PALMETTO	SABAL MINOR	3 GAL.	18" HEIGHT, 12" SPREAD, SPACING PER PLAN
	11	WTA	WHALES TONGUE AGAVE	AGAVE OVATIFOLIA	3 GAL.	18" HEIGHT, 12" SPREAD, SPACING PER PLAN
	208	AL	AFRICAN LILY	AGAPANTHUS AFRICANUS	1 GAL.	12" O.C. SPACING PER PLAN
	74	CFF	CHINESE FRINGE FLOWER	LIGUSTRUM SINENSE "SUNSHINE"	3 GAL.	18" HEIGHT, 12" SPREAD, SPACING PER PLAN
	121	GTB	GREEN TOWER BOXWOOD	BUXUS SEMPERVIRENS	3 GAL.	24" HEIGHT, 12" SPREAD, SPACING PER PLAN

LANDSCAPE TABULATIONS:

LAKESIDE DFW DEVELOPMENT CODE

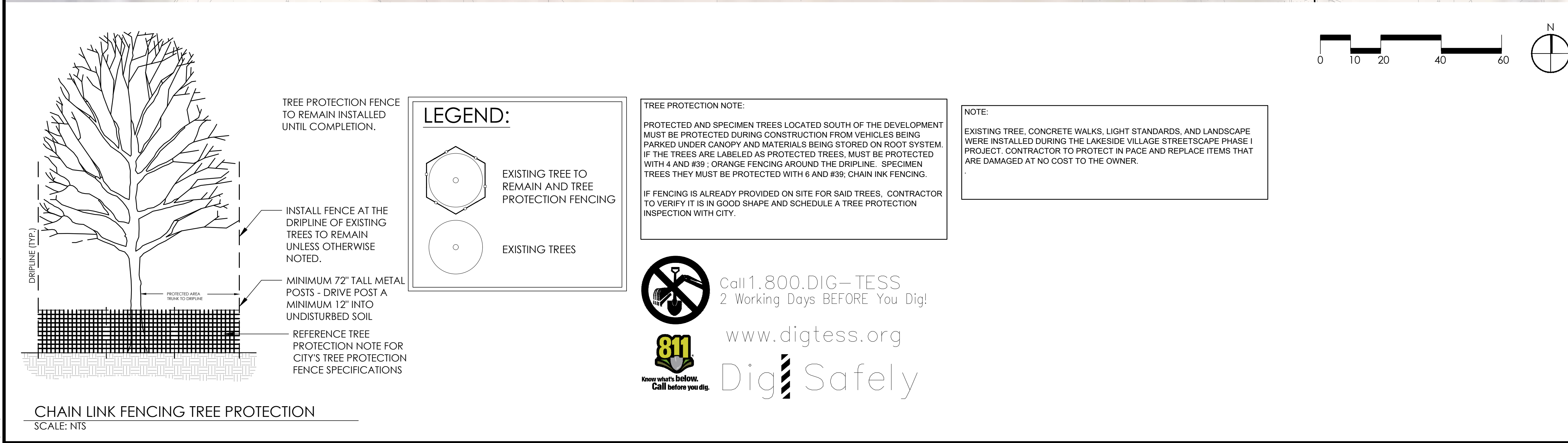
SECTION 5 - CIVIC / OPEN SPACE / TRAIL AND LANDSCAPE STANDARDS

- SEC 5.3 REQUIRED LANDSCAPING**
- A. PLANTING ALONG STREETS AND IN MEDIANS.
1. **STREET TREES.** STREET TREES WILL BE PLANTED IN TREE WELLS OR WITHIN LANDSCAPE AREAS BASED ON THE TYPE OF STREET AND SHALL COMPLY WITH THE APPLICABLE STANDARDS. STREET TREES SHALL BE A MINIMUM OF THREE INCH (3") CALIPER WITH A FIVE FOOT (5') CLEAR TRUNK AND PLANTED BASED UPON A TARGETED AVERAGE SPACING OF THIRTY FEET (30') ON CENTER OF A BLOCK LENGTH. BLOCK LENGTH DETERMINED BY MEASURING FROM RIGHT-OF-WAY LINE TO THE RIGHT-OF-WAY LINE. SPACING CAN BE ADJUSTED AS NECESSARY TO ACCOMMODATE BLOCK LENGTH, CURB CUTS, CROSSWALKS, VAULTS, PEDESTRIAN AND VEHICULAR BLOCK BREAKS AND COMPARABLE FEATURES.
- STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THESE CRITERIA:
- (a) A MINIMUM OF TWO FEET SIX INCHES (2'-6") FROM BACK OF CURB; AND
- (b) IN LANDSCAPE AREAS THAT ARE NOT LESS THAN FOUR FEET (4') IN WIDTH, HAVE SUBSURFACE IRRIGATION AND DRAINAGE SYSTEMS.
- | STREET TREES (WEST VILLAGE PARKWAY) | REQUIRED | PROVIDED |
|--|----------|----------|
| TREES (259 LINEAR FEET AT 1 PER 30 FEET) | 9 | 9 |
2. **MEDIAN TREES.** MEDIAN TREES SHALL BE A MINIMUM OF THREE INCH (3") CALIPER AND PLANTED BASED UPON A TARGETED AVERAGE SPACING OF THIRTY FEET (30') ON CENTER OF A BLOCK LENGTH
3. **SHRUBS AND GROUNDCOVER ALONG STREETS AND IN MEDIANS.** SHRUBS AND GROUNDCOVER ADJACENT TO STREETS OR STREET PARKING AND IN MEDIANS SHALL BE BASED ON THE TYPE OF STREET AND SHALL COMPLY WITH THE APPLICABLE STANDARDS. SUCH PLANTINGS SHALL BE SELECTED FROM THE APPROVED LIST OF PLANTINGS SET OUT IN THE CODE OF ORDINANCES, UNLESS A DIFFERENT SPECIES IS APPROVED BY THE ENVIRONMENTAL SERVICES DIVISION. FOR PLANTINGS WITHIN TWENTY FEET (20') OF ANY STREET INTERSECTION, SHRUBS AND GROUNDCOVER SHALL NOT EXCEED TWO FEET (2') IN HEIGHT, AND TREE BRANCHING SHALL PROVIDE SEVEN FEET SIX INCHES (7'-6") OF CLEARANCE AS MEASURED FROM THE TOP OF THE GROUND SURFACE TO THE FIRST BRANCH ALONG THE TREE TRUNK. TREES SHALL BE MAINTAINED SO AS TO PROVIDE ADEQUATE CLEARANCE FOR VEHICULAR TRAFFIC.
4. **STREETSCAPE FURNISHINGS AND FIXTURES.** STREETLIGHTS AND LAMPS, TRAFFIC SIGNAGE AND CONTROL DEVICES, STREET SIGN POSTS, BENCHES, SIDEWALK TRASH RECEPTACLES, BICYCLE RACKS AND OTHER STREETSCAPE FURNISHINGS, FIXTURES AND EQUIPMENT SHALL BE SELECTED AND INSTALLED OR CONSTRUCTED IN ACCORDANCE WITH THE DESIGN PRINCIPLES SET OUT IN THESE DEVELOPMENT STANDARDS. TRAFFIC SIGNAGE AND CONTROL DEVICES AND STREET SIGN POSTS SHALL ALSO COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD). GROUND SIGNS LOCATED IN THE STREET RIGHT OF WAY, MEDIANS OR BUFFERS, BENCHES, SIDEWALK TRASH RECEPTACLES, BICYCLE RACKS AND OTHER STREETSCAPE FURNISHINGS, FIXTURES AND EQUIPMENT SHALL BE PERPETUALLY MAINTAINED BY THE LAKESIDE OWNERS' ASSOCIATION.
5. **OPEN SPACE COMMON AREAS.** LANDSCAPE DESIGN OF OPEN SPACE COMMON AREAS SHALL INCLUDE SELECTION AND CONFIGURATION OF PLANTINGS, HARDSCAPE AREAS AND ACCESSORY ELEMENTS, INCLUDING, WITHOUT LIMITATION, LIGHTING, SEATING, ACCESSORY STRUCTURES (E.G., GAZEBOES, BANDSTANDS) AND WATER ELEMENTS AS IS APPROPRIATE TO EACH SUCH AREA. DESIGNS FOR OPEN SPACE COMMON AREAS SHALL BE INCLUDED IN A SUBMITTED SITE PLAN. IF SUCH SITE INCLUDES OPEN SPACE COMMON AREAS, AN AVERAGE OF FIFTEEN (15) TREES (MINIMUM 3" CALIPER) PER ACRE (EXCLUSIVE OF ANY AREA COVERED BY SURFACE WATER, SUCH AS PONDS AND WATER COURSES) SHALL BE INSTALLED IN OPEN SPACE COMMON AREAS OR BE ACCOUNTED FOR BY TREE CREDITS.
6. **LANDSCAPING WITHIN YARDS.** PLANTINGS TO BE LOCATED WITHIN REQUIRED YARDS MAY INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: UNDERSTORY TREES, SHRUBS, VINES, GROUND COVERS, GRASSES AND FLOWERS. HARDSCAPE MATERIALS MAY INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: STONE, BRICK PAVERS AND CONCRETE. FINAL LANDSCAPE DESIGN FOR REQUIRED YARD AREAS SHALL BE PREPARED AS PART OF THE SITE PLAN FOR SAID LOT OR SITE.
7. **LANDSCAPE REQUIREMENTS FOR PARKING.**
1. **PARKING STRUCTURES.** THERE ARE NO LANDSCAPING REQUIREMENTS FOR PARKING STRUCTURES THAT ARE LOCATED IN A BLOCK INTERIOR. PARKING STRUCTURES FACING THE PUBLIC ROW SHALL REQUIRE TYPE B-1 BUFFERS.
2. **SURFACE PARKING LOT TREES.** A SURFACE PARKING LOT SHALL HAVE, WITHIN THE LOT AREA, A MINIMUM OF ONE (1) TREE, THREE INCH (3") CALIPER, WITH SUBSURFACE IRRIGATION, FOR EVERY TEN (10) PARKING SPACES PROVIDED IN THE LOT.



LANDSCAPE PLAN

DESIGN:	LTS
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SHEET	
L-2	
File No.	24017



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TREE NUMBER	SPECIES	CALIPER
01	BALD CYPRESS	4"
02	BALD CYPRESS	4"
03	BALD CYPRESS	4"
04	BALD CYPRESS	4"
05	BALD CYPRESS	4"
06	BALD CYPRESS	4"
07	BALD CYPRESS	4"
08	BALD CYPRESS	4"
09	BALD CYPRESS	4"
10	BALD CYPRESS	4"
11	BALD CYPRESS	4"
12	BALD CYPRESS	4"
13	BALD CYPRESS	4"
14	LITTLE GEM MAGNOLIA	3"
15	TEXAS RED OAK	3"
16	TEXAS RED OAK	3"
17	LACEBARK ELM	3"
18	LACEBARK ELM	3"
19	TEXAS RED OAK	3"
20	LACEBARK ELM	3"
21	LACEBARK ELM	3"
22	TEXAS RED OAK	3"
23	LACEBARK ELM	3"
24	LACEBARK ELM	3"
25	LITTLE GEM MAGNOLIA	3"
26	BALD CYPRESS	4"



**LAKESIDE TERRACES
FLOWER MOUND, TARRANT
COUNTY, TX**

[illegible]

TREE SURVEY

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File No.	24017

7/25/2025 MAGGIE ACKERMAN T:\24017-LAKESIDE TERRACES -- REALTY CAPITAL RESIDENTIAL\06-CAD\03-CD\SHEETS\SITE PLAN SUBMITTAL FOLDER\L-1 -- SITE PLAN SUBMITTAL.DWG

PLANTING NOTES

1. TREAT ALL GROUNDCOVER BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
2. ALL PLANT BEDS TO BE NEATLY LAID IN WITH 3" DEEP TRENCH EDGING BORDER.
3. ALL GROUNDCOVER AND PLANT BEDS SHALL MEET LANDSCAPE ARCHITECT'S SPECIFICATIONS. FINAL GRADES FOR ALL PLANT BEDS SHALL BE 1" BELOW EDGE OF WALK OR CURBING SO THAT WHEN 3" OF MULCH IS ADDED THE MULCH WILL BE 2" ABOVE THE WALKS. TAPER MULCH DOWN TO EDGE OF WALK OR CURB.
4. ALL AREAS WITHIN PLANT BEDS TO BE MULCHED WITH 3" DEEP LAYER OF DECOMPOSED SHREDDED PINE BARK.
5. ALL TREES OF A SIMILAR SPECIES TO BE MATCHED IN SIZE AND UNIFORMITY.
6. CONTRACTOR TO WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER. WARRANTY TO INCLUDE ALL DEFECTS INCLUDING DEATH OR UNSATISFACTORY GROWTH; EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANTS UNTIL TIME OF FINAL ACCEPTANCE.
8. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM A MINIMUM OF 6 SUPPLIERS TO LANDSCAPE ARCHITECT, TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL PRIOR TO FINAL BID DATE.
10. SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR; SUBMIT PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIOD.
11. DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT THE SITE.
12. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAS BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
13. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.

14. PROVIDE 24" OF NEW TOPSOIL TO ALL PLANTING AREAS PER LANDSCAPE ARCHITECT'S SPECIFICATIONS. OBTAIN TOPSOIL FROM SOURCES LISTED IN SPECIFICATIONS.

15. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTINGS BY PRUNING, WATERING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

16. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.

17. ANY AND ALL QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.

18. LOCATIONS OF PLANT BEDS AND TREES TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

19. SCARIFY TREE PITS BEFORE PLANTING. VERIFY THAT TREE PITS ADEQUATELY DRAIN BEFORE PLANTING TREES.

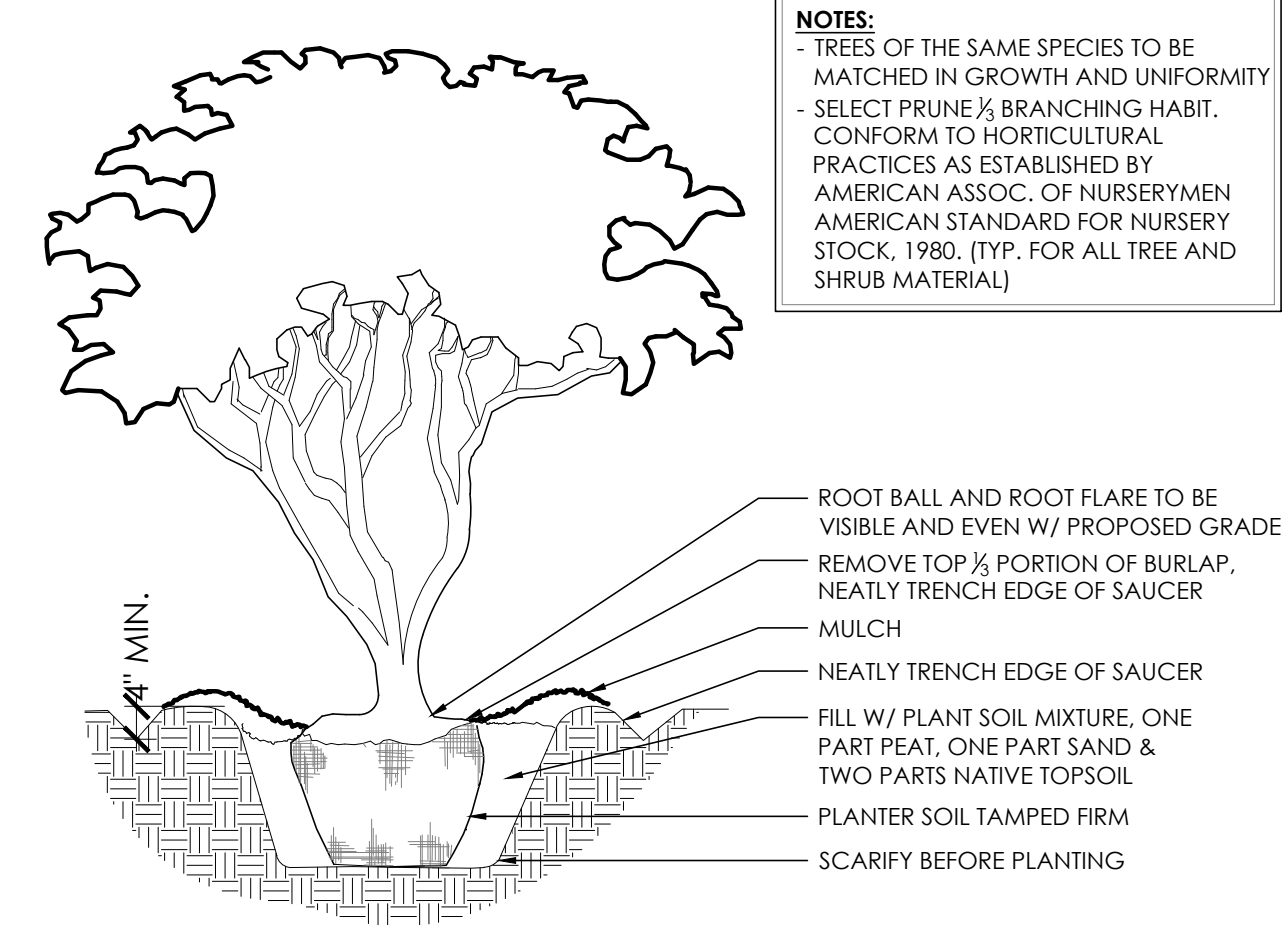
20. IF ROCK IS ENCOUNTERED, CONTRACTOR TO REMOVE ROCK AND PROVIDE DRAINAGE AWAY FROM EACH TREE PIT.

21. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.

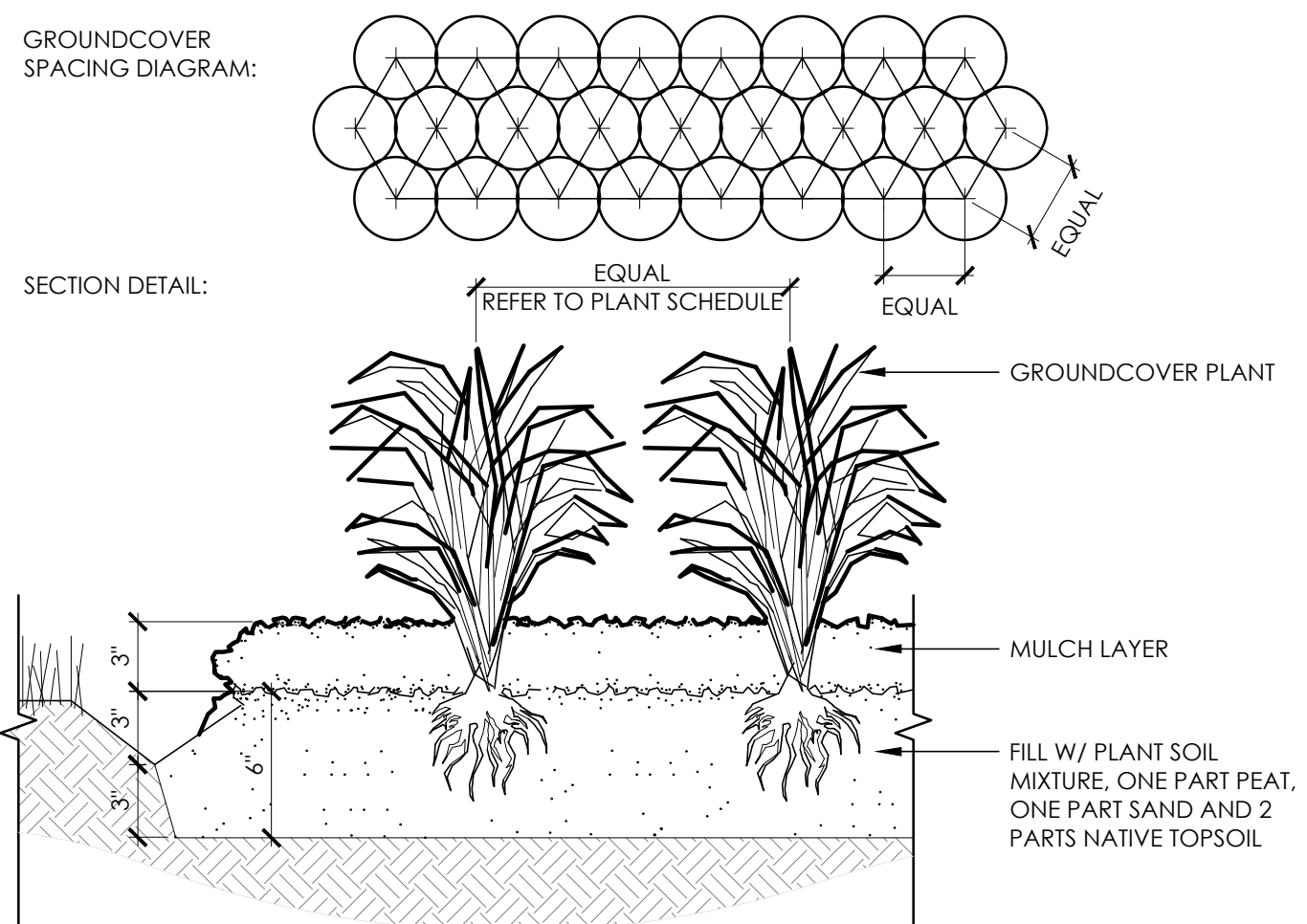
22. PROVIDE TRUE RADII FOR THE LAYOUT OF PLANT BEDS.

23. REFER TO PROJECT MANUAL REGARDING TREE FERTILIZATION AND PRUNING.

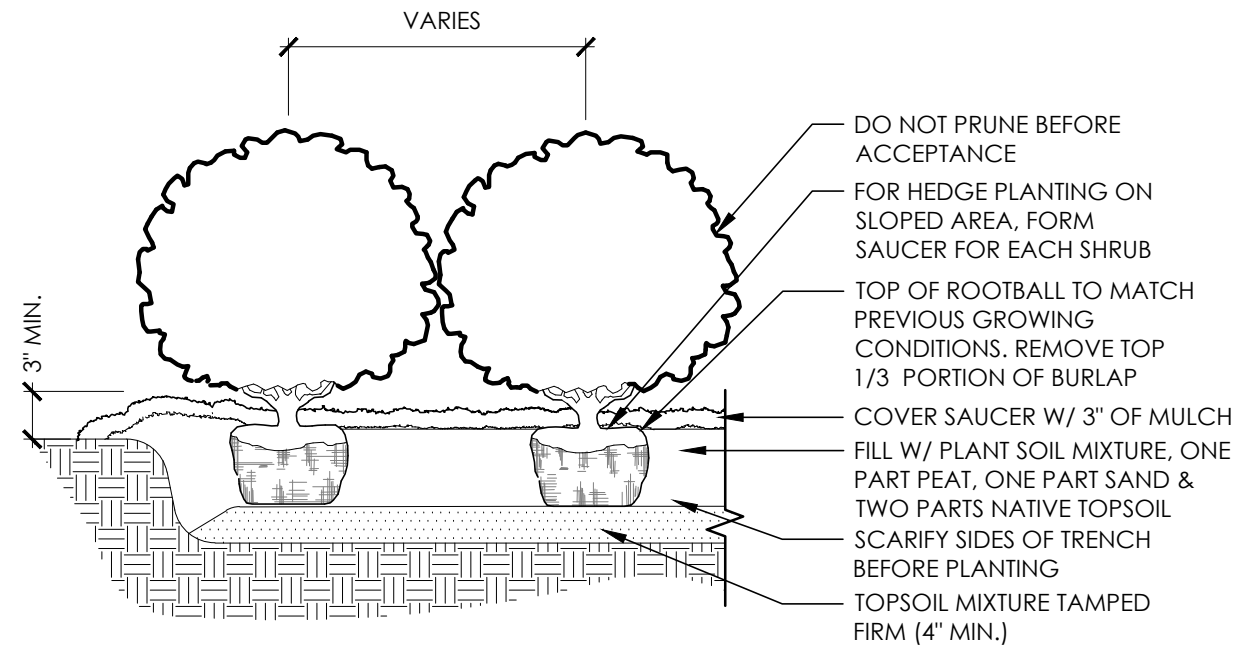
24. LANDSCAPE AREAS TO BE IRRIGATED WITH FULLY AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM TO USE EXISTING WATER SOURCE ON SITE. BACK FLOW PREVENTER, CONTROLLER AND METER TO BE PROVIDED.



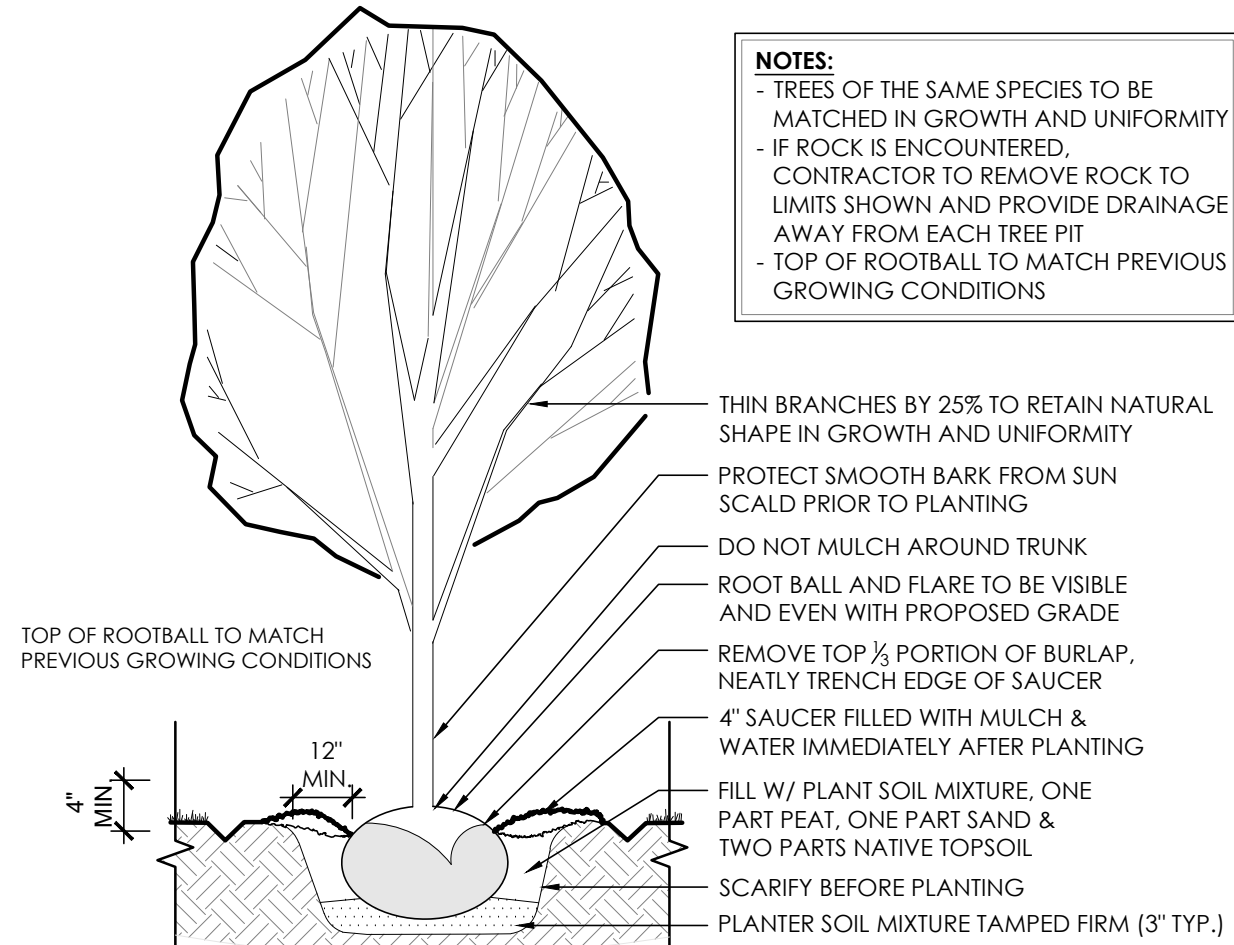
4 ORNAMENTAL TREE PLANTING NOT TO SCALE



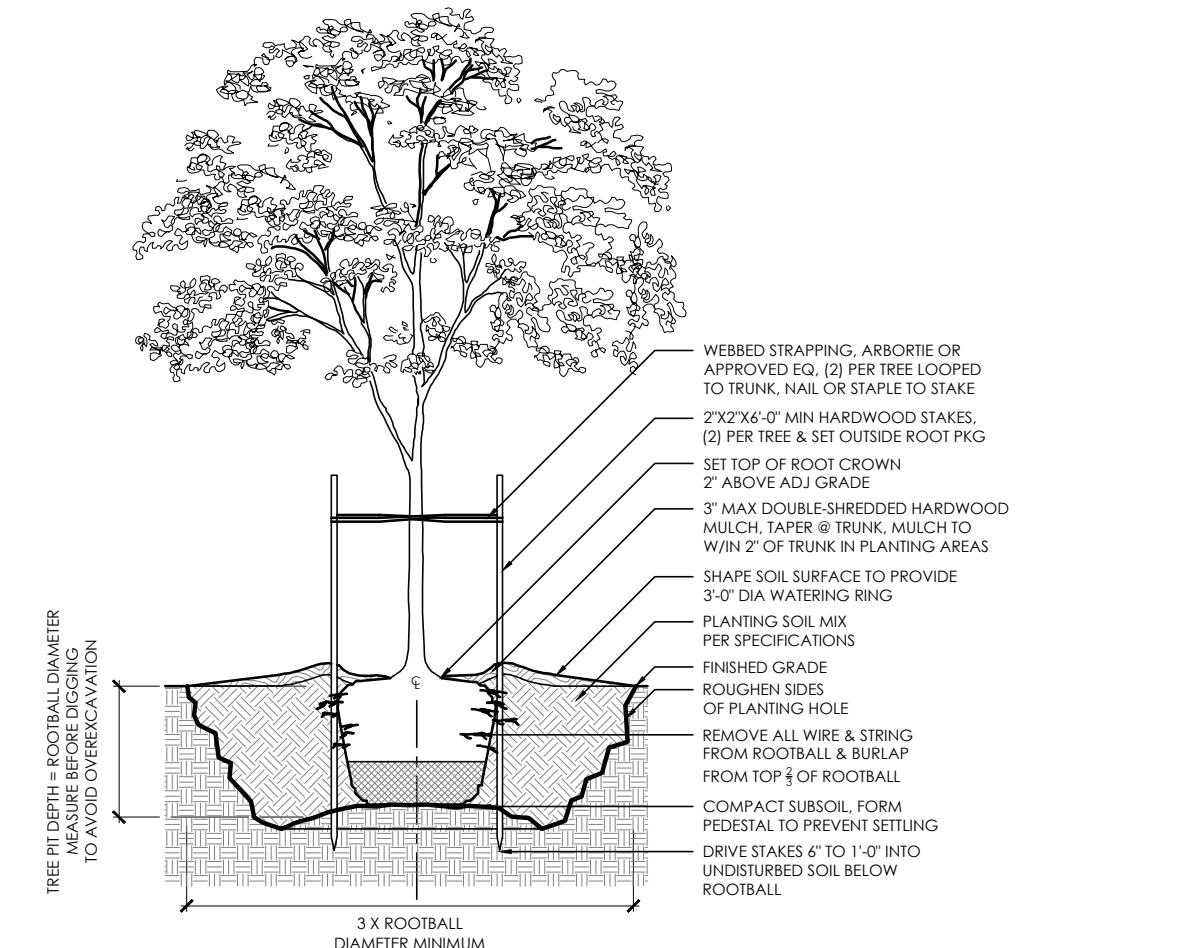
3 GROUNDCOVER PLANTING NOT TO SCALE



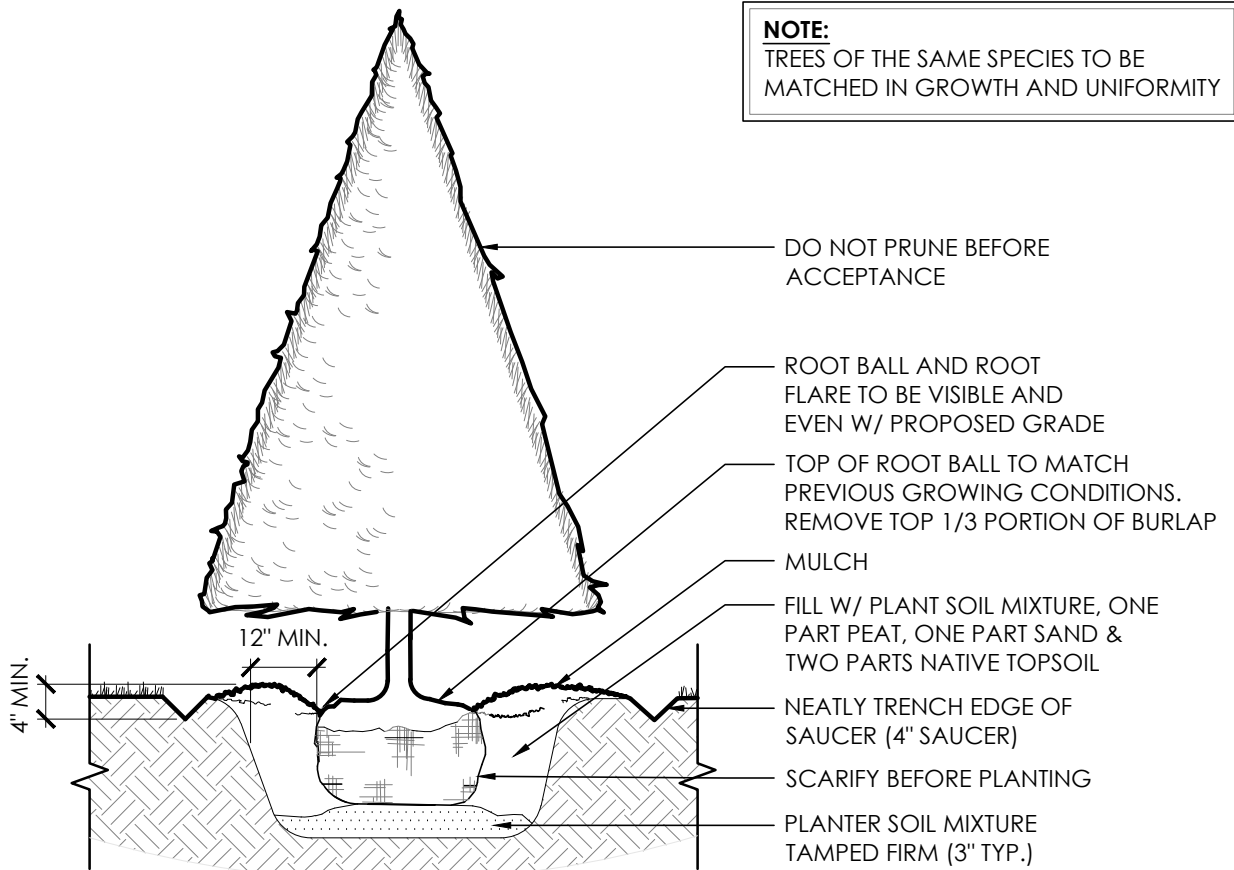
2 SHRUB PLANTING NOT TO SCALE



1 TREE PLANTING NOT TO SCALE



6 TYPICAL TREE STAKING NOT TO SCALE



5 EVERGREEN TREE PLANTING NOT TO SCALE

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LAKESIDE TERRACES
FLOWER MOUND, TARRANT
COUNTY, TX

NO.	DATE	REVISION	BY

LANDSCAPE
DETAILS & NOTES

DESIGN: LTS
DRAWN: GH
CHECKED: MB
DATE: 06/25/2025

SHEET

L-2.1

File No. 24017



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

DATE: August 25, 2025
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD25-0006 – Whyburn PD-189 Text Amendment) by amending Planned Development District No.189 (PD-189) with Single Family District-15 (SF-15) and Single Family District-10 (SF-10) uses by increasing maximum lot coverage allowed. The property is generally located east of Whyburn Drive and south of Dixon Lane.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On March 20, 2023, the Town Council approved Planned Development District No. 189 (PD-189) which allowed a maximum of 90 single family lots. A total of 62 lots were allowed to be constructed using the Single-Family District-10 (SF-10) district standards and 28 lots were allowed to be constructed using the Single-Family District-15 (SF-15) district standards.

The purpose of this zoning amendment is to modify coverage standards for all residential lots within this development. Lot coverage is defined as the percentage of a lot or tract covered by the foundation or first floor of buildings. Lot coverage does not include flat work like driveways and sidewalks. The maximum lot coverage in the SF-10 district is 40%, while in the SF-15 district, it is 35%. The applicant is requesting to increase the maximum lot coverage in both areas by 5% (45% and 40% respectively).

According to the applicant's letter of intent, the 5% increased lot coverage will apply only to the enhanced outdoor spaces that are part of the foundation but are not air-conditioned space, including but not limited to front porches and outdoor living areas (pergolas, kitchens, patio spaces, etc.). Examples of these outdoor spaces are located in Attachment B-2. Based on this information, the maximum lot coverage standards for SF-15 and SF-10 zoning districts within PD-189 would read as follows:

The maximum lot coverage within the SF-15 Single-Family District-15 lots is 35% for enclosed structures and 40% for all structures combined.

The maximum lot coverage within the SF-10 Single-Family District-10 lots is 40% for enclosed structures and 45% for all structures combined.

BOARD REVIEW/CITIZEN FEEDBACK:

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200ft of the subject property for all zoning application requests. ZPD25-0006 had a total of 19 Property Owner Notifications mailed. At the time this report was written, staff had received one item of correspondence requesting additional information regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

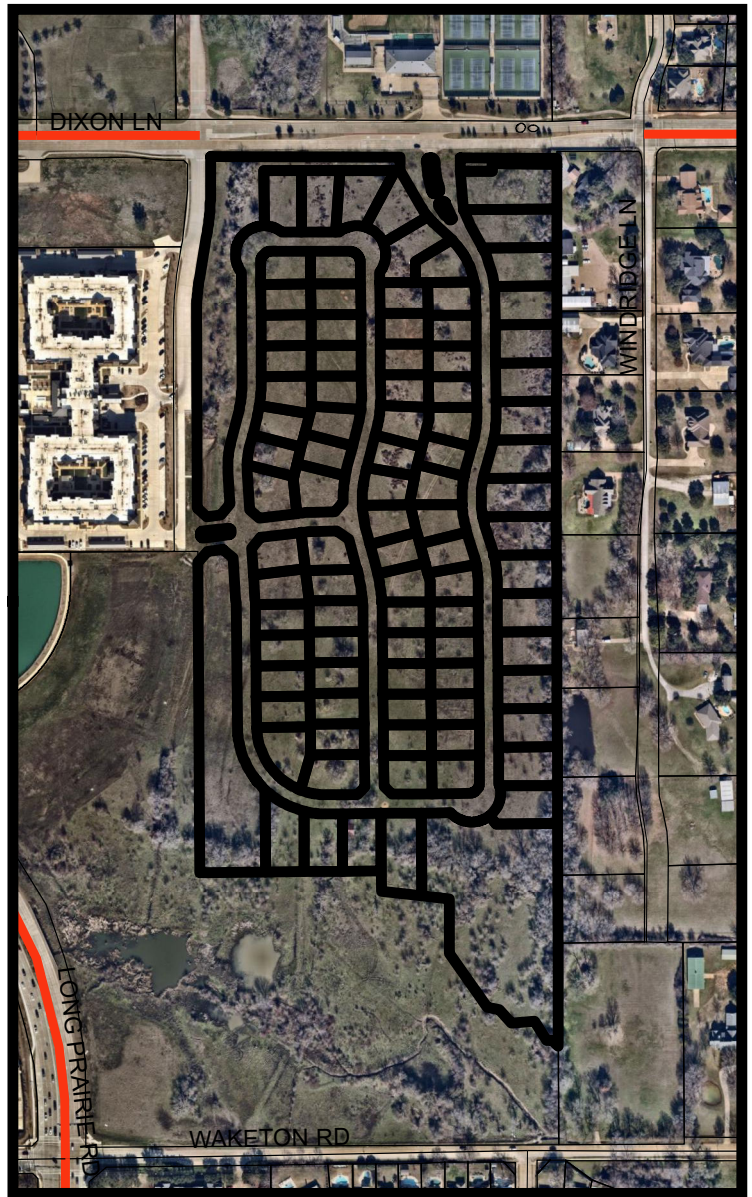
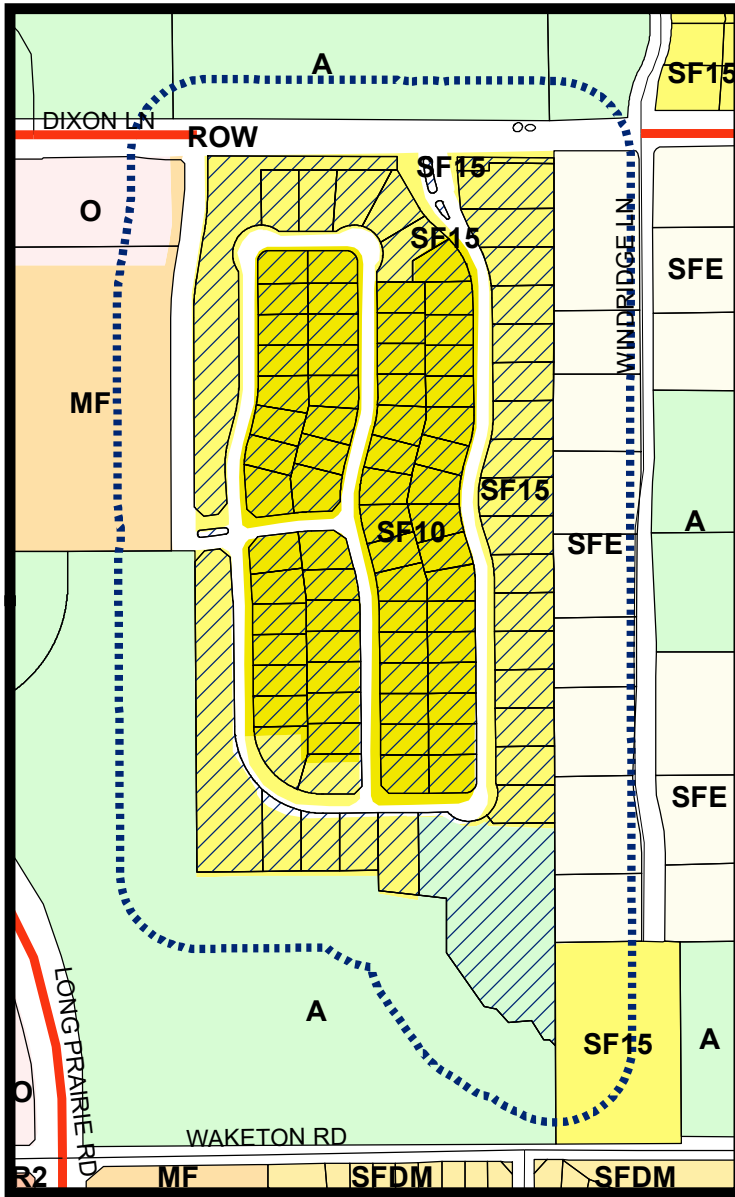
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Approved Conceptual Site Plan
4. Example Outdoor Amenities

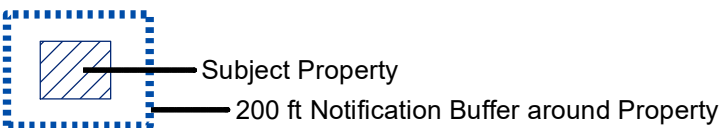
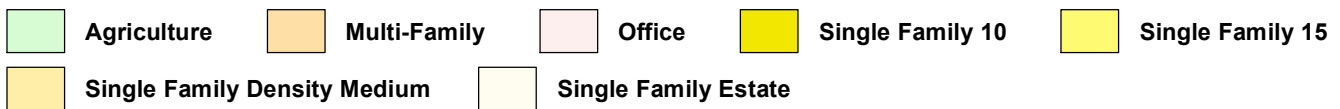
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

ZPD25-0006 - Whyburn PD Amendment

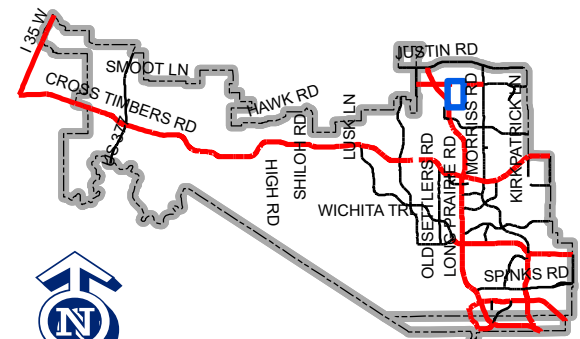


LEGEND

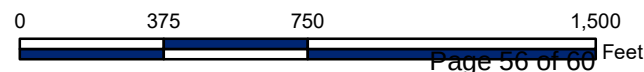


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





June 23, 2025

Chuck Russell, AICP
Town Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Mr. Russell,

This request seeks a minor amendment to the existing zoning application, PD-189, for the "Whyburn" community (referred to as the "site" or "property"). The site includes 42.032 acres located at the southeast corner of Whyburn Drive and Dixon Lane. The proposed development will be constructed in one phase.

The property is currently zoned PD-189, approved by the Town Council on March 20, 2023. PD-189 established Maximum Lot Coverages of 40% for SF-10 and 35% for SF-15. Following detailed review by the Applicant's Architectural Design team, this request proposes an amendment to increase Maximum Lot Coverage by 5% for both SF-10 and SF-15. The revised Maximum Lot Coverages would be 45% for SF-10 and 40% for SF-15. The 5% increased lot coverage will apply only to the enhanced outdoor spaces that are part of the foundation but are not air-conditioned including but not limited to front porches and outdoor living spaces (pergolas, kitchens, patio spaces, etc.).

This PD Amendment would apply to all 90 single-family residential lots within the proposed single-family detached development. The increased lot coverage would allow greater flexibility in home and amenity design.

The proposed amendment offers the following benefits:

Improved Quality of Life: Homeowners increasingly seek enhanced outdoor spaces with features such as front porches, pergolas, kitchens, and patios. Increased lot coverage would support these improvements and contribute to overall well-being.

Increased Property Value: Outdoor enhancements can elevate property values. Higher valuations would benefit homeowners and generate increased taxable value for the Town.

Support for Community Goals: Additional lot coverage supports David Weekley Homes' objective to deliver a community consistent with the Town's vision for high-quality residential living. The design emphasizes livability, outdoor enjoyment, and long-term functionality.

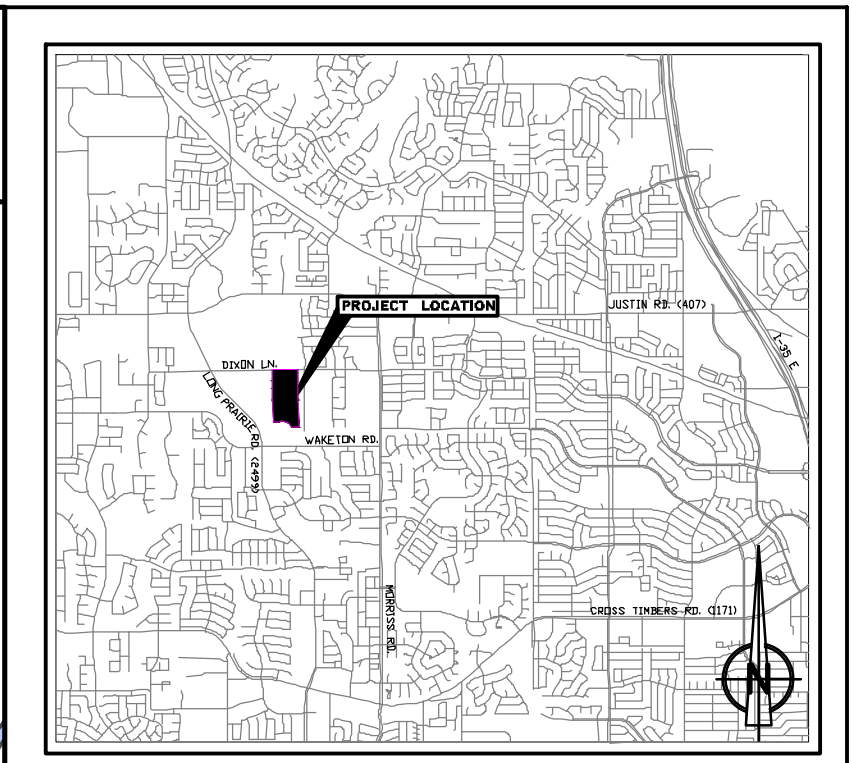
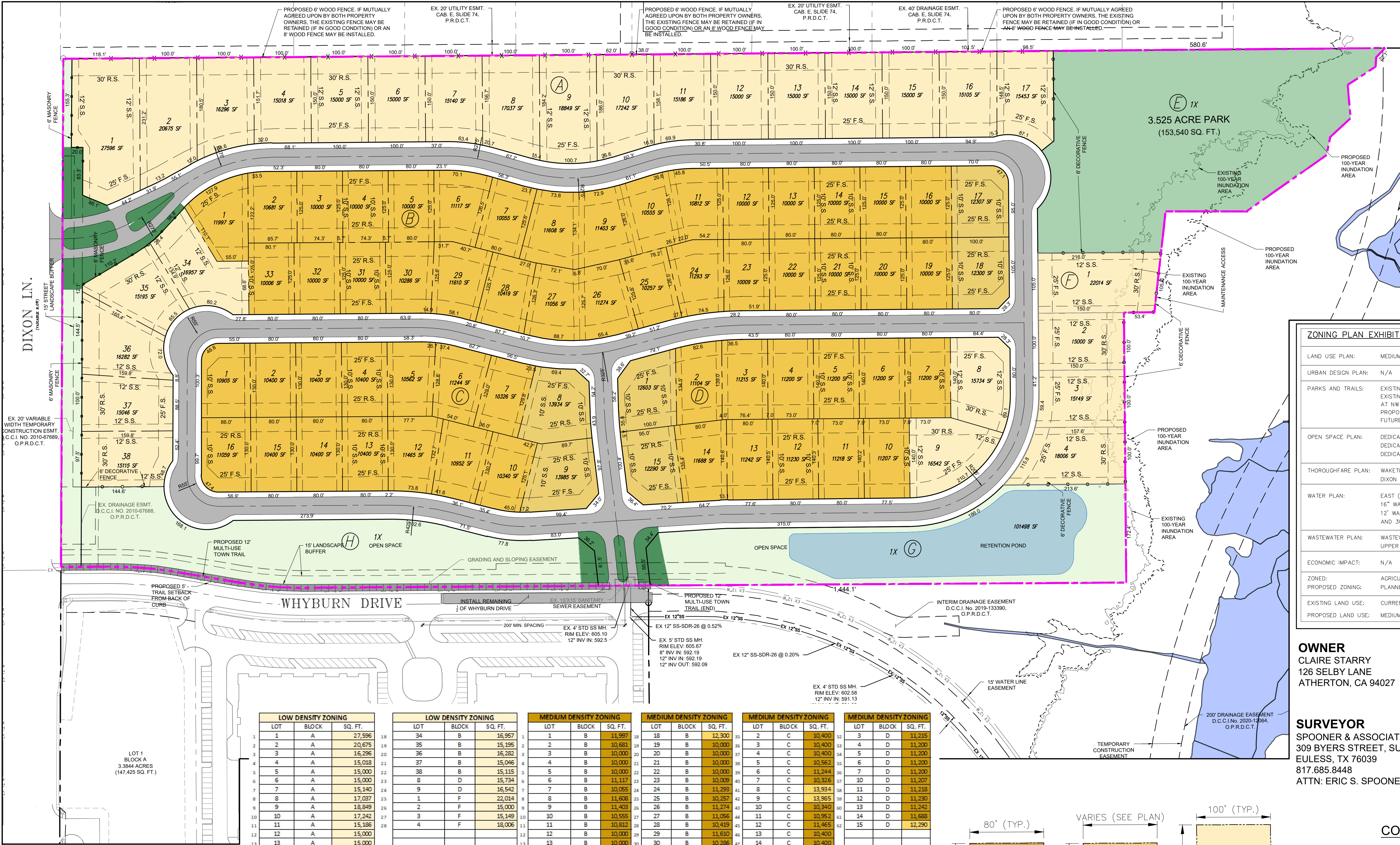
We have attached several sample photos of the outdoor amenity enhancements for your review.

This amendment would enable residents to pursue meaningful property improvements while maintaining neighborhood character and integrity. Thank you for considering this request to amend PD-189. Additional information is available upon request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Dench', is written over a horizontal line.

Brian Dench, P.E.
Principal for LandDesign, Inc.



ZONING PLAN EXHIBIT FEATURES	
LAND USE PLAN:	MEDIUM, AND LOW DENSITY RESIDENTIAL
URBAN DESIGN PLAN:	N/A
PARKS AND TRAILS:	EXISTING WHITE LAZY DAISY TRAIL EXISTING MULTI USE - GENERAL ALONG DIXON LN. AND ENDS AT NW PROPERTY CORNER PROPOSED - TRAIL EXTENSION ALONG WHYBURN DRIVE FOR FUTURE CONNECTION TO THE SOUTH
OPEN SPACE PLAN:	DEDICATED 2.330 AC OPEN SPACE (BUFFER & PONDING) 'G' DEDICATED 2.233 AC OPEN SPACE (BUFFER & DRAINAGE) 'H' DEDICATED 3.525 AC PARK 'E'
THOROUGHFARE PLAN:	WAKETON RD: URBAN COLLECTOR (60' R.O.W.) DIXON LN: URBAN MINOR ARTERIAL (90' R.O.W.)
WATER PLAN:	EAST (LOW) PRESSURE PLANE 16" WATER LINE ALONG WAKETON RD. 12" WATER LINE ALONG LONG PRAIRIE RD. AND 30" WATER LINE ALONG DIXON LN.
WASTEWATER PLAN:	WASTEWATER SERVICE DISTRICT NO.1 UPPER TIMBER BRANCH 12" TRUNK LINE ALONG WAKETON RD.
ECONOMIC IMPACT:	N/A
ZONED:	AGRICULTURE
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
EXISTING LAND USE:	CURRENTLY VACANT, MASTER PLANNED FOR OFFICE, RETAIL
PROPOSED LAND USE:	MEDIUM, AND LOW DENSITY RESIDENTIAL

OWNER
CLAIRE STARRY
126 SELBY LANE
ATHERTON, CA 94027

SURVEYOR
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE 100
EULESS, TX 76039
817.685.8448
ATTN: ERIC S. SPOONER

CIVIL ENGINEER
LANDDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
ATTN: BRIAN DENCH

LANDSCAPE ARCHITECT
LANDDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
ATTN: HETH KENDRICK

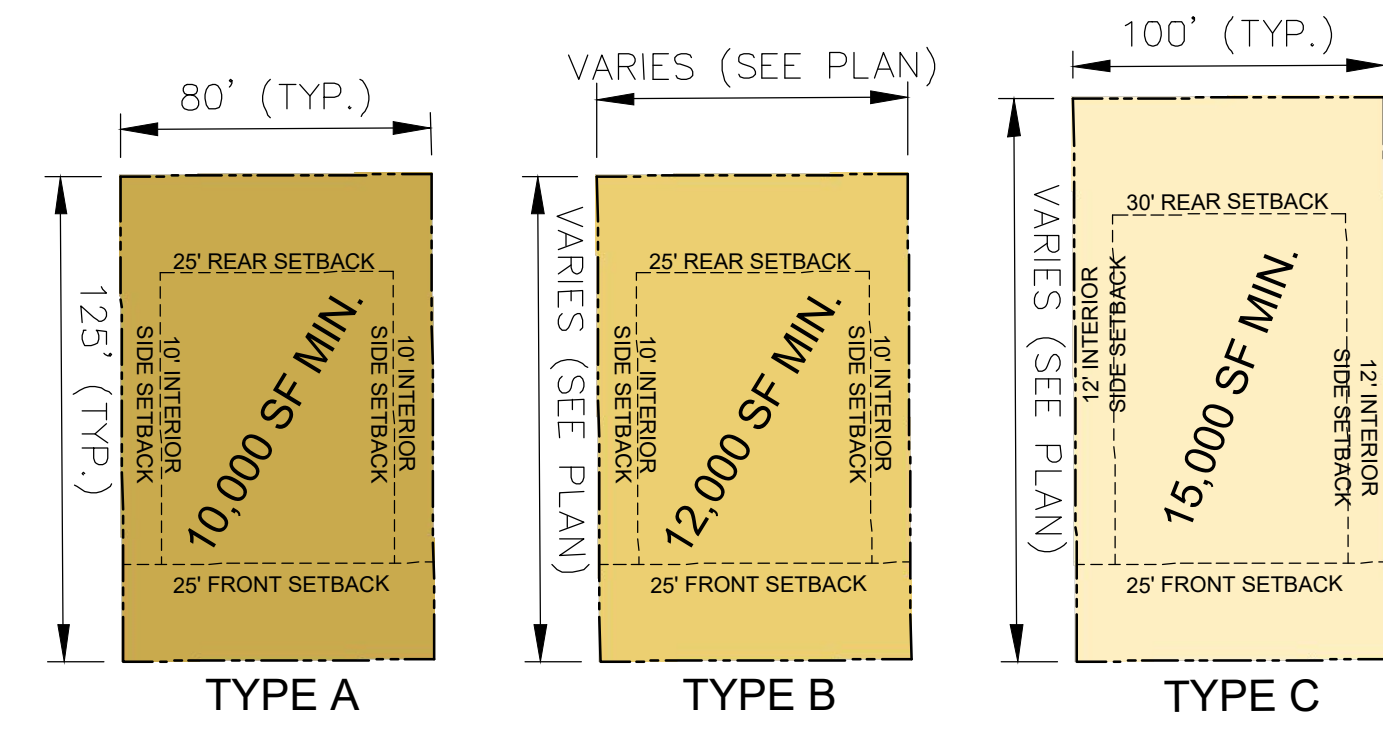
LOW DENSITY ZONING			LOW DENSITY ZONING			MEDIUM DENSITY ZONING			MEDIUM DENSITY ZONING			MEDIUM DENSITY ZONING			MEDIUM DENSITY ZONING				
LOT	BLOCK	SQ. FT.	LOT	BLOCK	SQ. FT.	LOT	BLOCK	SQ. FT.	LOT	BLOCK	SQ. FT.	LOT	BLOCK	SQ. FT.	LOT	BLOCK	SQ. FT.		
1	1	A	27,596	18	34	B	16,957	35	1	B	12,300	35	2	C	10,400	52	3	D	11,215
2	2	A	20,675	19	35	B	15,195	36	2	B	10,681	36	3	C	10,400	53	4	D	11,200
3	3	A	16,296	20	36	B	16,282	37	3	B	10,000	37	4	C	10,400	54	5	D	11,200
4	4	A	15,018	21	37	B	15,046	38	4	B	10,000	38	5	C	10,562	55	6	D	11,200
5	5	A	15,000	22	38	B	15,115	39	5	B	10,000	39	6	C	11,244	56	7	D	11,200
6	6	A	15,000	23	8	D	15,734	40	6	B	11,117	40	7	C	10,326	57	10	D	11,207
7	7	A	15,140	24	9	D	16,542	41	7	B	10,059	41	8	C	13,934	58	11	D	11,218
8	8	A	17,037	25	1	F	22,014	42	8	B	11,608	42	9	C	13,985	59	12	D	11,230
9	9	A	18,849	26	2	F	15,000	43	9	B	11,403	43	10	C	10,340	60	13	D	11,242
10	10	A	17,242	27	3	F	15,149	44	10	B	10,555	44	11	C	10,952	61	14	D	11,688
11	11	A	15,186	28	4	F	18,006	45	11	B	10,812	45	12	C	11,465	62	15	D	12,290
12	12	A	15,000					46	12	B	10,000	46	13	C	10,400				
13	13	A	15,000					47	13	B	10,000	47	14	C	10,400				
14	14	A	15,000					48	14	B	10,000	48	15	C	10,400				
15	15	A	15,000					49	15	B	10,000	49	16	C	11,059				
16	16	A	15,105					50	16	B	10,000	50	1	D	12,603				
17	17	A	15,453					51	17	B	12,307	51	2	D	11,104				

ZONING	LOTS	SQ. FT.	%
LOW	28	464,637	41%
MEDIUM	62	674,814	59%
TOTAL	90	1,139,451	

OPEN SPACE	SQ. FT.
E (PARK)	153,540
G	101,498
H	97,265
TOTAL	352,303

TOTAL DEVELOPMENT AREA 1,830,926 Sq. Ft.
AVERAGE LOT SIZE 12,661 Sq. Ft.
LOW DENSITY ZONING AREA 464,637 Sq. Ft. (Total of Lot Area)
MEDIUM DENSITY ZONING AREA 674,814 Sq. Ft. (Total of Lot Area)
PARK AREA 153,540 Sq. Ft.
REQUIRED PARK AREA 131,725 Sq. Ft.
PRIVATE OPEN SPACE 198,763 Sq. Ft.
GROSS DENSITY 2.14 Units Per Acre
NET AREA (Total Park-Open Space) 1,478,623 Sq. Ft.
NET DENSITY 2.65 Units Per Acre

LOTS 15,000 S.F. OR GREATER 28
LOTS 12,000 S.F. TO 14,999 S.F. 6
LOTS 10,000 TO 11,999 S.F. 56

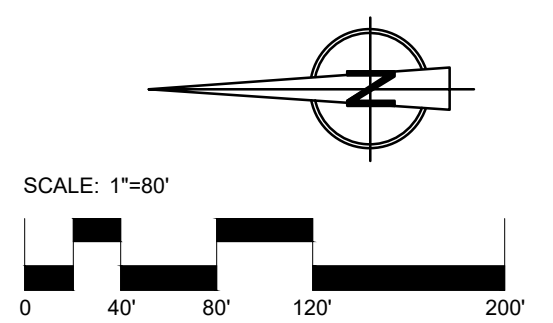


TYPICAL LOT DETAILS
N.T.S.

CONCEPT PLAN EXHIBIT WHYBURN 90 SINGLE FAMILY LOTS; 2 COMMON AREA LOTS; & 1 PARK LOT

BEING 1,830,926 SQ. FT. OR 42.032 ACRES OUT OF THE
70.0823 ACRES OF LOT 1, BLOCK B, WHYBURN ADDITION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



SUBMITTAL DATE: 03/13/2023



