



Planning & Zoning Commission

October 13, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

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

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. PUBLIC COMMENT

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

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

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

E. COORDINATION OF CALENDARS

1. October 27, 2025
2. November 10, 2025

F. FUTURE AGENDA ITEM(S)

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

G. STAFF/DIRECTOR REPORT

1. Capital Improvements Advisory Committee
2. Training Opportunity

H. CONSENT ITEM(S)

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

1. Minutes of September 22, 2025 - Consider approval of the minutes from September 22, 2025.

I. NON-DISCRETIONARY ITEM(S)

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

1. SP25-0003 - Marty B's Coffee Company - Consider a request for a Site Plan (SP25-0003 – Marty B's Coffee Company) to develop a drive-through coffee shop. The property is generally located south of Lakeside Parkway along and between International Parkway and Northwood Drive.

J. REGULAR ITEM(S)

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

1. MU25-0001 - Lakeside DFW Text Amendment - Public Hearing to consider an ordinance for rezoning (MU25-0001 – Lakeside DFW Text Amendment) to amend Mixed Use District-1 (MU-1) to amend the development standards and architectural standards, specifically related to height standards, on specific lots within the MU-TEN subzone in the Lakeside Village Development Code. The property is generally located south of Lakeside Village Boulevard and east of Sunset Boulevard.

K. ADJOURN

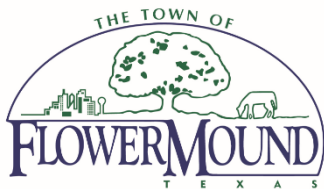
Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the notice of 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 October 25, 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



September 22, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

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

Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Scott Jostes, Place 7
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Donald Gilmore, Place 6, Chair

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Jersain Castanon, Senior Project Engineer
Taylor Hoelscher, Graduate Engineer
Chuck Russell, Principal Planner
Claire Barnes, Senior Planner
Codie Hay, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. PUBLIC COMMENT

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

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

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

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

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. October 13, 2025
2. October 27, 2025

F. FUTURE AGENDA ITEM(S)

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

None

G. STAFF/DIRECTOR REPORT

1. Planning Excellence Award

H. CONSENT ITEM(S)

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

1. Minutes of August 25, 2025 - Consider approval of the minutes from the August 25, 2025, meeting.

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

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

NAYS: None

RESULT: 7 : 0

I. NON-DISCRETIONARY ITEM(S)

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

1. SSP25-0004 - Brookview Phase 1B - Consider a request for a Subdivision Site Plan (SSP25-0004- Brookview Phase 1B) to create a residential subdivision. The property is generally located north of Cross Timbers Road and east of Canyon Falls Drive.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

Mikylah Cryer, Mesa Design Group

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

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

NAYS: None

RESULT: 7 : 0

2. SP22-0014 - Silveron Park Multifamily Lot 7, Block A - Consider a request for a Site Plan (SP22-0014 – Silveron Park Multifamily Lot 7, Block A) to develop three multifamily buildings. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Scott Minnis, McAdams; present for questions, no presentation

Brogan Miller, Thompson-Realty Capital; present for questions, no presentation

ACTION: Commissioner Bayuk moved to approve I.2. as presented in the agenda caption. Commissioner Schultz seconded the motion.

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

NAYS: None

RESULT: 7 : 0

J. REGULAR ITEM(S)

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

1. SSP25-0003 - Brookview Phase 1A - Consider a request for a Subdivision Site Plan (SSP25-0003- Brookview Phase 1A) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Canyon Falls Drive.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

Mikylah Cryer, Mesa Design Group

ACTION: Commissioner Jackson moved to recommend approval of J.1. for the landscape modification, and denial of the increased sign square footage. Commissioner Bayuk seconded the motion.
AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes, Jackson
NAYS: None
RESULT: 7 : 0

2. RP25-0006 - FM Family Farmhouse Addition Lots 1R & 2R, Block A - Public Hearing to consider a request for a Replat (RP25-0006 – FM Family Farmhouse Addition, 1R & 2R, Block A) to relocate lot lines between two residential lots with an exception to lot depth pursuant to Section 90-272(a), of the Code of Ordinances. The property is generally located north of Sentinel Oak Road and west of Simmons Road.

STAFF PRESENTATION:

Codie Hay, Planner

APPLICANT PRESENTATION:

Alyse Tritton, Property Owner; present for questions, no presentation
Aisliun Smalling, Property Owner; 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 Jackson moved to recommend approval of J.2. as presented in the agenda caption. Commissioner Bayuk seconded the motion.
AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes, Jackson
NAYS: None
RESULT: 7 : 0

K. ADJOURN

Vice-Chair Hobbs adjourned the meeting at 7:35 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: October 13, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Site Plan (SP25-0003 – Marty B’s Coffee Company) to develop a drive-through coffee shop. The property is generally located south of Lakeside Parkway along and between International Parkway and Northwood Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an approximately 4,300 square foot drive-through coffee shop to be located on Lot 2, Block A of the Lakeside Crossing Addition. The property is zoned for Planned Development No. 153 with residential and non-residential uses. PD-153 was amended on December 16, 2024, to add a drive-through coffee shop as an allowed use on the subject lot and to provide for revised standards and conceptual plans for the site.

Access to the site is from International Parkway (F.M. 2499). Based on the approved parking analysis for this development, the parking for this use is calculated at a ratio of one space per 198 square-feet of building. Therefore, the proposed use would require 22 parking spaces. The site plan depicts 16 on-site parking spaces. The Lakeside Crossing development is subject to a cross-parking agreement, and the additional six parking spots are located on adjacent lots within the development.

The site plan depicts two queuing lanes that can accommodate 22 vehicles plus one stacking space after the drive thru-window to allow vehicles to pull clear of the transaction area prior to re-entering the normal flow of traffic. The restaurant use requires a minimum of five stacking spaces, however the Town’s Parking ordinance requires any establishment with a drive-thru facility to provide a queuing and stacking analysis to determine whether a specific business’s expected customer traffic will require additional stacking spaces. Based on the queuing analysis performed for this business, the currently proposed site plan with a total of 23 stacking spaces is expected to sufficiently accommodate the projected maximum queue of 19 cars. Therefore, it was determined by the Town’s Traffic Engineer that queuing is not anticipated to be an issue at this location.

The applicant is aware of the requirement for two traffic stop signs located at the northernmost drive and the improvements depicted on the “Concept Lighting Plan” for Lot 8X to be installed prior to the issuance of a Certificate of Occupancy (CO) for the third building within the Lakeside Crossing development.

The landscape plan depicts required buffer and parking lot trees that are in conformance with the Town's landscaping requirements. The proposed elevation utilizes a combination of primarily stone, brick, and composite aluminum (wood) panel in colors complying with the Town's Urban Design Plan and the PD-153 development standards.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

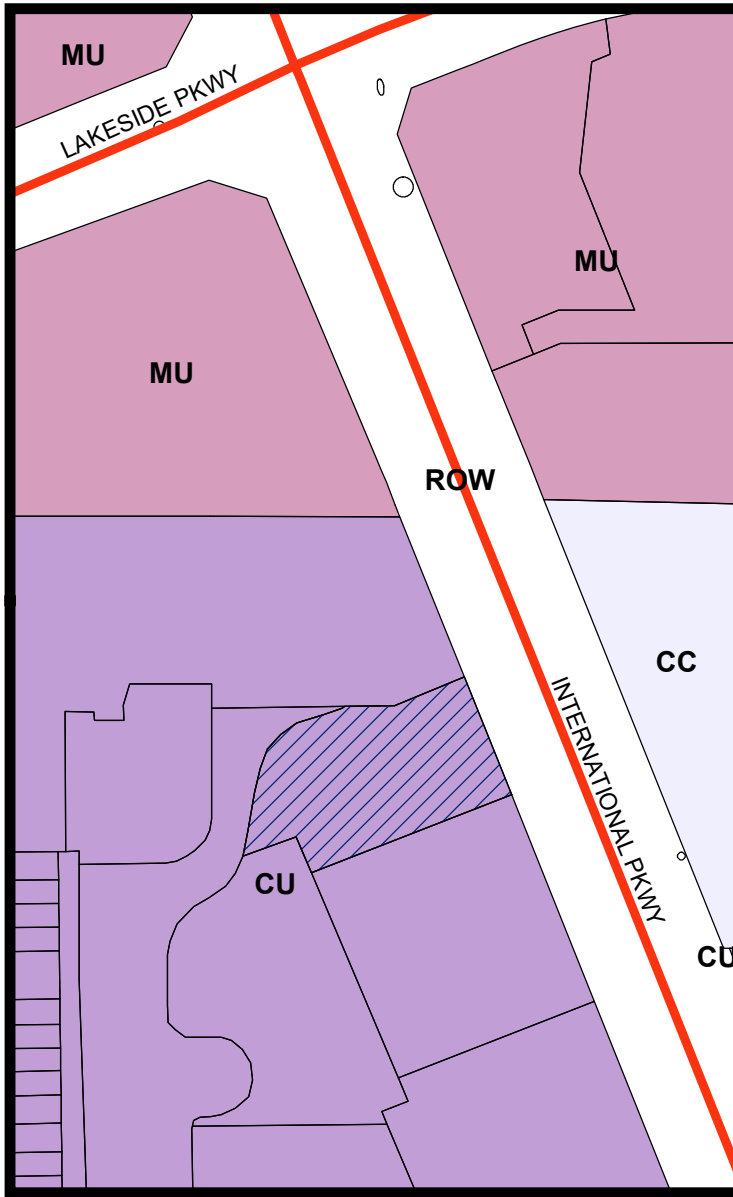
ATTACHMENTS:

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

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

Vicinity Map

SP25-0003: Marty B's Coffee Company



LEGEND



Campus Commercial



*Combined Uses-See Ordinance



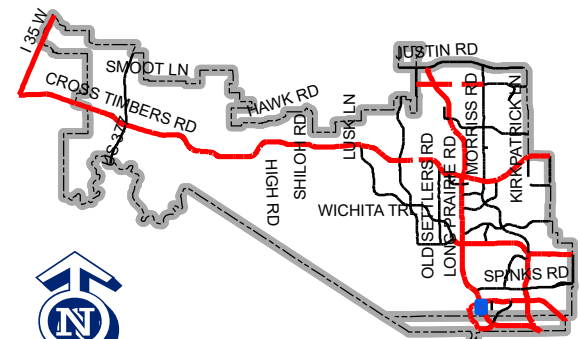
Mixed Use



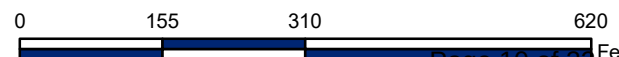
Subject Property

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

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



Map Location



September 19, 2025

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



RE: Letter of Intent for Site Plan Application for Lot 2 of the Lakeside Crossing Planned Development District NO. 153 (PD-153).

<u>Existing Zoning District:</u>	Planned Development District No. 153 (PD-153)
<u>Acreage of Subject Property:</u>	0.838ac
<u>Specific Use:</u>	Drive-Thru Coffee Shop
<u>Other Uses:</u>	None
<u>Building Size:</u>	4,300 SF
<u>Number of Phases:</u>	One
<u>Requested Variances:</u>	None

Dear Flower Mound Planning Department,

Bryan and Brian Holdings, LLC, the site plan applicant of the subject property, is requesting site plan approval for its second Marty B's Coffee Company location. With zoning in place to permit the desired use, additional design plans and details have been prepared in accordance with the Town's regulations for your review.

The materials in this site plan application intend to communicate Marty B's Coffee Company's attention to the customer experience. Thoughtful site design and high quality building materials extend customer service beyond the four walls of the business and welcome Flower Mound residents and guests alike.

We recognize the importance of our success along the Town's southern gateway and with the Town of Flower Mound's assistance, we expect to further enhance our plan for the benefit of all. We are excited to be the newest business in Lakeside and greatly appreciate your consideration, feedback, and support in bringing Marty B's Coffee Company one step closer to existence.

Be Amazing!

By: Bryan and Brian Holdings, LLC



Marty Brian
Partner



Brian Gasperson
Partner

Altieri Engineering

Stacking & Queueing - Technical Memo

Marty B's Coffee Company - Marty B's Coffee - Flower Mound Queueing Analysis - .

2499 Long Prairie Re, Flower Mound, TX 75022

AE Project #: 133.001

August 13, 2025



Stacking & Queueing - Technical Memo

Prepared for:

Marty B's Coffee Company

Marty B's Coffee - Flower Mound Queueing Analysis

New Coffee Shop and Drive Through Facility

Located at:

2499 Long Prairie Re, Flower Mound, TX 75022

Prepared by:

Altieri Engineering, LLC

710 N Post Oak Rd. Ste. 400-A Houston TX, 77024

979-733-2081

TBPE Firm No. F-22704

Andrew Altieri, P.E.

Prepared On:

August 13, 2025

8/13/25

Andrew Altieri, P.E.

President, Altieri Engineering, LLC

TBPE Firm No. F-22704

Email: Andrew@AltieriEngineering-civil.com

Phone: 979-733-2081

Date



ALTIERI ENGINEERING, LLC
TBPE FIRM # F-22704

AE



710 N Post Oak Rd. Ste. 400-A Houston TX, 77024



Phone: 979-733-2081



Info@AltieriEngineering-civil.com

© 2025 AE

AE- Stacking & Queueing - Technical Memo

* This Information is shown as a reference and is not intended to be legal advice or professional recommendations.

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Page 12 of 32



Executive Summary

Stacking & Queueing - Technical Memo: for Marty B's Coffee Company
For the development of New Coffee Shop and Drive Through Facility
Located at 710 N Post Oak Rd. Ste. 400-A Houston TX, 77024

Development Description:

- The proposed work to the 0.838 Acres - Lot 2 site that contains the 4,300 Square Feet, New Coffee Shop and Drive Through Facility and other development as shown on the attached site plan in the Exhibits provided.
- The Purpose of this Analysis is to determine if the drive-thru and associated supporting facilities such as the on-site stacking areas being proposed are sufficient to accommodate the anticipated demand.

Stacking & Queueing Lane Analysis:

- Based on the results of the M/M/S models, the average # of Vehicles in the Drive Through Lane is 3.36 vehicles during regular hours and 6.21 vehicles during Peak Hours of Operation. There is a 95% Confidence Level that no more than **12.45 Vehicles (ADT)** and **18.45 Vehicles (PHT)** are in the Drive Through at the same time. We will take that to be the Required Stacking & Queueing Spaces need to maintain sufficient level of service to meet the Jurisdictional Requirements. The Site appears to have been designed to accommodate **23 Vehicle Spaces** (Assuming 20'-0" Long Clear Zone for each vehicle); In Conclusion, based on the results of our Analysis, **The Site provides sufficient Stacking and Queueing Space to service the expected traffic** from the proposed development.
- The queueing analysis preformed was based on the provided data and assumptions of steady-state performance of the Queueing Theory. Calculations and Summary Tables have been provided in the following pages for review and reference.
- M/M/S system models were calculated to provide a comparison of how the two models would function. The service rate was increased during the peak hours as more cashiers opened and were available to meet the demands during peak hour. The data and tables in this report have been provided for the Town of Flower Mound as a reference and review.
- Based on the above results the menu board should ideally be located after 12 vehicle lengths to better accommodate the flow of traffic onsite that is expected. The board should also be accessible to both queueing lanes.

General:

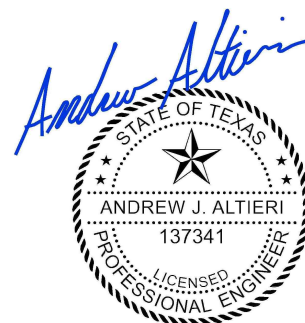
- This report was generated at the request of our Client and to present our findings in this report for reference on our proposed development. This report should not be used at any other facility locations.
- Should there be any questions or comments on this report and analysis please feel free to contact us by Phone at 979-733-2081 or by email at Permitting@AltieriEngineering-civil.com.

Sincerely,

8/13/25

Andrew Altieri, P.E.
President, Altieri Engineering, LLC
TBPE Firm No. F-22704
Email: Andrew@AltieriEngineering-civil.com
Phone: 979-733-2081

Date



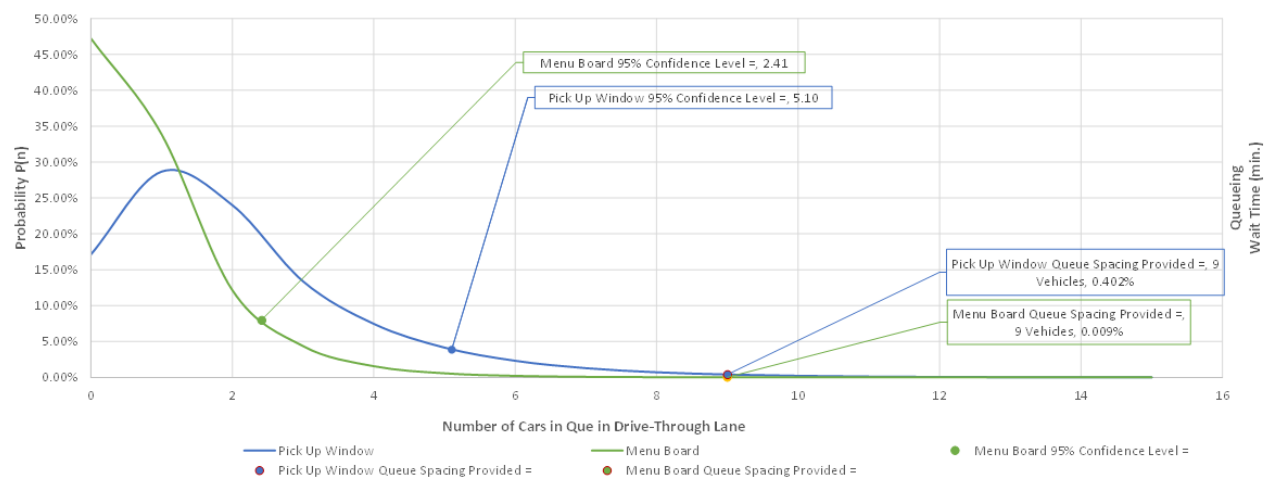
ALTIERI ENGINEERING, LLC
TBPE FIRM # F-22704



Queueing Analysis – M/M/S – Average Hour Analysis

M/M/S - Queueing Analysis Summary Table - Avg. Hourly					
Symbol:	Description:	Units	Pick Up Window (M/M/3)	Menu Board (M/M/2)	Total System
$s =$	Number of Service Stations Operating in Parallel :	Stations	3	2	-
$\lambda =$	Total Expected Peak Flow Traffic	Vehicles / Hour	137.66	137.66	137.66
$\lambda =$	Arrival Rate	Vehicles / Minute	2.29	2.29	2.29
$\mu =$	Service Rate	Vehicles / Minute	1.37	3.20	1.37
$\rho =$	Utilization Ratio		0.56	0.36	0.56
$W =$	Avg. Wait Time + Service Time	Minutes	0.90	0.36	1.57
$W_q =$	Avg. Wait Time	Minutes	0.17	0.05	0.21
$W_{95\%} =$	95% Confidence Wait Time	Minutes	1.71	0.34	2.05
$L_{\text{Station Avg.}} =$	Avg. # Vehicles in the Station(s)	Vehicles	2.05	0.82	2.88
$L_{\text{Queue Avg.}} =$	Avg. # Vehicles in Queue Line	Vehicles	0.38	0.11	0.49
$L_{\text{Drive Through Avg.}} =$	Avg. # Vehicles in Drive Through Line	Vehicles	2.44	0.93	3.36
$L_{95\% \text{ Station}} =$	95% Confidence # Vehicles in the Station(s)	Vehicles	5.10	2.41	7.51
$L_{\text{Drive Through } 95\%} =$	95% Confidence # Vehicles in Drive Through Line	Vehicles	8.10	4.41	12.51
$L_{\text{Provided}} =$	Provided # of Spaces in Drive Through Line	Spaces	12	11	23.00
$P_0 =$	Probability of 0 Vehicles in Queue	%	17.133%	47.222%	-
$P_{\text{Full}} =$	Probability of Full Vehicles in Queue	%	0.402%	0.009%	-

M/M/S - Queueing Analysis - Summary Chart (Not Including Service Spaces)

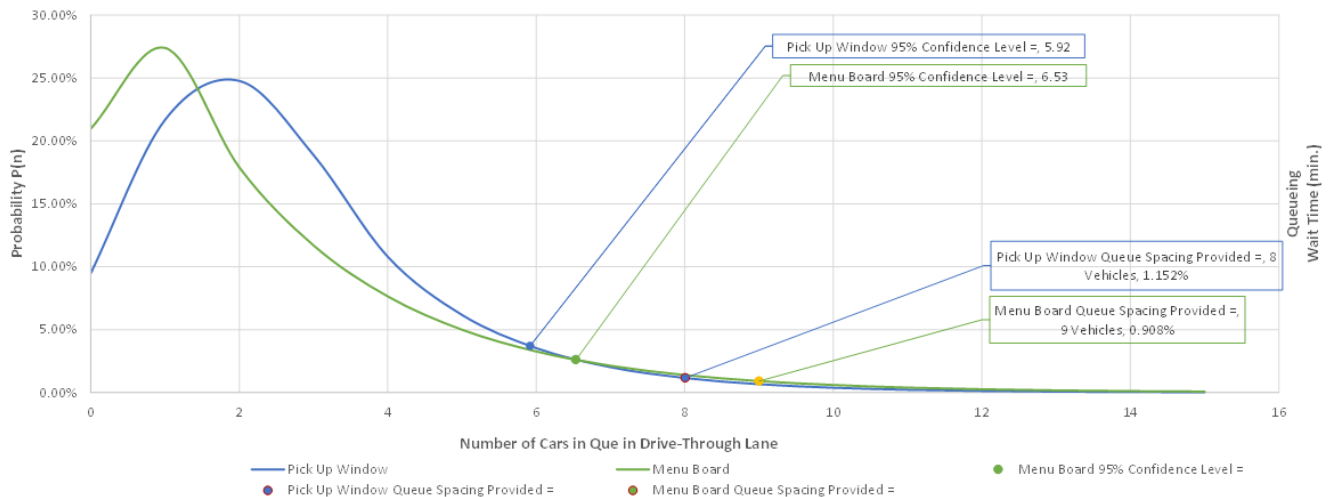




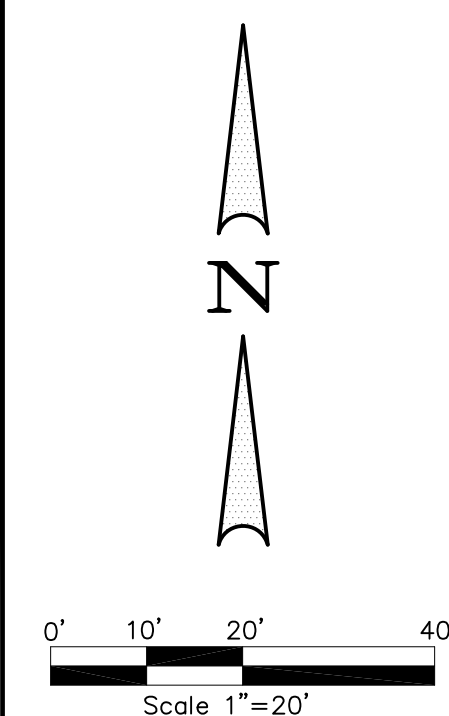
Queueing Analysis – M/M/S – Peak Hour Analysis

M/M/S - Queueing Analysis Summary Table - @ Peak Hour					
Symbol:	Description:	Units	Pick Up Window (M/M/4)	Menu Board (M/M/2)	Total System
$s =$	Number of Service Stations Operating in Parallel :	Stations	4	2	-
$\lambda =$	Total Expected Peak Flow Traffic	Vehicles / Hour	209.02	209.02	209.02
$\lambda =$	Arrival Rate	Vehicles / Minute	3.48	3.48	3.48
$\mu =$	Service Rate	Vehicles / Minute	1.52	2.67	1.52
$\rho =$	Utilization Ratio		0.57	0.65	0.65
$W =$	Avg. Wait Time + Service Time	Minutes	0.75	0.65	2.11
$W_q =$	Avg. Wait Time	Minutes	0.10	0.28	0.38
$W_{95\%} =$	95% Confidence Wait Time	Minutes	1.12	2.99	4.11
$L_{Station\ Avg.} =$	Avg. # Vehicles in the Station(s)	Vehicles	2.62	2.28	4.90
$L_{Queue\ Avg.} =$	Avg. # Vehicles in Queue Line	Vehicles	0.34	0.97	1.31
$L_{Drive\ Through\ Avg.} =$	Avg. # Vehicles in Drive Through Line	Vehicles	2.96	3.25	6.21
$L_{95\%\ Station} =$	95% Confidence # Vehicles in the Station(s)	Vehicles	5.92	6.53	12.45
$L_{Drive\ Through\ 95\%} =$	95% Confidence # Vehicles in Drive Through Line	Vehicles	9.92	8.53	18.45
$L_{Provided} =$	Provided # of Spaces in Drive Through Line	Spaces	12	11	23.00
$P_0 =$	Probability of 0 Vehicles in Queue	%	9.481%	20.978%	-
$P_{Full} =$	Probability of Full Vehicles in Queue	%	1.152%	0.908%	-

M/M/S - Queueing Analysis - Summary Chart (Not Including Service Spaces)





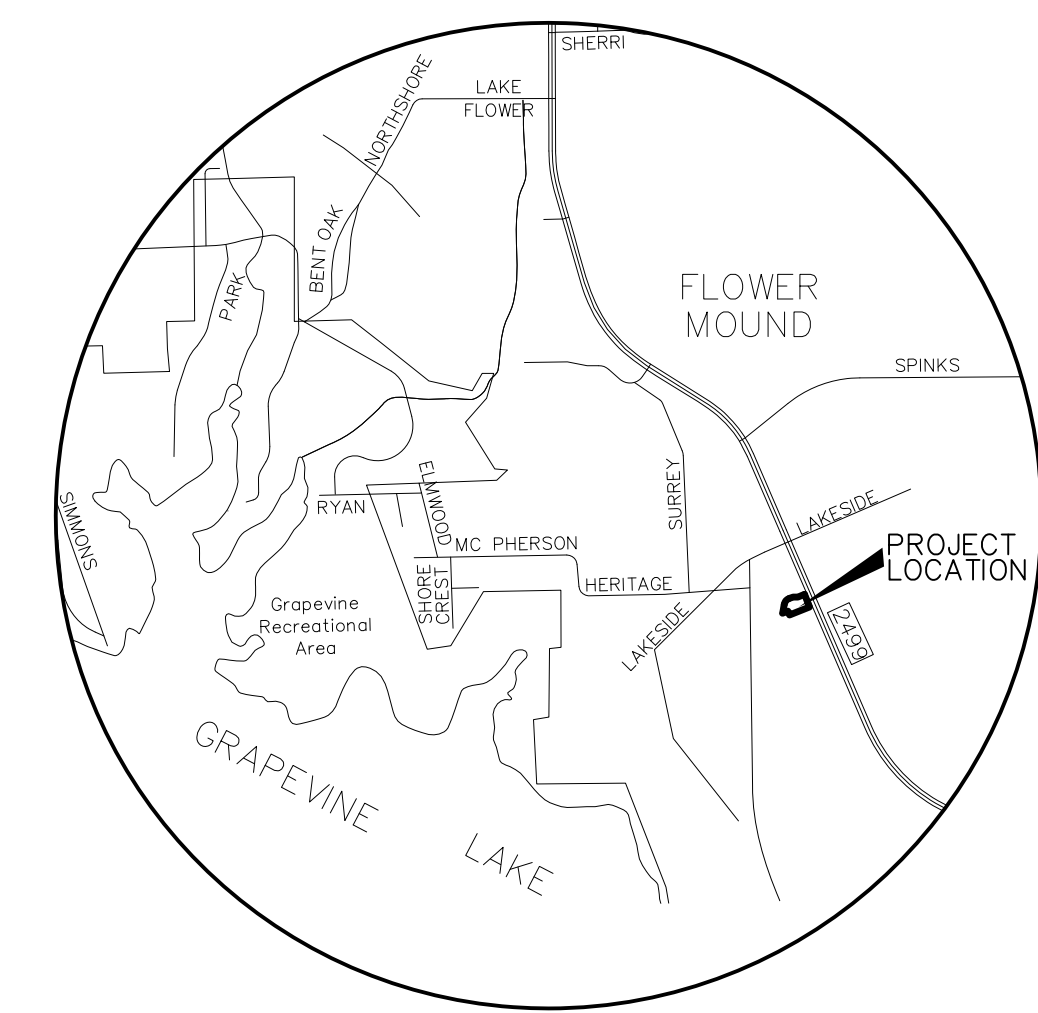


LOT 1, BLOCK A
LAKESIDE CROSSING
LOT 1-7 & 8X, BLOCK A
DOC. NO. 2019-97
(ORDCT)

LOT 8X, BLOCK A
LAKESIDE CROSSING
LOT 1-7 & 8X, BLOCK A
DOC. NO. 2019-97
(ORDCT)

LOT 2, BLOCK A
LAKESIDE CROSSING
LOT 1-7 & 8X, BLOCK A
DOC. NO. 2019-97
(ORDCT)

LOT 4, BLOCK A
LAKESIDE CROSSING
LOT 1-7 & 8X, BLOCK A
DOC. NO. 2019-97
(ORDCT)



LOCATION MAP
N.T.S.

LEGEND	
	Ex. Water
	Ex. Fire Hydrant
	Ex. Sanitary Sewer
	Ex. Sewer Manhole
	Ex. Storm Drain
	Ex. Gas
	Ex. Overhead Utility
	Prop. Sanitary Sewer
	Prop. Water
	Prop. Fire Hydrant
	Prop. Storm Drain
	Fire Lane

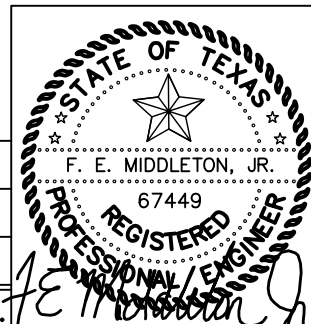
- GENERAL NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 2. RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN ARE BASED ON A PRELIMINARY GRADING CONCEPT AND ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS WILL BE DETERMINED AT THE SITE PLAN STAGE.
 3. 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.
 4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 7. 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 UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
 8. GRADE BEAM DETAILS SHALL BE PROVIDED AT THE TIME OF THE SITE PLAN APPLICATION.
 9. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4 - PROHIBITED SIGNS.

MASTER PLAN FEATURES	
MASTER PLAN COMPONENT	APPLICABLE DETAILS
LAND USE PLAN	PLANNED DEVELOPMENT DISTRICT NO. 153 (PD-153); CAMPUS COMMERCIAL
AREA PLANS	PLANNED DEVELOPMENT DISTRICT NO. 153 (PD-153); LAKESIDE BUSINESS DISTRICT
URBAN DESIGN PLAN	COMPLIES WITH PD-153 STANDARDS
MEDIAN & ROW DESIGN GUIDELINES	NO CHANGES PROPOSED TO EXISTING DRIVEWAYS; LANDSCAPING COMPLIES WITH PD-153 STANDARDS
PARKS & TRAILS	6' MULTI-USE TRAIL ALONG FM 2499, LAKESIDE VILLAGE DOG PARK (EXISTING)
THOROUGHFARE PLAN	FM 2499, MAJOR ARTERIAL, 120' ROW
WATER PLAN	12", FM 2499
WASTEWATER PLAN	LAKESIDE REGIONAL WASTEWATER SYSTEM, 12", FM 2499
ECONOMIC IMPACT	EXPECTED TO GENERATE SALES AND PROPERTY TAX FOR THE TOWN OF FLOWER MOUND

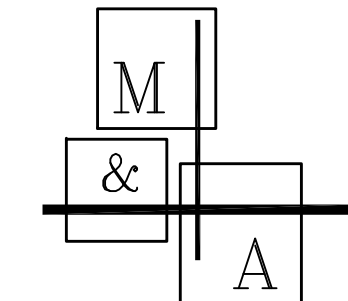
SITE DATA LOT 2	
ZONING	PD RESTAURANT
PROPOSED USE	PD RESTAURANT
TOTAL AREA LOT 2	0.838 AC. (36,519 S.F.)
BUILDING AREA (S.F.)	4,300 S.F.
BUILDING HEIGHT	ONE STORY (20')
BUILDING LOT COVERAGE (%)	11.8%
PERVIOUS SURFACE (S.F.)	9,123 S.F.
IMPERVIOUS SURFACE (S.F.)	27,396 S.F.
PARKING SUMMARY	REQ. PER STUDY
RESTAURANT 1:198	22
HC PARKING	2
STACKING SPACES PROVIDED	23

- SITE NOTES
1. PATIO SEATING IS NOT PROPOSED.
 2. EXISTING DUMPSTER TO BE SHARED USE.
 3. EXISTING WATER LINE EASEMENT IS TO BE ABANDONED.
 4. EXISTING UTILITIES TO BE RELOCATED AS REQUIRED FOR THE SITE.
 5. THE BOUNDARY SHOWN ON THIS SITE PLAN WAS SURVEYED ON THE GROUND IN MARCH 2025 BY JOHN COWAN AND ASSOCIATES, INC., FIRM REGISTRATION NO. 10025500 AND PROVIDED TO MIDDLETON AND ASSOCIATES, L.L.C. THE BOUNDARY REFLECTS THE AS MEASURED BEARINGS AND DISTANCES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FLOYD E. MIDDLETON, JR., PE REGISTRATION #67449 ON 9-17-25. ANY ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



No.	DATE	REVISION	APPROV.



Middleton & Associates, LLC.
PROJECT ENGINEER:
CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900 © Copyright 2025
1111 SOUTH MAIN ST., SUITE 115
GRAPEVINE, TEXAS 76051 (972) 393-9800

SITE PLAN

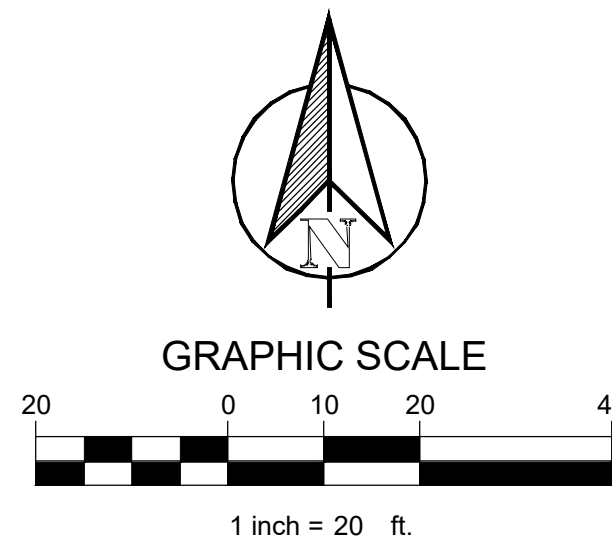
*LOT 2, BLOCK A - LAKESIDE CROSSING
TOWN OF FLOWER MOUND, TEXAS*

Drawing File: 0050005SITE.DWG	DATE: 9-17-25	SCALE: 1"=20'	SHEET NO: SITE
Project No. 0050005			

		Weekdays											
BLDG USE	TENANT	12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM
1 Hotel	Residence Inn	108	108	108	108	108	97	97	97	86	80	72	70
2 Coffee Shop	Marty's Coffee Co.	0	0	0	0	0	1	9	15	21	22	22	20
3 Salon Suites	Cachet Salons	0	0	0	0	0	1	2	9	35	54	49	48
4 & 5 Mixed Use	Mixed Use	57	57	57	57	57	57	152	152	152	152	152	152
Total Required:		165	165	165	165	165	155	259	266	279	295	308	295
Total Provided:		322	322	322	322	322	322	322	322	322	322	322	322
Surplus / (Deficiency):		157	157	157	157	157	166	63	56	43	27	14	27

		Weekends											
BLDG USE	TENANT	12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 PM
1 Hotel	Residence Inn	108	108	108	108	108	97	86	87	86	85	76	70
2 Coffee Shop	Marty's Coffee Co.	0	0	0	0	0	1	8	13	22	22	22	22
3 Salon Suites	Cachet Salons	0	0	0	0	0	1	2	9	35	54	49	48
4 & 5 Mixed Use	Mixed Use	57	57	57	57	57	57	200	200	200	200	200	200
Total Required:		165	165	165	165	165	155	295	302	312	321	315	306
Total Provided:		322	322	322	322	322	322	322	322	322	322	322	322
Surplus / (Deficiency):		157	157	157	157	157	167	27	20	10	1	7	16

HOTEL PERCENTAGE SUBJECT TO SEPARATE REQUEST.



SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
SMALL TREES					
	CT	Cercis canadensis texensis / Texas Redbud	3" Cal.	Cont. or B&B	2
	LI	Lagerstroemia indica / Crape Myrtle	3" Cal.	Cont. or B&B	1
	ML	Magnolia grandifolia 'Little Gem' / Little Gem Dwarf Southern Magnolia	3" Cal.	Cont. or B&B	2
LARGE TREES					
	QM	Quercus muehlenbergii / Chinkapin Oak	3" Cal.	Cont. or B&B	2
	TD	Taxodium distichum / Bald Cypress	3" Cal.	Cont. or B&B	1
MEDIUM TREES					
	UC	Ulmus crassifolia / Cedar Elm Mitigation Tree	3" Cal.	Cont. or B&B	2
SHRUBS					
	ARC	Abelia x 'Rose Creek' / Rose Creek Abelia Min. 18" Ht.	5 gal.	Cont.	31
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly Min. 18" Ht.	5 gal.	Cont.	53
	RC	Rhaphiolepis indica 'Pinkie' / Indian Hawthorn Min. 18" Ht.	5 gal.	Cont.	15
	SGA	Salvia greggii / Autumn Sage Min. 18" Ht.	5 gal.	Cont.	14
GRASSES					
	MCG	Muhlenbergia capillaris / Pink Muhly Grass Min 18" Ht.	5 gal.	Cont.	14
VINE/ESPALIER					
	BT	Bigonia caprellata 'Tangerine Beauty' / Tangerine Beauty Cross Vine	5 gal.	Cont.	8
ACCENT PLANTS					
	HPY	Hesperaloe parviflora / Red Yucca Min. 18" Ht.	5 gal.	Cont.	5
GROUND COVERS					
	TRF	Cynodon dactylon x transvaalensis 'DT-1' / TifTuf™ Bermudagrass	sod		5,399 sf
	TRF2	Existing Vegetation to remain, restore and replace as needed.	---		1,853 sf
ROCK / STONE					
	RR	2-3" River Rock / Ornamental Aggregate 3" depth over weed fabric; dark color; submit for owner approval prior to installation	n/a		426 sf

COMMON NAME	#TREES	SPECIES	%	GENUS	%
Chinkapin Oak	2	muehlenbergii	20.00%	Quercus	20.00%
Little Gam Dwarf Southern Magnolia	2	grandiflora Little Gam	20.00%	Magnolia	20.00%
cedar Elm*		crassifolia	20.00%	Ulmus	20.00%
Texas Redbud	2	canadensis texensis	20.00%	Cercis	20.00%
Grape Myrtle	1	indica	10.00%	Lagerstroemia	10.00%
Bald Cypress	1	distichum	10.00%	Taxodium	10.00%
Total	10		100%		100%

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of Street Yard	11,506 SF	2,301 SF	3,331 SF
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 - 110,00 SF 10 Trees, + 1 tree per every 2,500 SF above 10,000 SF	11,506 SF	11	11
STREET BUFFER LANDSCAPING			
	REQUIRED BUFFER WIDTH	PROVIDED	
Long Prairie Road	25' / 15' – Per Lakeside Crossing	25' / 15'	
STREET BUFFER TREES			
STANDARD	STREET FONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 LF	Long Prairie Road=142 LF	5	7 (3 New / 4 Existing)
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 SF per 12 spaces	16	90 SF	585.5 SF
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	16	2	2 (1 New / 1 Existing)
All parking spaces are located within 50' of a tree			
BUILDING FOUNDATION LANDSCAPE			
STANDARD		REQUIRED	PROVIDED
Nonresidential buildings of 15,000 square feet or less must install foundation planting areas along the front and side foundation		Foundation planting areas must include a combination of ground covers, shrubs, and ornamental trees.	Yes

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.

THE IRRIGATION SYSTEM WILL OPERATE AT THE MINIMUM PRESSURE NECESSARY TO ACHIEVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE AREA.

ALL NON-PLANT PLANTED AREAS SHALL BE DIRT IRRIGATED. SOODED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY NOZZLES THAT 80% OF THE AREAS ARE COVERED.

ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DESIGNED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.

THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER AND TO ALLOW FOR FUTURE EXPANSION OF THE IRRIGATION RATE. TECHNOLOGY ON ROTOR AND SPRINKLER HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SCHEDULING AND CAPABILITY TO ADJUST TO WEATHER CONDITIONS SHALL BE USED.

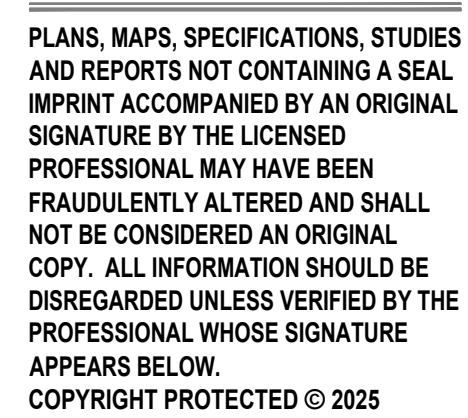
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED. (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

BENCH
Dumor 6' Cast Bench, Black Finish - Model 58-60
www.dumor.com

Dumor 22 Gal Steel Receptacle, Black Finish - Model 102-22
www.dumor.com

[illegible]The logo for Marty's B's Coffee Co. is a circular emblem. At the top, the text "MARTY'S B'S" is written in a bold, sans-serif font, following the curve of the upper circle. In the center of the circle is a large, stylized letter "B". To the left of the "B" is a five-pointed star. At the bottom, the text "COFFEE CO" is written in a smaller, sans-serif font, following the curve of the lower circle.

841 INTERNATIONAL
PARKWAY
FLOWER MOUND
TEXAS, 75022

PROJECT NUMBER
24-0020

SHEET TITLE

LANDSCAPE
PLANTING PLAN

SHEET NUMBER

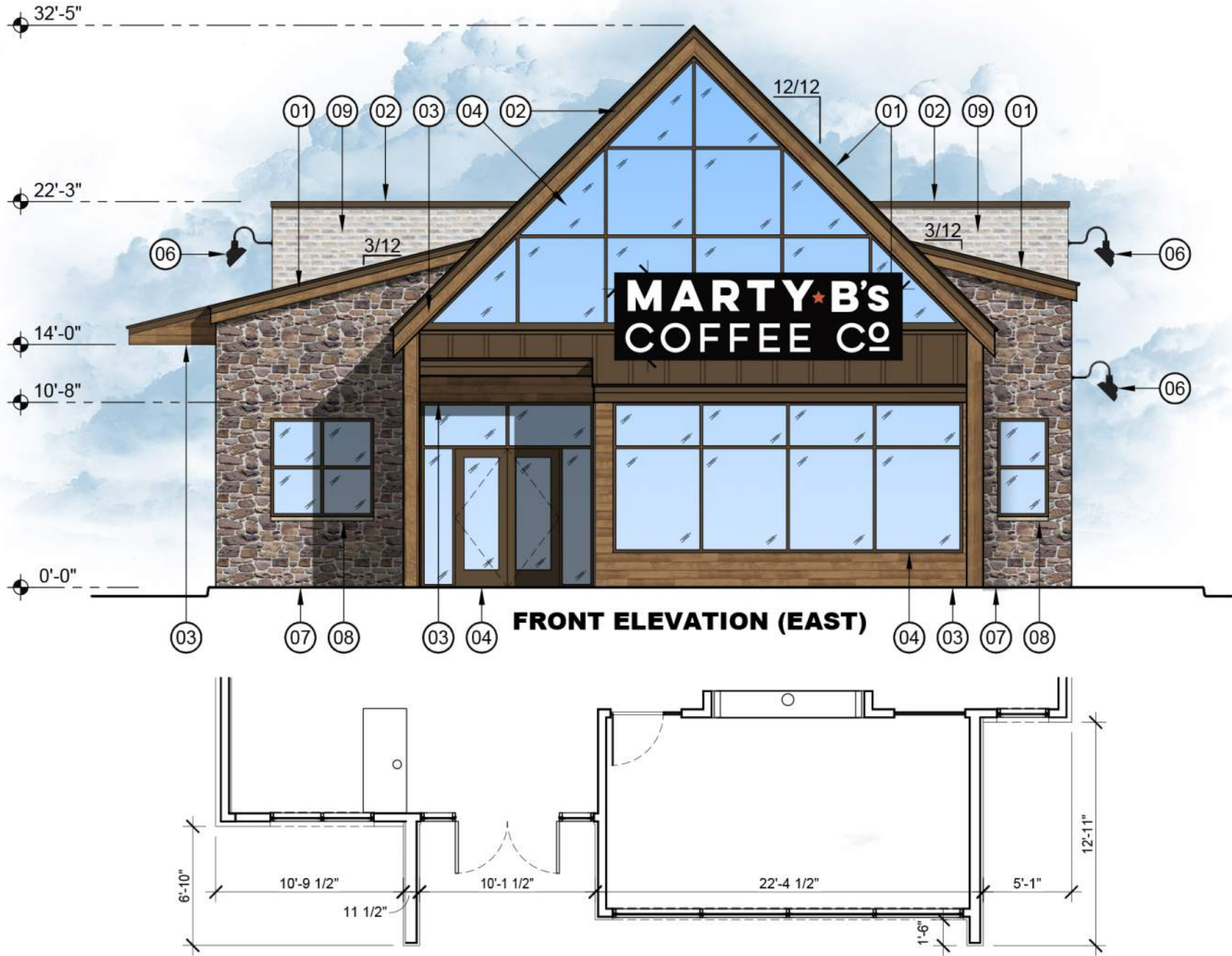
LP-1



MATERIAL CALCULATIONS									
	East			North		West		South	
Total Facade	1,190 sf			2,797 sf		1,190 sf		2,797 sf	
Doors, Windows, & Metal Roof S.F.	652 sf			1,172 sf		75 sf		1,278 sf	
Facade S.F. (minus doors, windows, & roof)	538 sf			1,625 sf		1,115 sf		1,519 sf	
Primary Masonry Totals - Min 80%	484 sf	90%	1,592 sf	97%	1,084 sf	97%	1,487 sf	98%	
Stone square feet	219 sf	45%	737 sf	46%	54 sf	5%	714 sf	48%	
Brick square feet	71 sf	15%	641 sf	40%	1,001 sf	92%	640 sf	43%	
Aluminum (wood) panel square feet	194 sf	40%	214 sf	14%	29 sf	3%	133 sf	9%	
Secondary Material Totals - Max 20%	54 sf	10%	33 sf	3%	31 sf	3%	32 sf	2%	
Metal flashing and parapet coping	54 sf	10%	33 sf	3%	31 sf	3%	32 sf	2%	

Note: Murals are for illustrative purposes and require a sign permit per §1.E.7 of PD-153

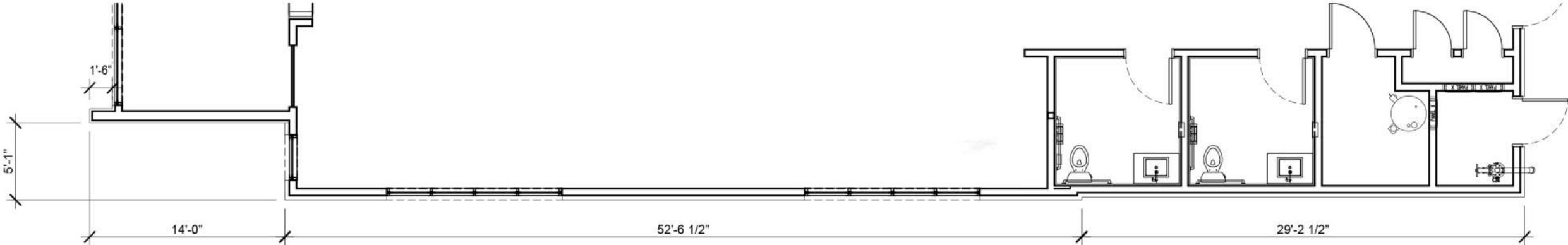
FINISH SCHEDULE		
Type	Description	Vendor / Manufacture
01	Standing Seam Roof	Berridge Manufacturing Company - Medium Bronze
02	Metal Coping	18 GA Metal Coping - Medium Bronze to match 01
03	Metal Wall Panel	Reynobond - Wood Aluminum Panel - Mahogany Brown
04	Storefront	Kawneer - TriFab 601 UT - Medium Bronze
05	Paint	Sherwin Williams - Color to match 01
06	Paint	Sherwin Williams - SW 6258 Tricorn Black
07	Stone Veneer	Coronado Stone - French Country Villa - Champagne
08	Stone Sill	Coronado Stone - Chiseled Stone Sill - Lompoc
09	Brick Veneer	Old Texas Brick - Modular - Silver Port / Mortar - White
10	Signage	Graphics & Signage by Owner (Under Separate Permit)
11	Utilities	Painted to match adjacent finishes



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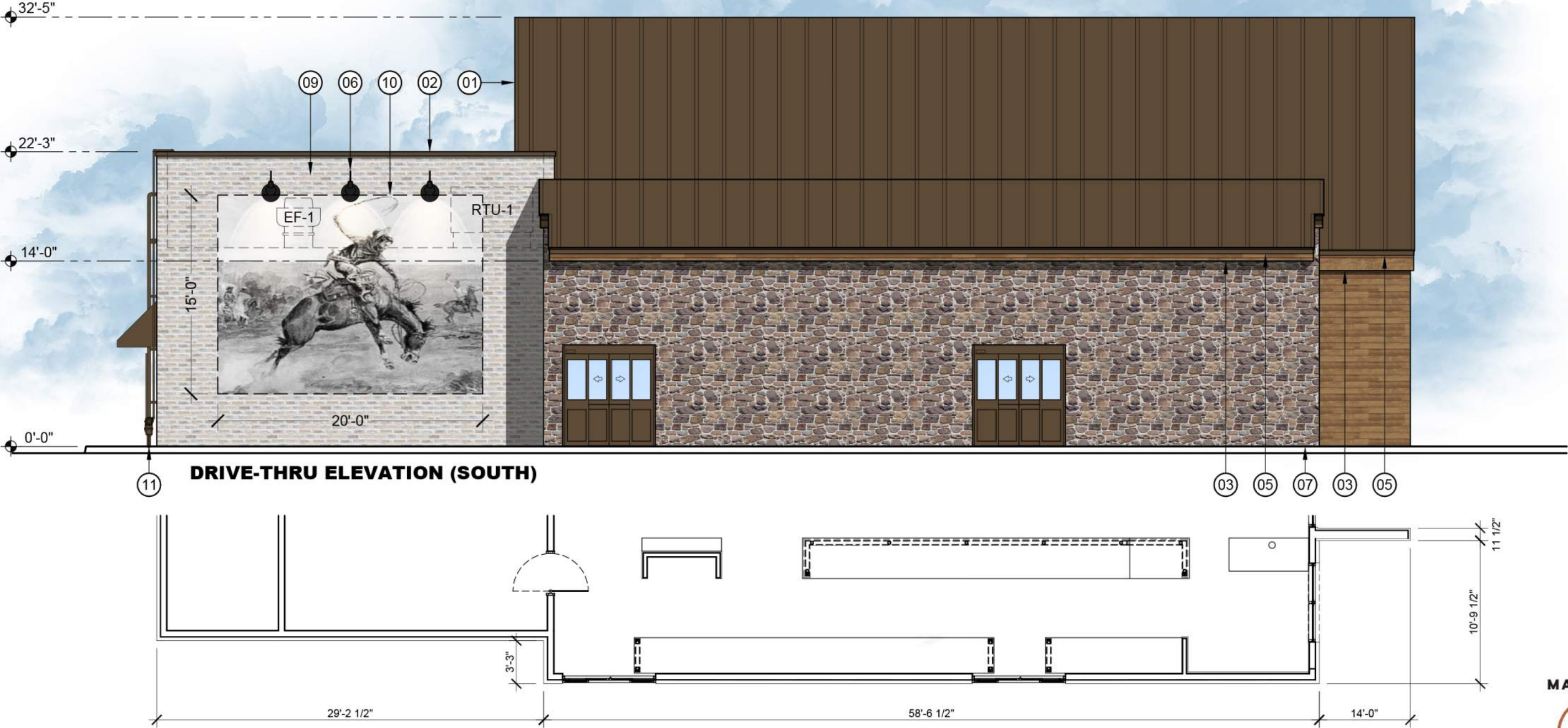
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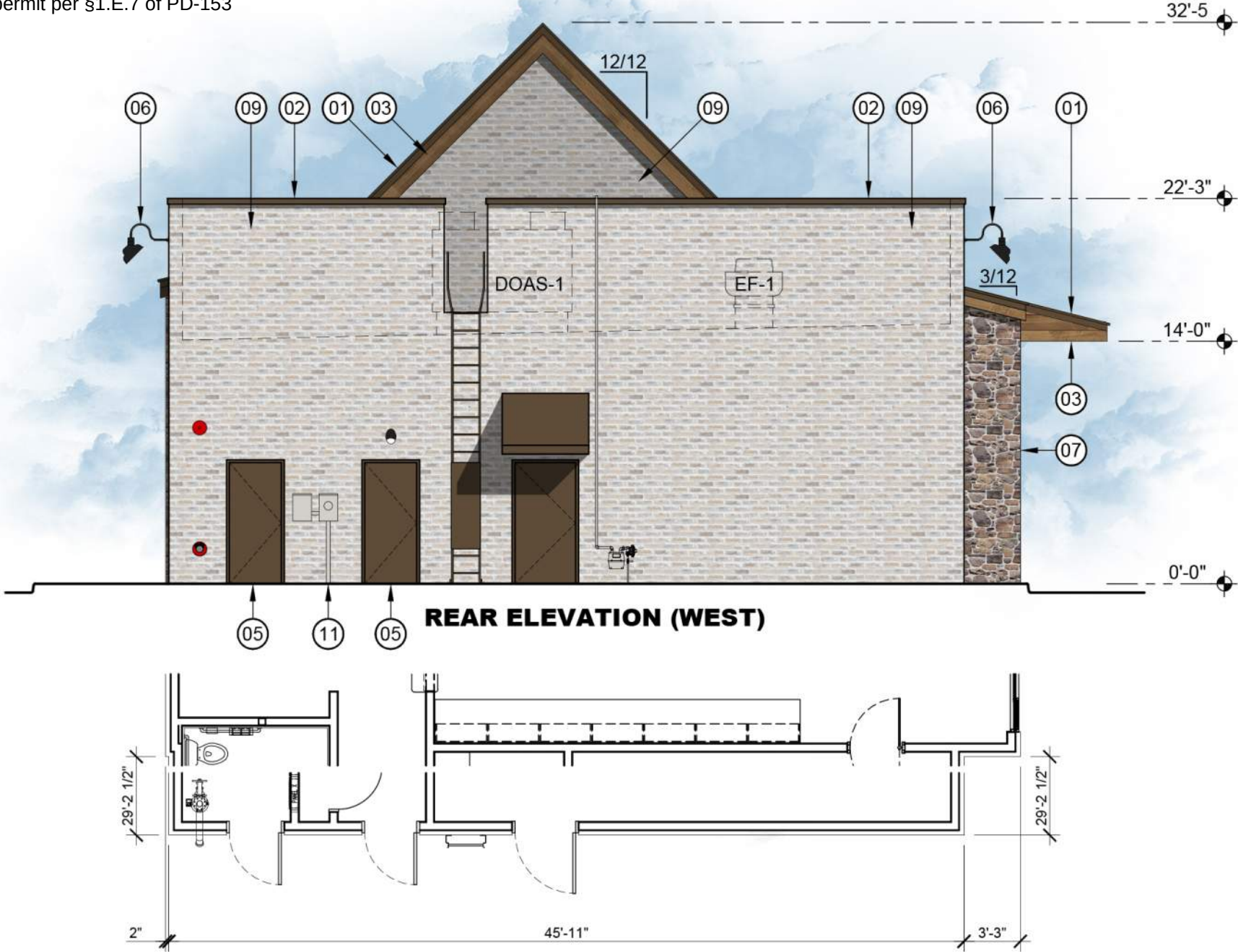
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RAMP ELEVATION

ISSUE RECORD

DATE DESCRIPTION

REVISION RECORD

PROFESSIONAL SEAL



NEW CONSTRUCTION

PROJECT NAME



FLOWER MOUND
TEXAS

841 INTERNATIONAL
PARKWAY
FLOWER MOUND
TEXAS, 75022

PROJECT NUMBER
24-0020

SHEET TITLE

TREE DISPOSITION
PLAN

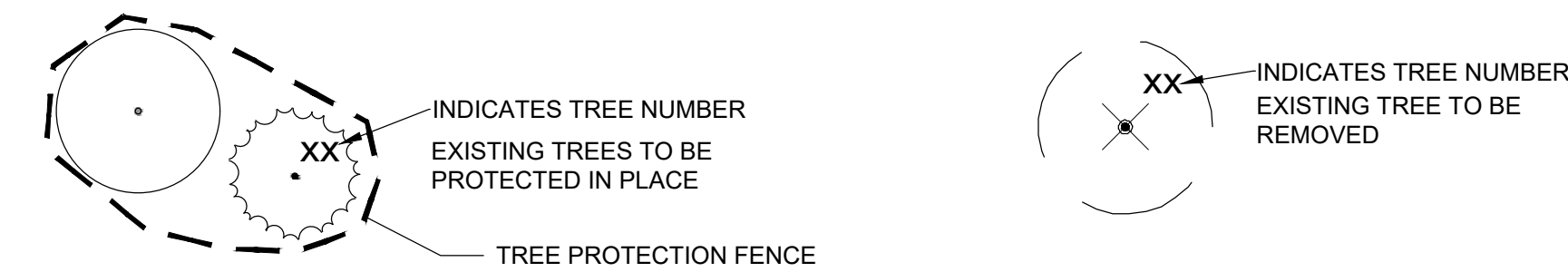
SHEET NUMBER

TD-1

TREE PROTECTION GENERAL NOTES

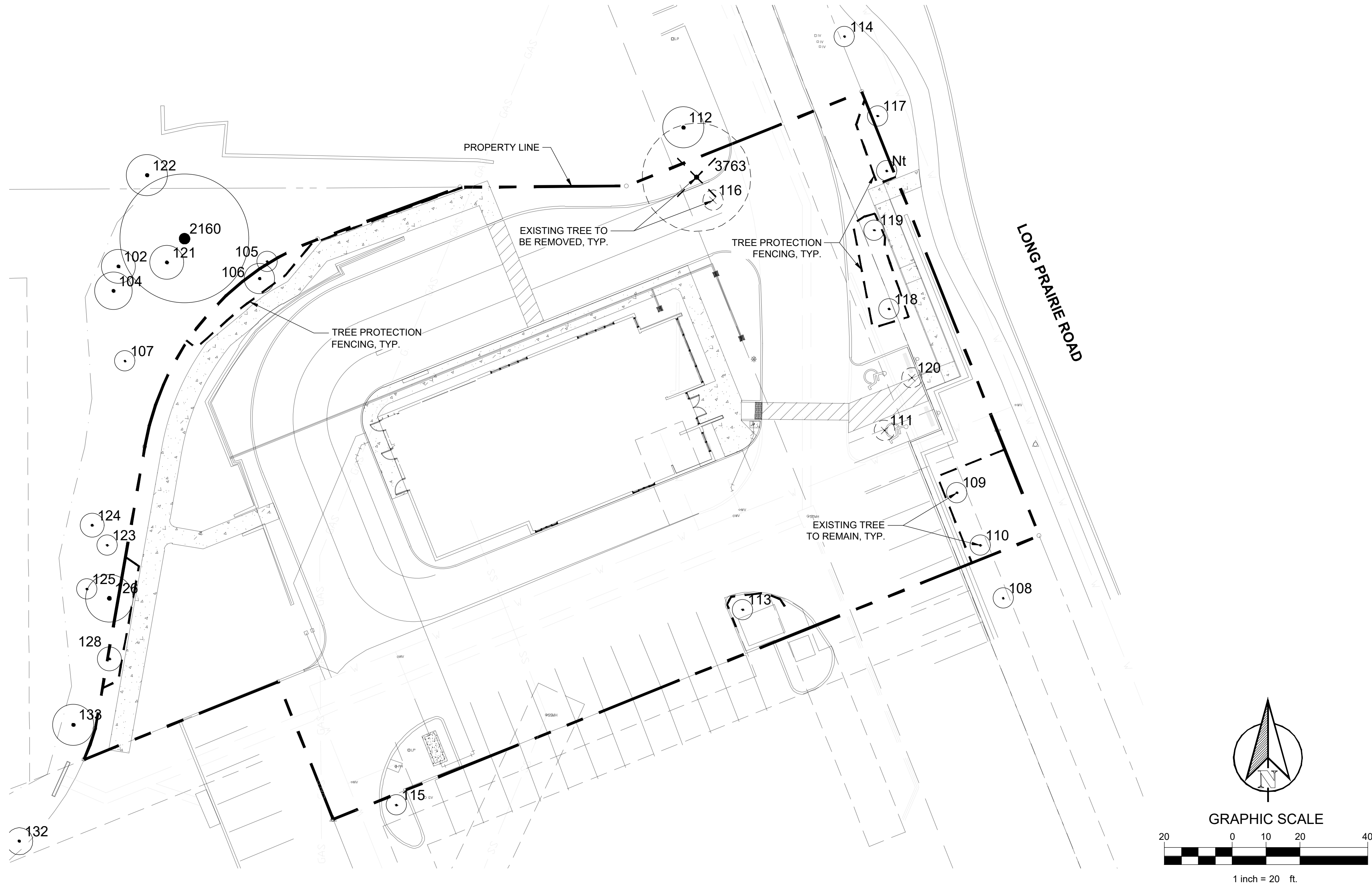
- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
- (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
- (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE JURISDICTIONAL AUTHORITY, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE JURISDICTIONAL AUTHORITY MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE JURISDICTIONAL AUTHORITY, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

LEGEND



NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.



TAG#	SPECIES	DBH	CNPY SQFT	CONDITION	STATUS	CONDITION	MITIGATION	TREE CREDIT	EASTING	NORTHING
3763	POST OAK QUERCUS STELLATA	32	3.14	DEAD	SPECIMEN	REMOVE	1-3" Tree		2408871.319	7047075.349
2160	POST OAK QUERCUS STELLATA	38	2826	GOOD	SPECIMEN	REMAIN			2408720.29	7047057.228
133	BLACK WILLOW SALIX NIGRA	12	200.96	GOOD	UNPROTECTED	REMAIN			2408687.525	7046913.81
132	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	8	200.96	GOOD	UNPROTECTED	REMAIN			2408671.556	7046879.478
128	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	7	153.86	GOOD	UNPROTECTED	REMAIN			2408698.148	7046933.214
126	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	14	452.16	GOOD	UNPROTECTED	REMAIN			2408698.112	7046951.129
125	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	78.5	GOOD	UNPROTECTED	REMAIN			2408691.516	7046953.841
124	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	7	153.86	FAIR	UNPROTECTED	REMAIN			2408693.035	7046972.621
123	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	78.5	GOOD	UNPROTECTED	REMAIN			2408697.496	7046966.817
122	BOIS D ARC MACLURA POMIFERA	12	452.16	GOOD	UNPROTECTED	REMAIN			2408709.274	7047075.957
121	HACKBERRY CELTIS LAEVEGATA	10	113.04	GOOD	UNPROTECTED	REMAIN			2408715.145	7047050.204
120	RED OAK QUERCUS SHUMARDI	3	28.26	GOOD	UNPROTECTED	REMOVE	NO		2408934.846	7047016.227
119	RED OAK QUERCUS SHUMARDI	3	28.26	GOOD	UNPROTECTED	REMAIN			2408923.765	7047059.73
118	RED OAK QUERCUS SHUMARDI	4	50.24	GOOD	UNPROTECTED	REMAIN			2408928.136	7047036.507
117	LIVE OAK QUERCUS VIRGINIANA	3	28.26	GOOD	UNPROTECTED	REMAIN			2408924.782	7047093.439
116	HACKBERRY CELTIS LAEVEGATA	6	78.5	GOOD	UNPROTECTED	REMOVE	NO		2408876.185	7047068.504
115	CEDAR ELM ULMUS CRASSIFOLIA	4	50.24	GOOD	UNPROTECTED	REMAIN			2408782.804	7046890.102
114	LIVE OAK QUERCUS VIRGINIANA	3	28.26	GOOD	UNPROTECTED	REMAIN			2408914.99	7047116.857
113	LACEBARK ELM ULMUS PARVIFOLIA	3	28.26	GOOD	UNPROTECTED	REMAIN			2408884.963	7046947.778
112	HACKBERRY CELTIS LAEVEGATA	6	78.5	GOOD	UNPROTECTED	REMAIN			2408867.485	7047090.014
111	RED OAK QUERCUS SHUMARDI	3	28.26	FAIR	UNPROTECTED	REMOVE	NO		2408926.749	7047000.689
110	LACEBARK ELM ULMUS PARVIFOLIA	5	50.24	GOOD	UNPROTECTED	REMAIN			2408955.051	7046966.765
109	LACEBARK ELM ULMUS PARVIFOLIA	3	28.26	GOOD	UNPROTECTED	REMAIN			2408948.161	7046982.287
108	LACEBARK ELM ULMUS PARVIFOLIA	3	28.26	GOOD	UNPROTECTED	REMAIN			2408961.796	7046951.154
107	POST OAK QUERCUS STELLATA	6	78.5	GOOD	PROTECTED	REMAIN*			2408702.754	7047021.12
106	POST OAK QUERCUS STELLATA	9	153.86	GOOD	PROTECTED	REMAIN			2408742.478	7047045.477
105	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	78.5	POOR	UNPROTECTED	REMAIN			2408744.693	7047050.492
104	CEDAR ELM ULMUS CRASSIFOLIA	11	200.96	GOOD	PROTECTED	REMAIN		1	2408699.368	7047041.795
102	POST OAK QUERCUS STELLATA	10	200.96	GOOD	PROTECTED	REMAIN*			2408700.845	7047049.023
Nt	LIVE OAK QUERCUS VIRGINIANA	3	28.26	POOR	UNPROTECTED	REMAIN			2408927.429	7047077.212

* TREES LOCATED OFF SITE. NOT ELIGIBLE FOR TREE CREDITS.

TOTAL SPECIMEN TREE REMOVED: 1 DEAD
MITIGATION FEE REQUIRED: \$0
TOTAL TREE CREDITS: 1
TOTAL MITIGATION TREES : 1

ISSUE RECORD

DATE	DESCRIPTION

REVISION RECORD

PROFESSIONAL SEAL



NEW CONSTRUCTION

PROJECT NAME



FLOWER MOUND
TEXAS

841 INTERNATIONAL
PARKWAY
FLOWER MOUND
TEXAS, 75022

PROJECT NUMBER
24-0020

SHEET TITLE

TREE DISPOSITION
DETAILS AND
SPECIFICATIONS

SHEET NUMBER

TD-2

TREE PROTECTION SPECIFICATIONS

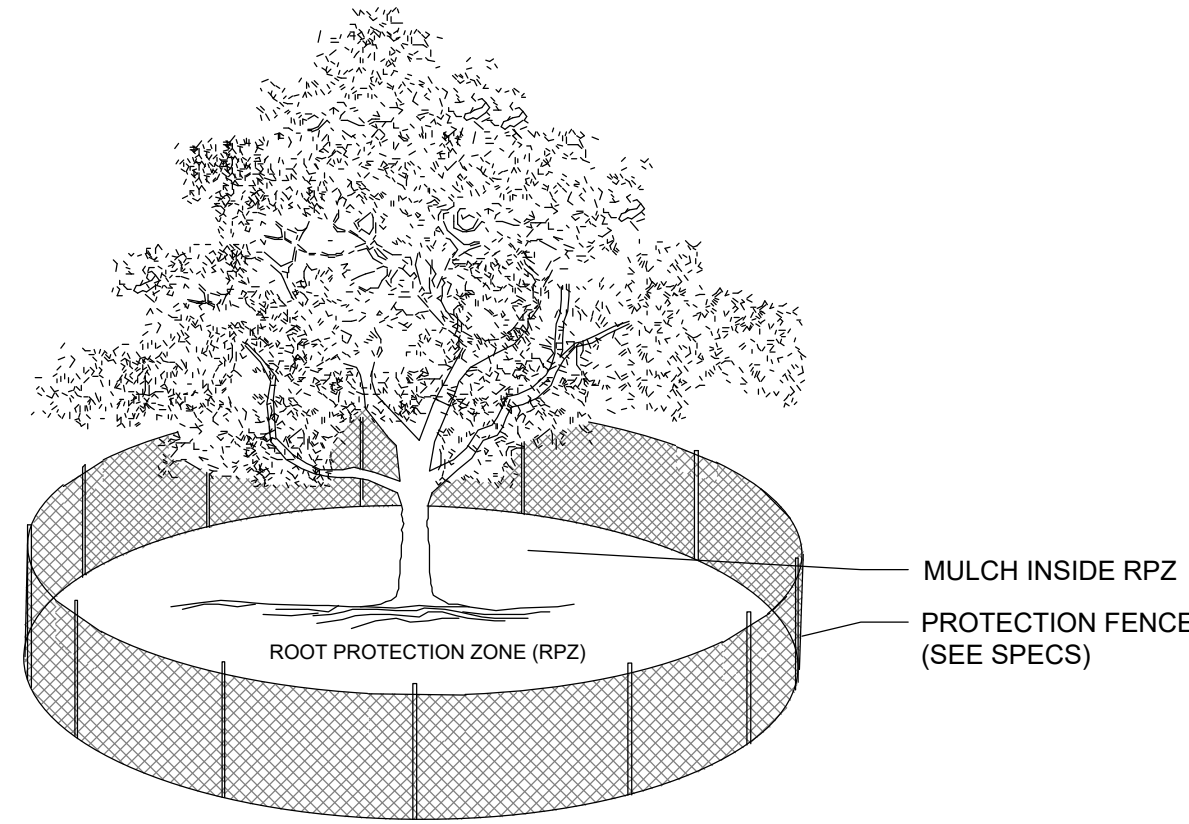
MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS, IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE, OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.

- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNERS' AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

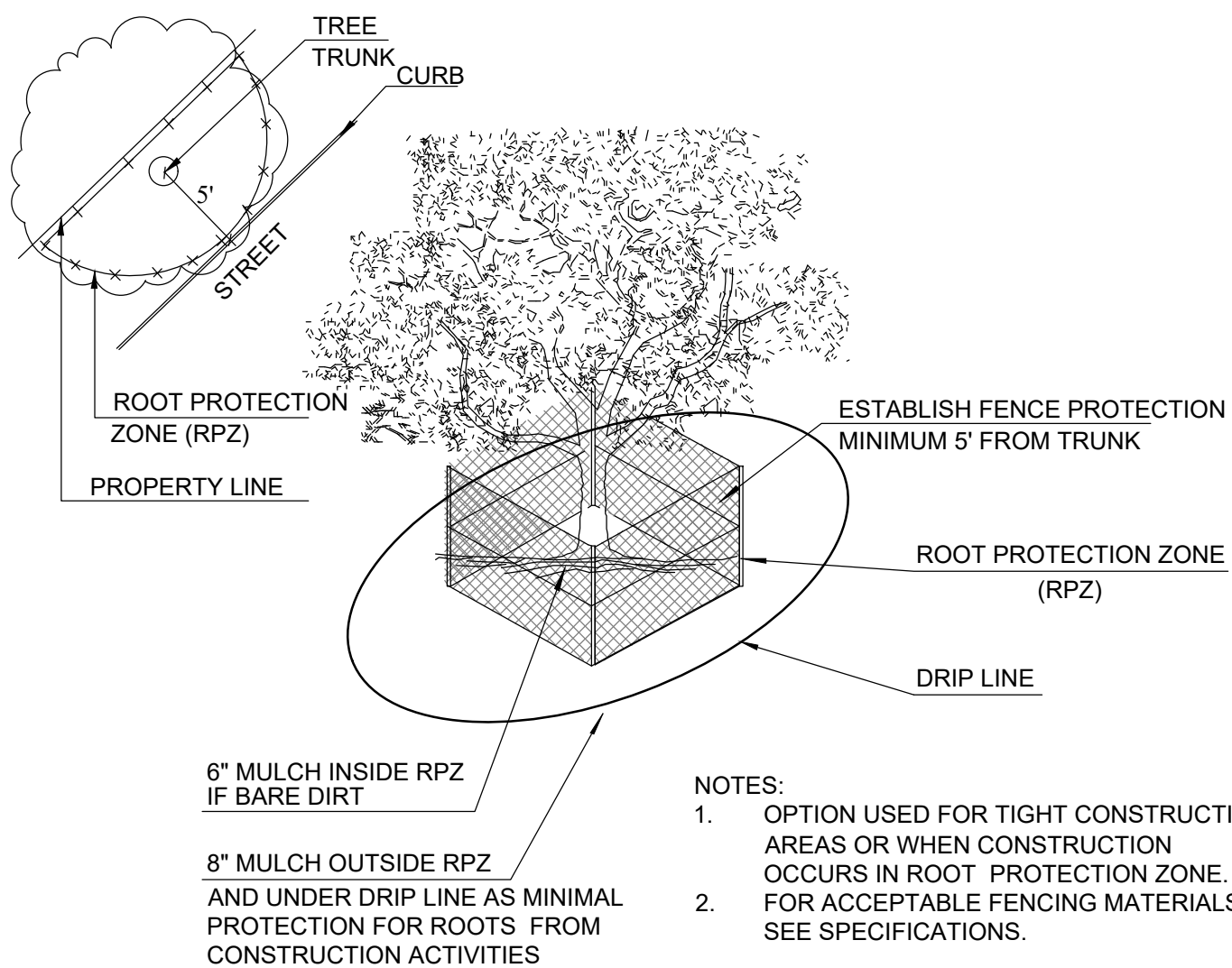


NOTES:

- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE Drip Line AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE

SCALE: NOT TO SCALE



NOTES:

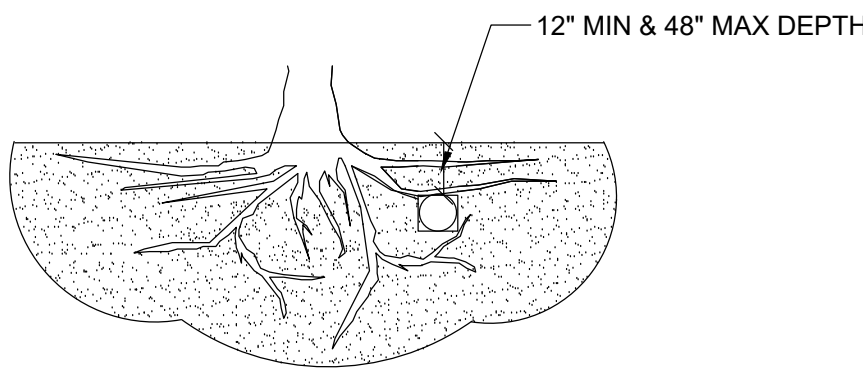
- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION

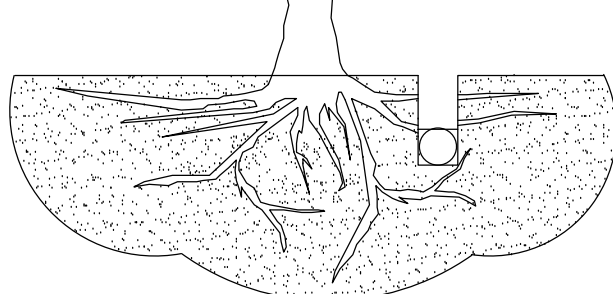
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



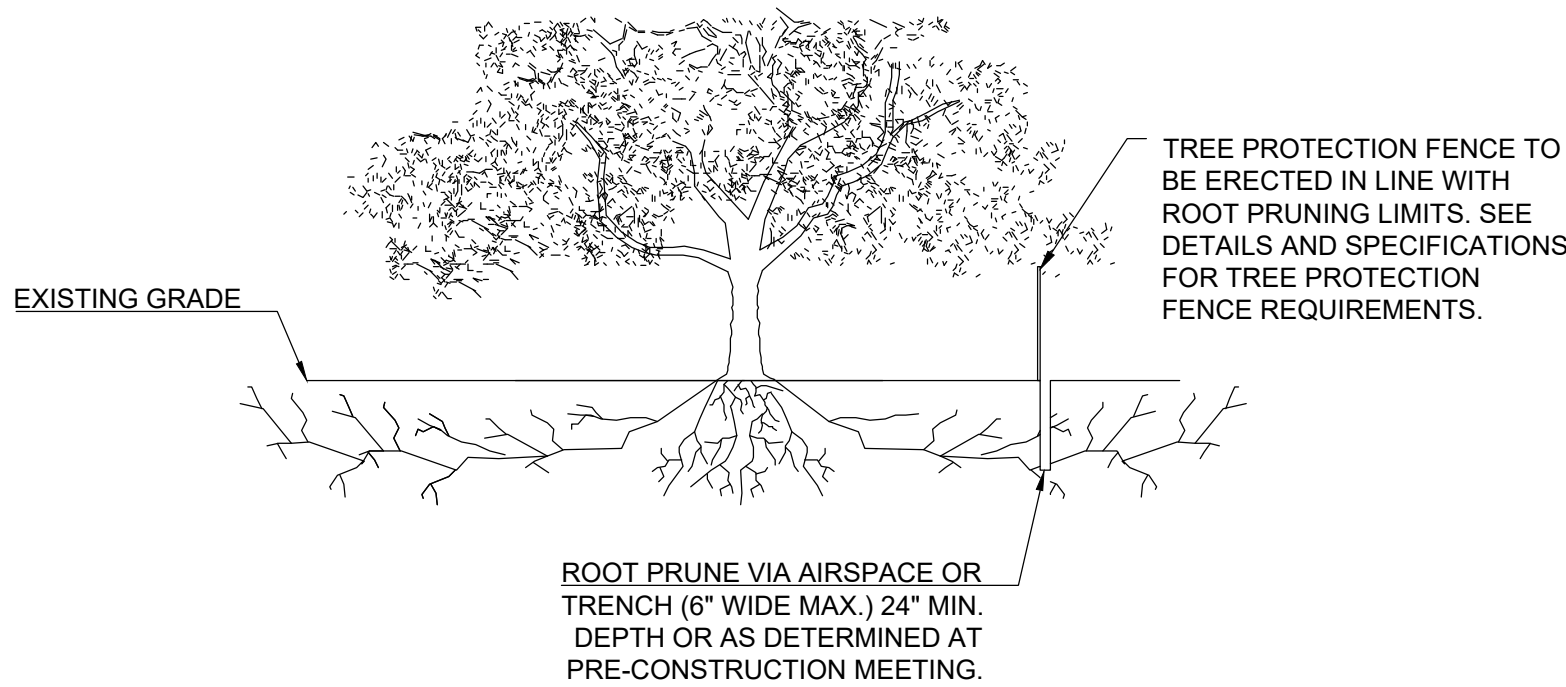
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3\"/>

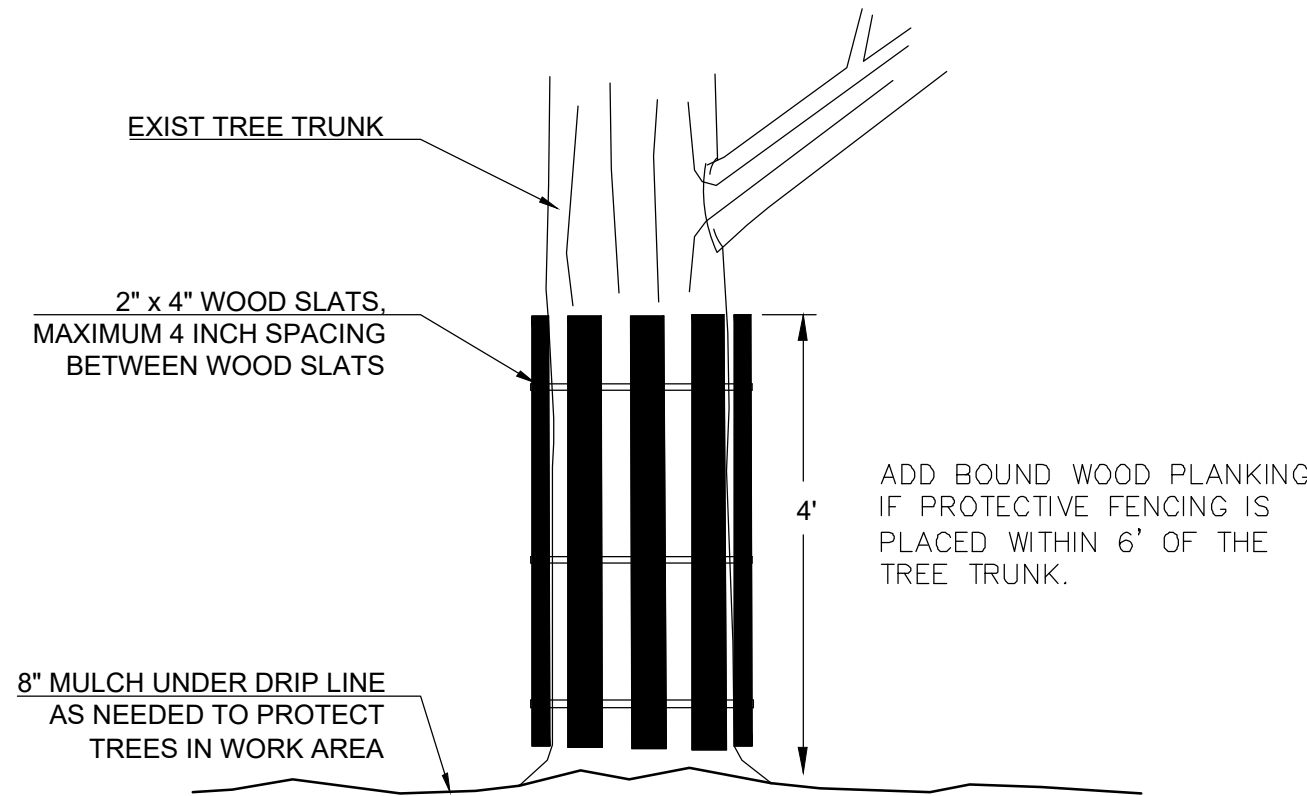
C BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE



D ROOT PRUNING DETAIL

SCALE: NOT TO SCALE



NOTE
IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN IMMEDIATE AREA OF INTENDED CONSTRUCTION AND THE CITY FORESTER DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY DEVELOPMENT ACTIVITIES, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY WRAPPING TREE TRUNK WITH 2\"/>

E TREE BARK PROTECTION

SCALE: NOT TO SCALE



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

DATE: October 13, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (MU25-0001 – Lakeside DFW Text Amendment) to amend Mixed Use District-1 (MU-1) to amend the development standards and architectural standards, specifically related to height standards, on specific lots within the MU-TEN subzone in the Lakeside Village Development Code. The property is generally located south of Lakeside Village Boulevard and east of Sunset 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 Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request a modification to the building height standards within the Lakeside DFW/Village Code related to the MU-TEN (Mixed Use-Transition to Environmental Area) subzone, specifically Lot 3, Block C and Lot 1, Block F of the Lakeside Village Phase 2 Addition. Both sites are located within the MZ-6 microzone.

The Mixed Use zoning for Lakeside DFW was originally approved by the Town Council on November 19, 2012, for approximately 155 acres. Since the approval of this ordinance, the Town Council has approved several zoning amendments to modify certain sections of the development standards.

Currently, the Lakeside Village code restricts mixed-use buildings with residential units to a minimum of five stories. However, there is a provision in the ordinance that allows a three-story mixed-use building if the building has ground floor commercial occupancy with residential uses limited to upper floors. Additionally, buildings in MZ-6 that are over three stories are required to provide structured parking, which must consist of at least two levels.

As indicated in the applicant's letter of intent, the current code does not address standards for four-story buildings. The applicant is seeking to amend the code to permit Lot 3, Block C, and Lot 1, Block F, to go up to four stories with ground floor commercial occupancy and be served by either on-site or on-street parking.

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. MU25-0001 had a total of 20 Property

Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

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

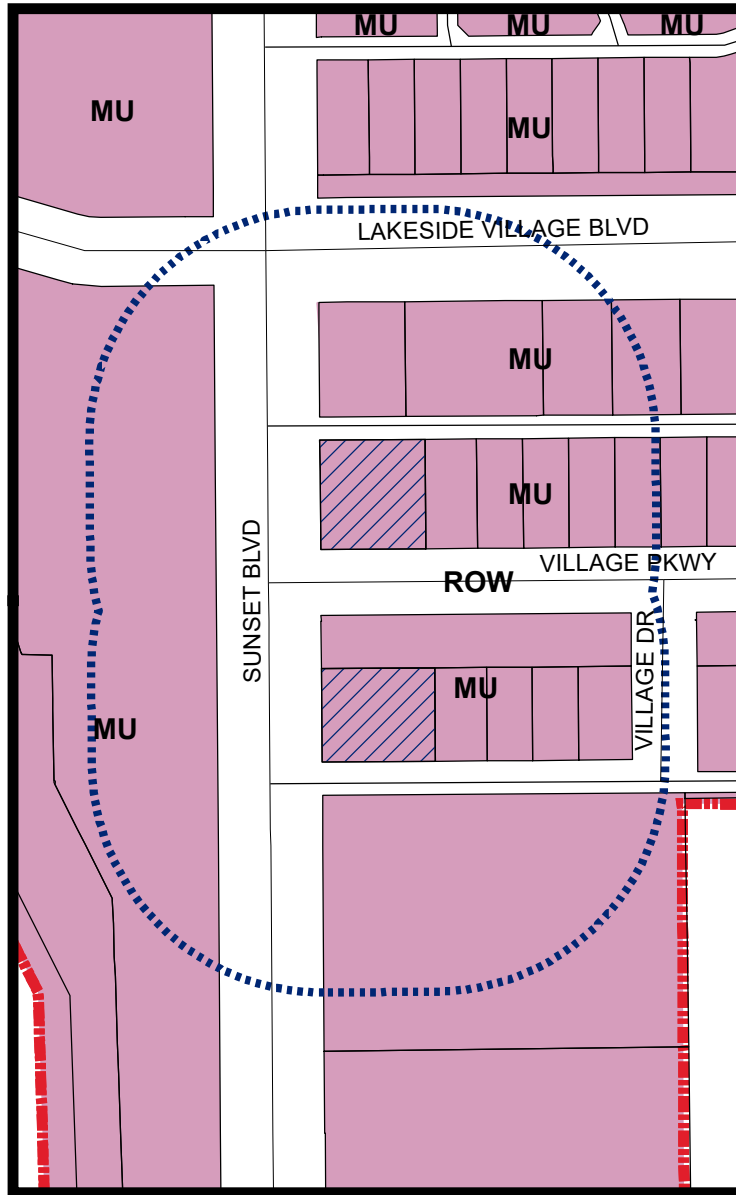
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Revised Ordinance Sheets

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

Vicinity Map

MU25-0001: Lakeside DFW Text Amendment



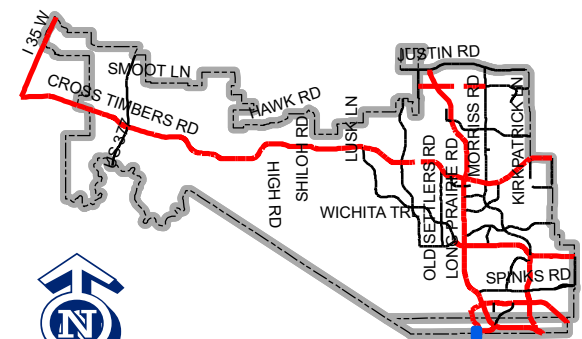
LEGEND

Mixed Use

Subject Property
 200 ft Notification Buffer around Property

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

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



Map Location

0 125 250 500 Feet

September 4th, 2025

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

RE: Letter of Intent – Amendment to the Lakeside DFW Development Code – Clarifying Building Heights of Mixed-Use Buildings Along Sunset Blvd

To Whom it May Concern:

The purpose of this letter of intent is to change the maximum building height of Block C Lot 3 and Block F Lot 1 (the mixed-use buildings fronting Sunset Blvd) from 3 stories to 4 stories. This change will both clarify an oversight in the code that leaves a gap in standards for 4-story buildings, as well as allow those lots to capture views of Lake Grapevine from their top levels.

Sincerely,

Luke Gibson
Realty Capital Management
Gibson@RealtyCapital.com
(469) 533-4144

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N(1)	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Building Orientation	to Street		to Street	to Street	to Street	to Street	to Lake & Street	to Street	to Street
Accessory Buildings									

Note 1: Setback from the USACE property shall be 0' (zero feet).

Note 2: Turning radii shall be the smallest radius approved by the Public Works Department

Note 3: Civic/Open Spaces are assumed to be dedicated to a Property Owners' Association unless the Town requests Ownership.

Note 4: "Regular" as used in the MU Ordinance, implies a form as rectangular as practical within existing geographical constraints

Note 5: The maximum block dimension shall be measured as the continuous lot frontage, uninterrupted by streets or public open space.

Note 6: Matched Pattern for tree spacing means that the trees on one side of the street are matched on the other side of the street, symmetrical & same species.

Note 7: At least 70% of the completed building frontage on Lakeside Parkway must be at least 2 stories in height.

Note 8: Building front façade may exceed 5' from the Property line provided the additional space is used as a public plaza or other appropriate open space.

Note 9: The max Setback from FM 2499 or Silveron is not limited by this Code. Setbacks from Lakeside Parkway (west of FM 2499) must comply with MU-C(1) for front buildings.

Note 10: See Section 7 for street tree planting requirements for front-loaded lots

Note 11: Areas required to be built to commercial standards are identified in the Subzone standards

Note 12: Areas permitting residential occupancy on the ground floor are identified in the Subzone Standards.

Note 13: Restaurants and hotels may exceed the maximum 25' front setback. See Table 3.1.3 for front setback for single family detached lots.

Note 14: The minimum building height for commercial occupancy is one story. Except as exempted below, the minimum height for buildings that include apartments/condos is 5 habitable stories. Buildings exempt from the 5 story minimum include residential units used to screen parking structures, the townhomes referenced in Note 3 Figure 3.3, and buildings of 3 or fewer stories except for Block C Lot 3 and Block F Lot 1 and buildings of 4 or fewer stories for Block C Lot 3 and Block F Lot 1 with commercial occupancy on the ground floor.

Note 15: See Section 3.1.G for additional limitations on building height.

SUBZONE MU-TEN

G. ARCHITECTURAL STANDARDS

1. GENERAL

- a. All buildings within the MU-TEN Subzone shall comply with the Architectural standards included in Section 7 of this code, except as amended, supplemented, or modified in this section.

2. SITE DESIGN

- a. Building Primary Entries: Buildings four stories or greater are permitted to have a primary entrance designed as a porte cohere or covered drive to a front door. The porte cohere must be located on a side street, or private drive and may not be located between the building and Sunset Boulevard (Street I) ROW.
- b. Dumpsters and Loading Docks: Dumpsters and loading docks shall be accessed via alleys or secondary streets. Dumpsters and loading docks shall not be readily visible from public streets.
- c. Surface Parking: Surface Parking shall comply with Section 6 of this Code.
- d. Structured Parking shall comply with Section 6 of this Code. Structured parking is defined as a parking structure, either above or below grade, and is more than 1 level of parking.
- e. Roundabout #2 Architectural Feature: As required by the approved Site Plan for Lakeside Tower, an architectural feature, element, or other visual focus to the Lakeside Parkway view corridor shall be provided within the traffic circle at the intersection of Lakeside Parkway and Edgemere Drive.

3. DETENTION: The development will meet the Town's drainage and detention requirements.

4. PARKS, TREES & OPEN SPACE

- a. Division 25 of the Mixed Use District standards pursuant to Section 98-905 (c) of the Town's Code of Ordinances shall apply.
- b. Section 98-905.b.2, private open space, shall apply to all residential units except single-family detached.
- c. This requirement supersedes the standards included in Section 5.3 Paragraphs C, D, and E of this Development Code.

5. BUILDING DESIGN

- a. Bonus Height Provision, ground floor: A minimum of 50% of the ground floor building area shall be built and occupied as non-residential occupancy only. The non-residential occupancy may include lobbies, fitness centers, and other resident services in addition to commercial occupancy.
- b. Ground floor: Shall comply with Section 7 of the Code, except the minimum required floor-to-floor height for Ground Floor Commercial Standards shall be 12' 0" floor-to-floor.

- c. Windows: All windows shall comply with Section 7 except as follows:
 - i. Buildings 4 stories or greater may exceed the maximum glass area up to a maximum of 90% of the building exterior.
 - ii. Buildings 4 stories or greater, may use tinted, mirrored, or opaque glass above the ground floor.
 - iii. Restaurants: Minimum glass area fronting the street shall be 15%; maximum glass area fronting the Lake shall be 90%.
- c. Towers exceeding 4 stories are not required to recess the building 12' from the front building line.
- d. The Exterior Insulation and Finish System, known as EIFS, may only be used above the ground floor and only on buildings 4 stories or taller.
- e. Apartment and condo buildings in MZ1 and MZ5 shall provide structured parking for the residential units. **Buildings of 3 or fewer stories except for Block C Lot 3 and Block F Lot 1 and buildings of 4 or fewer stories for Block C Lot 3 and Block F Lot 1** with commercial occupancy on the ground floor in MZ6 are not required to provide structured parking.
- f. In MZ1, the three building sites are restricted as follows:
 - i. Building #1 is limited to either commercial use or a Fine Arts Facility (FAF).
 - ii. Building #2 is limited to hotel use or a combination of hotel and residential use. If residential units are incorporated into the hotel building, the maximum number of residential units is limited to 15% of the total number of hotel rooms in the building.
- g. In MZ4, the maximum building height is limited to 12 habitable stories.
- h. In MZ5, a maximum of four residential towers are permitted, in addition to other permitted uses. In addition to the existing tower, the new residential towers are limited to a maximum height of 24, 21, and 18 habitable stories, respectively.