Planning & Zoning Commission

February 9, 2026
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.

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

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

E. COORDINATION OF CALENDARS

1. February 23, 2026
2. March 9, 2026

F. FUTURE AGENDA ITEM(S)

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

G. STAFF/DIRECTOR REPORT

1. Upcoming SMARTGrowth meeting
2. March Meetings

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 January 12, 2026 - Consider approval of the minutes from January 12, 2026.

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. Consider a request for a site plan (SP25-0010 – Fortezza North) to develop one mixed-use building. The property is generally east of Sunset Boulevard and north of Village Lane.

J. REGULAR ITEM(S)

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

1. MISC25-0004 - Mavis Tires and Brakes Elevations - Consider a request for a meritorious design exception (MISC25-0004 - Mavis Tires and Brakes Elevations) to the urban design plan pursuant to Section 98-1163, "Exterior wall construction for non-residential buildings," of the Code of Ordinances for an existing non-residential building. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.
2. SP25-0017 - Flower Mound High School Locker Rooms - Consider a request for a Site Plan (SP25-0017 – Flower Mound High School Locker Rooms) to develop an additional locker room with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for nonresidential buildings," of the Code of Ordinances. The property is generally located west of Old Settlers Road and north of Peters Colony.
3. SP25-0021 - Marcus High School Locker Room Addition - Consider a request for a Site Plan (SP25-0021 - Marcus High School Locker Room Addition) to develop an additional locker room with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for nonresidential buildings," of the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Dixon Lane.
4. SP25-0018 - Aura Brookview - Consider a request for a Site Plan (SP25-0018– Aura Brookview) for a multi-family apartment complex, with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for nonresidential buildings," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of U.S. Highway 377.
5. SUP25-0007 - Simpoint - Public Hearing to consider an ordinance granting Specific Use Permit No. 500 (SUP25-0007 – Simpoint) to permit an amusement and recreation (indoors) use. The property is generally located south of Flower Mound Road and west of Gerault Road.
6. ZPD25-0008 - Lakeside Crossing Residence Inn - Public Hearing to consider an ordinance for rezoning (ZPD25-0008 – Lakeside Crossing Residence Inn) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to allow for an extended stay hotel, and to include new concept plans and elevations for Lot 1, Block A, Lakeside Crossing, to modify development standards, including modifying standards for Lot 17X, Block B, Lakeside Crossing Town Homes, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway and between International Parkway and Northwood Drive.

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 February 3, 2026, 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

January 12, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Schultz called the regular meeting to order at 6:32 p.m. with the following members present:

Gregory Schultz, Place 1, Chair
Jason Hobbs, Place 2, Vice-Chair
Todd Bayuk, Place 3
Scott Langley, Place 5
Donald Gilmore, Place 6
Clare Harris, Place 7
Michelle Jackson, Place 8 Alternate
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:
Ryan Geddie, Place 4

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
Claire Barnes, Senior Planner
Codie 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.

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

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

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. January 26, 2026

2. February 9, 2026

F. FUTURE AGENDA ITEM(S)

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

None

G. STAFF/DIRECTOR REPORT

1. Upcoming Land Development Regulations

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 December 8, 2025 - Consider approval of the minutes from December 8, 2025.

ACTION:	Commissioner Harris moved to approve H.1. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Langley, Harris, Jackson
NAYS:	None
RESULT:	6 : 0

I. NON-DISCRETIONARY ITEM(S)

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

1. SP25-0011 - Valley Creek Church College Pickleball Courts - Consider a request for a Site Plan (SP25-0011- Valley Creek Church College Pickleball Courts) to develop outdoor pickleball courts. The property is generally located north of Dixon Lane and west of Morriss Road.

STAFF PRESENTATION:
Codie Hay, Planner

APPLICANT PRESENTATION:
Michael Kerolos, McAdams; present for questions, no presentation
Rob Wierick, Sync Architecture & Construction; present for questions, no presentation
Brad Lanham, Valley Creek Church; present for questions, no presentation

ACTION:	Commissioner Langley moved to approve I.1. as presented in the agenda caption. Commissioner Bayuk seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Langley, Harris, Jackson
NAYS:	None
RESULT:	6 : 0

2. SP25-0013 - Valley Creek Church Prayer Center - Consider a request for a Site Plan (SP25-0013 - Valley Creek Church Prayer Center) to develop a prayer center for an existing church. The property is generally located east of Long Prairie Road and south Dixon Lane.

STAFF PRESENTATION:
Codie Hay, Planner

APPLICANT PRESENTATION:
Michael Kerolos, McAdams; present for questions, no presentation
Rob Wierick, Sync Architecture & Construction; present for questions, no presentation
Brad Lanham, Valley Creek Church; present for questions, no presentation

ACTION:	Commissioner Langley moved to approve I.2. as presented in the agenda caption. Commissioner Harris seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Langley, Harris, Jackson
NAYS:	None
RESULT:	6 : 0

J. REGULAR ITEM(S)

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

1. SSP24-0008 - Canyon Falls Village 3 - Consider a request for a Subdivision Site Plan (SSP24-0008 - Canyon Falls Village 3) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located west of Turner Falls Circle, east of Interstate 35, and south of Denton Creek Boulevard.

At 6:54 p.m., Commissioner Bayuk recused himself from the Council Chambers.

STAFF PRESENTATION:
Claire Barnes, Senior Planner

APPLICANT PRESENTATION:
Tom Dayton, Johnson Volk Consulting
Bret Pedigo, Terra Manna, LLC
Kyle Kooda, Perry Homes

ACTION:	Commissioner Gilmore moved to recommend approval of J.1. as presented in the agenda caption. Commissioner Langley seconded the motion.
AYES:	Gilmore, Hobbs, Langley, Harris, Jackson
NAYS:	None
ABSTAIN:	Bayuk
RESULT:	5 : 0

At 7:13 p.m., Commissioner Bayuk returned to the Council Chambers.

2. ZPD25-0008 - Lakeside Crossing Residence Inn - Public Hearing to consider an ordinance for rezoning (ZPD25-0008 – Lakeside Crossing Residence Inn) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to allow for an extended stay hotel, and to include new concept plans and elevations for Lot 1, Block A, Lakeside Crossing, to modify development standards, including modifying standards for Lot 17X, Block B, Lakeside Crossing Town Homes, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway and between International Parkway and Northwood Drive.

Chair Schultz moved this item to the beginning of the meeting, immediately following the Public Comment section.

ACTION:	Commissioner Gilmore moved to table J.2 in order for Staff to renotice the items for reasons listed in the staff report. Vice-Chair Hobbs seconded the motion.
AYES:	Gilmore, Hobbs, Bayuk, Langley, Jackson
NAYS:	None
ABSTAIN:	Harris
RESULT:	5 : 0

K. ADJOURN

Chair Schultz adjourned the meeting at 7:13 p.m.

TOWN OF FLOWER MOUND, TEXAS

_____

GREG SCHULTZ, CHAIR

ATTEST:

_____

LAURIANN CASH, EXECUTIVE ASSISTANT

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

DATE: February 9, 2026
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a site plan (SP25-0010 – Fortezza North) to develop one mixed-use building. The property is generally located east of Sunset Boulevard and north of Village Lane.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 4-story, 15,867 square-foot mixed-use building on Lot 3, Block C of the Lakeside Village, Phase II Addition. The site is located within the MU-TEN subzone and MZ-6 microzone of the Lakeside DFW mixed-use development and is undeveloped. On October 25, 2025, the Town Council approved an amendment to the Lakeside DFW development code to allow buildings on Lot 3, Block C and Lot 1, Block F to go up to four stories with ground floor commercial occupancy and to be served by either on-site or on-street parking.

The total ground floor coverage is approximately 5,726 square feet. The east side of Sunset Boulevard is required to have a commercial ground floor in this subzone. The ground floor consists of 3,298 square feet of commercial space and the remainder is garage space. Residential lofts are permitted above the ground story. Floors two through four will comprise one residential loft. Retail/office use has a parking requirement of one space per 250 square feet and requires 14 parking spaces for this site. All 14 spaces will be accommodated via the existing street parking. The residential loft requires two spaces. The garage will provide four parking spaces.

The elevations depict a predominately stucco, stone, and tile four-story building. The elevations comply with the Lakeside DFW architectural standards.

The landscape plan depicts the required streetscape plantings.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

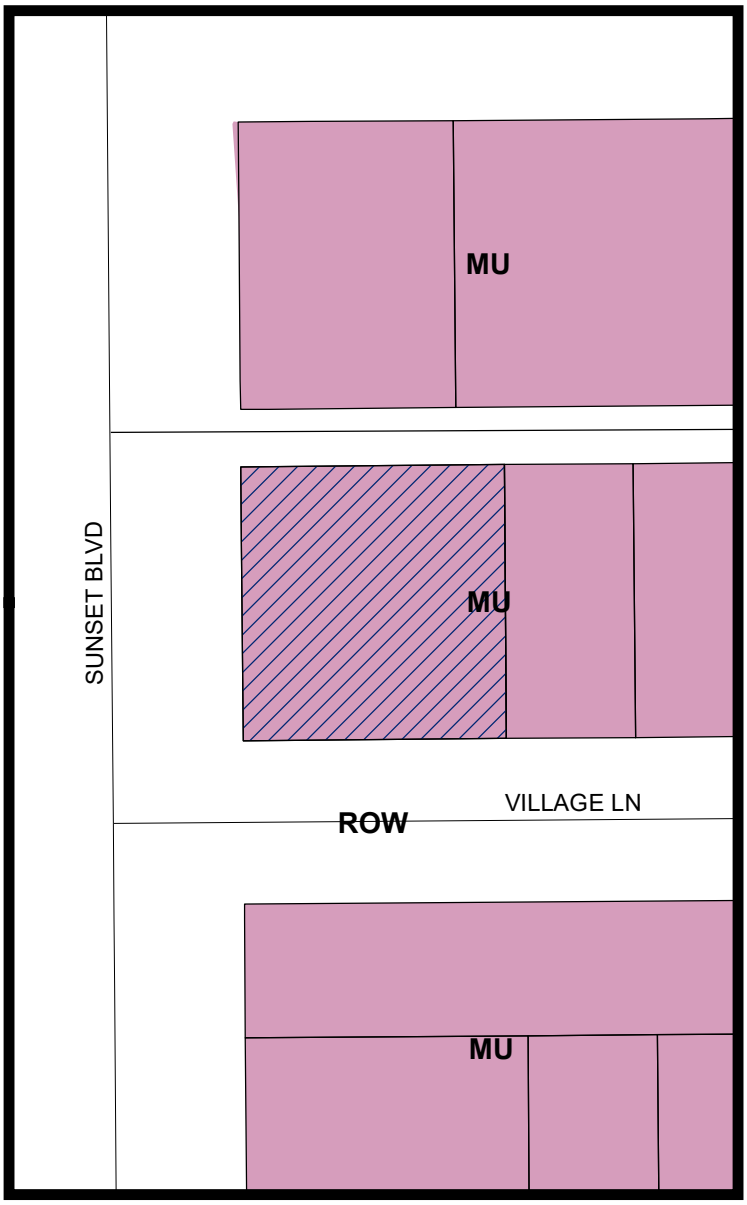
LEGAL REVIEW: N/A

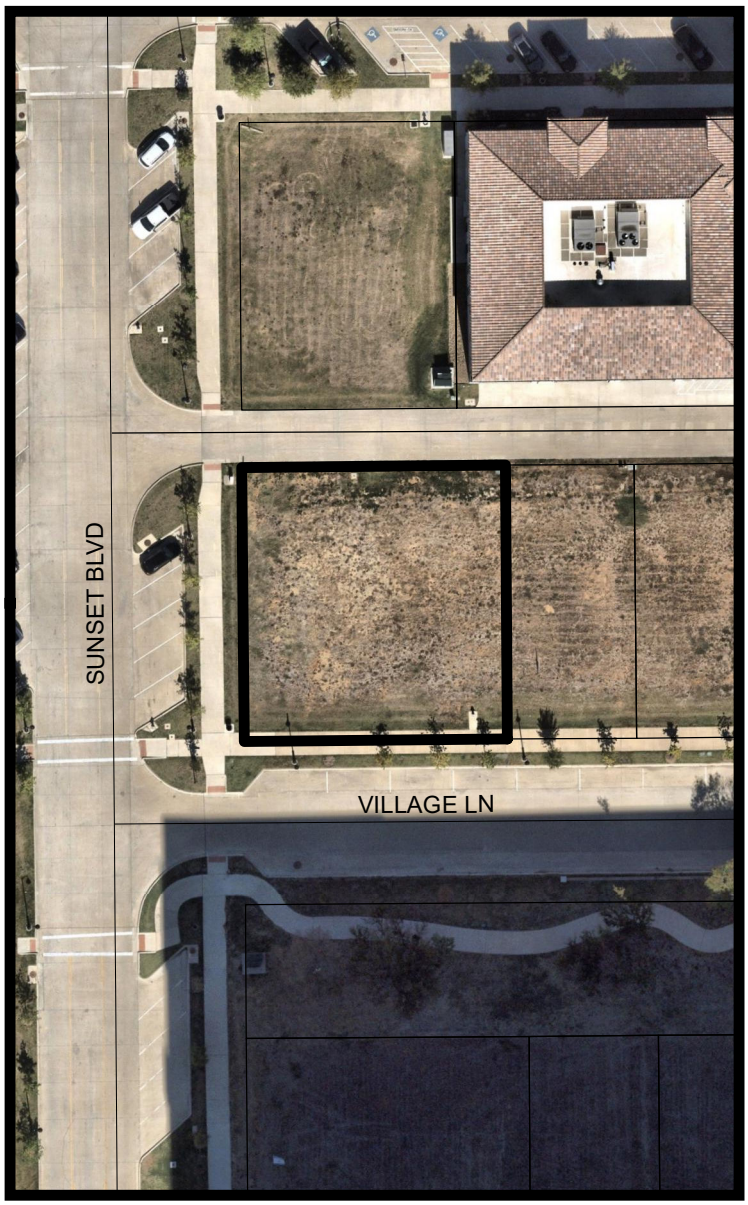
ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Site Plan Package

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

Vicinity Map

SP25-0010: Fortezza North

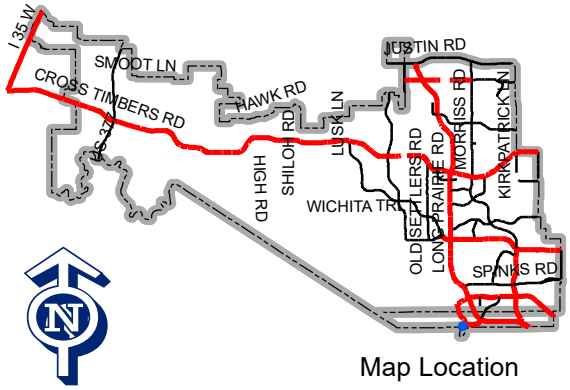




LEGEND

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.

10/20/2025

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

To whom it may concern:

ClayMoore Engineering is submitting this Site Plan Application on behalf of the owner. The proposed development will serve as a mixed-use space combining retail and residential components. The site is 0.201 acres of undeveloped land with no overhead electric lines. Proposed square footage is approximately 15,867 sf and the building will be constructed in one phase. Zoning is Mixed Use District (MU), which allows for a combination of commercial and residential uses in accordance with the Town's comprehensive plan.

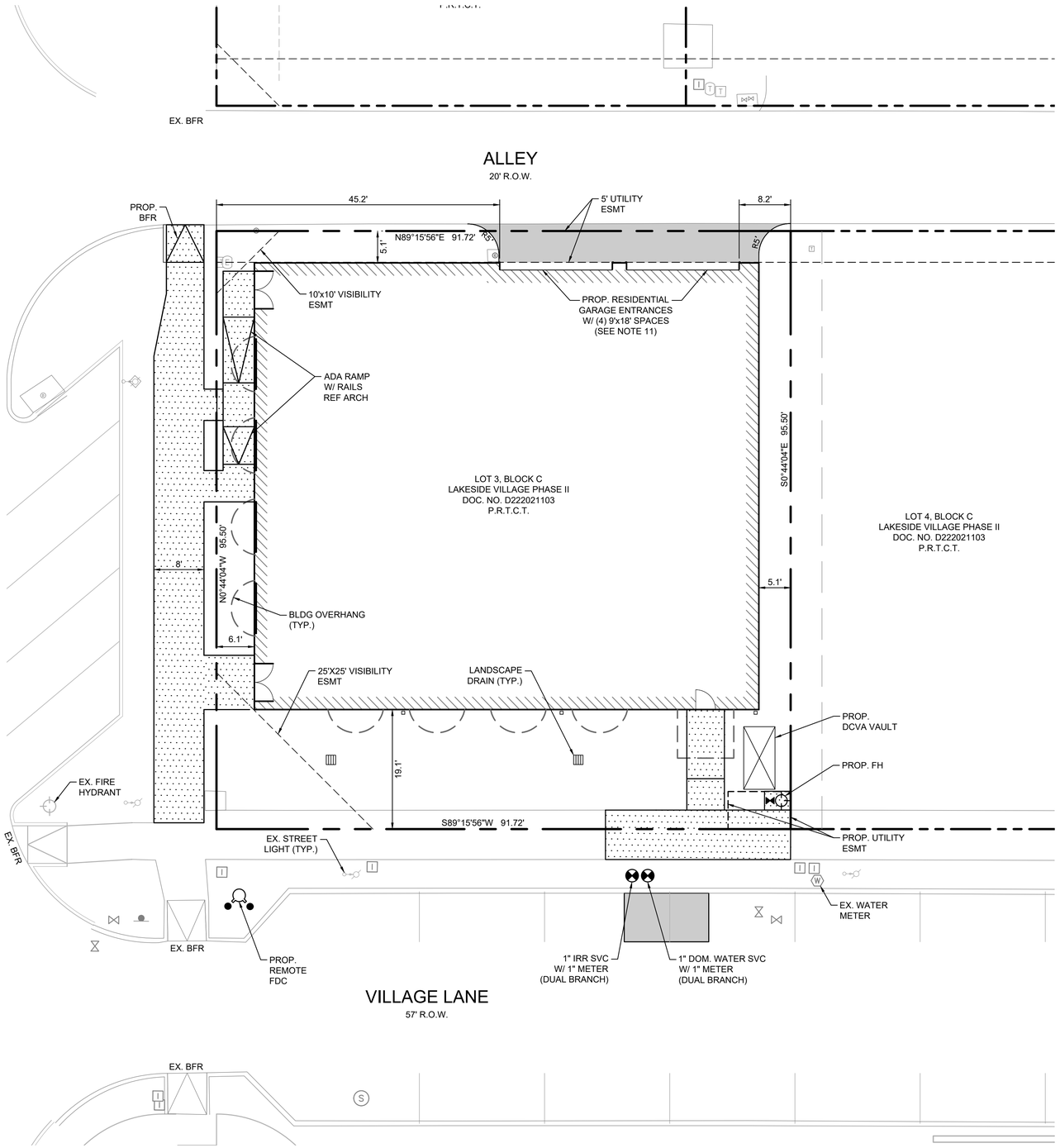
Submitted plans, including civil design, landscape, and architectural elevations, will be provided under separate cover. Replatting and easement adjustments will be coordinated as necessary to support the development.

Please review the information provided at your earliest convenience. Should you have any questions or require additional details, do not hesitate to contact me at 817-281-0572 or Clay@ClayMooreEng.com.

Sincerely,



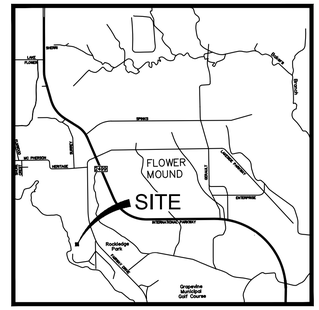
Clay Cristy, P.E.



GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft.



LEGEND	
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	FULL-DEPTH SAW CUT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
EX	EXISTING
PROP	PROPOSED
FH	FIRE HYDRANT
BFR	BARRIER FREE RAMP

GENERAL SITE PLAN NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. 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.
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.
8. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
9. 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.
10. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
11. RETAIL AND RESIDENTIAL USERS WILL UTILIZE TRASH CARTS THAT ARE TO BE STORED WITHIN THE GARAGE.

SITE DATA TABLE

PHYSICAL ADDRESS	2370 VILLAGE LANE
GROSS SITE AREA	0.201 AC (8,755 SF)
NET SITE AREA	0.201 AC (8,755 SF)
ZONING	MIXED USE (MU)
CURRENT USE	VACANT
LOT COVERAGE DATA	
BUILDING COVERAGE	5,726 SF (65.4%)
IMPERVIOUS AREA	6,848 SF (78.2%)
PERVIOUS AREA	1,907 SF (21.8%)
BUILDING SUMMARY	
BUILDINGS	(1) 4-STORY BUILDING
PEAK HEIGHT	53' - 6"
MEAN HEIGHT	52' - 3"
TOTAL SQUARE FOOTAGE	15,867 SF

PARKING SUMMARY

PROPOSED USE	REQUIRED	PROVIDED
OFFICE SPACE (1 SPACE/250 SF) 3,298 SF	14	14 (ON STREET)
RESIDENTIAL (2 SPACE / DWELLING UNIT) 9,195 SF	2	4 (IN GARAGE)
TOTAL PARKING	16	18
ADA SPACES	1	1

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

CASE #: SP25-0010

OWNER:
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY. SUITE 150
IRVING, TX 75039
PH: 469.533.4131 CONTACT NAME: JIMMY ARCHIE

APPLICANT/ENGINEER:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD RD
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: CAMERON EHN

SURVEYOR
EAGLE SURVEYING, LLC
222 S ELM STREET, SUITE 200
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: DAVID JETT

LEGAL DESCRIPTION:
LOT 3, BLOCK C
LAKESIDE VILLAGE PH II

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

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
3231 HARWOOD ROAD
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 01/21/2026

FORTEZZA NORTH
FLOWER MOUND, TEXAS

No.	DATE	REVISION	BY

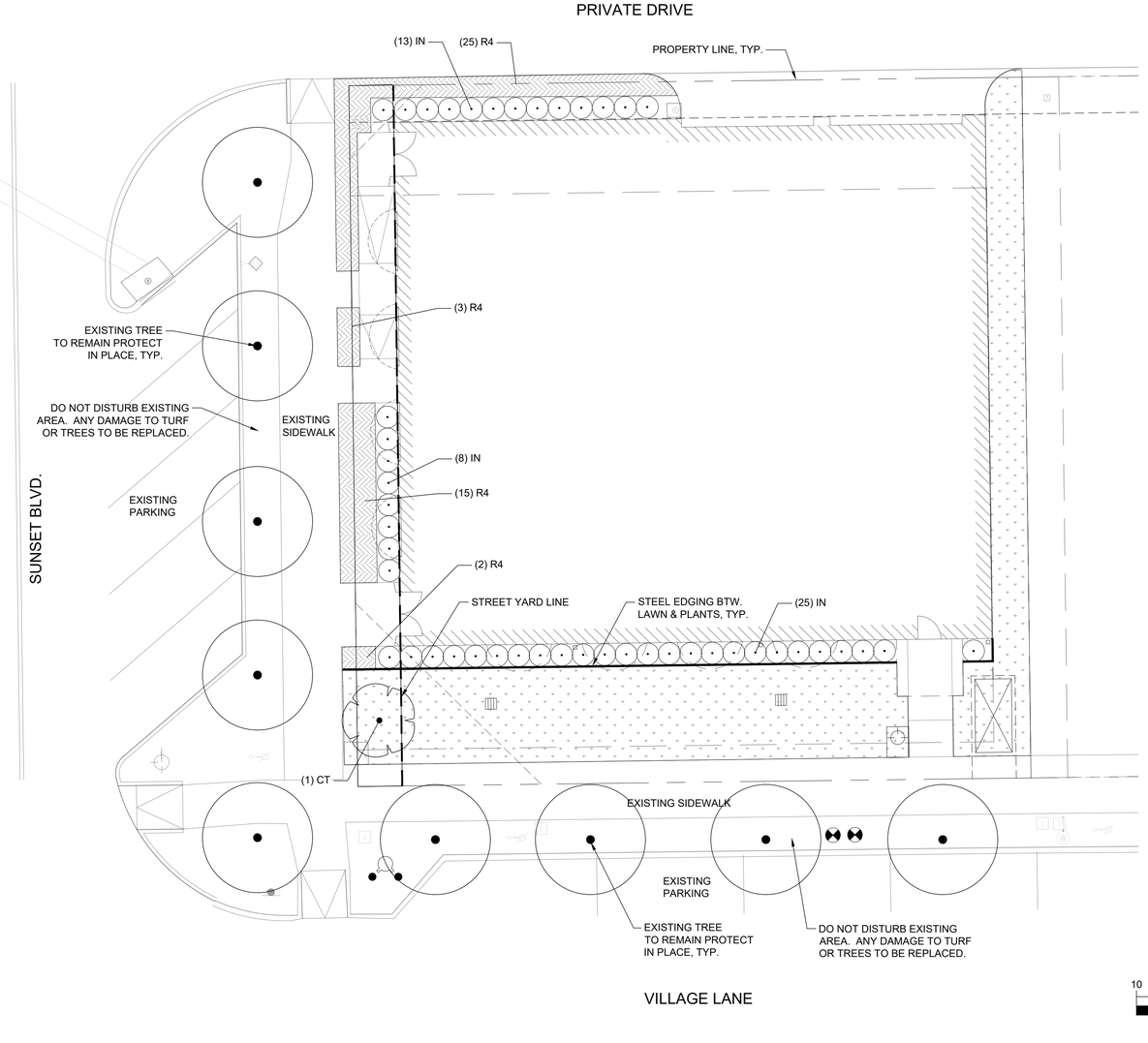
SITE PLAN

DESIGN: CTE
DRAWN: TJK
CHECKED: CLC
DATE: 01/21/2026

SHEET
C1.0

File No. 2025-047

01/21/2026 CAMERON EHN Z:\PROJECTS\PROJECTS\2025-047 FORTEZZA NORTH 2370 VILLAGE PKWY FLOWER MOUND\CADD\SHEETS\C1.0 SITE PLAN.DWG



RPZ ENCLOSURE SHALL COMPLEMENT THE COLOR OF THE MAIN BUILDING OR BE SCREENED WITH SHRUBS.

GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
EXISTING TREES						
●	EX	Existing Tree Street Buffer Tree	---			9
SMALL TREES						
●	CT	Cercis canadensis texensis / Texas Redbud Street Yard Tree	3" Cal.	Cont. or B&B		1
SHRUBS						
·	IN	Ilex vomitoria `Nana` / Dwarf Yaupon Min. 18" Ht.	5 gal.	Cont.		46
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
▨	R4	Rosa x 'Meidrifora' / Coral Drift® Groundcover Rose	3 gal.	Cont.	36" o.c.	45
SOD/SEED						
▨	TRF	Cynodon dactylon x transvaalensis `DT-1` / TifTuf™ Bermudagrass solid sod, staggered joints, thick and green, no gaps between sod pieces	sod			1,518 sf

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL; AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. 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.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

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.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" 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).

PLANTING & IRRIGATION GUARANTEE

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.

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
3201 HARWOOD ROAD
BEDFORD, TX 76021

REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
01/21/2026

FORTEZZA NORTH
FLOWER MOUND, TX

No.	DATE	REVISION	BY

LANDSCAPE PLANTING PLAN

DESIGN:	JML
DRAWN:	JML
CHECKED:	SS
DATE:	01/21/2026

LP-1

File No.

7/17/2025 JEFFREY LUERS P:\SHARED\PROJECTS\2025\FORTEZZA NORTH – FLOWER MOUND TX – 2370 VILLAGE LANE\FORTEZZA NORTH – FLOWER MOUND TX – 2370 VILLAGE LANE_2026-01-21.DWG

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTIBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

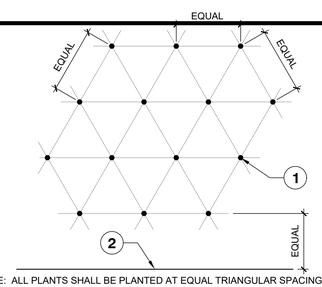
METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIAL OF GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. PLANT CENTER, TYP.
2. EDGE OF PLANTING AREA

NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

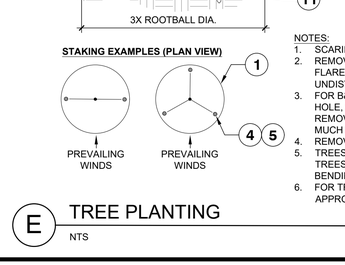
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

A TRIANGULAR PLANT SPACING

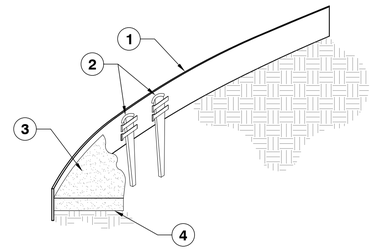
NTS 000-PL-09



SECTION VIEW

1. SHRUB.
2. MULCH TYPE & DEPTH PER PLANS. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
6. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. ROOT BALL.
8. 4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.

NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

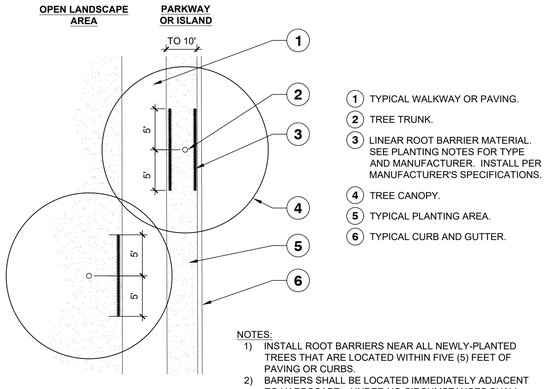


1. STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.
4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

B STEEL EDGING

NTS 000-SU-12



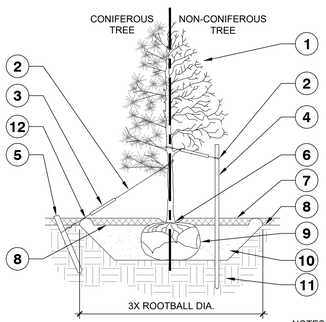
1. TYPICAL WALKWAY OR PAVING.
2. TREE TRUNK.
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY.
5. TYPICAL PLANTING AREA.
6. TYPICAL CURB AND GUTTER.

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

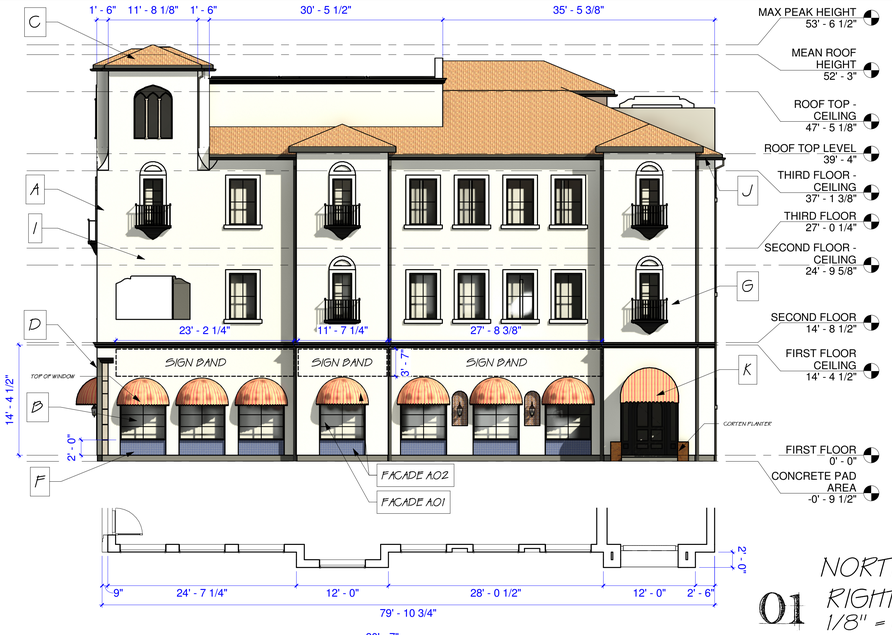
C SHRUB PLANTING

NTS 000-PL-02

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



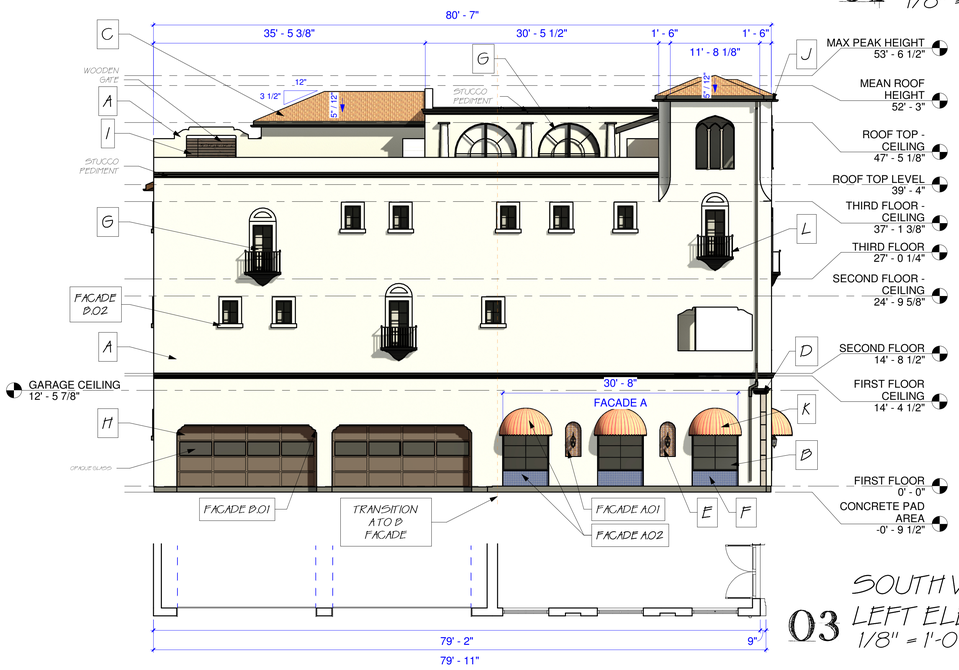
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK



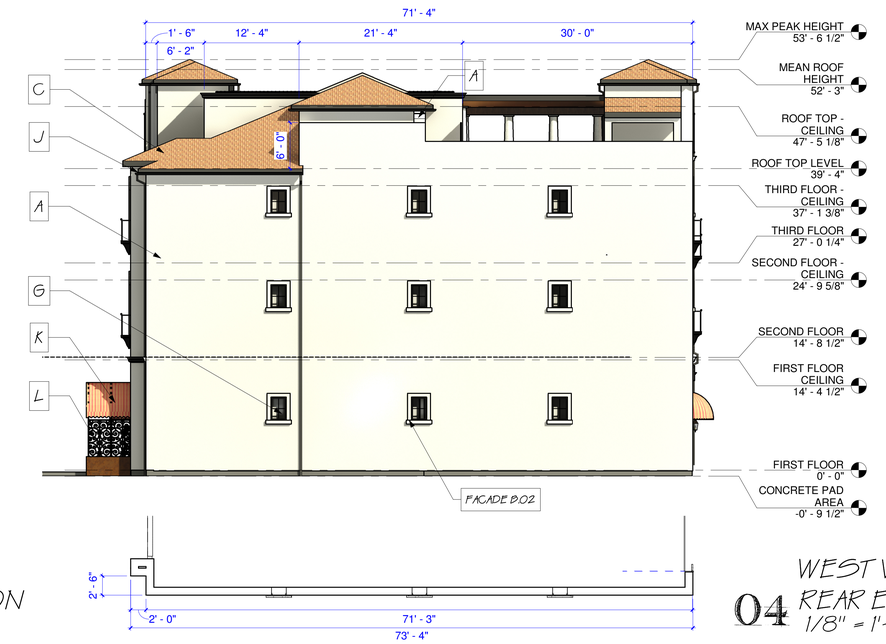
01 NORTH VIEW - RIGHT ELEVATION
1/8" = 1'-0"



02 EAST VIEW - FRONT ELEVATION
1/8" = 1'-0"



03 SOUTH VIEW - LEFT ELEVATION
1/8" = 1'-0"



04 WEST VIEW - REAR ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND *

A	ALABASTER STUCCO	
B	GLAZING	
C	CONCRETE ROOF TILE	
D	CAST STONE	
E	DECORATIVE CERAMIC TILE A	
F	DECORATIVE CERAMIC TILE B	
G	WINDOW & DOOR	
H	ALUMINUM GARAGE DOOR	
I	WOOD	
J	GUTTER / METAL FLASHING	
K	AWNING	
L	WROUGHT IRON	

* MATERIAL TO MATCH 2910 LAKESIDE VILLAGE BLVD, FLOWER MOUND, TX 75022

FACADE MATERIAL CALCULATIONS

	NORTH	%	EAST	%	SOUTH	%	WEST	%
TOTAL FACADE AREA	3293	100.00%	3418	100.00%	3759	100.00%	3193	100.00%
DOOR AND WINDOW AREA	757	22.98%	1048	30.66%	438	11.66%	54	1.70%
FACADE AREA MINUS DOORS AND WINDOWS	2536	77.02%	2370	69.34%	3321	88.34%	3139	98.30%
UNRESTRICTED MATERIALS	2536	100%	2370	100%	3321	100%	3139	100%
STUCCO AREA	2425		2154		3258		3139	
TILE	101		94		53		0	
CAST STONE	10		122		10		0	

NOTES:

1. IF GUTTERS AND DOWNSPOUTS ARE TO BE VISIBLE ON THE 'A' FACADE, THEY MUST BE INCORPORATED INTO THE FACADE DESIGN
2. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE EXTERIOR OF THE BUILDING
3. FIRST FLOOR TO BE OCCUPIED AS OFFICE SPACE, THEREFORE DISPLAY WINDOWS ARE NOT REQUIRED. NO DISPLAY WINDOWS ARE INTENDED TO BE PART OF THE BUILDING.
4. RTUs ARE CONCEALED. THEY ARE NOT VISIBLE ON ANY SIDE.
5. ROOFING IS COMPLIANT WITH ROOF REQUIREMENTS ON PAGE 95 OF THE LAKESIDE DFW ORDINANCE AS AMENDED.
6. BALCONY DETAILS SHOW COMPLIANCE WITH THE BALCONY REGULATIONS ON PAGE 94 OF THE LAKESIDE DFW ORDINANCE AS AMENDED.

WINDOW / DOOR AREA CALCULATIONS

		EAST VIEW SUNSET BLVD.	NORTH VIEW VILLAGE LN.
FIRST FLOOR	AREA BETWEEN 3' AND 9' ABOVE F.F.	428	479
	DOOR AND WINDOW AREA	258	291
	PERCENTAGE (BETWEEN 60% & 75%)	60.02%	60.75%
SECOND FLOOR	AREA BETWEEN 3' AND 9' ABOVE F.F.	428	483
	DOOR AND WINDOW AREA	237	183
	PERCENTAGE (BETWEEN 30% & 60%)	55.37%	38.71%
THIRD FLOOR	AREA BETWEEN 3' AND 9' ABOVE F.F.	428	483
	DOOR AND WINDOW AREA	134	150
	PERCENTAGE (BETWEEN 30% & 60%)	31.30%	31.05%
FOURTH FLOOR			
	AREA BETWEEN 3' AND 9' ABOVE F.F.	137	70
	DOOR AND WINDOW AREA	55	27
	PERCENTAGE (BETWEEN 30% & 60%)	40.14%	38.57%

NORTH VIEW (VILLAGE LN.)
FLOOR 1: 60% & 75% GLAZING REQUIRED BETWEEN 3' - 9' AFF., 60.75% PROVIDED
FLOOR 2-4: 30% & 60% GLAZING REQUIRED BETWEEN 3' - 9' AFF., 34.74% PROVIDED

VAN TREASE ARCHITECTURAL DESIGNS

PRINTED DATE:
1/15/2026 3:38:53 PM

SECOND FLOOR TOTAL	**4732 SF**
THIRD FLOOR TOTAL	**4094 SF**
TOTAL	**8826 SF**

Fortezza North

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and checked carefully by users for their specific purposes and conditions. Any omissions or conflicts noted in these plans and drawings should be reported to the designer before any construction, work or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

2370 VILLAGE PKWY, FLOWER MOUND, TX 76051

FINISH ELEVATIONS

A10.05

Scale 1/8"-= 1'-0"

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

DATE: February 9, 2026
FROM: Codie Hay, Planner
ITEM: **Consider a request for a meritorious design exception (MISC25-0004 - Mavis Tires and Brakes Elevations) to the urban design plan pursuant to Section 98-1163, "Exterior wall construction for non-residential buildings," of the Code of Ordinances for an existing non-residential building. The property is generally located south of Justin Road and west of Stone Hill Farms 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 is an exception request to the Town's regulations, which necessitate special consideration by the Commission (see Analysis below).

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

II. APPLICATION ANALYSIS

The purpose of this application is to obtain approval of an exception request to the Town's urban design plan to allow the use of a secondary facade color on an existing non-residential building that does not relate to the primary building color (see Section III below).

On March 4, 2005, the Planning & Zoning Commission approved a site plan to develop an 8,146 square-foot one-story non-residential building. The site is approximately 1.088 acres and is lot 6-R, Block A of the Stone Hill Farms Retail Addition. The access to the site will be from Justin Road. There are no amendments proposed to the site plan or the landscape plan.

III. EXCEPTIONS

A. Architectural waiver to Section 98-1163, Exterior wall construction for non-residential buildings

Façade Color:

Exclusive of window openings, natural and earth tone colors should comprise at least 80% of each elevation, with accent colors permitted to comprise the remaining 20% and should relate to the primary tone. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, an exception to this request for individual projects.

The applicant has indicated in the letter of intent that Mavis had recently purchased the former NTB tire store in Flower Mound as a part of their nationwide acquisition and is in the process of rebranding

the store. As a part of the elevation update, the applicant is proposing to paint the building in an off-white color, with the lower section of the building painted a shade of grey that complies with the color matrix recommended in the urban design plan. In addition, the applicant is proposing to utilize a hunter green metal panel over the building entrance and add a green accent stripe between the upper off-white and the lower grey sections. A meritorious design exception is necessary as the proposed hunter green accent does not relate to the proposed primary building colors and falls outside the general guidelines of the approved color matrix.

The canopies over doors and windows are also proposed to be painted in the same green color. The Town's urban design plan suggests a limited amount of contrasting colors that does not unreasonably impact the façade colors may be appropriate for special elements, including canopies and awnings, patio umbrellas, planter boxes/pots, pavement, bike racks, trellis/lattice, green walls, and signage. Therefore, the proposed canopy paint color does not constitute part of the exception request.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

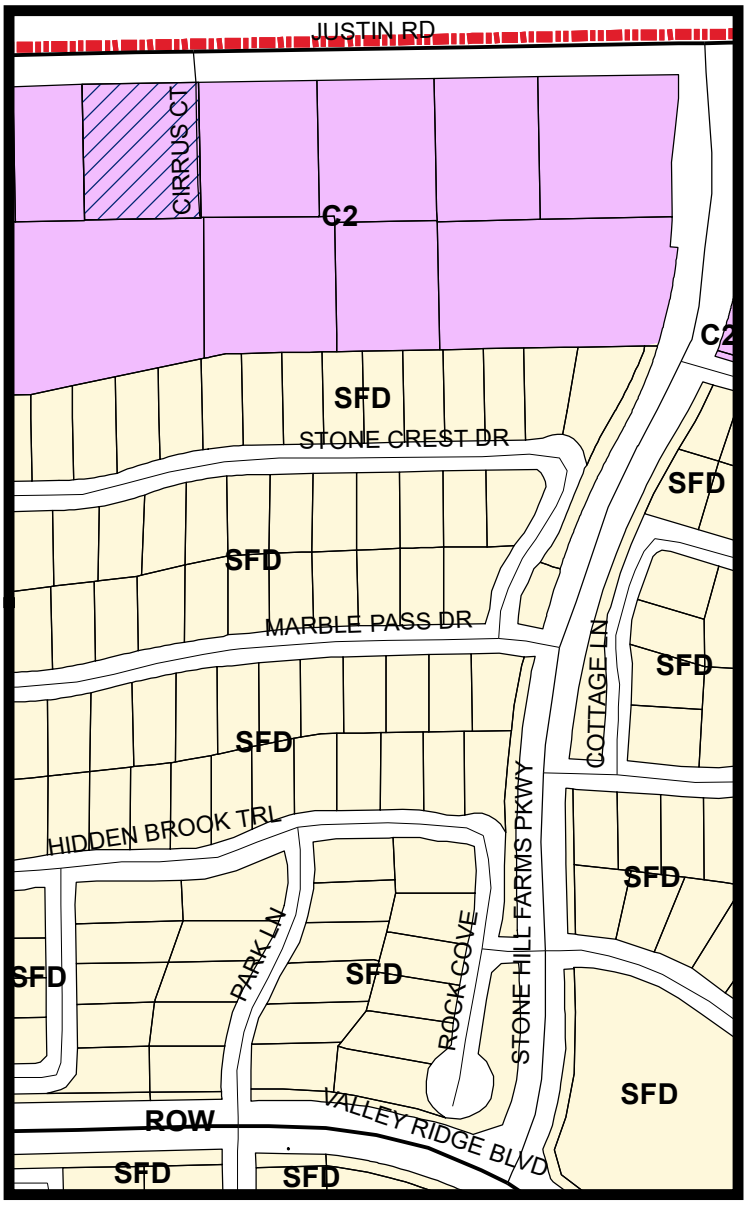
LEGAL REVIEW: N/A

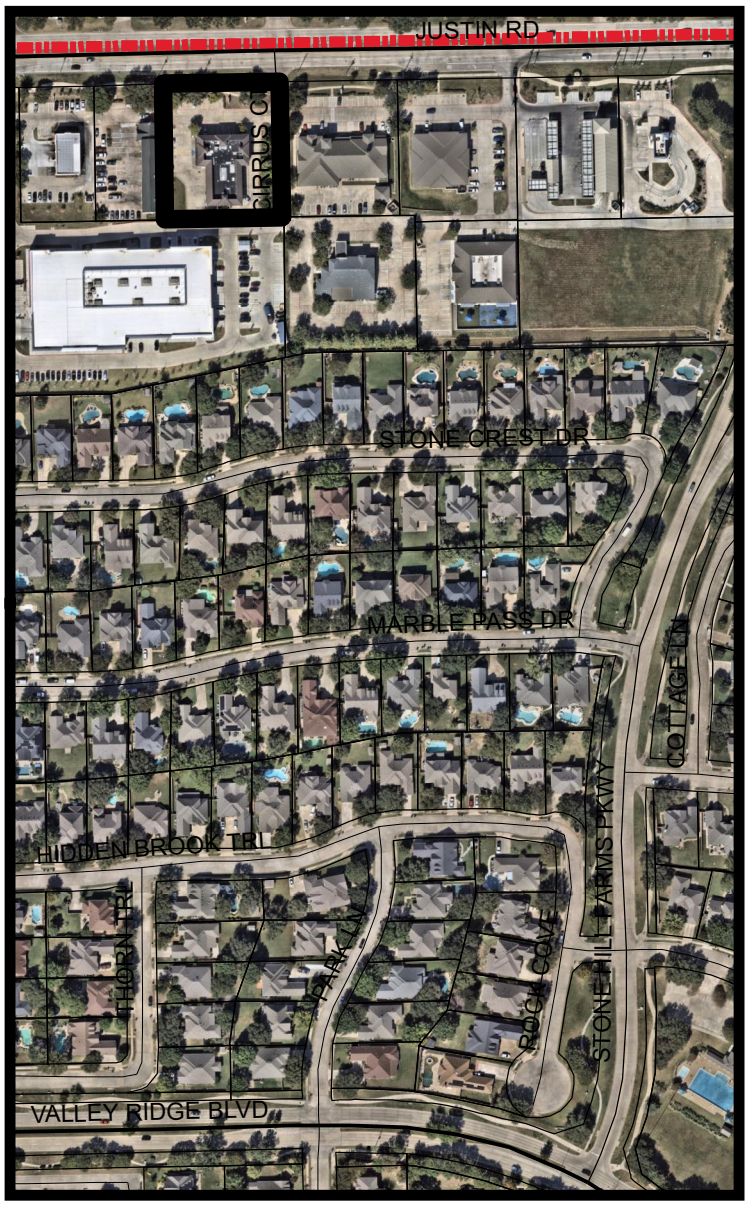
ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Proposed Elevation

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

Vicinity Map

MISC25-0004: Mavis Tires & Brakes Elevations



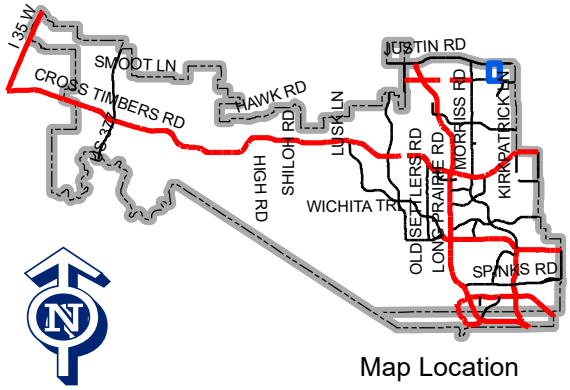


LEGEND

Commercial 2

Single Family Detached

Subject Property



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

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

Alexander Seaton
FrontStreet Facility Solutions Inc
4170 Veterans Memorial Hwy.
Bohemia NY 11716

RE: NTB Tire rebranding- 1701 Justin Rd.

FrontStreet Facilities is submitting on behalf of Mavis Tire LLC, an application to request a meritorious design exception for the NTB tire store at 1601 Justin Rd.

650+ NTB tire stores were purchased recently and are in the process of being rebranded. Mavis has a signature look for all their 2000 stores nationwide and would like to remodel this exterior to fit with the Mavis look while adhering to the local zoning ordinances.

The overall paint scheme complies with the Master Urban Design Plan, however Mavis would like to paint the single stripe above the lower grey splitface block with a hunter green finish to tie in with the hunter green metal panel siding and previously approved sign over the front entry.

Sincerely,
Alex Seaton
FSFS Inc
631-750-4075
631-680-2377 mobile



1 A-205A ELEVATION - WEST
SCALE: 3/16" = 1'-0"



2 A-205A ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

MATERIAL COLOR LEGEND

EXISITNG METAL PANEL ROOF
NO NEW PAINT

NEW (ATAS) METAL FASCIA
NEW PAINT: 2041-10
HUNTER GREEN

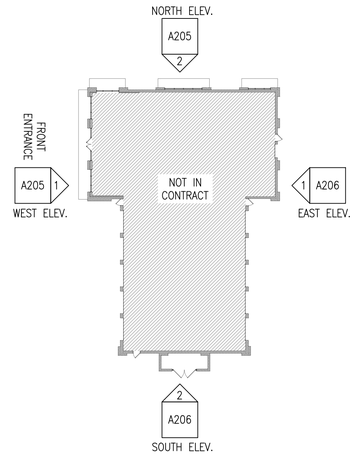
EXTERIOR BRICK WALL
NEW PAINT: HC-84
ELMIRA WHITE

EXTERIOR CMU WALL
NEW PAINT: HC-105
ROCKPORT GRAY

NEW EIFS
NEW PAINT: #101
SUPER WHITE

EXISTING CMU
NEW PAINT: 2041-10
HUNTER GREEN

EXISTING GLAZING
NO NEW PAINT



3 A-205 KEY PLAN
SCALE: N.T.S.

NWS ARCHITECTS
230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312.332.2062 | www.nwsarchitects.com | F 312.332.9894

EXP: 07/31/2026

REGISTERED ARCHITECT WILLIAM S. WU 19119 STATE OF TEXAS

NO	DATE	PERMIT / COMMENTS	BY	CHKD
1	10/14/2025	PERMIT	LT.MM	WN
2	07/16/2025	PERMIT	LT.MM	WN

ISSUE / REVISIONS

EXTERIOR ELEVATIONS-CONSTRUCTION

MAVIS TIRES & BREAKS #4454 - FLOWER MOUND, TX
1701 JUSTIN RD, FLOWER MOUND, TX 75028

MAVIS TIRE SUPPLY, LLC
100 HILLSIDE AVE,
WHITE PLAINS, NY 10603
PHONE (914) 984-2500

NWS ARCHITECTS, INC.
230 WEST MONROE STREET, SUITE 1550
CHICAGO, IL 60606
PHONE 312-332-2062
FAX 312-332-9894 • WWW.NWSARCHITECTS.COM

SHEET NO.:
A-205A

PROJECT NO.:
25-0002.61



1 A-206A ELEVATION - EAST
SCALE: 3/16" = 1'-0"



2 A-206A ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

MATERIAL COLOR LEGEND

EXISITNG METAL PANEL ROOF
NO NEW PAINT

NEW (ATAS) METAL FASCIA
NEW PAINT: 2041-10
HUNTER GREEN

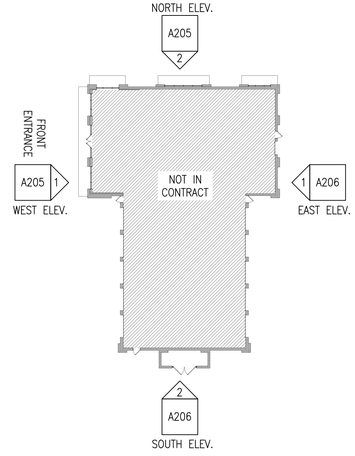
EXTERIOR BRICK WALL
NEW PAINT: HC-84
ELMIRA WHITE

EXTERIOR CMU WALL
NEW PAINT: HC-105
ROCKPORT GRAY

NEW EIFS
NEW PAINT: #101
SUPER WHITE

EXISTING CMU
NEW PAINT: 2041-10
HUNTER GREEN

EXISTING GLAZING
NO NEW PAINT



3 A-206 KEY PLAN
SCALE: N.T.S.

NWS ARCHITECTS
230 WEST MONROE STREET SUITE 1550 CHICAGO ILLINOIS 60606
T 312 332 2062 | www.nwsarchitects.com | F 312 332 9894

EXP: 07/31/2026

REGISTERED ARCHITECT
WILLIAM S. WU
19110
STATE OF TEXAS

Wm S Wu

ISSUE / REVISIONS

NO	DATE	COMMENTS	BY	CHKD
1	10/14/2025	PERMIT	LT.MM	WN
2	07/16/2025	PERMIT	LT.MM	WN

MAVIS TIRES & BREAKS #4454 - FLOWER MOUND, TX
1701 JUSTIN RD, FLOWER MOUND, TX 75028

EXTERIOR ELEVATIONS-CONSTRUCTION

MAVIS TIRE SUPPLY, LLC
100 HILLSIDE AVE,
WHITE PLAINS, NY 10603
PHONE (914) 984-2500

NWS ARCHITECTS, INC.
230 WEST MONROE STREET, SUITE 1550
CHICAGO, IL 60606
PHONE 312-332-2062
FAX 312-332-9894 • WWW.NWSARCHITECTS.COM

SHEET NO.:
A-206A

PROJECT NO.:
25-0002.61

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

DATE: February 9, 2026
FROM: Codie Hay, Planner
ITEM: **Consider a request for a Site Plan (SP25-0017 – Flower Mound High School Locker Rooms) to develop an additional locker room with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for nonresidential buildings," of the Code of Ordinances. The property is generally located west of Old Settlers Road and north of Peters Colony.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to expand a non-residential building on Lot 2, Block A of the Lewisville Independent School District Flower Mound HS Sports Complex Addition. The subject property is currently developed with an Athletic Field Complex for Flower Mound High School and contains approximately 15.38 acres. The property is zoned Agricultural (A) zoning district.

The site plan proposes a 5,953 square-foot, one-story building for locker rooms. The proposed use is an accessory to the main existing use. As a part of the site plan expansion, the applicant is requesting an exception to roof pitch standards (see Section III below).

The main use requires 270 parking spaces calculated at the ratio of one space per five seats in stadium seating. The applicant proposes to remove one parking space to accommodate the proposed building. Overall, the site plan provides for 216 parking spaces on site, which is within the Town's allowable 20 percent parking deviation.

Access to the site will be from Peters Colony Road and Old Settlers Road. The landscape plan depicts the necessary street buffer, street yard, and parking lot trees that comply with the Town's landscaping requirements.

The proposed elevations utilize a combination of brick, which complies with the Town's Urban Design Plan and matches materials used on the existing buildings.

III. EXCEPTIONS

A. Architectural waiver to Section 98-1163, Exterior wall construction for nonresidential buildings
Roof Pitch:

Roofs and Parapets Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver to this request for individual projects. Such a request should only be contemplated in areas that are not adjacent to residences, are part of a large-scale development, and provide architectural detail to soften the appearance of large, tall vertical walls.

The proposed locker room addition is less than 15,000 square feet and requires a pitched roof building design. The pitched roof that is being provided has a 4/12 slope which falls outside the parameters established in the Urban Design Plan, necessitating the waiver request. The applicant has indicated in the letter of intent that the proposed pitch matches the roof pitch of the existing buildings.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

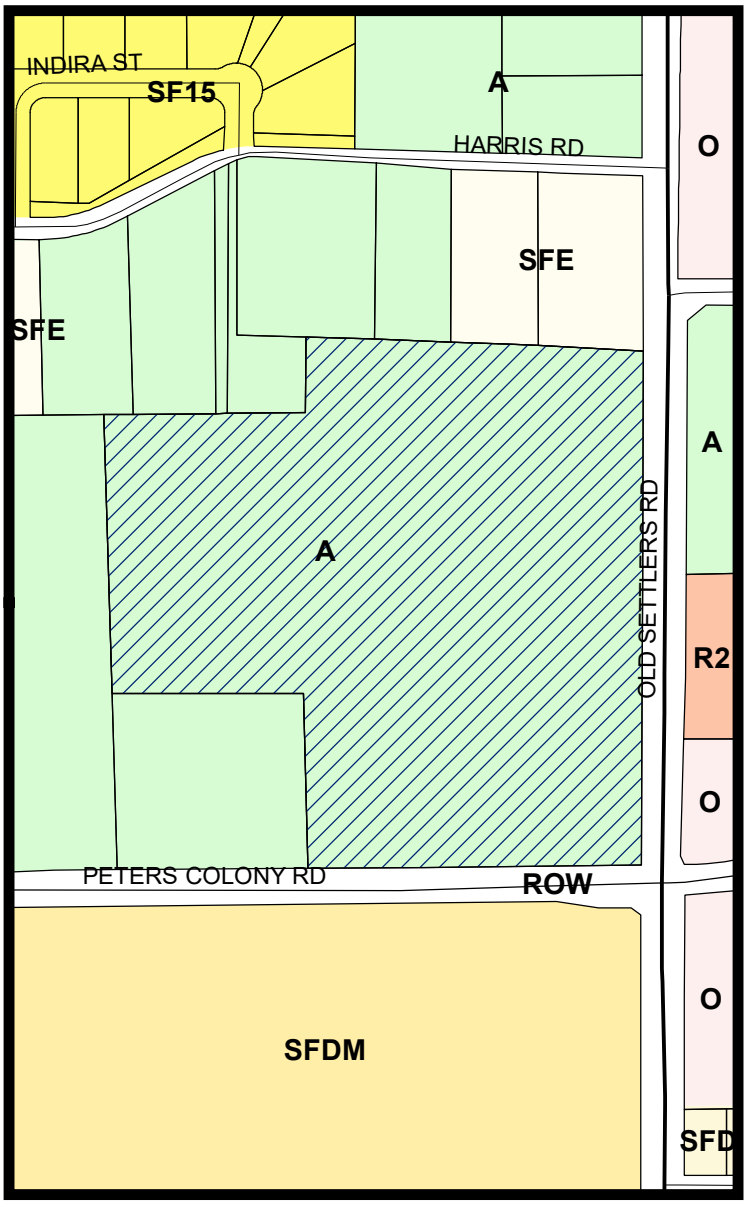
LEGAL REVIEW: N/A

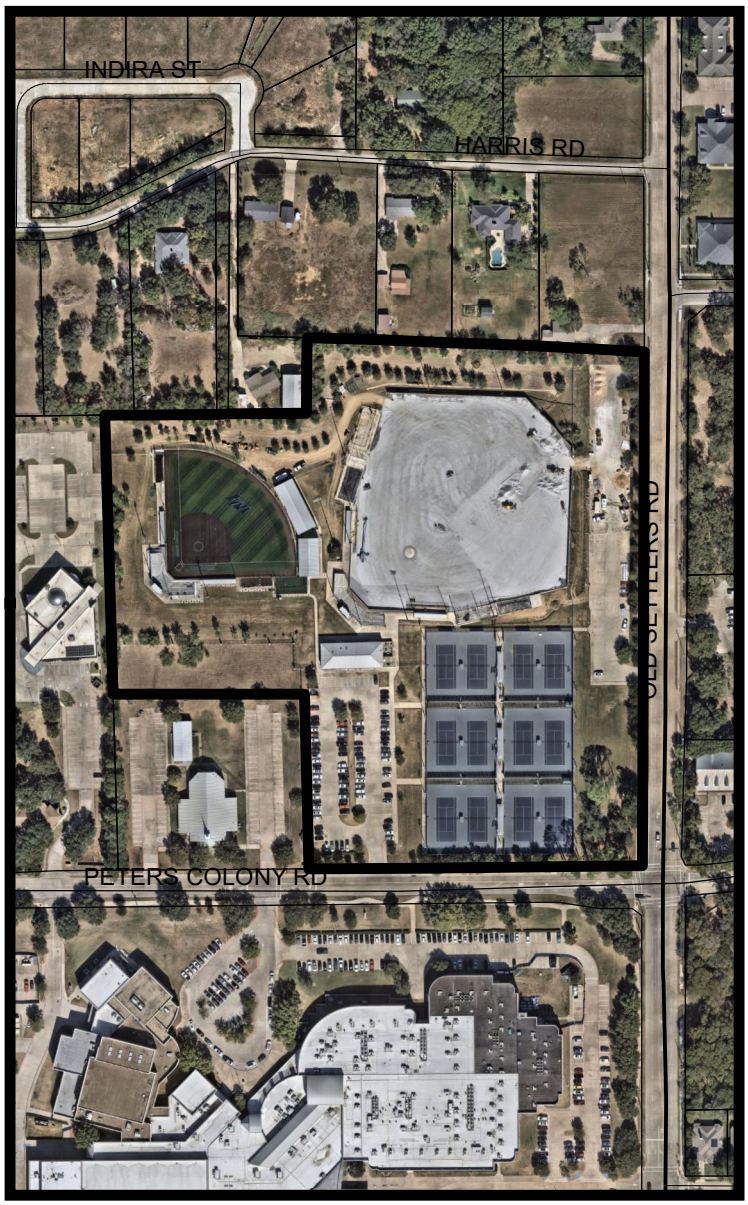
ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Site Plan Package

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

Vicinity Map

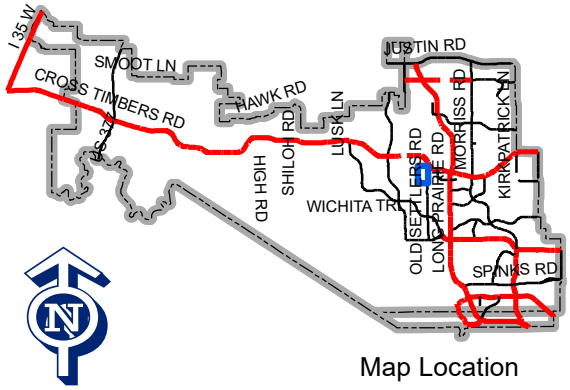
SP25-0017: Flower Mound High School Locker Rooms





LEGEND

- Agriculture
- Office
- Retail 2
- Single Family 15
- Single Family Density Medium
- Single Family Detached
- Single Family Estate
- Subject Property



Map Location

0 250 500 1,000 Feet

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.

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

VLK25002

February 03, 2026

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

RE: Flower Mound High School Locker Rooms – Site Plan Application – Letter of Intent

Dear Lexin,

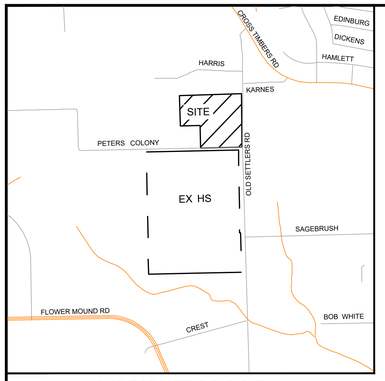
Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Site Plan (SP) application for the Flower Mound High School Baseball and Softball Locker Room Facility, and institutional athletic complex located at 3411 Peter Colony Rd, Flower Mound, Denton County, Texas.

As part of the 2023 LISD Bond package, multiple campuses across the district will undergo refreshes including the construction of a new locker room to be utilized by the baseball, softball, and tennis programs for Flower Mound High School. The proposed development includes a roughly 5,953 square foot building to accommodate baseball, softball, and tennis team locker rooms, restrooms and showers, and team clubhouse with associated sidewalk connection and utilities. In addition to the hardscape improvements, foundation planting and trees have been included around the site to comply with Town landscape code requirements. A waiver for The proposed 4/12 roof pitch is being pursued. No parking exception is necessary, the project is maintaining minimum required parking of 216 spaces because the total provided parking is being reduced by only 1 spot to 216.

Please feel free to contact me if you have any questions or comments regarding this submittal.

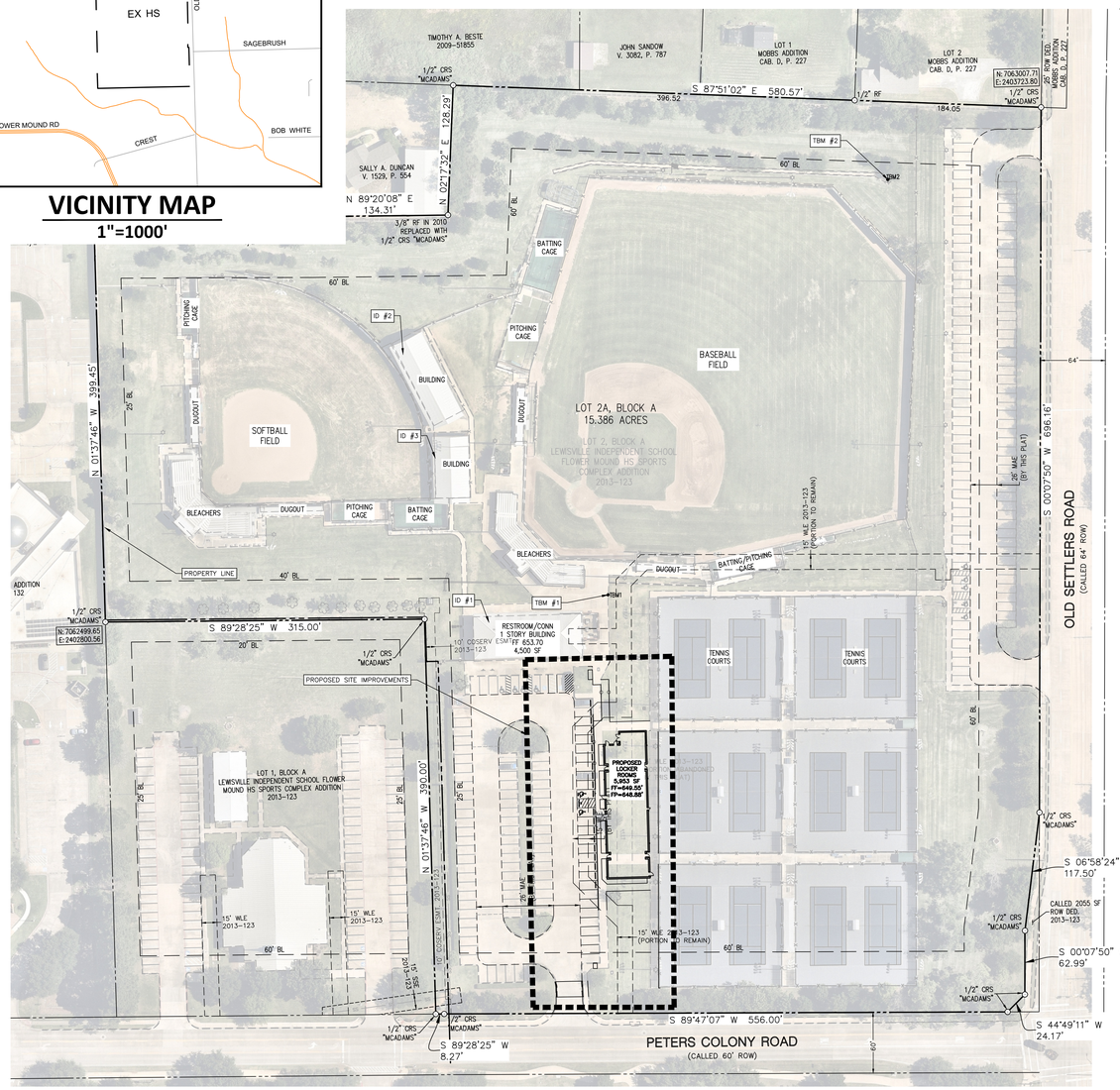
Sincerely,

Josh Barton
Group Manager, Civil/ Site Design
Jbarton@mcadamsco.com | 469. 939. 8845



VICINITY MAP

1"=1000'



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PROPERTY LINE
- EASEMENT LINE
- TREE

BENCHMARKS:

TBM1 - "+" SET N: 7063579.12 E: 2403654.74 ELEV: 653.26
TBM2 - "+" SET N: 7063989.15 E: 2403930.89 ELEV: 645.36

*COORDINATES SHOWN HERON ARE OF SURFACE VALUE. APPLY A SCALE FACTOR OF 0.99985097884 FOR GRID VALUES.

GENERAL NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. OR 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.
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
8. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
9. 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.
10. NO LUMINAIRE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA.

SITE DATA TABLE

PHYSICAL ADDRESS	3400 PETERS COLONY RD
GROSS SITE AREA	15.386 ACRES/670,196 SQ FT
NET SITE AREA	15.386 ACRES/670,196 SQ FT
ZONING	A – AGRICULTURAL
CURRENT USE	ATHLETIC FIELD COMPLEX
LOT COVERAGE DATA	
BUILDING COVERAGE 15,843 SF	2.36%
IMPERVIOUS AREA 245,373 SF; 5.633 ACRES	36.61%
PERVIOUS AREA 424,823 SF; 9.753 ACRES	63.39%
PARKING SUMMARY	
REQUIRED PARKING (STADIUM, 1350 SEATS @ 1:5)	W/20% ALLOWABLE REDUCTION=216
EXISTING PARKING (TOTAL)	217
EXISTING ACCESSIBLE SPACES	9
PROVIDED PARKING (TOTAL)	216
PROPOSED ACCESSIBLE SPACES	2
PROVIDED ACCESSIBLE SPACES	11
BUILDING DATA	
EXISTING BUILDINGS	
ID #1: CONCESSION/RESTROOM BUILDING SQUARE FOOTAGE	4,500 SQ FT
# OF STORIES	1 STORY
PEAK HEIGHT	27'-0"
MEAN HEIGHT	21'-6"
ID #2: COVERED BATTING CAGE BUILDING	3,158 SQ FT
# OF STORIES	1 STORY
PEAK HEIGHT	26'-0"
MEAN HEIGHT	20'-0"
ID #3: COVERED BATTING CAGE BUILDING	2,232 SQ FT
# OF STORIES	1 STORY
PEAK HEIGHT	26'-0"
MEAN HEIGHT	20'-0"
PROPOSED BUILDINGS	
LOCKER ROOMS SQUARE FOOTAGE	5,953 SQ FT
# OF STORIES	1 STORY
PEAK HEIGHT	22'-8 5/8"
MEAN HEIGHT	22'-8 5/8"

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\Drive\Projects\VLK\25002\04 Production\Engineering\Sheets\VLK25002-OS1.dwg, 1/29/2026 8:48:08 AM, Chase Terry

VLK

ARCHITECT

VLK
5801 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main Phone: 972.265.1885
www.vlkarchitects.com

CONSULTANT

McAdams
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
Main Phone: 972. 436. 9712
www.mcadamsco.com

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN ST.
LEWISVILLE, TX 75067
469-713-5200
RANDY FITE

LISD

FLOWER MOUND HS LOCKER ROOM ADDITION

S&S CONSTRUCTION DRAWINGS

3400 PETERS COLONY RD
FLOWER MOUND, DENTON COUNTY, TEXAS 75022

JOSHUA M. BRYNTON 127 LICENSED PROFESSIONAL ENGINEER — NOT RELEASED FOR CONSTRUCTION — STATE OF TEXAS

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	VLK25002
FILENAME	VLK25002-OS1
CHECKED BY	JB
DRAWN BY	CT
SCALE	1" = 60'
DATE	01/29/2026

SHEET

OVERALL SITE PLAN

C2.00

LEWISVILLE ISD
FRISCO, TEXAS

Flower Mound HS Locker Room Addition

Issued: December 15, 2025

REVISIONS

Revision No.	Revision Date

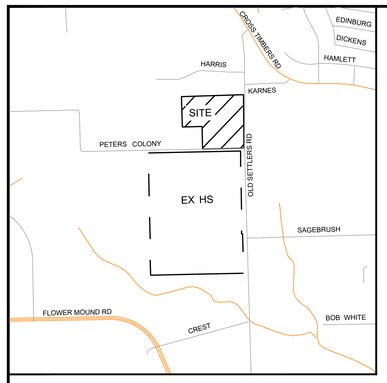
Director Mark Nicholson
Proj. Arch. Larry Bloom

PROJECT NO.
25-0010.00

SHEET TITLE
OVERALL SITE PLAN

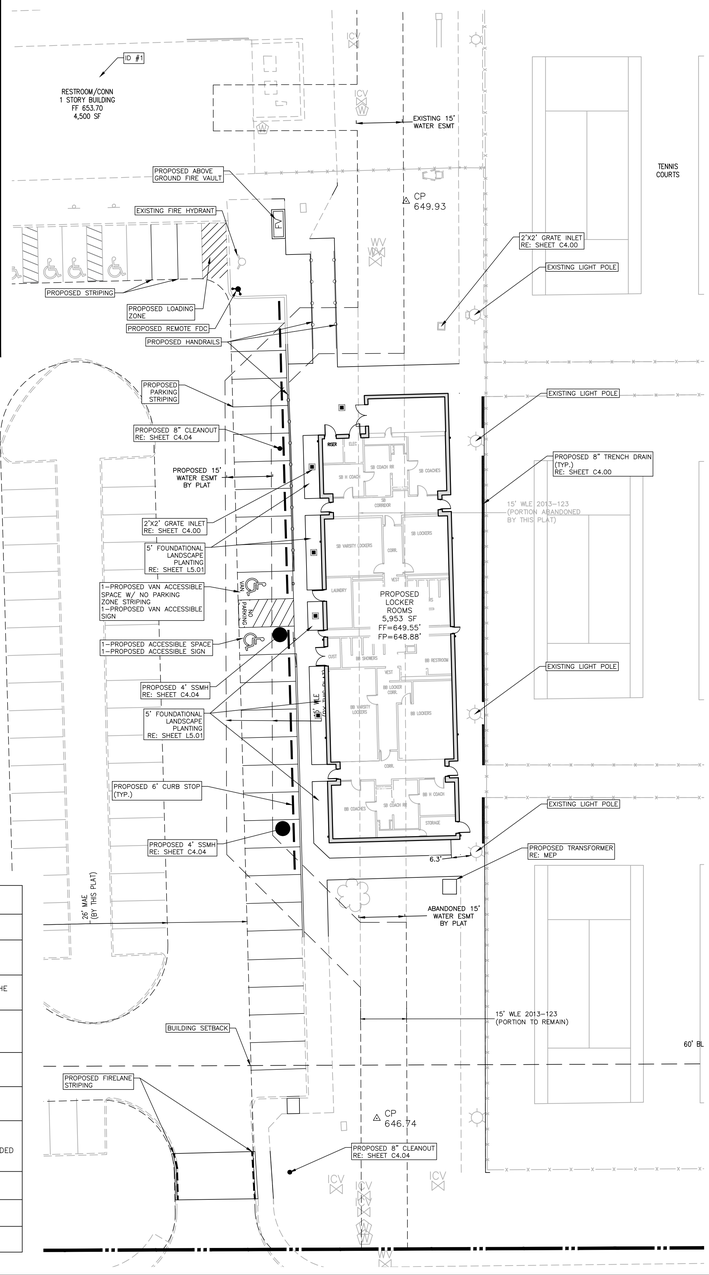
SHEET NO.
C2.00

COPYRIGHT © 2026 VLK ARCHITECTS



VICINITY MAP

1"=1000'



BENCHMARKS:

TBM1 - "+" SET N: 7063579.12 E: 2403654.74 ELEV: 653.26
TBM2 - "+" SET N: 7063989.15 E: 2403930.89 ELEV: 645.36

*COORDINATES SHOWN HERON ARE OF SURFACE VALUE. APPLY A SCALE FACTOR OF 0.99985097884 FOR GRID VALUES.

GENERAL NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. OR 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.
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.
8. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
9. 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.
10. NO LUMINAIRE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA.

SITE DATA TABLE	
PHYSICAL ADDRESS	3400 PETERS COLONY RD
GROSS SITE AREA	15.386 ACRES/670,196 SQ FT
NET SITE AREA	15.386 ACRES/670,196 SQ FT
ZONING	A – AGRICULTURAL
CURRENT USE	ATHLETIC FIELD COMPLEX
LOT COVERAGE DATA	
BUILDING COVERAGE 15,843 SF	2.36%
IMPERVIOUS AREA 245,373 SF; 5.633 ACRES	36.61%
PERVIOUS AREA 424,823 SF; 9.753 ACRES	63.39%
PARKING SUMMARY	
REQUIRED PARKING (STADIUM, 1350 SEATS @ 1:5)	W/20% ALLOWABLE REDUCTION=216
EXISTING PARKING (TOTAL)	217
EXISTING ACCESSIBLE SPACES	9
PROVIDED PARKING (TOTAL)	216
PROPOSED ACCESSIBLE SPACES	2
PROVIDED ACCESSIBLE SPACES	11
BUILDING DATA	
EXISTING BUILDINGS	
ID #1: CONCESSION/RESTROOM BUILDING SQUARE FOOTAGE	4,500 SQ FT
# OF STORIES	1 STORY
PEAK HEIGHT	27'–0"
MEAN HEIGHT	21'–6"
ID #2: COVERED BATTING CAGE BUILDING	3,158 SQ FT
# OF STORIES	1 STORY
PEAK HEIGHT	26'–0"
MEAN HEIGHT	20'–0"
ID #3: COVERED BATTING CAGE BUILDING	2,232 SQ FT
# OF STORIES	1 STORY
PEAK HEIGHT	26'–0"
MEAN HEIGHT	20'–0"
PROPOSED BUILDINGS	
LOCKER ROOMS SQUARE FOOTAGE	5,953 SQ FT
# OF STORIES	1 STORY
PEAK HEIGHT	22'–8 5/8"
MEAN HEIGHT	22'–8 5/8"

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PROPERTY LINE
- EASEMENT LINE
- TREE

MASTER PLAN FEATURES	
LAND USE PLAN	LOW DENSITY
AREA PLANS	N/A
URBAN DESIGN PLAN	PROPOSED STRUCTURE WILL BE IN COMPLIANCE WITH THE URBAN DESIGN STANDARDS.
MEDIAN & ROW DESIGN GUIDELINES	N/A
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	PETERS COLONY ROAD – URBAN COLLECTOR OLD SETTLERS ROAD – URBAN MINOR ARTERIAL UNDIVIDED
WATER PLAN	OLD SETTLERS ROAD – 12" LINE QUAIL RUN – 12" LINE
WASTEWATER PLAN	LONG PRAIRIE SERVICE AREA PETERS COLONY ROAD – 8" LINE
ECONOMIC IMPACT	N/A

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\Drive\Projects\VLK\VLK25000\04-Production\Engineering\Sheets\VLK25000-S1.dwg, 1/29/2026 9:48:13 AM, Chase Terry

VLK

ARCHITECT

VLK
5801 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main Phone: 972.265.1885
www.vlkarchitects.com

CONSULTANT

McAdams
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
Main Phone: 972. 436. 9712
www.mcadamsco.com

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN ST.
LEWISVILLE, TX 75067
469-713-5200
RANDY FITE

LISD

FLOWER MOUND HS LOCKER ROOM ADDITION

S&S CONSTRUCTION DRAWINGS

3400 PETERS COLONY RD
FLOWER MOUND, DENTON COUNTY, TEXAS 75022

STATE OF TEXAS
JOSHUA M. CARTON
102227
LICENSED
PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	VLK25002
FILENAME	VLK25002-S1
CHECKED BY	JB
DRAWN BY	CT
SCALE	1" = 20'
DATE	01/29/2026

SHEET

SITE PLAN

C2.01

LEWISVILLE ISD
FRISCO, TEXAS

Issued: December 15, 2025

REVISIONS

Revision No.	Revision Date

Director Mark Nicholson
Proj. Arch. Larry Bloom

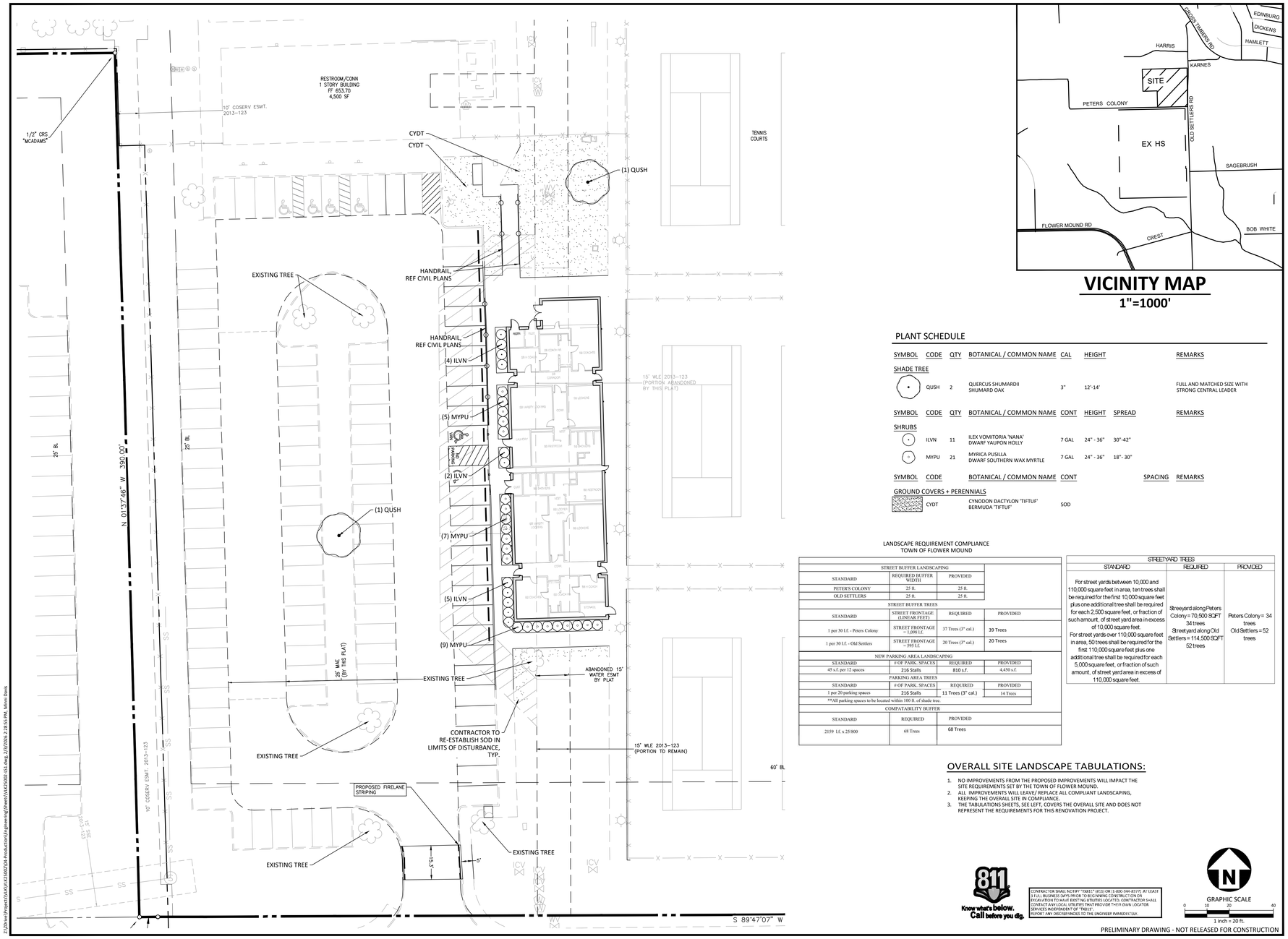
PROJECT NO.
25-0010.00

SHEET TITLE
SITE PLAN

SHEET NO.
C2.01

Flower Mound HS Locker Room Addition

COPYRIGHT © 2026 VLK ARCHITECTS



VICINITY MAP
1"=1000'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
SHADE TREE						
	QUSH	2	QUERCUS SHUMARDII SHUMARD OAK	3"	12'-14'	FULL AND MATCHED SIZE WITH STRONG CENTRAL LEADER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
SHRUBS							
	ILVN	11	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	7 GAL	24" - 36"	30"-42"	
	MYPU	21	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE	7 GAL	24" - 36"	18" - 30"	

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
GROUND COVERS + PERENNIALS					
	CYDT	CYNODON DACTYLON 'TIFTUF' BERMUDA 'TIFTUF'	SOD		

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND

STREET BUFFER LANDSCAPING		
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED
PETER'S COLONY	25 ft.	25 ft.
OLD SETTLERS	25 ft.	25 ft.

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 LF. - Peters Colony	STREET FRONTAGE = 1,098 LF.	37 Trees (3" cal.)	39 Trees
1 per 30 LF. - Old Settlers	STREET FRONTAGE = 593 LF.	20 Trees (3" cal.)	20 Trees

NEW PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
45 s.f. per 12 spaces	216 Stalls	810 s.f.	4,450 s.f.

PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 20 parking spaces	216 Stalls	11 Trees (3" cal.)	14 Trees
**All parking spaces to be located within 100 ft. of shade tree.			

COMPATABILITY BUFFER		
STANDARD	REQUIRED	PROVIDED
2159 LF. x 25/800	68 Trees	68 Trees

STREETYARD TREES		
STANDARD	REQUIRED	PROVIDED
For street yards between 10,000 and 110,000 square feet in area, ten trees shall be required for the first 10,000 square feet plus one additional tree shall be required for each 2,500 square feet, or fraction of such amount, of street yard area in excess of 10,000 square feet. For street yards over 110,000 square feet in area, 50 trees shall be required for the first 110,000 square feet plus one additional tree shall be required for each 5,000 square feet, or fraction of such amount, of street yard area in excess of 110,000 square feet.	Streeyard along Peters Colony = 70,500 SQFT 34 trees Streetyard along Old Settlers = 114,500 SQFT 52 trees	Peters Colony = 34 trees Old Settlers = 52 trees

OVERALL SITE LANDSCAPE TABULATIONS:

1. NO IMPROVEMENTS FROM THE PROPOSED IMPROVEMENTS WILL IMPACT THE SITE REQUIREMENTS SET BY THE TOWN OF FLOWER MOUND.
2. ALL IMPROVEMENTS WILL LEAVE/ REPLACE ALL COMPLIANT LANDSCAPING, KEEPING THE OVERALL SITE IN COMPLIANCE.
3. THE TABULATIONS SHEETS, SEE LEFT, COVERS THE OVERALL SITE AND DOES NOT REPRESENT THE REQUIREMENTS FOR THIS RENOVATION PROJECT.

811 Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "TEXAS 811" (811) OR (1-800-344-8377) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "TXA11". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\Drive\Projects\VLK\VLK25002\04 Production\Engineering\Sheets\VLK25002-LS1.dwg, 2/2/2026 2:28:51 PM, Mitch Davis

VLK

ARCHITECT

VLK
5801 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main Phone: 972.265.1885
www.vlkarchitects.com

CONSULTANT

McAdams
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
Main Phone: 972. 436. 9712
www.mcadamsco.com

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT
LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN ST.
LEWISVILLE, TX 75067
469-713-5200
RANDY FITE

LISD

FLOWER MOUND HS LOCKER ROOM ADDITION
S&S CONSTRUCTION DRAWINGS
3400 PETERS COLONY RD
FLOWER MOUND, DENTON COUNTY, TEXAS 75022

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HAYCRAFT
2516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	VLK25002
FILENAME	VLK25002-LS1
CHECKED BY	MAH
DRAWN BY	MAH
SCALE	1" = 20'
DATE	01/29/2026

SHEET
LANDSCAPE PLAN

L5.01

LEWISVILLE ISD
FRISCO, TEXAS

Flower Mound HS Locker Room Addition

Issued: December 15, 2025

REVISIONS

Revision No.	Revision Date

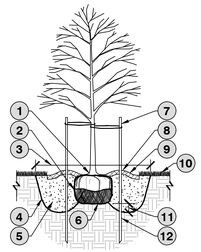
Director	Mark Nicholson
Proj. Arch.	Larry Bloom

PROJECT NO.
25-0010.00

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L5.01

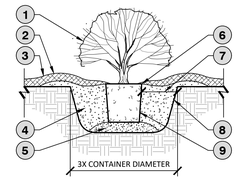
COPYRIGHT © 2026 VLK ARCHITECTS



NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

1. TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE 2" ABOVE FINISHED GRADE AFTER SETTLING
2. CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUR OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. WIDTH OF PLANTING HOLE SHALL BE 3 TIMES THE ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS
4. DIG WIDE PLANTING HOLE WITH TAPERED SIDES.
5. TO STABILIZE, COMPACT THE PLANTING SOIL MIX BACKFILL AROUND ROOT BALL; COMPACT SOIL BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPING.
6. SET ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLING.
7. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES. REMOVE STAKING AT END OF FIRST GROWING SEASON.
8. 4" RAISED RING OF SOIL TO DIRECT WATER INTO ROOT BALL - ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS RAISED ABOVE GRADE
9. 3" BARK MULCH; DO NOT PLACE MULCH WITHIN 12" OF TREE TRUNK.
10. FINAL GRADE
11. 5"-7" DEEPER THAN ROOT BALL FOR LOWERED PLANTING HOLE AS NEEDED WITH POOR DRAINAGE
12. EXTEND STAKES INTO 24" OF UNDISTURBED SOIL.

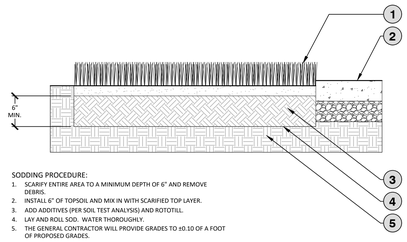
01 TREE PLANTING
SCALE: 1/4" = 1'-0"



NOTES:
1. SELECT SHRUBS THAT MEET THE SPECIFIED HEIGHT IN THE PLANT SCHEDULE, MEASURED PER THE AMERICAN STANDARD FOR NURSERY STOCK METHODS; PEST AND DISEASE FREE; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC PLANT SPECIES.
4. THOROUGHLY SOAK THE SHRUB ROOT BALLS AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

1. PRUNE PROPORTIONALLY TO COMPENSATE FOR REDUCTION OF ROOTS AND TO PROMOTE NATURAL GROWTH CHARACTER.
2. FORM 2" DEEP SAUCER
3. 3" BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TRUNK/STEM
4. PLANTING SOIL MIX BACKFILL TO BE COMPACTED BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPED
5. PLANTING SOIL MIX TO BE TAMPED TO AVOID SETTLING
6. TOP OF ROOTBALL SHALL BE 1" HIGHER THAN ADJACENT FINISHED GRADE
7. 6" MIN. GAP BETWEEN ROOT BALL AND UNDISTURBED SOIL. WHERE THERE IS HEAVY CLAY SOIL, THE HOLE SHOULD BE 3 TIMES THE CONTAINER DIAMETER.
8. SUBSOIL BROKEN WITH PICK ON SIDES AND BOTTOM OF HOLE
9. FOR CONTAINERS, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER. IF USING BALED AND BURLAP; CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS.

02 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



SODDING PROCEDURE:
1. SCARIFY ENTIRE AREA TO A MINIMUM DEPTH OF 6" AND REMOVE DEBRIS.
2. INSTALL 6" OF TOPSOIL AND MIX IN WITH SCARIFIED TOP LAYER.
3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) AND ROTOTILL.
4. LAY AND ROLL SOD. WATER THOROUGHLY.
5. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO ±0.10 OF A FOOT OF PROPOSED GRADES.

1. SOD - PROVIDE CLEAN, SMOOTH, CONTINUOUS EDGE BETWEEN SOD AND MULCHED AREAS
2. ADJACENT SURFACE (SEE SITE PLANS)
3. PREPARED SUBGRADE
4. BREAK THROUGH AND REMOVE ALL 'HARDPAN' AND DEBRIS TO ALLOW FOR PERCOLATION AND POSITIVE DRAINAGE
5. UNDISTURBED SUBGRADE

03 SOD INSTALLATION
SCALE: 1" = 1'-0"

811 Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "TEXAS 811" (811) OR (1-800-344-8377) AT LEAST 5 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "TEXAS 811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\Drive\Projects\VLK\VLK25000\04-Production\Engineering\Sheets\VLK25002-LS1.dwg, 2/3/2026 2:28:53 PM, Mirela Davis

VLK
5801 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main Phone: 972.265.1885
www.vlkarchitects.com

McAdams
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
Main Phone: 972. 436. 9712
www.mcadamsco.com

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT
LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN ST.
LEWISVILLE, TX 75067
469-713-5200
RANDY FITE

FLOWER MOUND HS LOCKER ROOM ADDITION
S&S CONSTRUCTION DRAWINGS
3400 PETERS COLONY RD
FLOWER MOUND, DENTON COUNTY, TEXAS 75022

REGISTERED LANDSCAPE ARCHITECT — MEGAN A. HATCHER — 3516 — STATE OF TEXAS — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	VLK25002
FILENAME	VLK25002-LS1
CHECKED BY	MAH
DRAWN BY	MAH
SCALE	AS NOTED
DATE	01/29/2026

SHEET
PLANTING SCHEDULE AND DETAILS
L5.02

ARCHITECT
VLK
5801 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main Phone: 972.265.1885
www.vlkarchitects.com

CONSULTANT
McAdams
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
Main Phone: 972. 436. 9712
www.mcadamsco.com

LEWISVILLE ISD
FRISCO, TEXAS

Flower Mound HS Locker Room Addition

Issued: December 15, 2025

REVISIONS

Revision No.	Revision Date

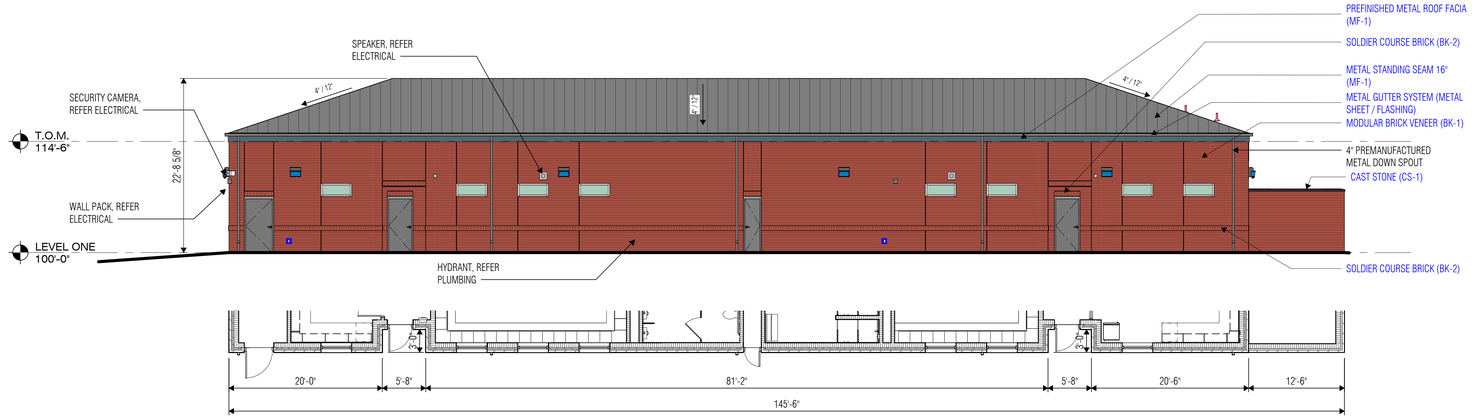
Director Mark Nicholson
Proj. Arch. Larry Bloom

PROJECT NO.
25-0010.00

SHEET TITLE
PLANTING SCHEDULE AND DETAILS

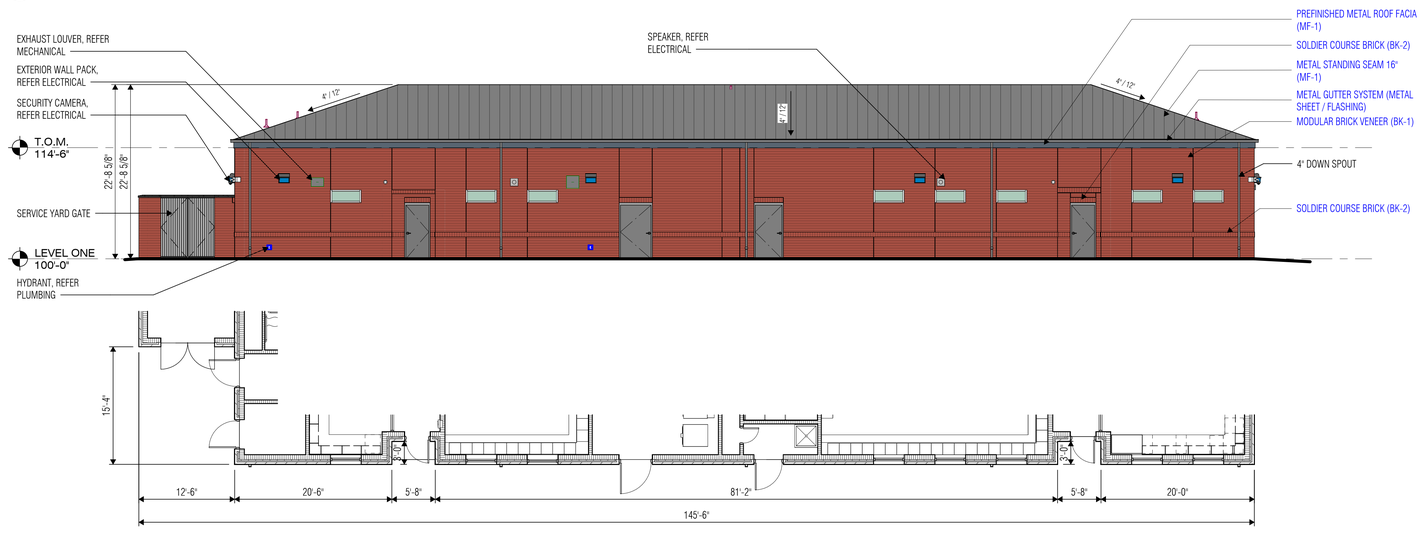
SHEET NO.
L5.02

COPYRIGHT © 2026 VLK ARCHITECTS



1 EAST - EXTERIOR ELEVATION AND VERTICAL FOOTPRINT

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



2 WEST - EXTERIOR ELEVATION AND VERTICAL FOOTPRINT

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

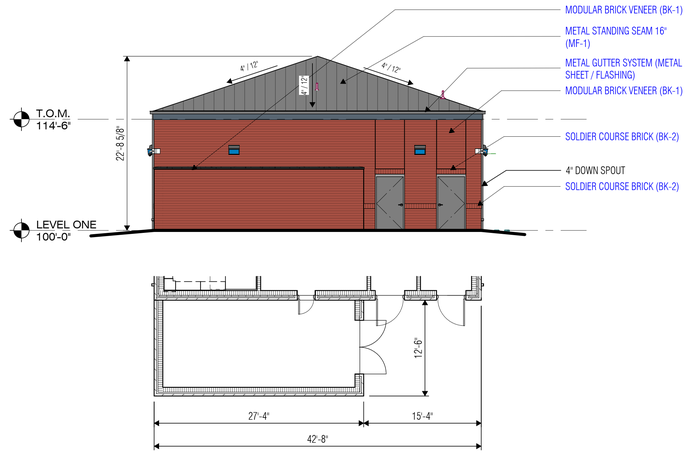
MATERIAL CALCULATION TABLE

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	612.45 S.F.	612.45 S.F.	1909.11 S.F.	1909.11 S.F.
2.	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	556.22 S.F.	612.45 S.F.	1768.33 S.F.	1764 S.F.
3.	DOORS AND WINDOWS S.F.	56.23 S.F.	0 S.F.	140.78 S.F.	145.11 S.F.
4.	**PRIMARY MASONRY TOTALS (MIN. 80%)**	556.22 S.F. 100%	612.45 S.F. 100%	1768.33 S.F. 100%	1764 S.F. 100%
	- BRICK S.F.	556.22 S.F. 100%	612.45 S.F. 100%	1768.33 S.F. 100%	1764 S.F. 100%
5.	**SECONDARY MASONRY TOTALS (MAX. 20%)**	0 S.F.	0 S.F.	0 S.F.	0 S.F.

EXTERIOR MATERIAL LEGEND

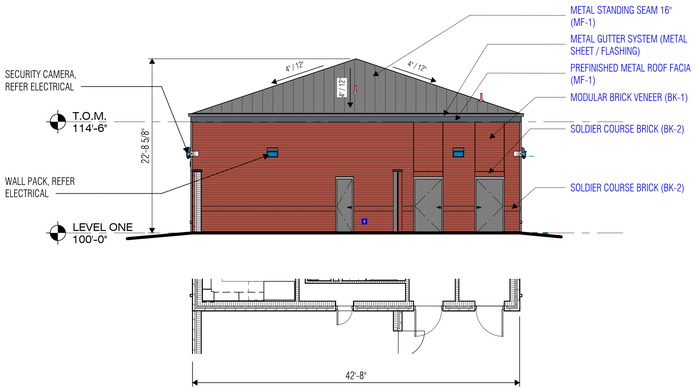
MARK	DESCRIPTION	MANUFACTURER	SERIES/STYLE	COLOR
BK-1	BRICK	ACME	MODULAR	YANKEE HILL MED. RED
BK-2	BRICK	ACME	MODULAR	YANKEE HILL MED. RED
CS-1	CAST STONE CAP	DALLAS CAST STONE	DOUBLE-SIDED SLOPE	WHITE LIMESTONE
DS-1	DOWN SPOUT	ALUMINUM DOWNSPOUT	MATCH EXISTING	MATCH WEATHERED ZINC
MF-1	METAL STANDING SEAM ROOFING	PETERSON ALUMINUM CORP.	SNAP-CLAD 12"-16" SEAM SPACING	KYNAR 500, WEATHERED ZINC

NOTE:
ALL EXTERIOR FINISHES TO MATCH EXISTING CONCESSIONS BUILDING.
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURES TO MATCH MATERIAL AND COLOR OF BUILDING.



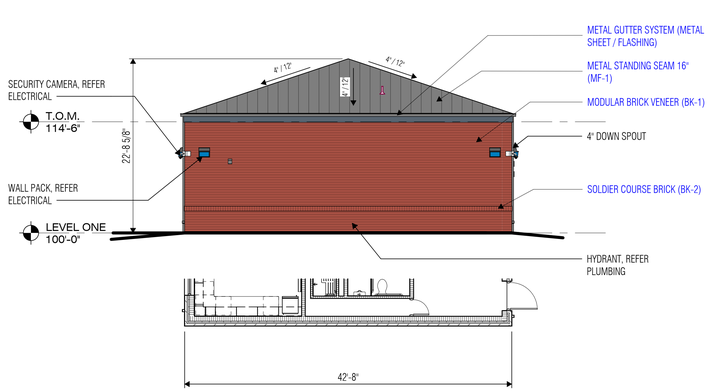
3 NORTH SERVICE YARD - EXTERIOR ELEVATION AND VERTICAL FOOTPRINT

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



4 NORTH - EXTERIOR ELEVATION AND VERTICAL FOOTPRINT

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



5 SOUTH - EXTERIOR ELEVATION AND VERTICAL FOOTPRINT

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

LEWISVILLE ISD

Flower Mound HS Locker Room Addition

FLOWER MOUNDS, TX

REGISTERED ARCHITECT MARK V. SIMS 40256 STATE OF TEXAS
02/02/2026

VLK

02/02/2026 EX3.01

PLANNING & ZONING COMMISSION AGENDA J.3. REGULAR ITEM(S)

DATE: February 9, 2026
FROM: Codie Hay, Planner
ITEM: **Consider a request for a Site Plan (SP25-0021 - Marcus High School Locker Room Addition) to develop an additional locker room with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for nonresidential buildings," of the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Dixon Lane.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to expand a non-residential building on Lot 1, Block A of the Marcus Ninth Grade Center Addition. The subject property is currently developed with an Athletic Field Complex for Marcus High School and contains approximately 28.947 acres. The property is zoned Agricultural (A) zoning district.

The site plan proposes the addition of a 2,266 square-foot, one-story expansion to an existing building for locker rooms. The proposed use is accessory to the main existing use. As a part of the site plan expansion, the applicant is requesting an exception to roof pitch standards (see Section III below).

The main use requires 264 parking spaces calculated at the ratio of one space per five seats in stadium seating. The applicant is proposing to remove a total of three parking spaces for the expansion and converting two standard parking spaces into accessible spaces. Overall, the site plan provides for 244 parking spaces on site, which is within the Town's allowable 20 percent parking deviation.

Access to the site will be from Dixon Lane. The landscape plan depicts the necessary street buffer, street yard, and parking lot trees that comply with the Town's landscaping requirements.

The proposed elevations utilize a combination of brick which complies with the Town's Urban Design Plan and matches materials used on the existing building.

III. EXCEPTIONS

1. **Architectural waiver to Section 98-1163, Exterior wall construction for nonresidential buildings**

Roof Pitch:

Roofs and Parapets Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver to this request for individual projects. Such requests should only be contemplated in the areas that are not adjacent to residences, are part of a large-scale development, and provide architectural detail to soften the appearance of large, tall vertical walls.

The proposed locker room addition is less than 15,000 square feet and requires a pitched roof building design. The pitched roof that is being provided has a 4/12 slope, which falls outside the parameters established in the Urban Design Plan, necessitating the waiver request. The applicant has indicated in the letter of intent that the proposed pitch matches the roof pitch on the existing building.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

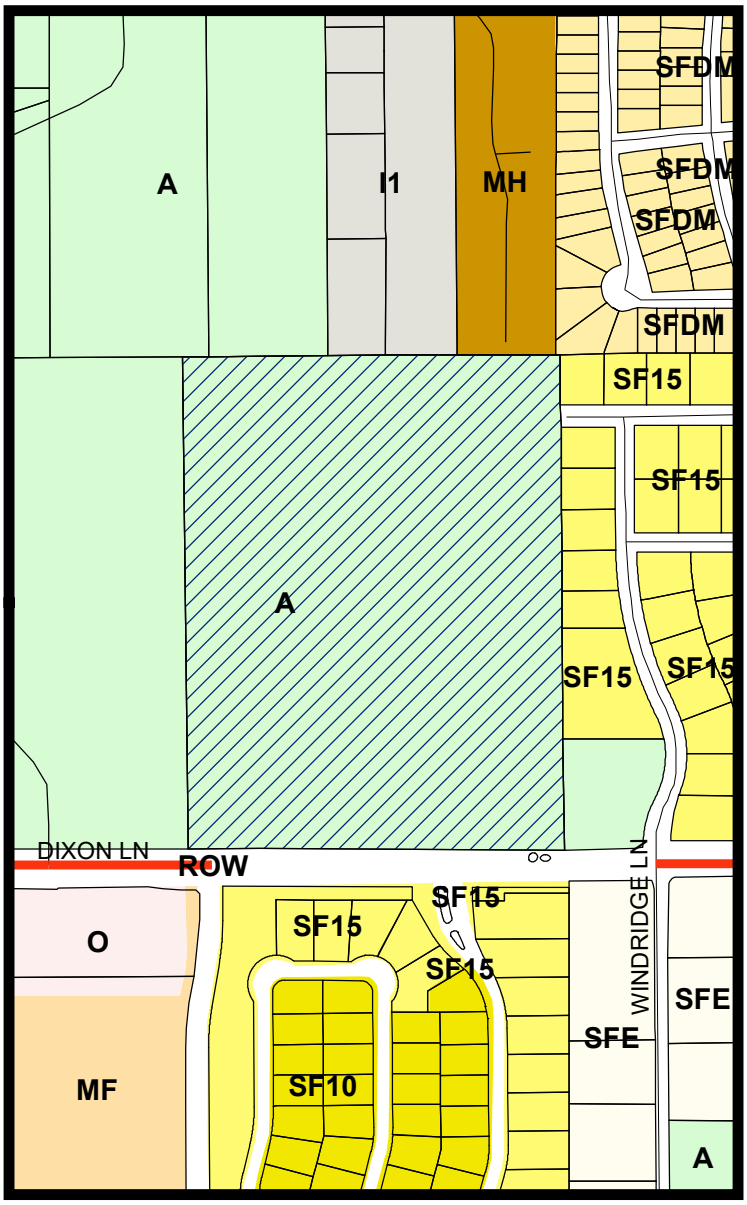
LEGAL REVIEW: N/A

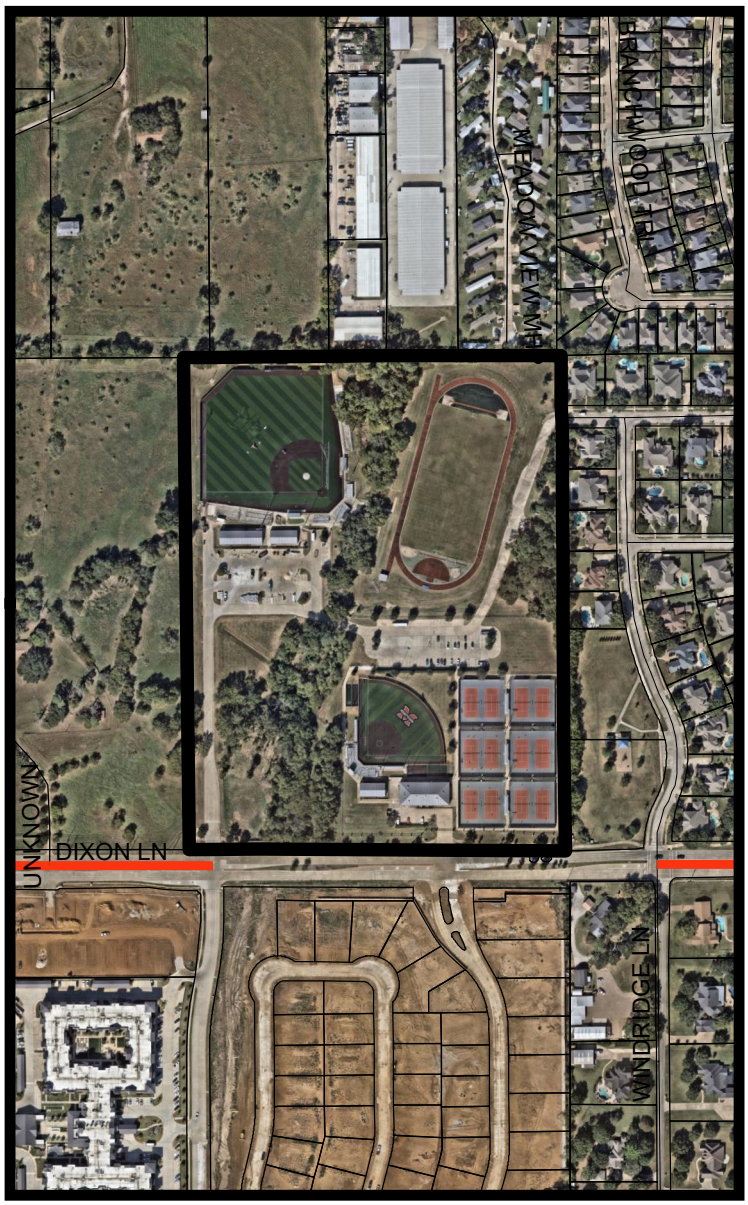
ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Site Plan Package

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

Vicinity Map

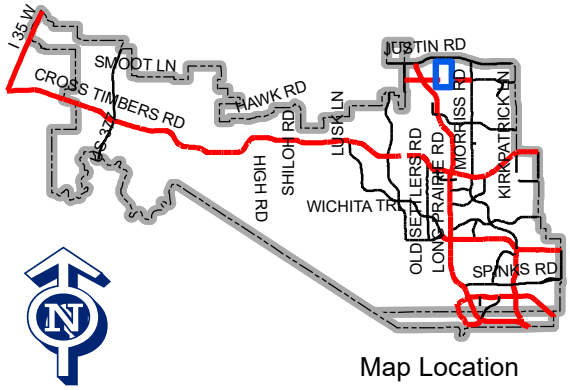
SP25-0021: Marcus High School Locker Room Addition





LEGEND

- Agriculture
- Industrial 1
- Mobile Home
- Multi-Family
- Office
- Single Family 10
- Single Family 15
- Single Family Density Medium
- Single Family Estate
- Subject Property



Map Location

0 375 750 1,500 Feet

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.

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

VLK25003

January 19, 2026

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

RE: Marcus High School Locker Rooms – Site Plan Application – Letter of Intent

Dear Lexin,

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Site Plan (SP) application for the Marcus High School Baseball and Softball Locker Room Facility, and institutional athletic complex located at 2800 Dixon Lanes, Flower Mound, Denton County, Texas.

As part of the 2023 LISD Bond package, multiple campuses across the district will undergo refreshes including the expansion of the current concessions and locker room facility serving the baseball and softball programs for Marcus High Scholl. The proposed development includes a roughly 2,270 square foot expansion to the existing concessions & locker room building equipped with restrooms and showers, relocated ADA accessible stalls, and new sidewalk pavement and access.

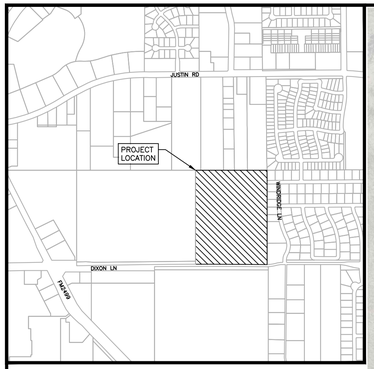
The locker room expansion requires the removal of two (2) existing ADA parking stalls and one (1) standard parking stall for a loading zone. These ADA stalls have been relocated within close proximity while maintaining an accessible route to both the locker rooms and existing concessions buildings. This reduction in parking spaces is within the 20% allowable reduction of required parking on site as tabulated on the Site Plan sheet that accompanies this Site Plan submittal. The final total site parking spots is 244 spaces. In addition to this, 1 parking lot tree is being removed and replaced with a new tree meeting the town's requirements.

Lastly, we are requesting an exception for a roof pitch waiver. The proposed addition matches the existing concession building's pitch.

Please feel free to contact me if you have any questions or comments regarding this submittal.

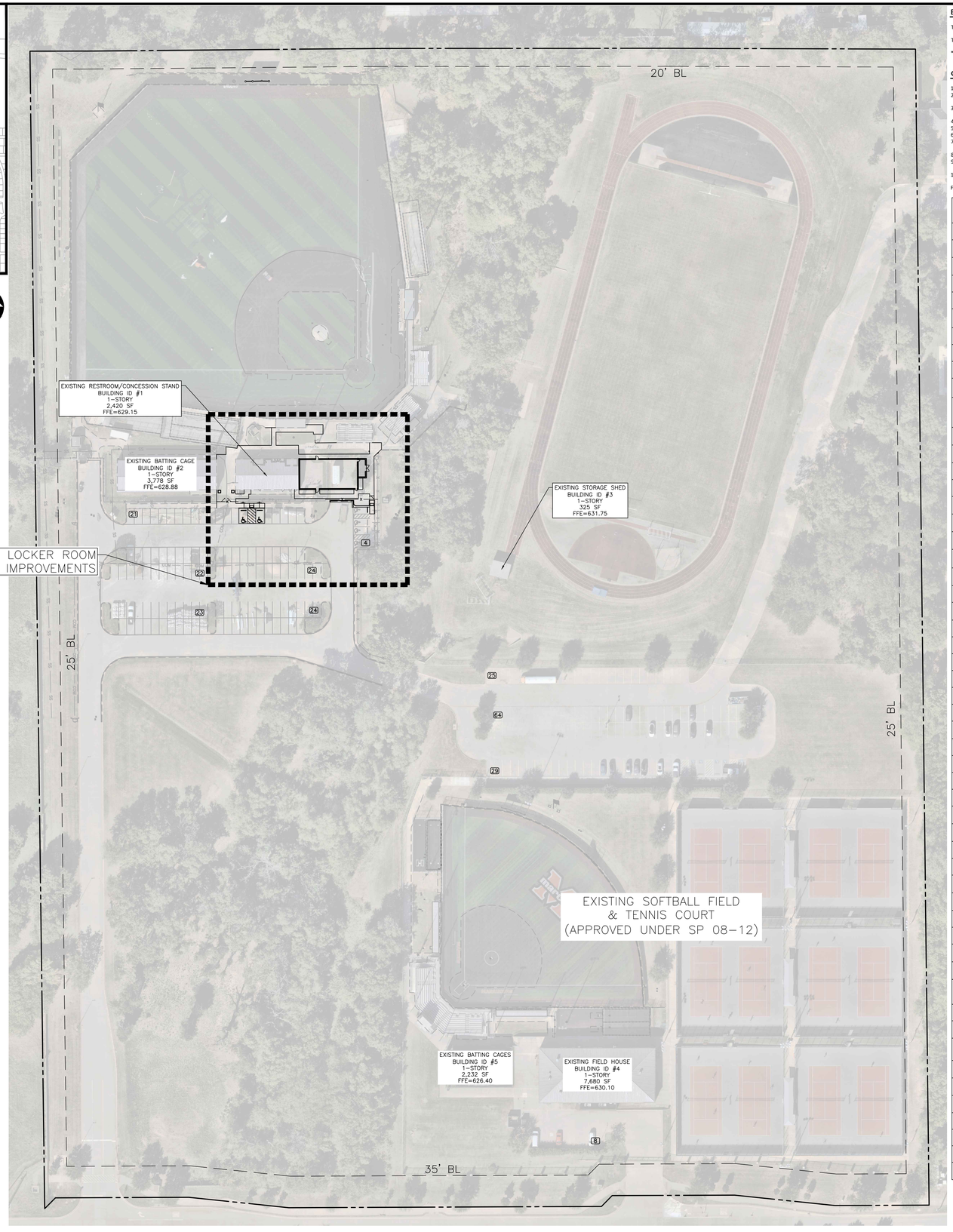
Sincerely,

Nick Welch
Project Manager, Civil / Site Design
welch@mcadamsco.com | 980.221.2356



VICINITY MAP

1" = 1000'



BENCHMARKS:

TBM1 - 60D SET
NORTHING: 7075757.55 EASTING: 2405615.89 ELEVATION: 628.50
TBM2 - 60D SET
NORTHING: 7075438.73 EASTING: 2406029.86 ELEVATION: 623.38
*COORDINATES SHOWN HERON ARE OF SURFACE VALUE. APPLY A SCALE FACTOR OF 0.99985097884 FOR GRID VALUES.

GENERAL NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. OR 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.
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/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
8. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
9. 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.
10. NO LUMINAIRE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA.

FEMA FIRM PANEL 48121C0530G: ZONE X - AREA OF MINIMAL FLOOD HAZARD

SITE DATA TABLE		
PHYSICAL ADDRESS		2800 DIXON LANE
GROSS SITE AREA		28.947 ACRES/1,260,931 SQ FT
NET SITE AREA		28.947 ACRES/1,260,931 SQ FT
ZONING		A – AGRICULTURAL
CURRENT USE		ATHLETIC FIELD COMPLEX
LOT COVERAGE DATA		
BUILDING COVERAGE	18,701 SQ FT	1.48%
IMPERVIOUS AREA	309,597 SQ FT	24.55%
PERVIOUS AREA	951,334 SQ FT	75.45%
PARKING SUMMARY		
REQUIRED PARKING BASEBALL STADIUM–720 SEATS, SOFTBALL STADIUM–600 SEATS 1 SPACE PER 5 SEATS		264 SPACES
REQUIRED PARKING (20% REDUCTION)		212 SPACES
EXISTING PARKING (TOTAL)		247 SPACES
EXISTING ACCESSIBLE SPACES		12 SPACES
REMOVED STANDARD SPACES		1 SPACE
REMOVED (& REPLACED) ACCESSIBLE SPACES		2 SPACES
PROVIDED PARKING (TOTAL)		244
PROVIDED ACCESSIBLE SPACES		12 SPACES
BUILDING DATA		
BUILDING ID #1: EXISTING RESTROOM/CONCESSION STAND		2,420 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		15'–11 7/8"
MEAN HEIGHT		9'–4"
BUILDING ID #2: EXISTING BATTING CAGE		3,778 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		20'–4"
MEAN HEIGHT		17–2"
BUILDING ID #3: EXISTING STORAGE SHED		325 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		9'–4"
MEAN HEIGHT		9'–2"
BUILDING ID #4: EXISTING FIELD HOUSE		7,680 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		26'–0 3/4"
MEAN HEIGHT		20'–10 3/4"
BUILDING ID #5: EXISTING BATTING CAGES		2,232 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		21'–0 3/8"
MEAN HEIGHT		20'–10 3/4"
PROPOSED BUILDING SQUARE FOOTAGE		2,266 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		15'–11 7/8"
MEAN HEIGHT		9'–4"

MASTER PLAN FEATURES	
LAND USE PLAN	LOW DENSITY
AREA PLAN	N/A
URBAN DESIGN PLAN	PROPOSED STRUCTURE WILL BE IN COMPLIANCE WITH THE URBAN DESIGN STANDARDS
MEDIAN & ROW GUIDELINES	N/A
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	DIXON LANE – URBAN MINOR ARTERIAL
WATER PLAN	LONG PRAIRIE DISTRICT–12" ON DIXON LANE
WASTEWATER PLAN	LONG PRAIRIE SERVICE AREA–12" ON LONG PRAIRIE ROAD
ECONOMIC IMPACT	N/A

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN ST.
LEWISVILLE, TX 75067
469-713-5200
RANDY FITE

VLK

MARCUS HS LOCKER ROOM ADDITION

SITE PLAN
2800 DIXON LANE
FLOWER MOUND, TEXAS 75028

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

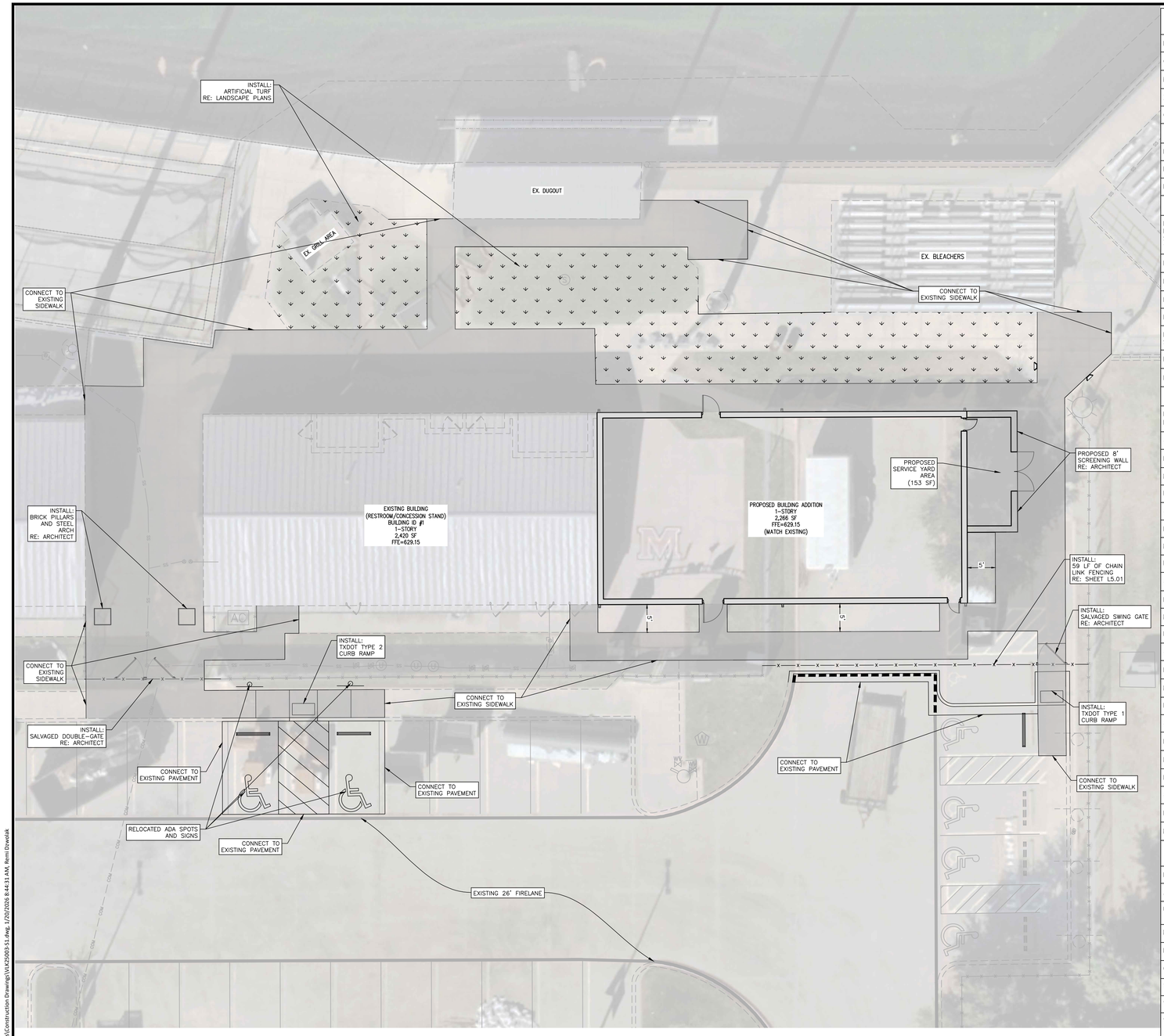
PROJECT NO.	VLK25003
FILENAME	VLK25003-S1
CHECKED BY	JB
DRAWN BY	RD
SCALE	1" = 60'
DATE	01/19/2026

SHEET

OVERALL SITE PLAN

C2.00

Z:\Drive\Projects\VLK\VLK25003\04 Production\Engineering\Production Drawings\Current Drawings\Construction Drawings\VLK25003-S1.dwg, 1/19/2026 10:31:17 AM, Remi Dowlak



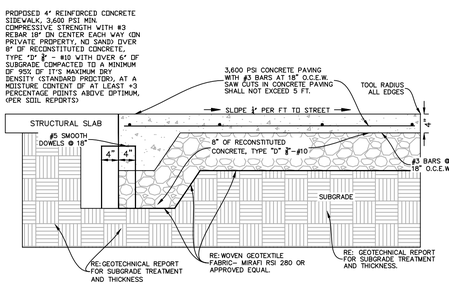
SITE DATA TABLE		
PHYSICAL ADDRESS		2800 DIXON LANE
GROSS SITE AREA		28.947 ACRES/1,260,931 SQ FT
NET SITE AREA		28.947 ACRES/1,260,931 SQ FT
ZONING		A – AGRICULTURAL
CURRENT USE		ATHLETIC FIELD COMPLEX
LOT COVERAGE DATA		
BUILDING COVERAGE	18,701 SQ FT	1.48%
IMPERVIOUS AREA	309,597 SQ FT	24.55%
PERVIOUS AREA	951,334 SQ FT	75.45%
PARKING SUMMARY		
REQUIRED PARKING BASEBALL STADIUM–720 SEATS SOFTBALL STADIUM–600 SEATS 1 SPACE PER 5 SEATS		264 SPACES
REQUIRED PARKING (20% REDUCTION)		212 SPACES
EXISTING PARKING (TOTAL)		247 SPACES
EXISTING ACCESSIBLE SPACES		12 SPACES
REMOVED STANDARD SPACES		1 SPACE
REMOVED (& REPLACED) ACCESSIBLE SPACES		2 SPACES
PROVIDED PARKING (TOTAL)		244
PROVIDED ACCESSIBLE SPACES		12 SPACES
BUILDING DATA		
BUILDING ID #1: EXISTING RESTROOM/CONCESSION STAND		2,420 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		15'–11 7/8"
MEAN HEIGHT		9'–4"
BUILDING ID #2: EXISTING BATTING CAGE		3,778 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		20'–4"
MEAN HEIGHT		17–2"
BUILDING ID #3: EXISTING STORAGE SHED		325 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		9'–4"
MEAN HEIGHT		9'–2"
BUILDING ID #4: EXISTING FIELD HOUSE		7,680 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		26'–0 3/4"
MEAN HEIGHT		20'–10 3/4"
BUILDING ID #5: EXISTING BATTING CAGES		2,232 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		21'–0 3/8"
MEAN HEIGHT		20'–10 3/4"
PROPOSED BUILDING SQUARE FOOTAGE		2,266 SQ FT
# OF STORIES		1 STORY
PEAK HEIGHT		15'–11 7/8"
MEAN HEIGHT		9'–4"

MASTER PLAN FEATURES	
LAND USE PLAN	LOW DENSITY
AREA PLAN	N/A
URBAN DESIGN PLAN	PROPOSED STRUCTURE WILL BE IN COMPLIANCE WITH THE URBAN DESIGN STANDARDS
MEDIAN & ROW GUIDELINES	N/A
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	DIXON LANE – URBAN MINOR ARTERIAL
WATER PLAN	LONG PRAIRIE DISTRICT–12" ON DIXON LANE
WASTEWATER PLAN	LONG PRAIRIE SERVICE AREA–12" ON LONG PRAIRIE ROAD
ECONOMIC IMPACT	N/A



VICINITY MAP
1" = 1000'

PROPOSED 4" REINFORCED CONCRETE SIDEWALK, 3,600 PSI MIN. COMPRESSIVE STRENGTH WITH #3 REBAR 18" ON CENTER EACH WAY (ON PRIVATE PROPERTY, NO SAND) OVER 6" OF RECONSTITUTED CONCRETE, TYPE "D" 5" – #10 WITH OVER 6" OF SUBGRADE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY (STANDARD PROCTOR), AT A MOISTURE CONTENT OF AT LEAST +3 PERCENTAGE POINTS ABOVE OPTIMUM, (PER SOIL REPORTS)



SIDEWALK CONNECTION DETAIL

BENCHMARKS:

TBM1 - 60D SET
NORTHING: 7075757.55
EASTING: 2405615.89
ELEVATION: 628.50

TBM2 - 60D SET
NORTHING: 7075438.73
EASTING: 2406029.86
ELEVATION: 623.38

*COORDINATES SHOWN HERON ARE OF SURFACE VALUE. APPLY A SCALE FACTOR OF 0.99985097884 FOR GRID VALUES.

SITE LEGEND

ARTIFICIAL TURF (REFER TO LANDSCAPE PLANS)

PROPOSED SIDEWALK

GENERAL NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. OR 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.
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/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
8. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.
9. 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.
10. NO LUMINAIRE SHALL BE LOCATED WITHIN THE COMPATIBILITY BUFFER AREA.

FEMA FIRM PANEL 48121C0530G: ZONE X - AREA OF MINIMAL FLOOD HAZARD

GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN ST.
LEWISVILLE, TX 75067
469-713-5200
RANDY FITE

VLK

MARCUS HS LOCKER ROOM ADDITION
SITE PLAN
2800 DIXON LANE
FLOWER MOUND, TEXAS 75028

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

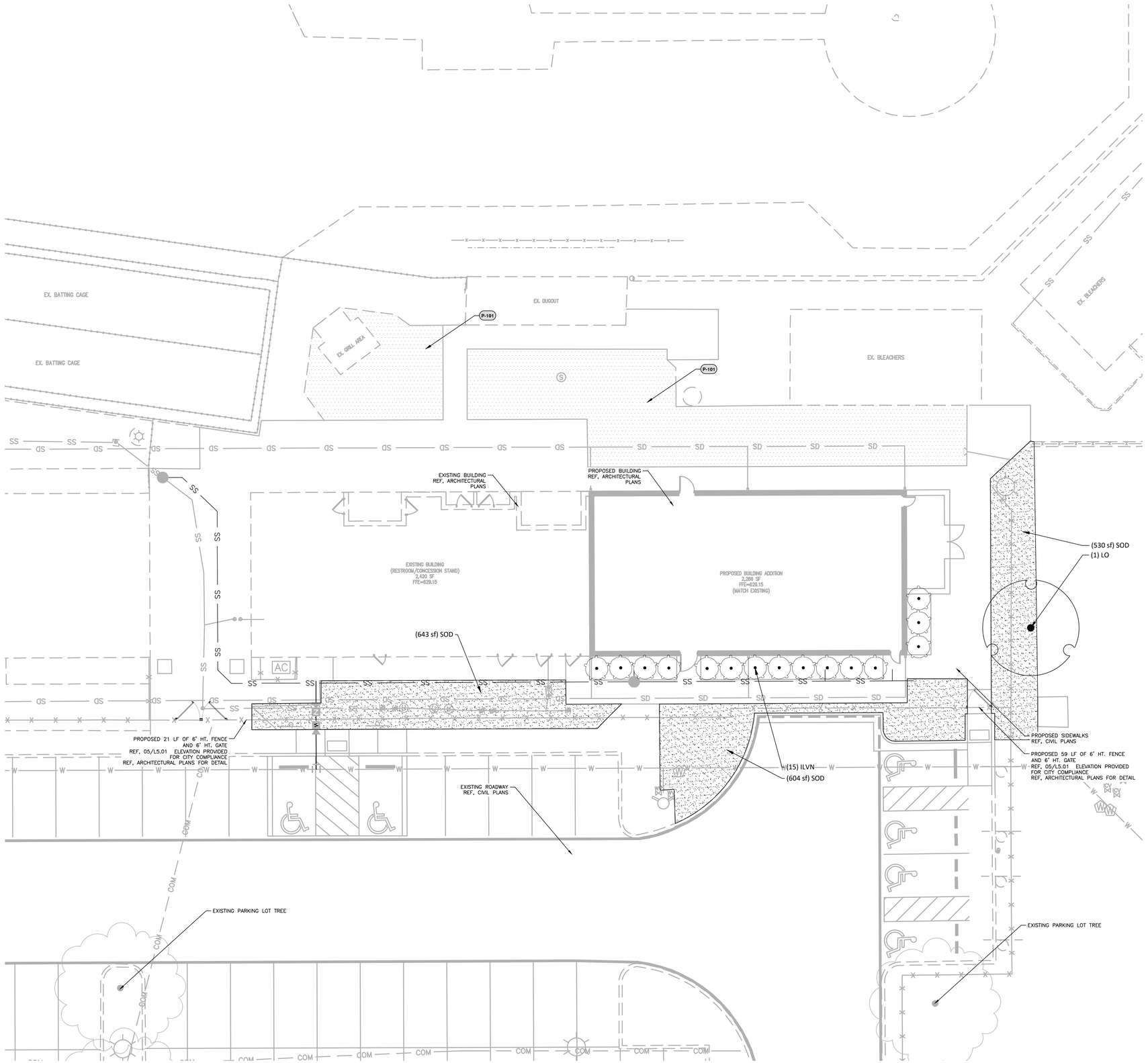
PROJECT NO.	VLK25003
FILENAME	VLK25003-S1
CHECKED BY	JB
DRAWN BY	RD
SCALE	1" = 10'
DATE	01/19/2026

SHEET

SITE PLAN

C2.01

Z:\2Drive\Projects\VLK\VLK25003\04-Production\Engineering\Production Drawings\Current Drawings\Construction Drawings\VLK25003-S1.dwg, 1/20/2026 8:44:31 AM, Remi Dwolak



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
TREES					
	LO	1	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	3" MIN	12'-14'
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**
SHRUBS					
	ILVN	15	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	3 GAL	12" - 15"
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**
GROUND COVERS					
	SOD	1,796 SF	TIF 419 BERMUDA GRASS TIF 419	--	

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
PAVING				
	P-101	ARTIFICIAL TURF	2,067 SF	03/L5.01

NOTE:

1. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RE-ESTABLISHED WITH SOD.
2. ALL REQUIRED PARKING LOT TREES REMOVED TO BE REPLACED.

LANDSCAPING REQUIREMENTS			
REQUIREMENT	NUMBER OF PARKING SPOTS	REQUIRED	PROVIDED
1 PARKING TREE PER 20 PARKING SPOTS	244 EXISTING PARKING SPOTS	244/20 =12.2	YES
FOUNDATION PLANTING	N/A	YES	YES
ALL PARKING SPOTS LOCATED WITHIN 50' OF A TREE			

OVERALL SITE LANDSCAPE TABULATIONS:

1. NO IMPROVEMENTS FROM THE PROPOSED IMPROVEMENTS WILL IMPACT THE SITE REQUIREMENTS SET BY THE TOWN OF FLOWERMOUND.
2. ALL IMPROVEMENTS WILL LEAVE ALL COMPLIANT LANDSCAPE IN PLACE, KEPPING THE OVERALL SITE IN COMPLIANCE
3. THE TABULATIONS SHEETS, SEEN BELOW, COVERS THE OVERALL SITE AND DOES NOT REPRESENT THE REQUIREMENTS FOR THIS RENOVATION PROJECT.

Landscape Tabulation Chart

Street Yard Landscaping:

Standard	Total Street Yard [SF]	Required	Provided
Min. 20% of street yard	24,575 SF	4,915 SF	4,915 SF or 20%

Street Yard Trees:

Standard	Total Street Yard [SF]	Required	Provided
10,000 to 100,000 SF = 1 per 2,500 SF plus 10 trees	24,575 SF	20 trees	20 trees

Street Buffer Landscaping:

Steet Name	Required Buffer Width	Provided
Dixon Road	25 feet	25 feet

Street Buffer Trees:

Standard	Street Frontage [LF]	Required	Provided
1 per 30 LF	Dixon Road = 981 LF	33 trees	33 trees

Parking Area Landscaping:

Standard	# of Parking Spaces	Required	Provided
45 SF per 12 spaces	244 parking spots	915 SF	1200 SF

Parking Area Trees:

Standard	# of Parking Spaces	Required	Provided
1 per 20 parking spaces	244 parking spots	12.2 trees	19 trees

All parking spaces are located within 100 feet of a tree.

GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN ST.
LEWISVILLE, TX 75067
469-713-5200
RANDY FITE

VLK

MARCUS HS LOCKER ROOM ADDITION

SITE PLAN
2800 DIXON LANE
FLOWER MOUND, TEXAS 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

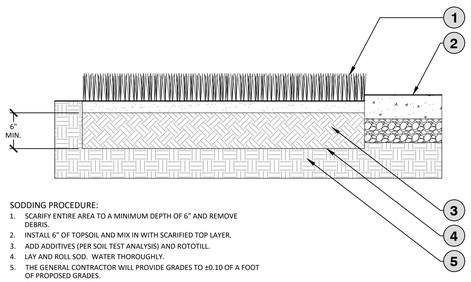
PROJECT NO.	VLK25003
FILENAME	VLK25003-LS1
CHECKED BY	MAH
DRAWN BY	MAH, MND
SCALE	1" = 10'
DATE	01/19/2026

SHEET

LANDSCAPE PLAN

L5.00

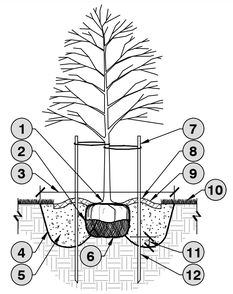
r:\2Drive\Projects\VLK\VLK25003\04-production\engineering\production drawing\current drawings\Construction Drawings\VLK25003-LS1.dwg, 1/19/2026 8:37:02 AM, Mitnil Davis



SODDING PROCEDURE:
1. SCARIFY ENTIRE AREA TO A MINIMUM DEPTH OF 6" AND REMOVE DEBRIS.
2. INSTALL 6" OF TOPSOIL AND MIX IN WITH SCARIFIED TOP LAYER.
3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) AND ROTOTILL.
4. LAY AND ROLL SOD. WATER THOROUGHLY.
5. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO ±0.10 OF A FOOT OF PROPOSED GRADES.

1. SOD - PROVIDE CLEAN, SMOOTH, CONTINUOUS EDGE BETWEEN SOD AND MULCHED AREAS
2. ADJACENT SURFACE (SEE SITE PLANS)
3. PREPARED SUBGRADE
4. BREAK THROUGH AND REMOVE ALL 'HARDPAN' AND DEBRIS TO ALLOW FOR PERCOLATION AND POSITIVE DRAINAGE
5. UNDISTURBED SUBGRADE

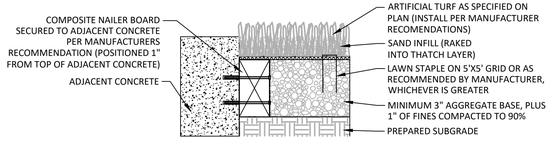
01 SOD INSTALLATION
SCALE: 1" = 1'-0"



NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

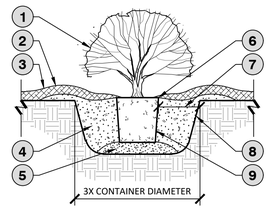
1. TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE 2" ABOVE FINISHED GRADE AFTER SETTLING
2. CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUR OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. WIDTH OF PLANTING HOLE SHALL BE 3 TIMES THE ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS
4. DIG WIDE PLANTING HOLE WITH TAPERED SIDES.
5. TO STABILIZE, COMPACT THE PLANTING SOIL MIX BACKFILL AROUND ROOT BALL; COMPACT SOIL BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPING.
6. SET ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLING.
7. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES. REMOVE STAKING AT END OF FIRST GROWING SEASON.
8. 4" RAISED RING OF SOIL TO DIRECT WATER INTO ROOT BALL - ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS RAISED ABOVE GRADE
9. 3" BARK MULCH; DO NOT PLACE MULCH WITHIN 12" OF TREE TRUNK.
10. FINAL GRADE
11. 5"-7" DEEPER THAN ROOT BALL FOR LOWERED PLANTING HOLE AS NEEDED WITH POOR DRAINAGE
12. EXTEND STAKES INTO 24" OF UNDISTURBED SOIL.

02 TREE PLANTING
SCALE: 1/4" = 1'-0"



NOTES:
1. 100% POLYETHYLENE GRASS FIBER AND SECONDARY THATCH FIBER.
2. ADA COMPLIANT SYNTHETIC GRASS ACCESSIBLE SURFACE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
4. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURERS SPECIFICATIONS.

03 ARTIFICIAL TURF WITH NAILER BOARD
SCALE: 3/4" = 1'-0"



NOTES:
1. SELECT SHRUBS THAT MEET THE SPECIFIED HEIGHT IN THE PLANT SCHEDULE, MEASURED PER THE AMERICAN STANDARD FOR NURSERY STOCK METHODS; PEST AND DISEASE FREE; CROWN WITH FULL FOLIAGE; GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC PLANT SPECIES.
4. THOROUGHLY SOAK THE SHRUB ROOT BALLS AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

1. PRUNE PROPORTIONALLY TO COMPENSATE FOR REDUCTION OF ROOTS AND TO PROMOTE NATURAL GROWTH CHARACTER.
2. FORM 2" DEEP SAUCER
3. 3" BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TRUNK/STEM
4. PLANTING SOIL MIX BACKFILL TO BE COMPACTED BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPED
5. PLANTING SOIL MIX TO BE TAMPED TO AVOID SETTLING
6. TOP OF ROOTBALL SHALL BE 1" HIGHER THAN ADJACENT FINISHED GRADE
7. 6" MIN. GAP BETWEEN ROOT BALL AND UNDISTURBED SOIL. WHERE THERE IS HEAVY CLAY SOIL, THE HOLE SHOULD BE 3 TIMES THE CONTAINER DIAMETER.
8. SUBSOIL BROKEN WITH PICK ON SIDES AND BOTTOM OF HOLE
9. FOR CONTAINERS, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER. IF USING BALED AND BURLAP; CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS.

04 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



NOTES:
1. THIS ELEVATION IS FOR CITY CODE COMPLIANCE ONLY. REFERENCE ARCHITECTURE DRAWINGS FOR ALL FENCE AND GATE RELATED DETAILS.

05 6' CHAIN LINK FENCE
SCALE: 1/2" = 1'-0"



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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

LEWISVILLE INDEPENDENT SCHOOL DISTRICT
1565 W. MAIN ST.
LEWISVILLE, TX 75067
469-713-5200
RANDY FITE

VLK

MARCUS HS LOCKER ROOM ADDITION
SITE PLAN
2800 DIXON LANE
FLOWER MOUND, TEXAS 75028

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	VLK25003
FILENAME	VLK25003-LS1
CHECKED BY	MAH
DRAWN BY	MAH, MND
SCALE	AS NOTED
DATE	01/19/2026

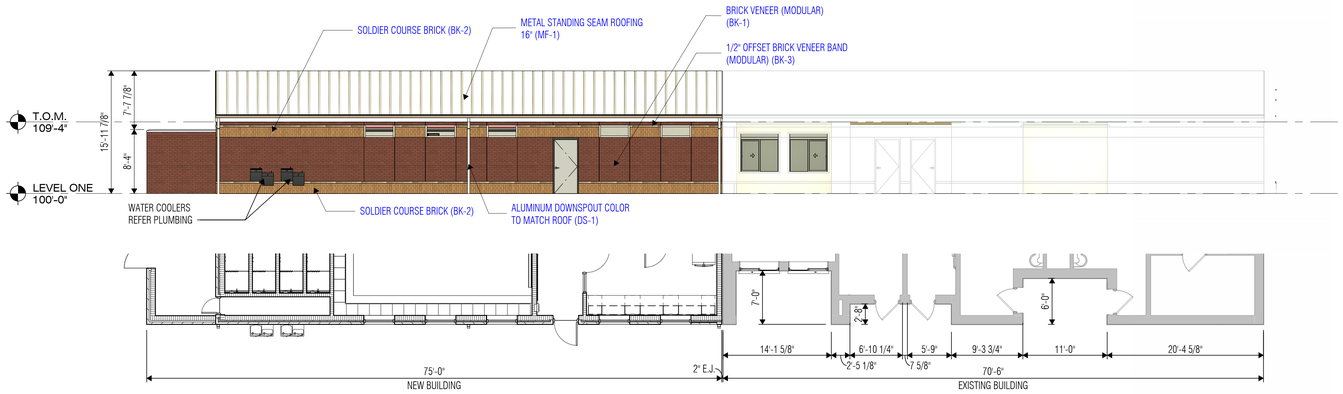
SHEET
LANDSCAPE DETAILS

L5.01

GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

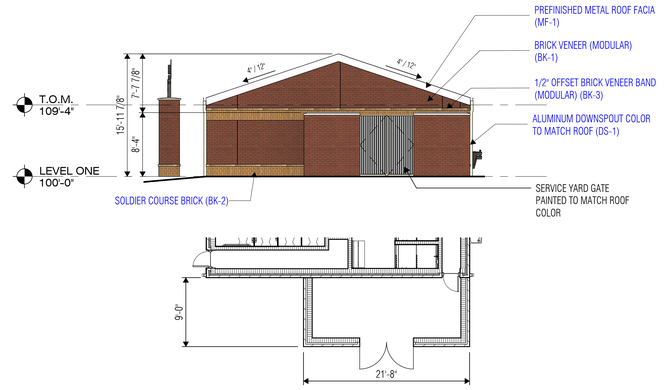
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

z:\Zdrive\Projects\VLK\VLK25003\04-production\engineering\production drawings\current drawings\Construction Drawings\VLK25003-LS1.dwg, 1/19/2026 8:37:02 AM, Minni Davis



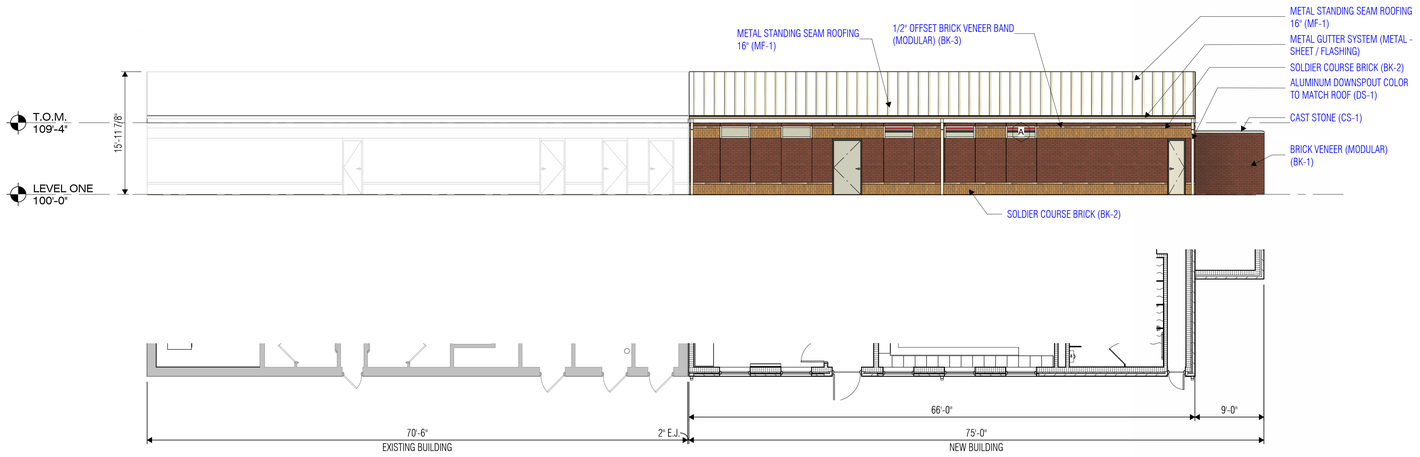
1 NORTH - EXTERIOR ELEVATION AND VERTICAL FOOTPRINT

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



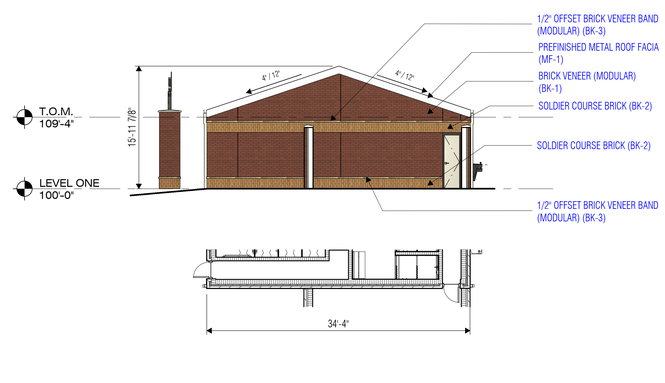
2 EAST - EXTERIOR SERVICE YARD ELEVATION AND VERTICAL FOOTPRINT

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



3 SOUTH - EXTERIOR ELEVATION AND VERTICAL FOOTPRINT

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



4 EAST - EXTERIOR ELEVATION AND VERTICAL FOOTPRINT

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

EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION	MANUFACTURER	SERIES/STYLE	COLOR
BK-1	BRICK	ACME	MODULAR	AMARETTO
BK-2	BRICK	ACME	MODULAR	CHARCOAL GRAY
BK-3	BRICK	ACME	MODULAR	WEATHERWOOD GRAY
CS-1	CAST STONE CAP	DALLAS CAST STONE	DOUBLE-SIDED SLOPE	WHITE LIMESTONE
DS-1	DOWN SPOUT	ALUMINUM DOWNSPOUT	MATCH EXISTING	MATCH WEATHERED ZINC
MF-1	METAL STANDING SEAM ROOFING	PETERSON ALUMINUM CORP.	SNAP-CLAD 12"-16" SEAM SPACING	KYNAR 500, WEATHERED ZINC

NOTE:
ALL EXTERIOR FINISHES TO
MATCH EXISTING BUILDING

MATERIAL CALCULATION TABLE

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	616 S.F.	616 S.F.	430.12 S.F.	N/A
2.	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	560.44 S.F.	539.96 S.F.	413.01 S.F.	N/A
3.	DOORS AND WINDOWS S.F.	55.56 S.F.	76.04 S.F.	17.11 S.F.	N/A
4.	**PRIMARY MASONRY TOTALS (MIN. 80%)**	560.44 S.F. 100%	539.96 S.F 100%	413.01 S.F. 100%	N/A
	- BRICK S.F.	560.44 S.F. 100%	539.96 S.F 100%	413.01 S.F. 100%	N/A
5.	**SECONDARY MASONRY TOTALS (MAX. 20%)**	N/A	N/A	N/A	N/A

NOTE:
ALL EXTERIOR FINISHES TO
MATCH EXISTING BUILDING

LEWISVILLE ISD

Marcus HS Locker Room Addition

FLOWER MOUND, TEXAS

REGISTERED ARCHITECT MARK SIMS STATE OF TEXAS 20226
01/15/2026

VLK

01/19/2026 EX3.01

PLANNING & ZONING COMMISSION AGENDA J.4. REGULAR ITEM(S)

DATE: February 9, 2026
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Site Plan (SP25-0018– Aura Brookview) for a multi-family apartment complex, with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for nonresidential buildings," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of U.S. Highway 377.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop four, four-story multifamily buildings that contain a total of 300 dwelling units on Lot 1, Block A of the TRG Brookview Addition. The subject property is currently undeveloped and contains approximately 10.7603 acres. The property is zoned Planned Development No. 202 with multifamily uses. The PD limits the multifamily dwelling to a maximum of 300 units.

The four buildings contain 167,421 square feet, 86,464 square feet, 78,873 square feet, and 59,821 square feet respectively. In addition to the four main buildings, the site plan also depicts a one-story fitness building, pool area, pool pavilion, and covered parking. As a part of the site plan application, the applicant is requesting an exception to roof pitch standards for the standalone fitness building (see Analysis in Section III below).

The parking for the subject buildings is calculated at a ratio of two spaces per dwelling unit. The proposed use requires 600 parking spaces. Overall, the site plan provides for 488 parking spaces on site, which is within the Town's allowable 20 percent parking deviation. Parking is provided via surface parking, both covered and uncovered, and ground story garage parking.

Access to the site will be from Denton Creek Boulevard and Stonecrest Road. The landscape plan depicts the necessary street buffer, street yard, and parking lot trees that comply with the Town's landscaping requirements.

The proposed elevations predominately utilize a combination of brick, stucco, stone, and fiber cement which complies with the Town's Urban Design Plan.

III. EXCEPTIONS

A. Architectural waiver to Section 98-1163, Exterior wall construction for non-residential buildings

Roof Pitch:

Roofs and Parapets Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential-scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope), and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver to this request for individual projects. Such requests should only be contemplated in areas that are not adjacent to residences, are part of a large-scale development, and provide architectural detail to soften the appearance of large, tall vertical walls.

The proposed fitness building is approximately 2,865 square feet and requires a pitched roof building design. The roof that is being provided has a flat roof, which falls outside the parameters established in the Urban Design Plan, necessitating the waiver request. The applicant has indicated in the letter of intent that the proposed flat roof is due to the building being located internally to the site, with no visibility from adjacent streets, and to provide a modern fitness club look to the building.

BOARD REVIEW/CITIZEN FEEDBACK:

PARKS BOARD:
On December 4, 2025, the Parks Board voted unanimously to recommend cash-in-lieu of land to satisfy the Park Land Dedication in the amount of $1,844,482.74 and Park Development Fee requirements of $416,400.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

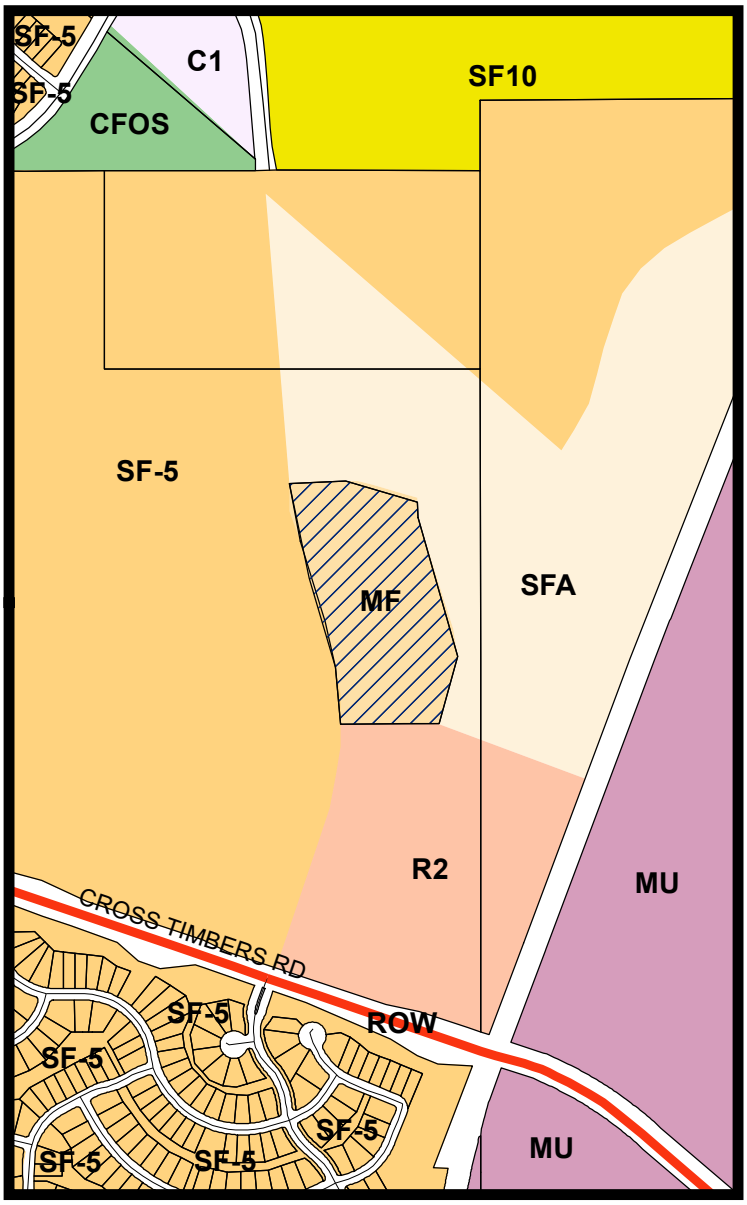
LEGAL REVIEW: N/A

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

SP25-0018: Aura Brookview

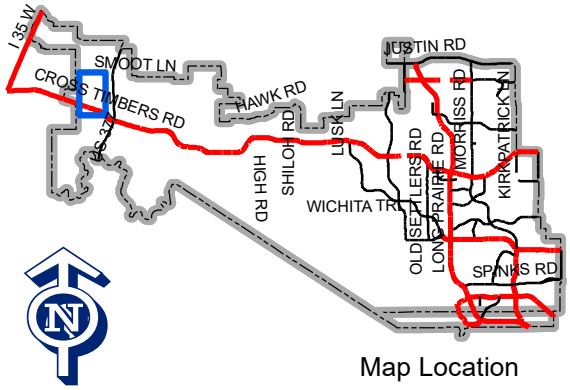




LEGEND

- Canyon Falls Open Space
- Commercial 1
- Mixed Use
- Multi-Family
- Retail 2
- Single Family 5
- Single Family 10
- Single Family Attached

Subject Property



Map Location

0 625 1,250 2,500 Feet

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.

Aura Brookview – Letter of Intent – Site Plan Submittal

Trinsic Residential Group is submitting the enclosed Site Plan package for review and approval for the multifamily component of the Brookview master plan. Branded as Aura Brookview, the property will reside on 10.73 acres nestled in the nearly 237-acre Brookview (previously known as La Estancia) development. The master planned development is a part of PD-202 which was created by approved zoning ordinance No. 19-24. The project consists of four, four-story buildings and will include a total gross square footage of 324,471 and a net square footage of 283,809. The site's current zoning within the development is that of Multi Family (MF) and the project is designed to conform with all the relevant design, development, and zoning standards as mentioned in PD-202 documentation and Town of Flower Mound's Urban Design Plan.

Trinsic Residential Group has carefully designed the project to conform to the development, design and zoning standards and requirements which are restated below:

ii. Dimensions for MF Development (PD-202)

a) Minimum lot area per dwelling/density – There is no minimum; however the total number of units shall not exceed 300. **Aura Brookview will have 300 units.**
b) Minimum lot width of 60 feet. **N/A**
c) Minimum floor area per unit of 600 square feet. **Aura Brookview's smallest unit is 649 square feet.**
d) Front Yard – minimum front yard shall be 25 feet along Denton Creek & Stonecrest. **Conforming per plans.**
e) Minimum side yard shall be 10 feet. **Conforming per plans.**
f) Minimum rear yard shall be 20 feet. **Conforming per plans.**
g) Maximum lot coverage shall be 60 percent. **Conforming per plans.**
h) There is no maximum floor area ratio. **N/A**
i) Maximum height of buildings and structures shall be 4 stories and 55 feet. **All buildings are 4 stories and less than 50 feet tall.**
j) Off-street parking – Parking shall be located behind a primary structure or setback a minimum of 25 feet from the street. **Aura Brookview's parking is located behind the residential buildings away from the street.**
k) All development shall comply with the Town's Urban Design Guidelines. **Aura Brookview is compliant.**

VARIANCE REQUEST

We will be requesting a variance to eliminate the gabled roof requirement for the Fitness Center building in the middle of the development. The Fitness Center is a private amenity nestled on the inside of the U-shaped building 1 which eliminates the ability to see the structure from the public realm. Additionally, the Fitness Center building is to serve the residents with the look and feel of a private modern fitness club and spa and we don't believe the gabled roof allows the building to match the experience. Given this, we are requesting a variance from the Urban Design Plan since

the private Fitness Center will not infringe on the Town of Flower Mound's vision statement, unique nature or linkage between the built and natural environment.

Additionally, we have found that the development plans are conforming to the current Denton Creek District Area Plan that was amended by ordinance 18-24.



Connor Osburn | D*irector – Texas*

Trinsic Residential Group | 8235 Douglas Avenue, Ste 950 | Dallas, TX 75225

214.462.7190 (Main) | 214.509.6622 (Direct) | 817.522.2259 (Cell) | cosburn@trinsicres.com

SITE PLAN NOTES

1. 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 TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. 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.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. 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.
7. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4 - PROHIBITED SIGNS.
8. 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.

ENGINEERING NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
3. THE TOWN OF FLOWER MOUND STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48121C0505G AND 48121C0515G, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, DATED APRIL 18, 2011, THE SUBJECT PROPERTY IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA.

CURVE TABLE

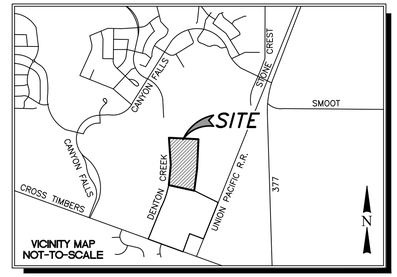
CURVE NUMBER	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1250.00'	16°19'01"	355.98'	N08°14'21"W	354.78'
C2	1450.00'	01°44'19"	44.00'	N15°31'43"W	44.00'
C3	1438.00'	04°05'59"	102.89'	N08°39'29"W	102.87'
C4	610.00'	20°48'47"	221.59'	S84°23'08"E	220.37'
C5	670.00'	03°00'10"	35.11'	S75°28'49"E	35.11'
C6	1725.00'	06°41'49"	201.63'	S13°02'57"E	201.51'
C7	1250.00'	11°39'23"	254.30'	N78°20'37"E	253.86'
C8	1250.00'	04°39'39"	101.68'	N14°04'03"E	101.65'

LINE TABLE

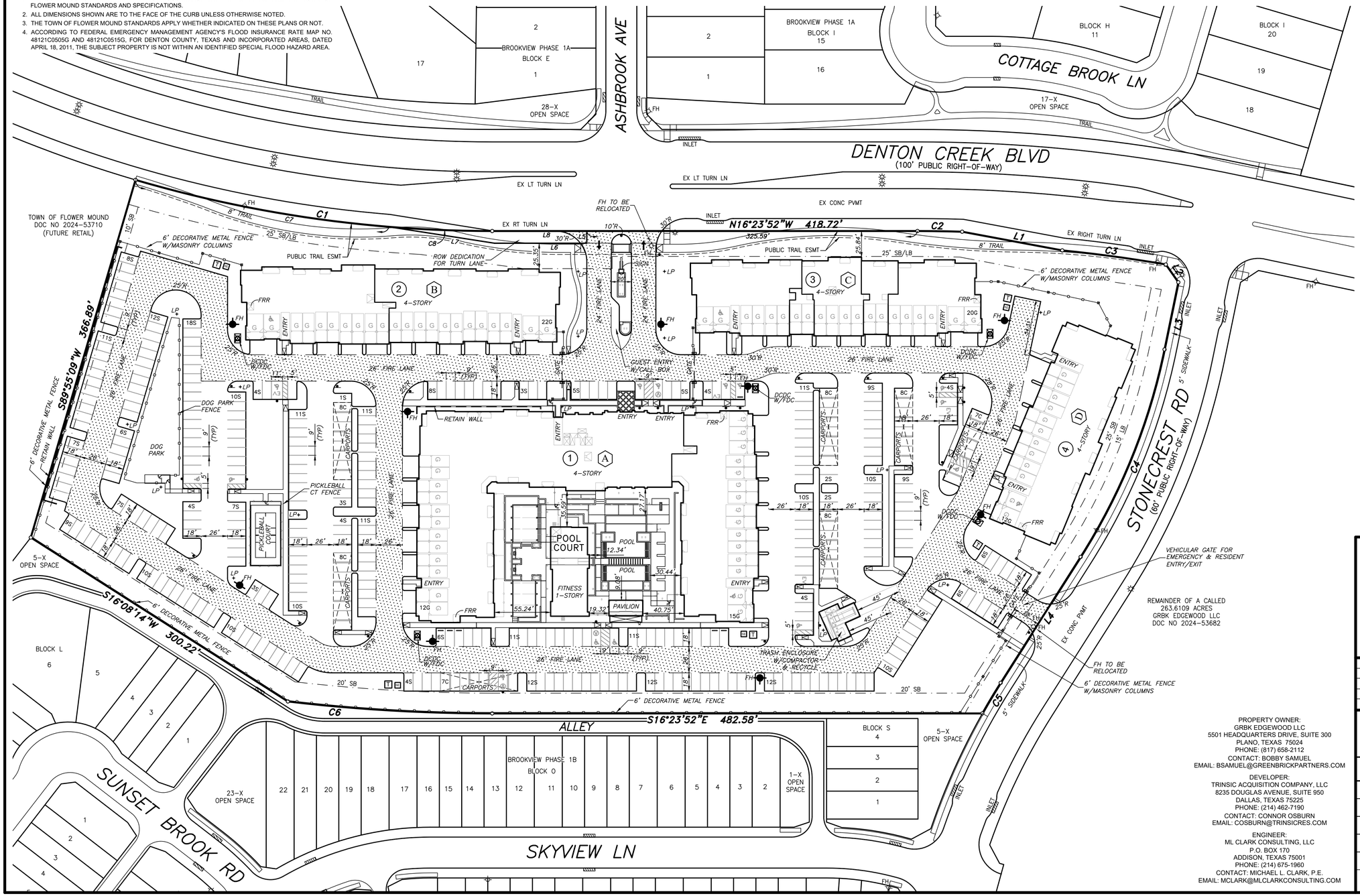
NO.	BEARING	DISTANCE
L1	N05°48'54"W	100.28'
L2	N38°33'02"E	21.42'
L3	N85°12'29"E	67.52'
L4	S73°58'44"E	146.86'
L5	N73°36'08"E	12.00'
L6	S16°23'52"E	90.81'
L7	S07°34'14"E	105.13'
L8	N16°23'52"W	93.13'

LEGEND

(1)	BUILDING NUMBER	FRR	FIRE RISER ROOM
(A)	BUILDING TYPE	FH	EXIST. FIRE HYDRANT
	FIRE LANE	FH	PROP. FIRE HYDRANT
	ACCESSIBLE PARKING SPACE	EV	ELECTRIC VEHICLE CHARGING STATION
V	VAN ACCESSIBLE PARKING SPACE	T	PROP. ELECTRIC TRANSFORMER
SB	BUILDING SETBACK		PROP. ELECTRIC SECONDARY ENCLOSURE
XS	NUMBER OF SURFACE PARKING SPACES		STREET LIGHT
XC	NUMBER OF CARPORT PARKING SPACES	FDC	DOUBLE CHECK DETECTOR CHECK (DCDC) VAULT WITH FIRE DEPARTMENT CONNECTION (FDC)
XG	NUMBER OF GARAGE PARKING SPACES	LP	LIGHT POLE



VICINITY MAP
NOT-TO-SCALE



SITE DATA TABLE

PHYSICAL ADDRESS				
GROSS SITE AREA	10.7603 AC / 468,720 SF			
RIGHT-OF-WAY DEDICATION	0.0376 AC / 1,638 SF			
NET SITE AREA	10.7227 AC / 467,082 SF			
ZONING	PD-202 MF			
CURRENT USE	VACANT			
LOT COVERAGE DATA				
BUILDING COVERAGE	22.5% / 104,999 SF			
IMPERVIOUS AREA	70.0% / 326,985 SF			
PERVIOUS AREA	30.0% / 140,097 SF			

DWELLING UNITS				
BUILDING	1-BEDROOM	2-BEDROOM	3-BEDROOM	TOTAL
1	62	57	4	123
2	47	14	8	69
3	44	10	8	62
4	23	23	0	46
TOTAL	176 (58.7%)	104 (34.7%)	20 (6.6%)	300

PARKING SUMMARY		
	REQUIRED	PROVIDED
SURFACE		353 (12 ACCESSIBLE)
TUCK-UNDER GARAGE		81 (4 ACCESSIBLE)
CARPORT		54 (2 ACCESSIBLE)
TOTAL PARKING	600 (2 SPC/UNIT)	488 (18 ACCESSIBLE)
TOTAL REQUIRED LESS 20%	480 (12 ACCESSIBLE)	

BUILDING DATA	
MULTIFAMILY BUILDINGS	4 STORY
PEAK HEIGHT	54' - 0"
MEAN HEIGHT	49' - 9 3/4"
GROSS AREA	
BUILDING 1	167,421 SF
BUILDING 2	86,464 SF
BUILDING 3	78,873 SF
BUILDING 4	59,821 SF
TOTAL	392,579 SF
MINIMUM DWELLING UNIT SIZE	600 SF
FITNESS BUILDING	1 STORY
PEAK HEIGHT	15' - 2 1/2"
GROSS AREA	2,865 SF
POOL PAVILION	
PEAK HEIGHT	15' - 8 1/2"
CARPORTS	
PEAK HEIGHT	11' - 4 1/8"

Horizontal Scale: 1"=50'
0 50' 100'

STATE OF TEXAS
MICHAEL L. CLARK
64013
REGISTERED
PROFESSIONAL ENGINEER
PE
2/04/26

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

PROPERTY OWNER:
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300
PLANO, TEXAS 75024
PHONE: (817) 658-2112
CONTACT: BOBBY SAMUEL
EMAIL: BSAMUEL@GREENBRICKPARTNERS.COM

DEVELOPER:
TRINSIC ACQUISITION COMPANY, LLC
8235 DOUGLAS AVENUE, SUITE 950
DALLAS, TEXAS 75225
PHONE: (214) 462-7190
CONTACT: CONNOR OSBURN
EMAIL: COSBURN@TRINSICRES.COM

ENGINEER:
ML CLARK CONSULTING, LLC
P.O. BOX 170
ADDISON, TEXAS 75001
PHONE: (214) 675-1960
CONTACT: MICHAEL L. CLARK, P.E.
EMAIL: MCLARK@MLCLARKCONSULTING.COM

ML CLARK CONSULTING, LLC
P.O. BOX 170
ADDISON, TEXAS 75001
(214) 675-1960
TBPE F-20431

SITE PLAN SP25-0018

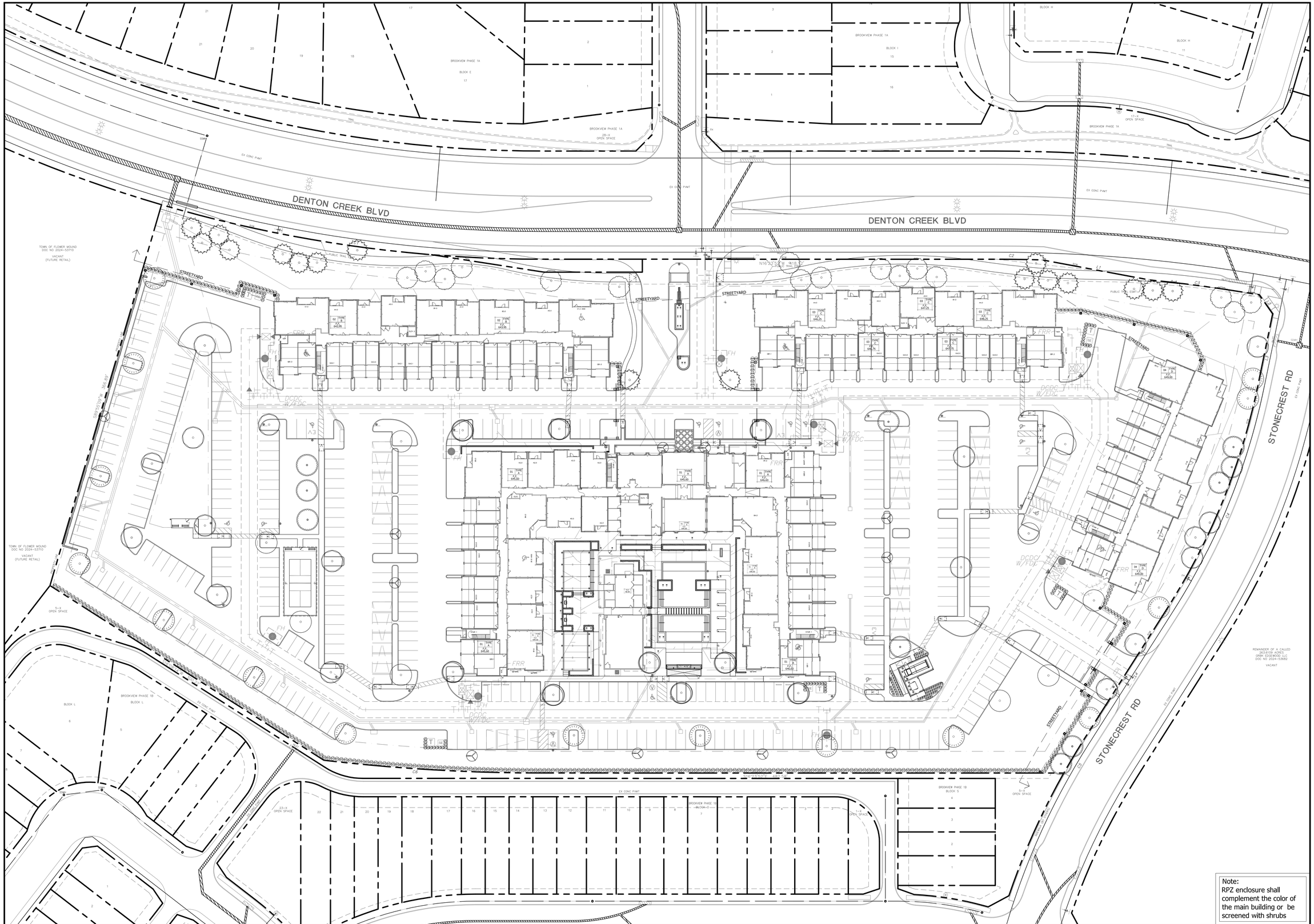
AURA BROOKVIEW MUTIFAMILY

SEC DENTON CREEK BLVD & STONECREST RD

LOT 1, BLOCK A, TRG BROOKVIEW ADDITION

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	2/04/26	K-H	001-026 SITEPLAN	C3.1



Note:
RPZ enclosure shall complement the color of the main building or be screened with shrubs

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Rd, Suite P
Austin, TX 78746
P 512 366 5259

ISSUED SETS

10/01/25 - CITY SUBMITTAL
11/21/25 - CITY SUBMITTAL
12/31/25 - CITY SUBMITTAL
01/23/26 - CITY SUBMITTAL
01/30/26 - CITY SUBMITTAL
02/04/26 - CITY SUBMITTAL

REVISIONS

AURA BROOKVIEW

FLOWER MOUND, TEXAS
LANDSCAPE / SCREENING OVERALL PLAN

REGISTERED LANDSCAPE ARCHITECT
MARK D. BENKENDORFER
1370
STATE OF TEXAS
02/04/26

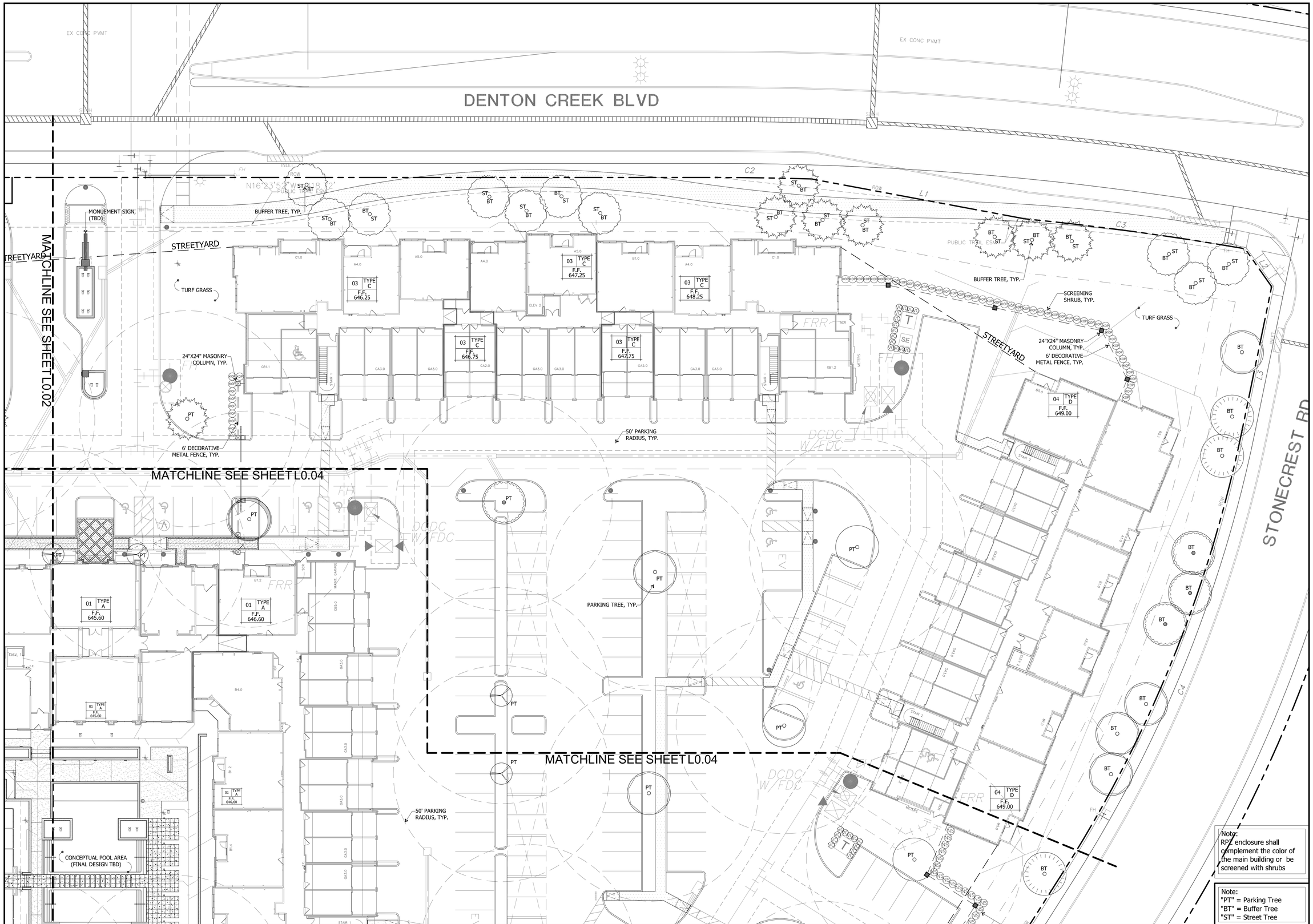
NORTH

SCALE:
0 20 40 80

PROJECT # 010-30

SHEET #
L0.00

Last Plotted By: benkendorfer@office.bg Modified by scott on: Feb 04, 2026 - 11:07am
2025 Copyright Benkendorfer+Associates, LLC



Note:
RPZ enclosure shall complement the color of the main building or be screened with shrubs

Note:
"PT" = Parking Tree
"BT" = Buffer Tree
"ST" = Street Tree

B+A
BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Rd. Suite P
Austin, TX 78746
P 512 366 5259

ISSUED SETS

10/01/25 - CITY SUBMITTAL
11/21/25 - CITY SUBMITTAL
12/31/25 - CITY SUBMITTAL
01/23/26 - CITY SUBMITTAL
01/30/26 - CITY SUBMITTAL
02/04/26 - CITY SUBMITTAL

REVISIONS

AURA BROOKVIEW

FLOWER MOUND, TEXAS
LANDSCAPE / SCREENING PLAN

REGISTERED LANDSCAPE ARCHITECT
MARK D. BENKENDORFER
1370
STATE OF TEXAS
02/04/26

NORTH

SCALE:
0 10 20 40

PROJECT # 010-30

SHEET #
L0.01

L:\com\city fc\exhibits\L0.01.dwg modified by scott on Feb 04, 2026 - 11:07am
2025 Copyright Benkendorfer+Associates, LLC

Note:
RPZ enclosure shall complement the color of the main building or be screened with shrubs

Note:
"PT" = Parking Tree
"BT" = Buffer Tree
"ST" = Street Tree

DENTON CREEK BLVD

EX CONC PVMT

ROW

PUBLIC TRAIL EASEMENT

OWN OF FLOWER MOUND
DOC NO 2024-53710

VACANT
(FUTURE RETAIL)

STREETYARD

24"X24" MASONRY COLUMN, TYP.
6' DECORATIVE METAL FENCE, TYP.

SCREENING SHRUB, TYP.

BUFFER TREE, TYP.

TURF GRASS

BUFFER TREE, TYP.

TURF GRASS

STREETYARD

MONUMENT SIGN (TBD)

MATCHLINE SEE SHEET L0.01

02 TYPE B F.F. 642.95

02 TYPE B F.F. 643.95

PROPERTY LINE

PARKING TREE, TYP.

6' DECORATIVE METAL FENCE

S89°59'09"W 366.

50' PARKING RADIUS, TYP.

PARKING TREE, TYP.

DOG PARK

DOG PARK FENCE

MITIGATION TREE

MITIGATION TREE

MATCHLINE SEE SHEET L0.03

TURF GRASS

PICKLEBALL COURT

PICKLEBALL COURT FENCE

5-X OPEN SPACE

TURF GRASS

50' PARKING RADIUS, TYP.

EVERGREEN SCREENING SHRUB

MATCHLINE SEE SHEET L0.03

01 TYPE A F.F. 645.60

01 TYPE A F.F. 645.60

01 TYPE A F.F. 645.60

F.F. 46.00

CONCEPTUAL COURTYARD AREA (FINAL DESIGN TBD)

CONCEPTUAL POOL (FINAL DESIGN T

STAIR 1

ELEC.

L:\2025\2502\Sy Submittals\L0.02.dwg modified by scott on Feb 04, 2026 - 11:06am
2025 Copyright Benkendorfer+Associates, LLC

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Rd, Suite P
Austin, TX 78746
P 512 366 5259

ISSUED SETS

10/01/25 - CITY SUBMITTAL
11/21/25 - CITY SUBMITTAL
12/31/25 - CITY SUBMITTAL
01/23/26 - CITY SUBMITTAL
01/30/26 - CITY SUBMITTAL
02/04/26 - CITY SUBMITTAL

REVISIONS

AURA BROOKVIEW

FLOWER MOUND, TEXAS
LANDSCAPE / SCREENING PLAN

REGISTERED LANDSCAPE ARCHITECT
SEAN D. SCHMITT
7370
STATE OF TEXAS
02/04/26

NORTH

SCALE:
0 10 20 40

PROJECT # 010-30

SHEET # L0.02

Note:
RPZ enclosure shall complement the color of the main building or be screened with shrubs

Note:
"PT" = Parking Tree
"BT" = Buffer Tree
"ST" = Street Tree

6' DECORATIVE METAL FENCE

S89°55'09"W 360'

PT

DOG PARK

DOG PARK FENCE

MATCHLINE SEE SHEET L0.02

MITIGATION TREE

MT

TURF GRASS

PICKLEBALL COURT

PICKLEBALL COURT FENCE

50' PARKING RADIUS, TYP.

PARKING TREE, TYP.

EVERGREEN SCREENING SHRUB

5-X OPEN SPACE

23-X OPEN SPACE

BROOKVIEW PHASE 1B

BLOCK L

EX CONC PVMT

SSMH

C6

MATCHLINE SEE SHEET L0.04

CONCEPTUAL COURTYARD AREA (FINAL DESIGN TBD)

01 TYPE A F.F. 645.60

FRR

DCDC WEDC

Luminarity Submittal/Luminarity modified by scott on Feb 04, 2026 - 11:06am
2025 Copyright Benkendorfer+ Associates, LLC

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Rd. Suite P
Austin, TX 78746
P 512 366 5259

ISSUED SETS

10/01/25 - CITY SUBMITTAL
11/21/25 - CITY SUBMITTAL
12/31/25 - CITY SUBMITTAL
01/23/26 - CITY SUBMITTAL
01/30/26 - CITY SUBMITTAL
02/04/26 - CITY SUBMITTAL

REVISIONS

AURA BROOKVIEW

FLOWER MOUND, TEXAS
LANDSCAPE / SCREENING PLAN

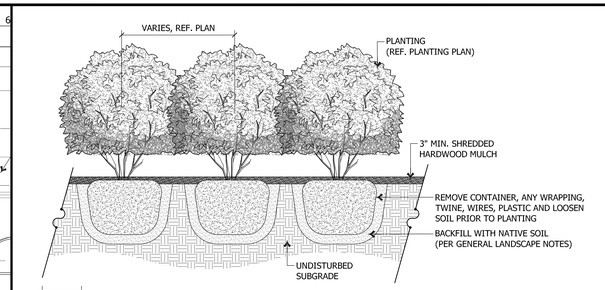
REGISTERED LANDSCAPE ARCHITECT
MARK D. BENKENDORFER
1370
STATE OF TEXAS
02/04/26

NORTH

SCALE: 0 10 20 40

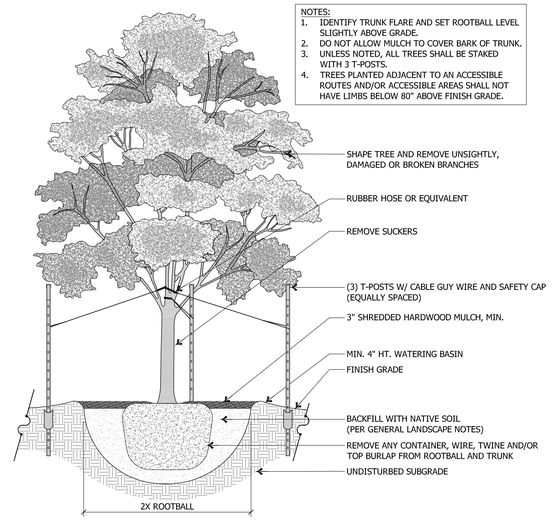
PROJECT # 010-30

SHEET # L0.03



SHRUB "POCKET PLANTING"

SECTION SCALE: 3/8 "= 1'-0"



CANOPY TREE PLANTING

SECTION SCALE: 3/8 "= 1'-0"

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Rd. Suite P
Austin, TX 78746
P 512 366 5259

ISSUED SETS

10/01/25 - CITY SUBMITTAL
11/21/25 - CITY SUBMITTAL
12/31/25 - CITY SUBMITTAL
01/23/26 - CITY SUBMITTAL
01/30/26 - CITY SUBMITTAL
02/04/26 - CITY SUBMITTAL

REVISIONS

AURA BROOKVIEW

FLOWER MOUND, TEXAS
LANDSCAPE / SCREENING PLAN

REGISTERED LANDSCAPE ARCHITECT
DARYL BENKENDORFER
1370
STATE OF TEXAS

02/04/26

NORTH

SCALE:

0 10 20 40

PROJECT # 010-30

SHEET # L0.04

MATCHLINE SEE SHEET L0.01

MATCHLINE SEE SHEET L0.03

24"X24" MASONRY COLUMN, TYP.

6' DECORATIVE METAL FENCE, TYP.

PARKING TREE, TYP.

50' PARKING RADIUS, TYP.

CONCEPTUAL POOL AREA (FINAL DESIGN TBD)

SCREENING SHRUB, TYP.

TURF GRASS

EVERGREEN SCREENING SHRUB

6' DECORATIVE METAL FENCE

STREETYARD

STONECREST RD

SCREENING SHRUB, TYP.

REMAINDER OF A CALLED 263.6109 ACRES GRBK EDGEWOOD LLC DOC NO 2024-53682

VACANT

BROOKVIEW PHASE 1B

BROOKVIEW PHASE 1B BLOCK S

5-X OPEN SPACE

Note:
RPZ enclosure shall complement the color of the main building or be screened with shrubs

Note:
"PT" = Parking Tree
"BT" = Buffer Tree
"ST" = Street Tree

\\BENKENDORFER\Projects\AURA\Plans modified by scott on Feb 04, 2026 - 11:04am
2025 Copyright Benkendorfer+Associates, LLC

LANDSCAPE REQUIREMENTS

ZONING: PD-202 (MF)

Street Yard Landscaping			
Standard	**Total Street Yard (Square Feet)**	**Required**	**Provided**
Min. 20% of street yard	59,638	11,928	>12,000
Street Yard Trees			
Standard	**Total Street Yard (Square Feet)**	**Required**	**Provided**
10,000 to 100,000 s.f. = 1 per 2,500 s.f. plus 10 trees	59,638	33.9	34
[1]Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Landscaping			
	Required Buffer Width	**Provided**	
Denton Creek:	25'	25'	
Stonecrest:	15'	15'	
Street Buffer Trees			
Standard	**Street Frontage (Linear Feet)**	**Required**	**Provided**
1 per 30 l.f. (Denton Creek)	918	31 (3" cal)	31 (3" cal)
I per 30 l.f. (Stonecrest)	438	15 (3" cal)	15 (3" cal)
Parking Area Landscaping			
Standard	**No. of Parking Spaces**	**Required**	**Provided**
90 s.f. per 12 spaces	407	3,052.5	>3,060
Parking Area Trees			
Standard	**No. of Parking Spaces**	**Required**	**Provided**
1 per 10 parking spaces	407	40.7 Trees	56 Trees
All parking spaces are located within 50 ft. of a tree.			

REPLACEMENT TREES	Required	Provided
Total mitigated tree to be replaced:	2	2

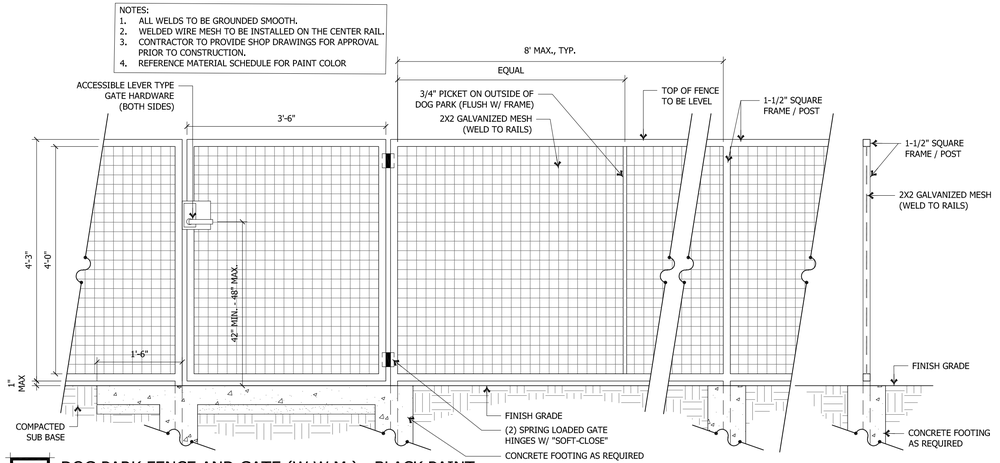
IRRIGATION NOTES

All landscaped areas will be provided with an automatic underground irrigation system designed, permitted, and installed in accordance with TCEQ Chapter 344 (Landscape Irrigation Rules) and the Town of Flower Mound Code of Ordinances. Irrigation design and permit shall be submitted under a separate application prior to installation.

PLANT SCHEDULE

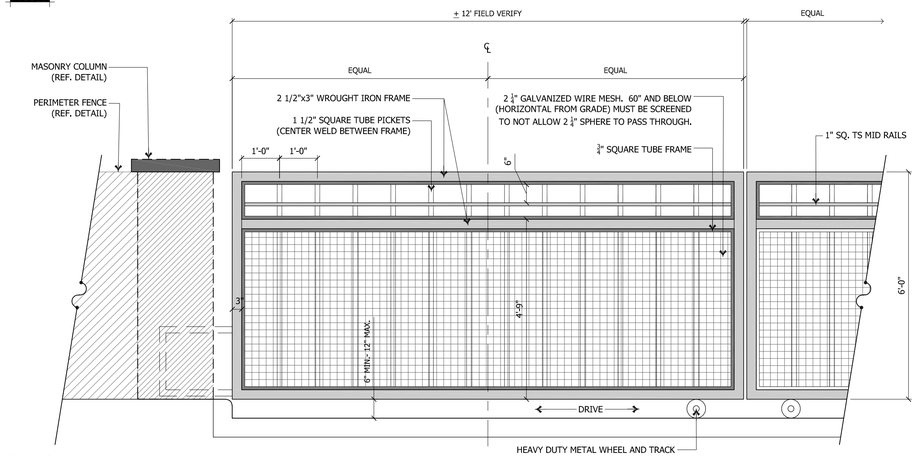
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREES						
	10	Texas Ash	Fraxinus albicans	B & B or Container	3"	
	17	Eldarica Pine	Pinus eldarica	B & B or Container	3"	
	17	Chinkapin Oak	Quercus muehlenbergii	B & B or Container	3"	
	9	Shumard Red Oak	Quercus shumardii	B & B or Container	3"	
	9	Live Oak	Quercus virginiana	B & B or Container	3"	
	15	Winged Elm	Ulmus alata	B & B or Container	3"	
	16	Cedar Elm	Ulmus crassifolia	B & B or Container	3"	
ORNAMENTAL TREES						
	11	Texas Redbud	Cercis canadensis texensis	B & B or Container	3"	
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	-	SIZE
SHRUBS						
NS	336	Nellie Stevens Holly	Ilex x 'Nellie R Stevens'	#5		24" Ht.
KOP	68	Pink Knock Out Rose	Rosa x 'Radcon' TM	#5		24" Ht.
VO	64	Sweet Viburnum	Viburnum odoratissimum	#5		24" Ht.
CACTUS/SUCCULENTS						
RY	59	Red Yucca	Hesperaloe parviflora	#5		
TURF GRASS						
Turf Grass		Cynodon dactylon	Bermuda Grass	Sod		

TREE SPECIES DIVERSITY TABLE					
COMMON NAME	QTY.	SPECIES	%	GENUS	%
Texas Ash	10	albicans	10%	Fraxinus	10%
Eldarica Pine	17	eldarica	16%	Pinus	16%
Chinkapin Oak	17	muehlenbergii	16%	Quercus	34%
Shumard Oak	9	shumardii	9%		
Live Oak	9	virginiana	9%		
Winged Elm	15	alata	14%	Ulmus	30%
Cedar Elm	16	crassifolia	15%		
Texas Red Bud	11	canadensis texensis	11%	Cercis	11%
TOTAL	104		100%		100%
no more than 20 percent of a tree species, and no more than 50 percent of any tree genus permitted to satisfy the planting requirements on all new developments.					



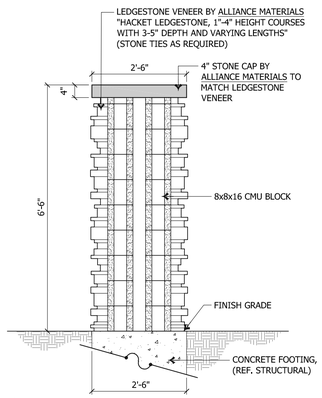
DOG PARK FENCE AND GATE (W.W.M.) - BLACK PAINT

SECTION / ELEVATION — SCALE: 3/4 "= 1'-0"



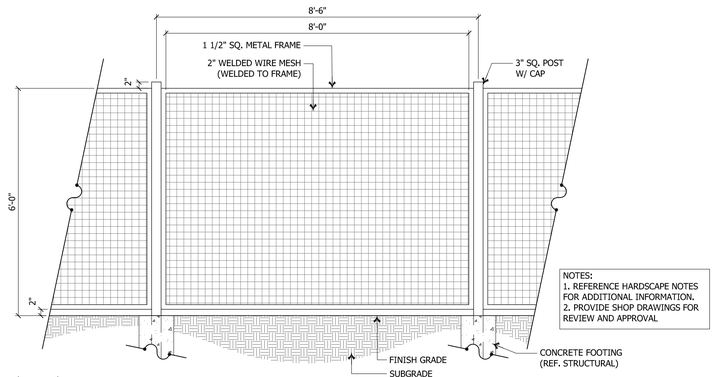
DECORATIVE METAL ENTRY/EXIT GATES (SLIDING/SWINGING) - BLACK PAINT

ELEVATION — SCALE: 1/2 "= 1'-0"



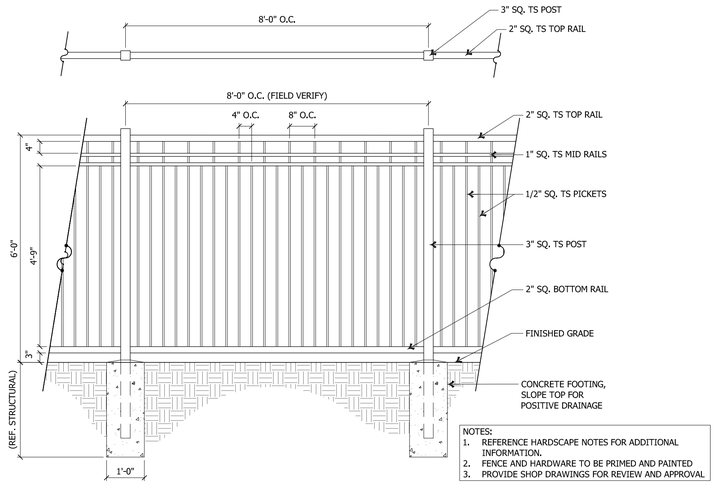
MASONRY COLUMN - LEDGESTONE (24"x24" MIN.)

SECTION / ELEVATION — SCALE: 1/2 "= 1'-0"



PICKLEBALL FENCE (W.W.M.) - BLACK PAINT

ELEVATION — SCALE: 1/2 "= 1'-0"



DECORATIVE METAL FENCE (PERIMETER) - BLACK PAINT

ELEVATION — SCALE: 1/2 "= 1'-0"

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Rd. Suite P
Austin, TX 78746
P 512 366 5259

ISSUED SETS

10/01/25 - CITY SUBMITTAL
11/21/25 - CITY SUBMITTAL
12/31/25 - CITY SUBMITTAL
01/23/26 - CITY SUBMITTAL
01/30/26 - CITY SUBMITTAL
02/04/26 - CITY SUBMITTAL

REVISIONS

AURA BROOKVIEW

FLOWER MOUND, TEXAS
LANDSCAPE / SCREENING PLAN CALCULATIONS

REGISTERED LANDSCAPE ARCHITECT — BENJAMIN D. BENKENDORFER — 1370 — STATE OF TEXAS — 02/04/26

NORTH

SCALE:

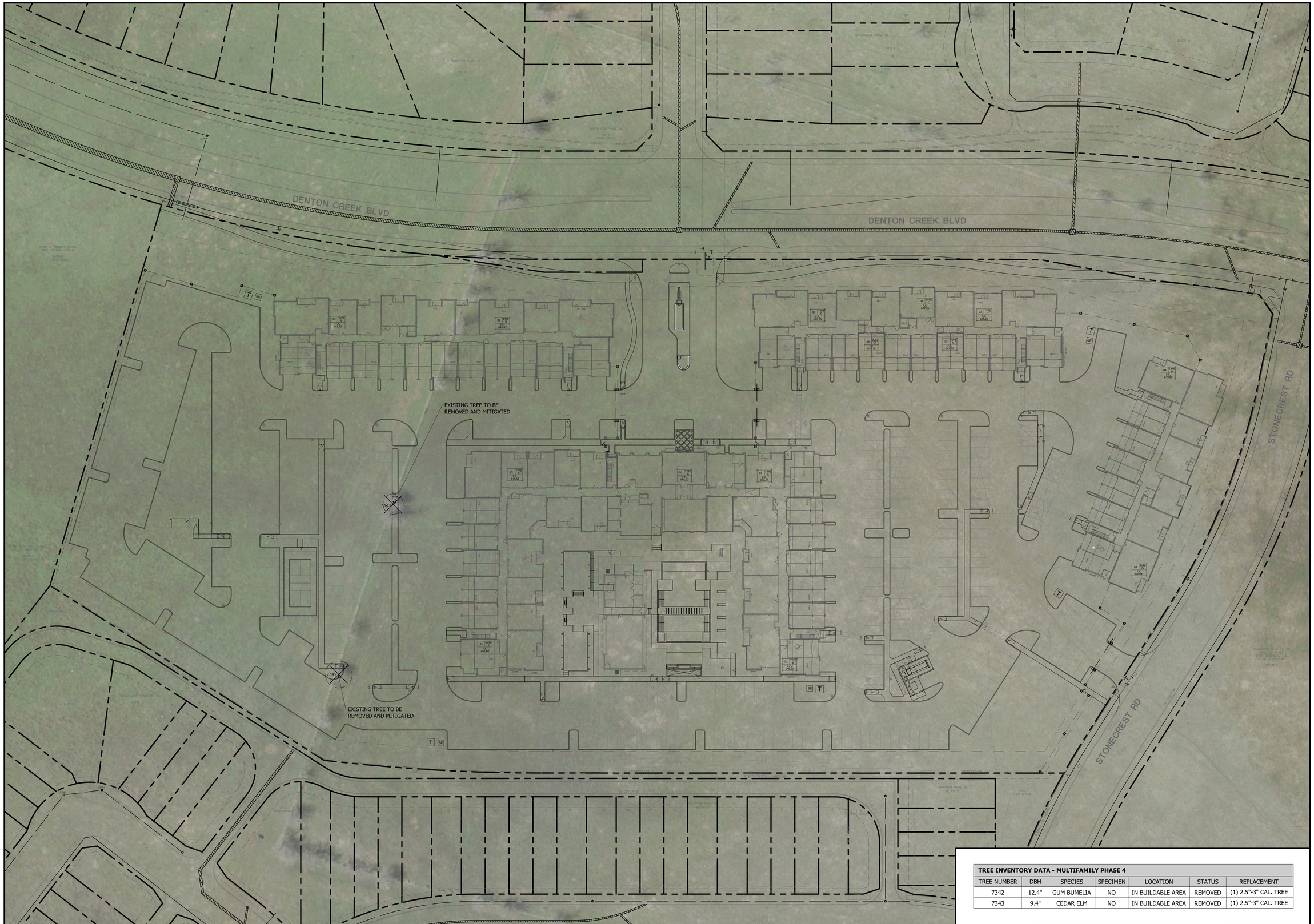
AS SHOWN

PROJECT # 010-30

SHEET #

L0.05

L:\2025\025029_Submittals\25.Dwg modified by scott on Feb 04, 2026 - 11:05am
2025 Copyright Benkendorfer+Associates, LLC



TREE INVENTORY DATA - MULTIFAMILY PHASE 4						
TREE NUMBER	DBH	SPECIES	SPECIMEN	LOCATION	STATUS	REPLACEMENT
7342	12.4"	GUM BUMELIA	NO	IN BUILDABLE AREA	REMOVED	(1) 2.5"-3" CAL. TREE
7343	9.4"	CEDAR ELM	NO	IN BUILDABLE AREA	REMOVED	(1) 2.5"-3" CAL. TREE

I:\2025\25029\City Submittal\TX.dwg modified by scott.w Feb 04, 2026 - 1:03pm
2025 Copyright Benkendorfer + Associates, LLC

BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Rd. Suite P
Austin, TX 78746
P 512 366 5259

ISSUED SETS

10/01/25 - CITY SUBMITTAL
11/21/25 - CITY SUBMITTAL
12/31/25 - CITY SUBMITTAL
01/23/26 - CITY SUBMITTAL
01/30/26 - CITY SUBMITTAL
02/04/26 - CITY SUBMITTAL

REVISIONS

AURA BROOKVIEW

FLOWER MOUND, TEXAS
TREE SURVEY PLAN

REGISTERED LANDSCAPE ARCHITECT
DARYL D. BENKENDORFER
7370
STATE OF TEXAS
02/04/26

NORTH

SCALE:
0 20 40 80

PROJECT # 010-30
SHEET # T0.00

BUILDING A MATERIAL CALCULATIONS

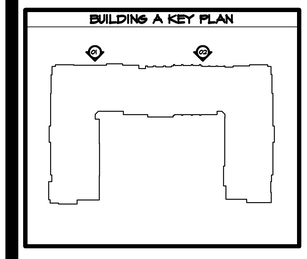
		NORTH	SOUTH	SOUTH EAST	WEST	NORTH EAST	NORTH COURT	SOUTH COURT	WEST COURT
1.	TOTAL FACADE S.F.	9,232 S.F.	9,163 S.F.	3,443 S.F.	14,330 S.F.	3,019 S.F.	5,491 S.F.	5,424 S.F.	7,836 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	6,212 S.F.	6,105 S.F.	3,007 S.F.	9,712 S.F.	2,374 S.F.	3,783 S.F.	3,622 S.F.	5,160 S.F.
3.	DOORS AND WINDOWS S.F.	3,020 S.F.	3,058 S.F.	486 S.F.	4,618 S.F.	645 S.F.	1,708 S.F.	1,807 S.F.	2,676 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	5,084 S.F. 82%	5,291 S.F. 87%	2,833 S.F. 94%	8,161 S.F. 84%	2,143 S.F. 90%	3,214 S.F. 85%	3,036 S.F. 83%	4,421 S.F. 86%
	BRICK S.F.	4,476 S.F. 72%	4,518 S.F. 74%	1,836 S.F. 61%	7,024 S.F. 72%	1,534 S.F. 65%	2,648 S.F. 71%	2,334 S.F. 72%	3,216 S.F. 63%
	STUCCO S.F.	514 S.F. 8%	668 S.F. 11%	961 S.F. 32%	942 S.F. 10%	571 S.F. 24%	438 S.F. 12%	114 S.F. 3%	1,094 S.F. 21%
	CAST STONE S.F.	99 S.F. 2%	110 S.F. 2%	36 S.F. 1%	195 S.F. 2%	33 S.F. 1%	78 S.F. 2%	78 S.F. 2%	106 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	1,123 S.F. 18%	814 S.F. 13%	174 S.F. 6%	1,551 S.F. 16%	231 S.F. 10%	569 S.F. 15%	586 S.F. 17%	739 S.F. 14%
	FIBER CEMENT	1,123 S.F. 18%	814 S.F. 13%	174 S.F. 6%	1,528 S.F. 15.8%	231 S.F. 10%	569 S.F. 15%	586 S.F. 17%	716 S.F. 13.6%
	BRAKE METAL	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	23 S.F. 0.2%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	23 S.F. 0.4%

BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*

BUILDING A KEY PLAN





02 PARTIAL WEST ELEVATION
BUILDING A — SCALE:1/8"=1'-0"



01 PARTIAL WEST ELEVATION
BUILDING A — SCALE:1/8"=1'-0"

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006
Drawn By:DPB, RS, CK, RM
12/31/2025
ISSUE FOR PERMIT
NOVEMBER 21, 2025
ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG TRANSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
438 Oak Lawn Ave, Suite 50 Dallas, Texas 75207
Phone: (214) 252-9000 Fax: (214) 252-9080

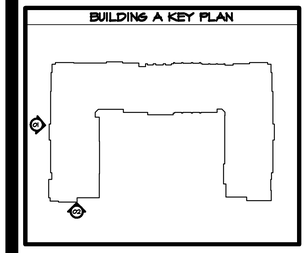
Sheet Number:
A4.50
EXTERIOR ELEVATIONS BLDG A

PLOT DATE: 12/31/2025 PLOT TIME: 12:29 PM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0450-Building A Elevations.dwg

BUILDING A MATERIAL CALCULATIONS

		NORTH	SOUTH	SOUTH EAST	WEST	NORTH EAST	NORTH COURT	SOUTH COURT	WEST COURT
1.	TOTAL FACADE S.F.	9,232 S.F.	9,163 S.F.	3,443 S.F.	14,330 S.F.	3,019 S.F.	5,491 S.F.	5,424 S.F.	7,836 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	6,212 S.F.	6,105 S.F.	3,007 S.F.	9,712 S.F.	2,374 S.F.	3,783 S.F.	3,622 S.F.	5,160 S.F.
3.	DOORS AND WINDOWS S.F.	3,020 S.F.	3,058 S.F.	486 S.F.	4,618 S.F.	645 S.F.	1,708 S.F.	1,807 S.F.	2,676 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	5,084 S.F. 82%	5,291 S.F. 87%	2,833 S.F. 94%	8,161 S.F. 84%	2,143 S.F. 90%	3,214 S.F. 85%	3,036 S.F. 83%	4,421 S.F. 86%
	BRICK S.F.	4,476 S.F. 72%	4,518 S.F. 74%	1,836 S.F. 61%	7,024 S.F. 72%	1,534 S.F. 65%	2,698 S.F. 71%	2,834 S.F. 78%	3,216 S.F. 63%
	STUCCO S.F.	514 S.F. 8%	668 S.F. 11%	961 S.F. 32%	942 S.F. 10%	571 S.F. 24%	438 S.F. 12%	114 S.F. 3%	1,099 S.F. 21%
	CAST STONE S.F.	99 S.F. 2%	110 S.F. 2%	36 S.F. 1%	195 S.F. 2%	33 S.F. 1%	78 S.F. 2%	78 S.F. 2%	106 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	1,123 S.F. 18%	814 S.F. 13%	174 S.F. 6%	1,551 S.F. 16%	231 S.F. 10%	569 S.F. 15%	586 S.F. 17%	739 S.F. 14%
	FIBER CEMENT	1,123 S.F. 18%	814 S.F. 13%	174 S.F. 6%	1,528 S.F. 15.8%	231 S.F. 10%	569 S.F. 15%	586 S.F. 17%	716 S.F. 13.6%
	BRAKE METAL	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	23 S.F. 0.2%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	23 S.F. 0.4%

BUILDING A KEY PLAN



BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



02 EAST ELEVATION

BUILDING A

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



01 SOUTH ELEVATION

BUILDING A

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

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By: DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS

TRG TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
438 Oak Lawn Ave, Suite 50
Dallas, Texas 75219
Phone (214) 252-9000
Fax (214) 252-9080

Sheet Number:

A4.51
EXTERIOR ELEVATIONS BLDG A

PLOT DATE: 12/31/2025 PLOT TIME: 12:32 PM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0450-Building A Elevations.dwg



02 WEST COURT ELEVATION
BUILDING A

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



01 SOUTH COURT ELEVATION
BUILDING A

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

BUILDING A MATERIAL CALCULATIONS

		NORTH	SOUTH	SOUTH EAST	WEST	NORTH EAST	NORTH COURT	SOUTH COURT	WEST COURT
1.	TOTAL FACADE S.F.	9,232 S.F.	9,163 S.F.	3,483 S.F.	14,330 S.F.	3,018 S.F.	5,441 S.F.	5,424 S.F.	7,836 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	6,212 S.F.	6,105 S.F.	3,007 S.F.	9,712 S.F.	2,374 S.F.	3,783 S.F.	3,622 S.F.	5,160 S.F.
3.	DOORS AND WINDOWS S.F.	3,020 S.F.	3,058 S.F.	486 S.F.	4,618 S.F.	645 S.F.	1,708 S.F.	1,807 S.F.	2,676 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	5,089 S.F. 82%	5,241 S.F. 81%	2,833 S.F. 94%	8,161 S.F. 84%	2,143 S.F. 90%	3,214 S.F. 85%	3,036 S.F. 83%	4,421 S.F. 86%
	BRICK S.F.	4,476 S.F. 72%	4,513 S.F. 74%	1,836 S.F. 61%	7,024 S.F. 72%	1,539 S.F. 65%	2,698 S.F. 71%	2,839 S.F. 78%	3,216 S.F. 63%
	STUCCO S.F.	514 S.F. 8%	668 S.F. 11%	961 S.F. 32%	942 S.F. 10%	571 S.F. 24%	438 S.F. 12%	119 S.F. 3%	1,099 S.F. 21%
	CAST STONE S.F.	99 S.F. 2%	110 S.F. 2%	36 S.F. 1%	195 S.F. 2%	33 S.F. 1%	78 S.F. 2%	78 S.F. 2%	106 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	1,123 S.F. 18%	814 S.F. 13%	174 S.F. 6%	1,551 S.F. 16%	231 S.F. 10%	569 S.F. 15%	586 S.F. 17%	739 S.F. 14%
	FIBER CEMENT	1,123 S.F. 18%	814 S.F. 13%	174 S.F. 6%	1,520 S.F. 15.8%	231 S.F. 10%	569 S.F. 15%	586 S.F. 17%	716 S.F. 13.6%
	BRAKE METAL	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	23 S.F. 0.2%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	23 S.F. 0.4%

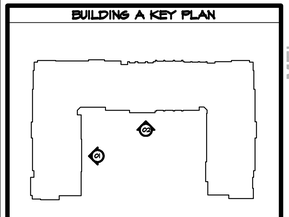
BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	FLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*

BUILDING A KEY PLAN



THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS

TRG TRINSIC
RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave, Suite 50
Dallas, Texas 75219
Phone (214) 252-9000
Fax (214) 252-9080

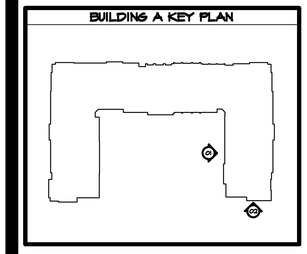
Sheet Number:
A4.52
EXTERIOR ELEVATIONS BLDG A

PLOT DATE: 12/31/2025 PLOT TIME: 12:36 PMPATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0450-Building A Elevations.dwg

BUILDING A MATERIAL CALCULATIONS

		NORTH	SOUTH	SOUTH EAST	WEST	NORTH EAST	NORTH COURT	SOUTH COURT	WEST COURT
1.	TOTAL FACADE S.F.	9,232 S.F.	9,163 S.F.	3,443 S.F.	14330 S.F.	3,019 S.F.	5,491 S.F.	5,424 S.F.	7,836 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	6,212 S.F.	6,105 S.F.	3,007 S.F.	9,712 S.F.	2,374 S.F.	3,783 S.F.	3,622 S.F.	5,160 S.F.
3.	DOORS AND WINDOWS S.F.	3,020 S.F.	3,058 S.F.	486 S.F.	4,618 S.F.	645 S.F.	1,708 S.F.	1,807 S.F.	2,676 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	5,084 S.F. 82%	5,291 S.F. 87%	2,833 S.F. 94%	8,161 S.F. 84%	2,143 S.F. 90%	3,214 S.F. 85%	3,036 S.F. 83%	4,421 S.F. 86%
	BRICK S.F.	4,476 S.F. 72%	4,518 S.F. 74%	1,836 S.F. 61%	7,024 S.F. 72%	1,534 S.F. 65%	2,648 S.F. 71%	2,834 S.F. 78%	3,216 S.F. 63%
	STUCCO S.F.	514 S.F. 8%	668 S.F. 11%	961 S.F. 32%	942 S.F. 10%	571 S.F. 24%	438 S.F. 12%	114 S.F. 3%	1,099 S.F. 21%
	CAST STONE S.F.	99 S.F. 2%	110 S.F. 2%	36 S.F. 1%	195 S.F. 2%	33 S.F. 1%	78 S.F. 2%	78 S.F. 2%	106 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	1,123 S.F. 18%	814 S.F. 13%	174 S.F. 6%	1,551 S.F. 16%	231 S.F. 10%	569 S.F. 15%	586 S.F. 17%	739 S.F. 14%
	FIBER CEMENT	1,123 S.F. 18%	814 S.F. 13%	174 S.F. 6%	1,528 S.F. 15.8%	231 S.F. 10%	569 S.F. 15%	586 S.F. 17%	716 S.F. 13.6%
	BRAKE METAL	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	23 S.F. 0.2%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	23 S.F. 0.4%

BUILDING A KEY PLAN

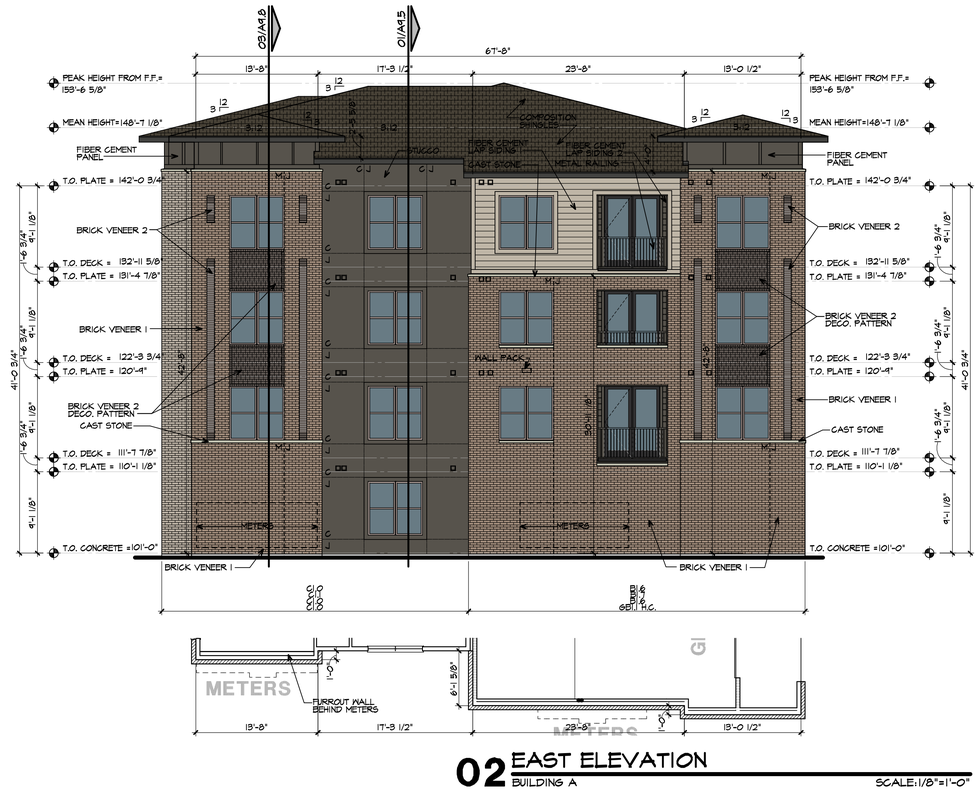


BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



02 EAST ELEVATION
BUILDING A — SCALE:1/8"=1'-0"



01 NORTH COURT ELEVATION
BUILDING A — SCALE:1/8"=1'-0"

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS

TRG TRANSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
438 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-2000
Fax: (214) 252-2080

Sheet Number:

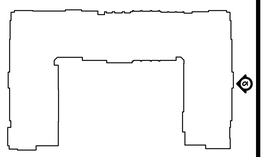
A4.53
EXTERIOR ELEVATIONS BLDG A

PLOT DATE: 12/31/2025 PLOT TIME: 12:40 PM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0450- Building A Elevations.dwg

BUILDING A MATERIAL CALCULATIONS

		NORTH	SOUTH	SOUTH EAST	WEST	NORTH EAST	NORTH COURT	SOUTH COURT	WEST COURT
1.	TOTAL FACADE S.F.	9,232 S.F.	9,163 S.F.	3,443 S.F.	14,330 S.F.	3,019 S.F.	5,491 S.F.	5,429 S.F.	7,836 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	6,212 S.F.	6,105 S.F.	3,007 S.F.	9,712 S.F.	2,374 S.F.	3,783 S.F.	3,622 S.F.	5,160 S.F.
3.	DOORS AND WINDOWS S.F.	3,020 S.F.	3,058 S.F.	486 S.F.	4,618 S.F.	645 S.F.	1,708 S.F.	1,807 S.F.	2,676 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	5,084 S.F. 82%	5,291 S.F. 87%	2,833 S.F. 94%	8,161 S.F. 84%	2,143 S.F. 90%	3,214 S.F. 85%	3,036 S.F. 83%	4,421 S.F. 86%
	BRICK S.F.	4,476 S.F. 72%	4,513 S.F. 74%	1,836 S.F. 61%	7,024 S.F. 72%	1,534 S.F. 65%	2,698 S.F. 71%	2,834 S.F. 78%	3,216 S.F. 63%
	STUCCO S.F.	514 S.F. 8%	668 S.F. 11%	961 S.F. 32%	942 S.F. 10%	571 S.F. 24%	438 S.F. 12%	114 S.F. 3%	1,099 S.F. 21%
	CAST STONE S.F.	99 S.F. 2%	110 S.F. 2%	36 S.F. 1%	195 S.F. 2%	33 S.F. 1%	78 S.F. 2%	78 S.F. 2%	106 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	1,123 S.F. 18%	814 S.F. 13%	174 S.F. 6%	1,551 S.F. 16%	231 S.F. 10%	569 S.F. 15%	586 S.F. 17%	739 S.F. 14%
	FIBER CEMENT	1,123 S.F. 18%	814 S.F. 13%	174 S.F. 6%	1,528 S.F. 15.8%	231 S.F. 10%	569 S.F. 15%	586 S.F. 17%	716 S.F. 13.6%
	BRAKE METAL	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	23 S.F. 0.2%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	23 S.F. 0.4%

BUILDING A KEY PLAN



BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



01 NORTH ELEVATION

BUILDING A

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

PLOT DATE: 12/31/2025 PLOT TIME: 11:40 AM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0450- Building A Elevations.dwg

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-2000
Fax: (214) 252-2080

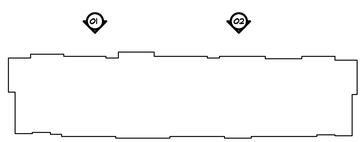
Sheet Number:

A4.54
EXTERIOR ELEVATIONS BLDG A

BUILDING B MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	2,983 S.F.	2,997 S.F.	13,456 S.F.	13,973 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	2,301 S.F.	2,284 S.F.	8,990 S.F.	9,404 S.F.
3.	DOORS AND WINDOWS S.F.	682 S.F.	708 S.F.	4,466 S.F.	4,569 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	1,912 S.F. 83%	1,928 S.F. 84%	7,527 S.F. 85%	7,720 S.F. 82%
	BRICK S.F.	1,868 S.F. 81%	1,884 S.F. 82%	6,253 S.F. 70%	6,938 S.F. 74%
	STUCCO S.F.	0 S.F. 0%	0 S.F. 0%	1,124 S.F. 13%	576 S.F. 6%
	CAST STONE S.F.	44 S.F. 2%	44 S.F. 2%	150 S.F. 2%	206 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	389 S.F. 17%	361 S.F. 16%	1,463 S.F. 15%	1,684 S.F. 18%
	FIBER CEMENT	389 S.F. 17%	361 S.F. 16%	1,463 S.F. 15%	1,684 S.F. 18%

BUILDING B KEY PLAN



BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL Rreturns.*
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



02 PARTIAL WEST ELEVATION

BUILDING B

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



01 PARTIAL WEST ELEVATION

BUILDING B

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

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS

TRG TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
438 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-2000
Fax: (214) 252-2080

Sheet Number:

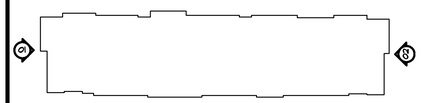
A5.50
EXTERIOR ELEVATIONS BLDG B

PLOT DATE: 12/31/2025 PLOT TIME: 11:38 AM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A5050- Building B Elevations.dwc

BUILDING B MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	2,983 S.F.	2,997 S.F.	13,456 S.F.	13,973 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	2,301 S.F.	2,284 S.F.	8,990 S.F.	9,404 S.F.
3.	DOORS AND WINDOWS S.F.	682 S.F.	708 S.F.	4,466 S.F.	4,569 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	1,912 S.F. 83%	1,928 S.F. 84%	7,527 S.F. 85%	7,720 S.F. 82%
	BRICK S.F.	1,868 S.F. 81%	1,884 S.F. 82%	6,253 S.F. 70%	6,938 S.F. 74%
	STUCCO S.F.	0 S.F. 0%	0 S.F. 0%	1,124 S.F. 13%	576 S.F. 6%
	CAST STONE S.F.	44 S.F. 2%	44 S.F. 2%	150 S.F. 2%	206 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	384 S.F. 17%	361 S.F. 16%	1,463 S.F. 15%	1,684 S.F. 18%
	FIBER CEMENT	384 S.F. 17%	361 S.F. 16%	1,463 S.F. 15%	1,684 S.F. 18%

BUILDING B KEY PLAN



BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



02 NORTH ELEVATION
BUILDING B — SCALE:1/8"=1'-0"



01 SOUTH ELEVATION
BUILDING B — SCALE:1/8"=1'-0"

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
438 Oak Lawn Ave, Suite 50
Dallas, Texas 75226
Phone (214) 252-9000
Fax (214) 252-9080

Sheet Number:

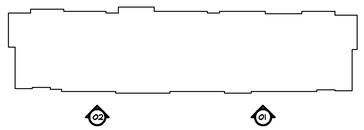
A5.51
EXTERIOR ELEVATIONS BLDG B

PLOT DATE: 12/31/2025 PLOT TIME: 11:41 AM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0550--Building B Elevations.dwg

BUILDING B MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	2,983 S.F.	2,997 S.F.	13,456 S.F.	13,973 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	2,301 S.F.	2,284 S.F.	8,990 S.F.	9,404 S.F.
3.	DOORS AND WINDOWS S.F.	682 S.F.	708 S.F.	4,466 S.F.	4,569 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	1,912 S.F. 83%	1,928 S.F. 84%	7,527 S.F. 85%	7,720 S.F. 82%
	BRICK S.F.	1,868 S.F. 81%	1,884 S.F. 82%	6,253 S.F. 70%	6,938 S.F. 74%
	STUCCO S.F.	0 S.F. 0%	0 S.F. 0%	1,124 S.F. 13%	576 S.F. 6%
	CAST STONE S.F.	44 S.F. 2%	44 S.F. 2%	150 S.F. 2%	206 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	384 S.F. 17%	361 S.F. 16%	1,463 S.F. 15%	1,684 S.F. 18%
	FIBER CEMENT	384 S.F. 17%	361 S.F. 16%	1,463 S.F. 15%	1,684 S.F. 18%

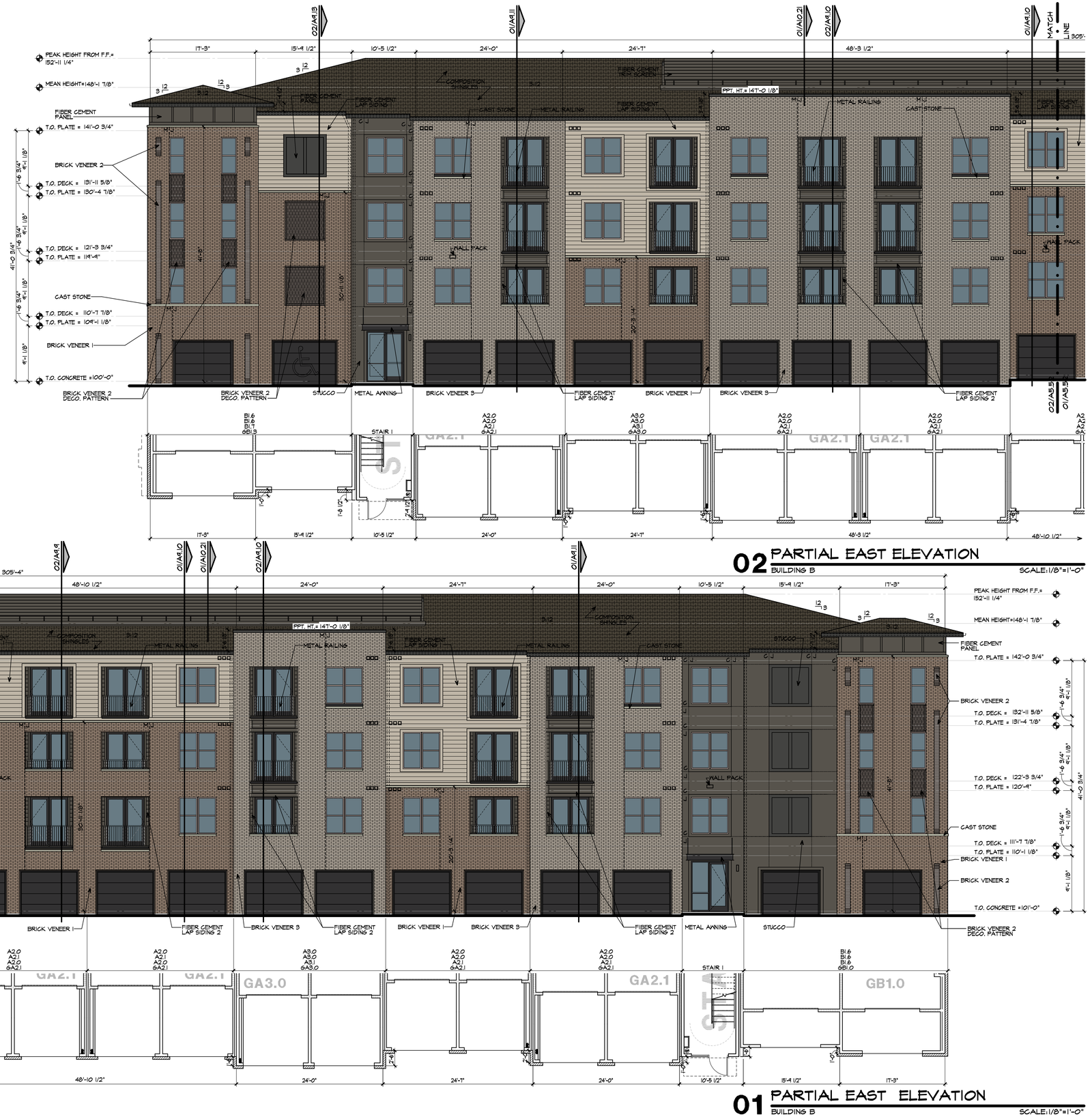
BUILDING B KEY PLAN



BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FIBER CEMENT FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



02 PARTIAL EAST ELEVATION
BUILDING B — SCALE: 1/8"=1'-0"

01 PARTIAL EAST ELEVATION
BUILDING B — SCALE: 1/8"=1'-0"

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006
Drawn By: DPB, RS, CK, RM
1/23/2026
ISSUE FOR PERMIT
NOVEMBER 21, 2025
ISSUE FOR CONSTRUCTION:
Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
431 Oak Lawn Ave, Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

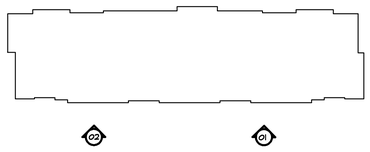
Sheet Number:
A5.52
EXTERIOR ELEVATIONS BLDG B

PLOT DATE: 1/23/2026 PLOT TIME: 4:51 PM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0550-Building B Elevations.dwg

BUILDING C MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	2,990 S.F.	3,015 S.F.	12,384 S.F.	12,392 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	2,281 S.F.	2,333 S.F.	8,302 S.F.	8,299 S.F.
3.	DOORS AND WINDOWS S.F.	709 S.F.	682 S.F.	4,082 S.F.	4,093 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	2,198 S.F. 97%	2,232 S.F. 96%	7,201 S.F. 87%	6,797 S.F. 82%
	BRICK S.F.	1,598 S.F. 70%	1,618 S.F. 69%	6,565 S.F. 79%	5,334 S.F. 64%
	STUCCO S.F.	572 S.F. 25%	578 S.F. 25%	508 S.F. 6%	1,297 S.F. 16%
	CAST STONE S.F.	38 S.F. 2%	36 S.F. 2%	128 S.F. 2%	166 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	83 S.F. 3%	101 S.F. 4%	1,101 S.F. 13%	1,502 S.F. 18%
	FIBER CEMENT	83 S.F. 3%	101 S.F. 4%	1,101 S.F. 13%	1,502 S.F. 18%

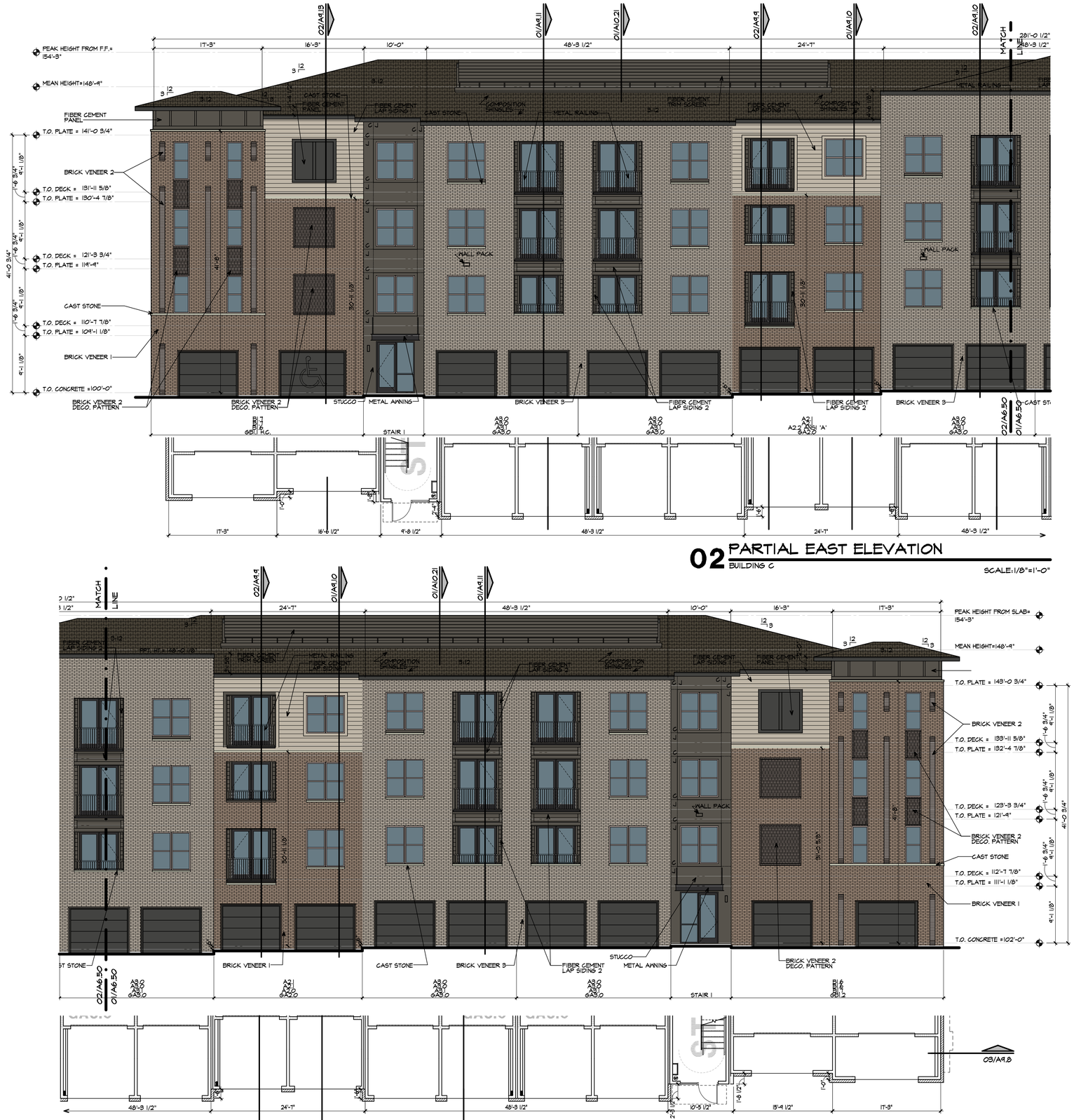
BUILDING C KEY PLAN



BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



02 PARTIAL EAST ELEVATION
BUILDING C
SCALE:1/8"=1'-0"

01 PARTIAL EAST ELEVATION
BUILDING C
SCALE:1/8"=1'-0"

PLOT DATE: 12/31/2025 PLOT TIME: 11:20 AM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0650-Building C Elevations.dwg

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG TRINSIC RESIDENTIAL GROUP

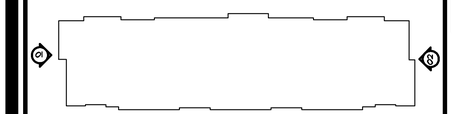
Womack+Hampton
ARCHITECTS, L.L.C.
438 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-2000
Fax: (214) 252-2080

Sheet Number:
A6.50
EXTERIOR ELEVATIONS BLDG C

BUILDING C MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	2,990 S.F.	3,015 S.F.	12,384 S.F.	12,392 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	2,281 S.F.	2,333 S.F.	8,302 S.F.	8,299 S.F.
3.	DOORS AND WINDOWS S.F.	709 S.F.	682 S.F.	4,082 S.F.	4,093 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	2,198 S.F. 97%	2,232 S.F. 96%	7,201 S.F. 87%	6,797 S.F. 82%
	BRICK S.F.	1,598 S.F. 70%	1,618 S.F. 69%	6,365 S.F. 76%	5,334 S.F. 64%
	STUCCO S.F.	572 S.F. 25%	578 S.F. 25%	508 S.F. 6%	1,297 S.F. 16%
	CAST STONE S.F.	38 S.F. 2%	36 S.F. 2%	128 S.F. 2%	166 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	83 S.F. 3%	101 S.F. 4%	1,101 S.F. 13%	1,502 S.F. 18%
	FIBER CEMENT	83 S.F. 3%	101 S.F. 4%	1,101 S.F. 13%	1,502 S.F. 18%

BUILDING C KEY PLAN



BUILDING MATERIALS KEY

	FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
	FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
	STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
	FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
	BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
	BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
	BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
	COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
	WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
	METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
	FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
	CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



02 NORTH ELEVATION
BUILDING C — SCALE: 1/8"=1'-0"



01 SOUTH ELEVATION
BUILDING C — SCALE: 1/8"=1'-0"

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By: DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
438 Oak Lawn Ave, Suite 50
Dallas, Texas 75226
Phone (214) 252-9000
Fax (214) 252-9080

Sheet Number:

A6.51
EXTERIOR ELEVATIONS BLDG C

PLOT DATE: 12/31/2025 PLOT TIME: 11:22 AM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0650-Building C Elevations.dwg

BUILDING C MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	2,990 S.F.	3,015 S.F.	12,384 S.F.	12,392 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	2,281 S.F.	2,333 S.F.	8,302 S.F.	8,299 S.F.
3.	DOORS AND WINDOWS S.F.	709 S.F.	682 S.F.	4,082 S.F.	4,093 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	2,198 S.F. 97%	2,232 S.F. 96%	7,201 S.F. 87%	6,797 S.F. 82%
	BRICK S.F.	1,598 S.F. 70%	1,618 S.F. 69%	6,365 S.F. 78%	5,334 S.F. 64%
	STUCCO S.F.	572 S.F. 25%	578 S.F. 25%	508 S.F. 6%	1,297 S.F. 16%
	CAST STONE S.F.	38 S.F. 2%	36 S.F. 2%	128 S.F. 2%	166 S.F. 2%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	83 S.F. 3%	101 S.F. 4%	1,101 S.F. 13%	1,502 S.F. 18%
	FIBER CEMENT	83 S.F. 3%	101 S.F. 4%	1,101 S.F. 13%	1,502 S.F. 18%

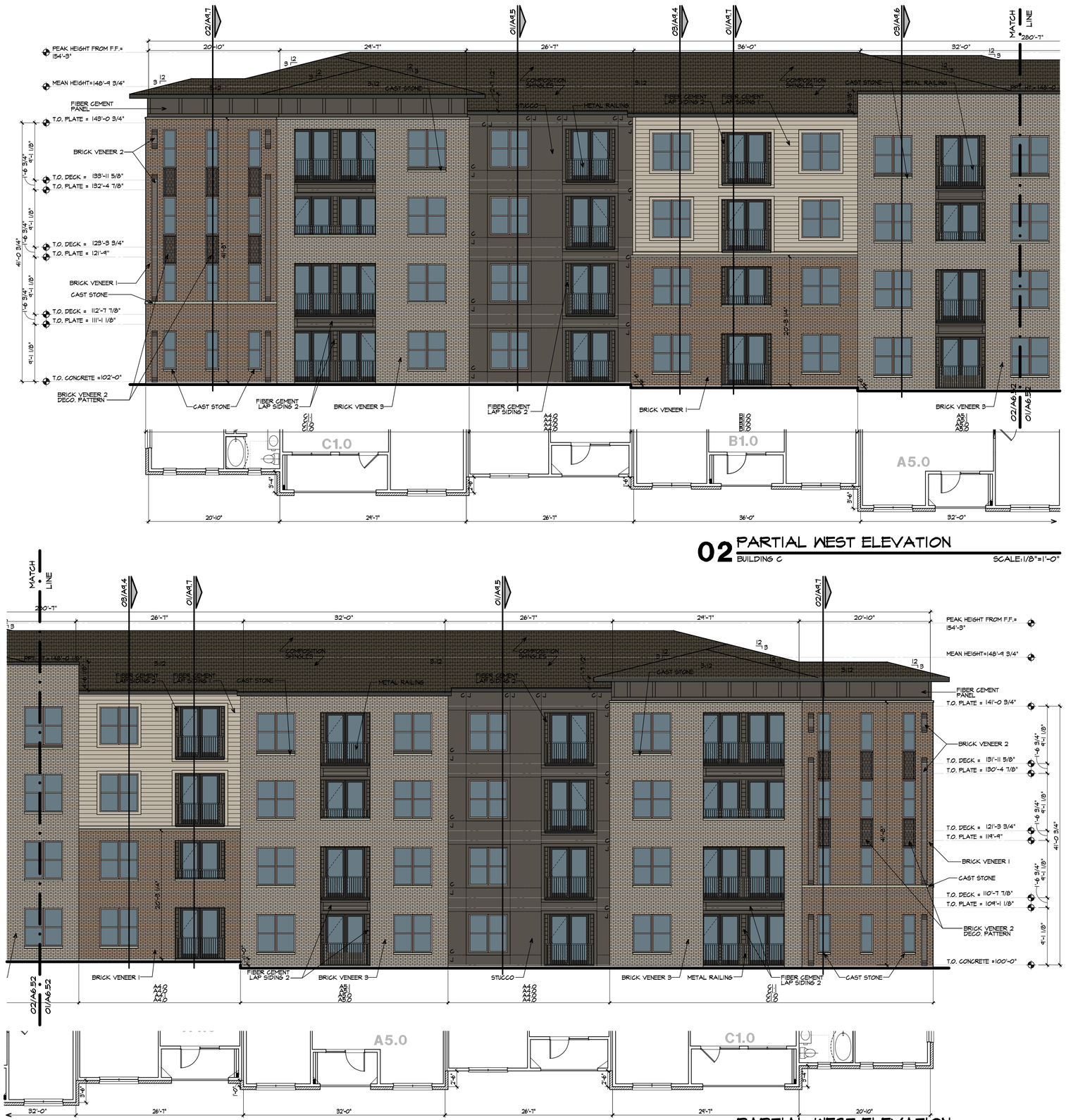
BUILDING C KEY PLAN



BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



02 PARTIAL WEST ELEVATION

BUILDING C — SCALE:1/8"=1'-0"

01 PARTIAL WEST ELEVATION

BUILDING C — SCALE:1/8"=1'-0"

PLOT DATE: 12/31/2025 PLOT TIME: 11:25 AM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006.A0650-Building C Elevations.dwg

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS

TRG TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
438 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-2000
Fax: (214) 252-2080

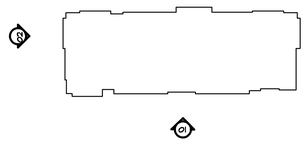
Sheet Number:

A6.52
EXTERIOR ELEVATIONS BLDG C

BUILDING D MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	9506 S.F.	9,124 S.F.	3,118 S.F.	3,426 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	6581 S.F.	6130 S.F.	2342 S.F.	2647 S.F.
3.	DOORS AND WINDOWS S.F.	2925 S.F.	2994 S.F.	726 S.F.	779 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	5469 S.F. 84%	5,274 S.F. 86%	2,270 S.F. 95%	2,486 S.F. 93%
	BRICK S.F.	4575 S.F. 70%	4,456 S.F. 73%	1376 S.F. 58%	1647 S.F. 62%
	STUCCO S.F.	764 S.F. 12%	696 S.F. 11%	862 S.F. 36%	800 S.F. 30%
	CAST STONE S.F.	130 S.F. 2%	122 S.F. 2%	32 S.F. 1%	39 S.F. 1%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	1,112 S.F. 16%	856 S.F. 14%	122 S.F. 5%	161 S.F. 7%
	FIBER CEMENT	1,112 S.F. 16%	856 S.F. 14%	122 S.F. 5%	161 S.F. 7%

BUILDING D KEY PLAN



BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FIBER CEMENT FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



02 WEST ELEVATION
BUILDING D — SCALE:1/8"=1'-0"



01 SOUTH ELEVATION
BUILDING D — SCALE:1/8"=1'-0"

PLOT DATE: 1/23/2026 PLOT TIME: 5:03 PM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0750- Building D Elevations.dwc

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

1/23/2026

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
438 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-2000
Fax: (214) 252-2080

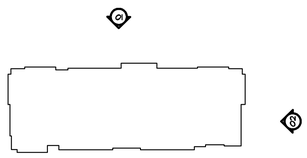
Sheet Number:

A7.50
EXTERIOR ELEVATIONS BLDG D

BUILDING D MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	9506 S.F.	9,124 S.F.	3,118 S.F.	3,426 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	6581 S.F.	6,130 S.F.	2,342 S.F.	2,647 S.F.
3.	DOORS AND WINDOWS S.F.	2,925 S.F.	2,994 S.F.	726 S.F.	779 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	5,469 S.F. 84%	5,274 S.F. 86%	2,270 S.F. 95%	2,486 S.F. 93%
	BRICK S.F.	4,575 S.F. 70%	4,456 S.F. 73%	1,376 S.F. 58%	1,647 S.F. 62%
	STUCCO S.F.	764 S.F. 12%	696 S.F. 11%	862 S.F. 36%	800 S.F. 30%
	CAST STONE S.F.	130 S.F. 2%	122 S.F. 2%	32 S.F. 1%	34 S.F. 1%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	1,112 S.F. 16%	856 S.F. 14%	122 S.F. 5%	161 S.F. 7%
	FIBER CEMENT	1,112 S.F. 16%	856 S.F. 14%	122 S.F. 5%	161 S.F. 7%

BUILDING D KEY PLAN



BUILDING MATERIALS KEY

FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*

ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



02 EAST ELEVATION
BUILDING D — SCALE:1/8"=1'-0"

01 NORTH ELEVATION
BUILDING D — SCALE:1/8"=1'-0"

PLOT DATE: 12/31/2025 PLOT TIME: 12:19 PM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\25006A0750- Building D Elevations.dwg

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-2000
Fax: (214) 252-2080

Sheet Number:
A7.51
EXTERIOR ELEVATIONS BLDG D

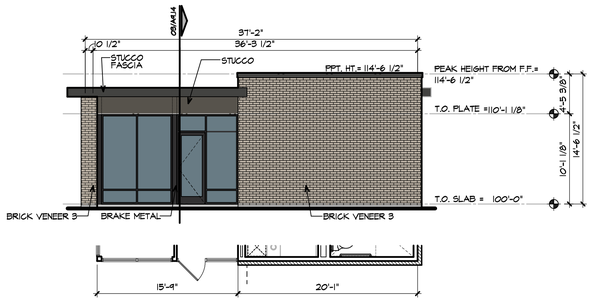
FITNESS MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	1,157 S.F.	1,224 S.F.	546 S.F.	505 S.F.
2.	FACADE S.F. (exclusive of doors and windows)	429 S.F.	824 S.F.	546 S.F.	355 S.F.
3.	DOORS AND WINDOWS S.F.	728 S.F.	400 S.F.	0 S.F.	150 S.F.
4.	PRIMARY MASONRY TOTALS (Min. 80%)	399 S.F. 93%	814 S.F. 99%	546 S.F. 100%	345 S.F. 97%
	BRICK S.F.	167 S.F. 39%	713 S.F. 87%	525 S.F. 96%	293 S.F. 82%
	STUCCO S.F.	232 S.F. 54%	101 S.F. 12%	21 S.F. 4%	52 S.F. 15%
5.	SECONDARY MASONRY TOTALS (Max. 20%)	30 S.F. 7%	10 S.F. 1%	0 S.F. 0%	10 S.F. 3%
	BRAKE METAL S.F.	30 S.F. 7%	10 S.F. 1%	0 S.F. 0%	10 S.F. 3%

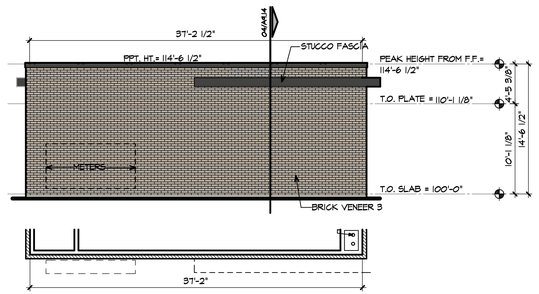
BUILDING MATERIALS KEY

	FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
	FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
	STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
	FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
	BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
	BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
	BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
	COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
	WINDOW FRAME	FLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
	METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
	STUCCO FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
	CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

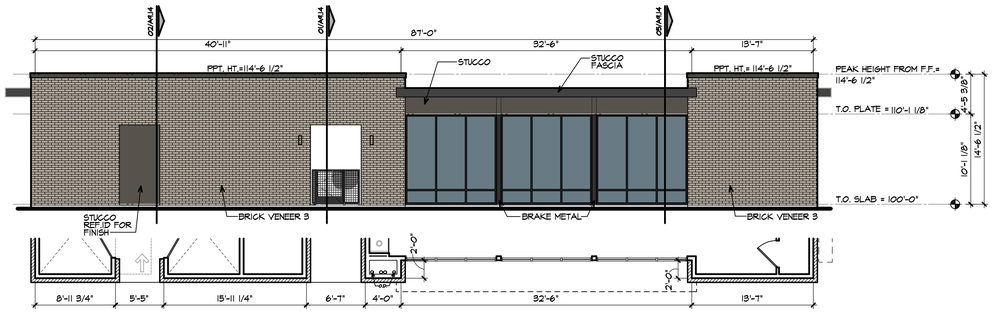
FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



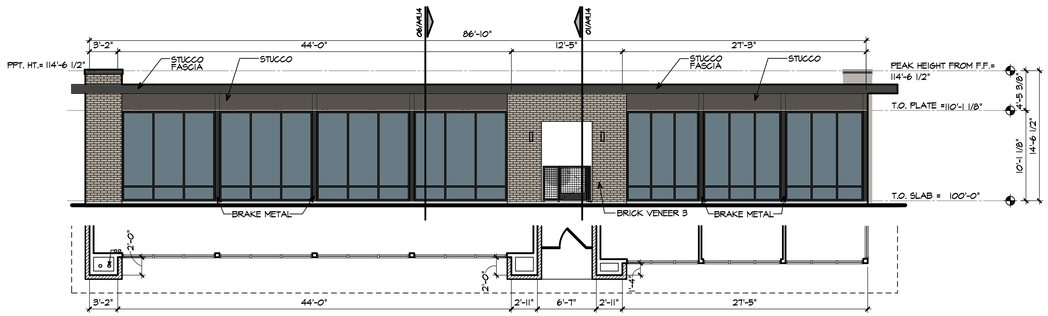
04 WEST ELEVATION
FITNESS SCALE:1/8"=1'-0"



03 EAST ELEVATION
FITNESS SCALE:1/8"=1'-0"



02 SOUTH ELEVATION
FITNESS SCALE:1/8"=1'-0"



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

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2026 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006
Drawn By:DPB, RS, CK, RM
1/26/2026
ISSUE FOR PERMIT
JANUARY 26, 2026
ISSUE FOR CONSTRUCTION:

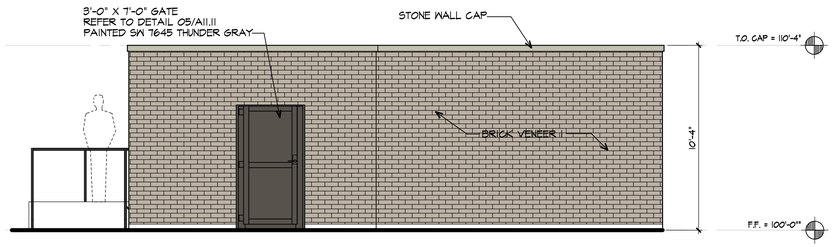
Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG TRINSIC RESIDENTIAL GROUP

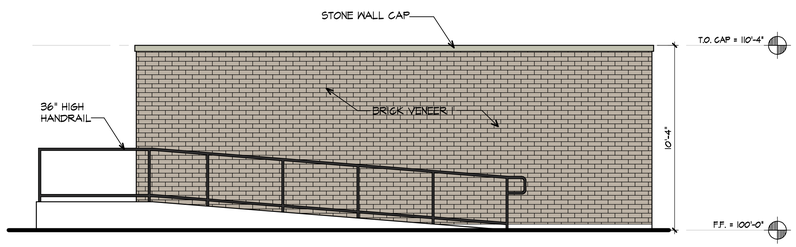
Womack+Hampton ARCHITECTS, L.L.C.
431 Oak Lawn Ave, Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:
A11.00
EXTERIOR ELEVATIONS FITNESS

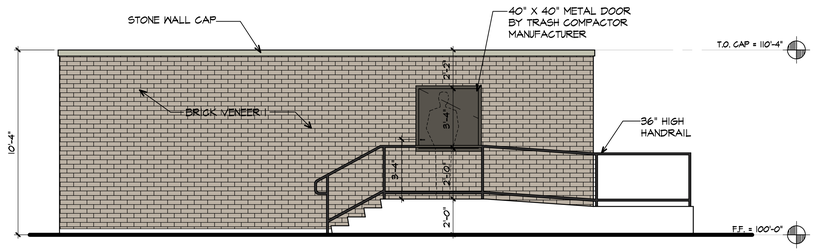
PLOT DATE:- 1/30/2026 PLOT TIME:- 9:16 AM PATHNAME:- H:\25000\25006 Aura Brookview\SHEETS\25006A1100- Fitness.dwc



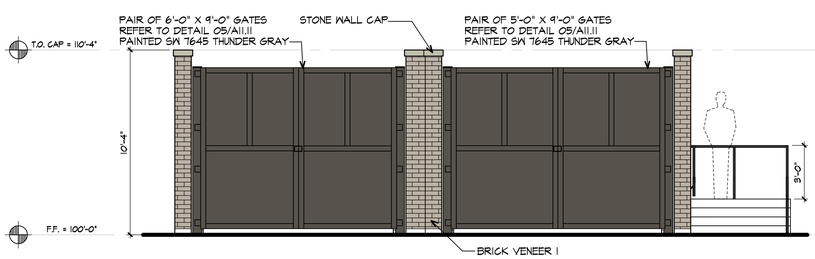
06 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



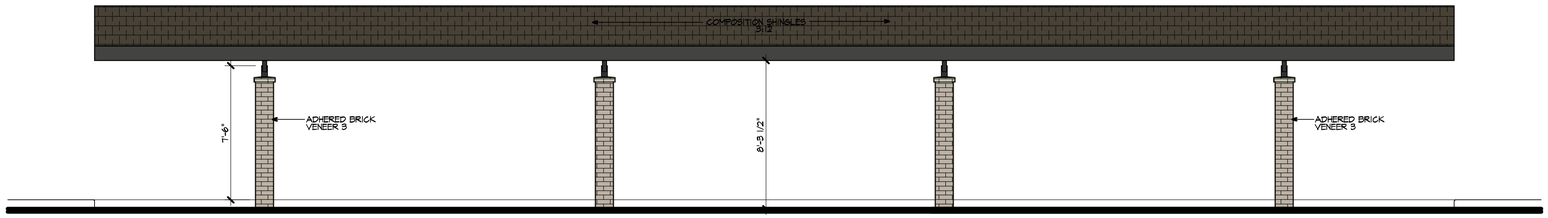
05 REAR ELEVATION
SCALE: 1/4"=1'-0"



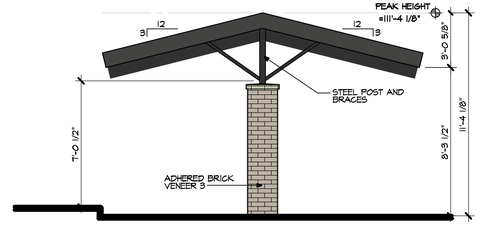
04 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



03 FRONT ELEVATION
SCALE: 1/4"=1'-0"



02 FRONT / REAR ELEVATION
SCALE: 1/4"=1'-0"



01 SIDE ELEVATION
SCALE: 1/4"=1'-0"

BUILDING MATERIALS KEY

	FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
	FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
	STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
	FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
	BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
	BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
	BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
	COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
	WINDOW FRAME	FLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
	METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
	FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
	CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF
DANNY P. BAKER
TEXAS REGISTRATION #21401
AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025
ISSUE FOR PERMIT

NOVEMBER 21, 2025
ISSUE FOR CONSTRUCTION:

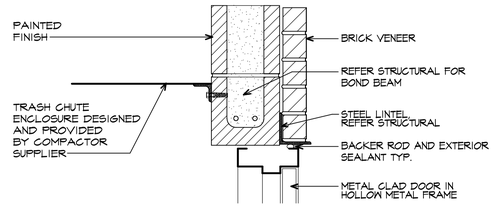
Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG TRINSIC
RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
438 Oak Lawn Ave, Suite 50
Dallas, Texas 75226
Phone (214) 252-9000
Fax (214) 252-9080

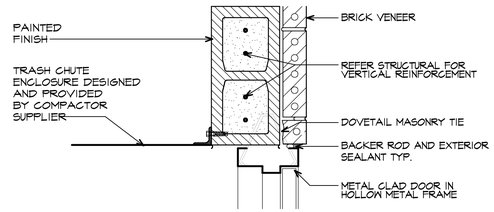
Sheet Number:
A11.10
COMPACTOR ENCLOSURE

PLOT DATE: 12/31/2025 PLOT TIME: 11:53 AM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\Site Plan Submittal Sheets\25006A1110-Trash Compactor Carport.dwg



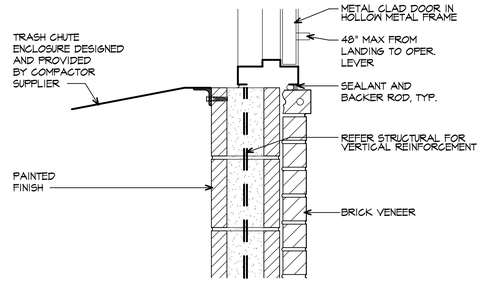
04 TRASH CHUTE HEAD

SCALE: 3/4" = 1'-0"



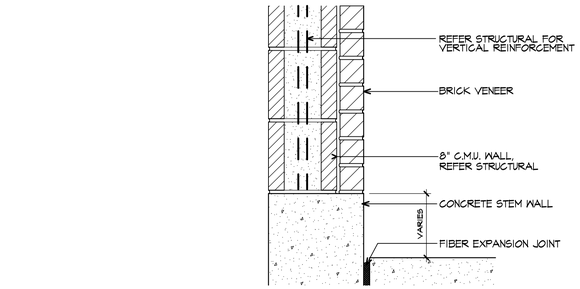
03 TRASH CHUTE JAMB

SCALE: 3/4" = 1'-0"



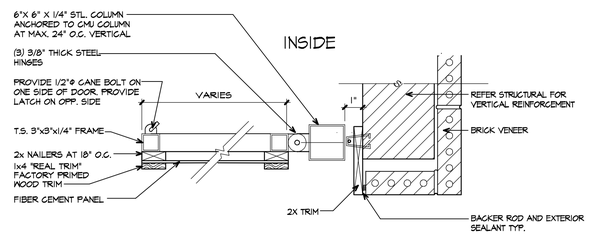
02 TRASH CHUTE SILL

SCALE: 3/4" = 1'-0"



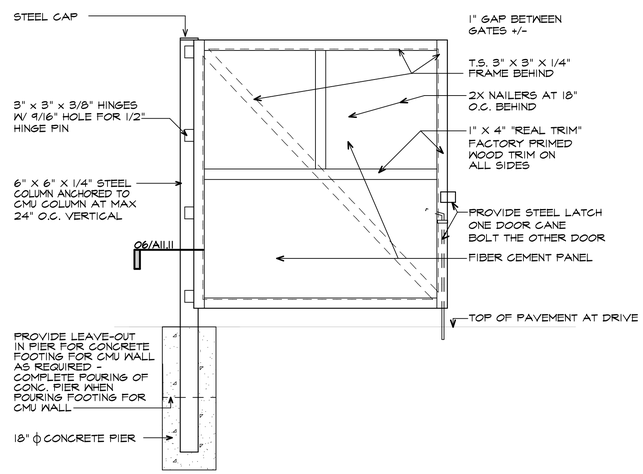
07 FOUNDATION WALL DETAIL

SCALE: 3/4" = 1'-0"



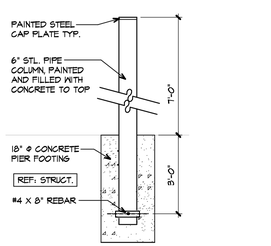
06 GATE HINGE DETAIL

SCALE: 1/2" = 1'-0"



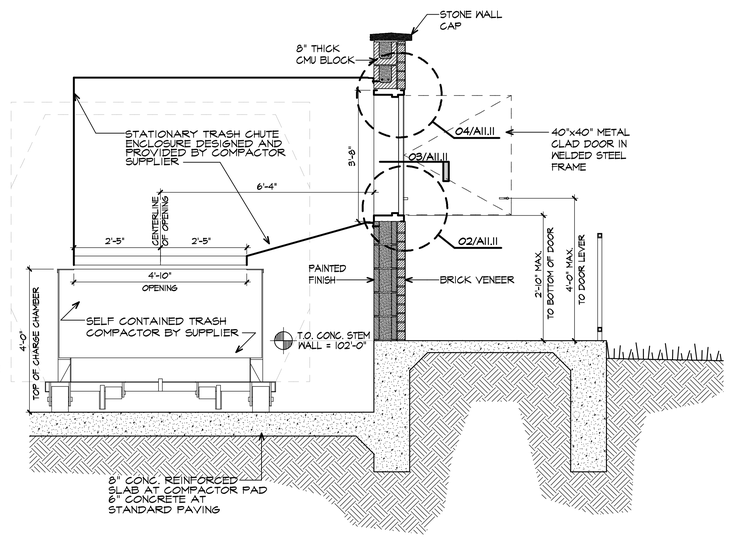
05 GATE ELEVATION

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



08 BOLLARD DETAIL

SCALE 1/4" = 1'-0"



01 SECTION AT COMPACTOR

SCALE:1/2"=1'-0"

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS
TRG TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
4151 Old Lawn Ave, Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:
A11.11
COMPACTOR ENCLOSURE

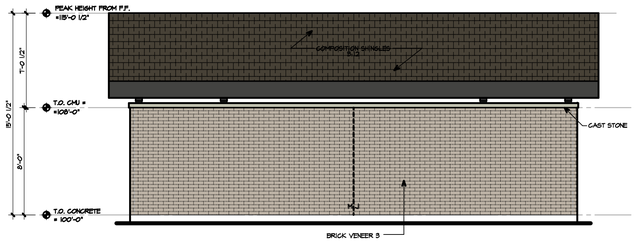
PLOT DATE: 12/31/2025 PLOT TIME: 11:53 AM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\Site Plan Submittal Sheets\25006A1110--Trash Compactor Carport.pwc

BUILDING MATERIALS KEY

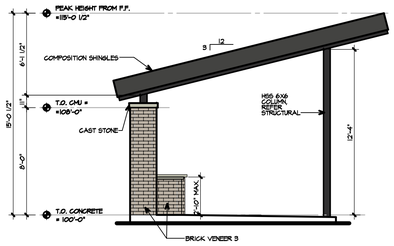
FIBER CEMENT LAP SIDING 1	SW 7051 ANALYTICAL GRAY	R:191 G:182 B:167
FIBER CEMENT LAP SIDING 2	SW 7645 THUNDER GRAY	R:87 G:83 B:76
STUCCO VENEER	SW 7645 THUNDER GRAY	R:87 G:83 B:76
FIBER CEMENT PANEL	SW 7645 THUNDER GRAY	R:87 G:83 B:76
BRICK VENEER 1	DOVE GRAY (KING) OR SIMILAR	R:163 G:142 B:125
BRICK VENEER 2	ALLENTOWN (KING) OR SIMILAR	R:99 G:91 B:86
BRICK VENEER 3	GLACIER WHITE (KING) OR SIMILAR	R:188 G:178 B:165
COMPOSITION SHINGLES	GAF WEATHERED WOOD	R:71 G:65 B:54
WINDOW FRAME	PLY GEM CLAY OR SIMILAR	R:178 G:162 B:157
METAL RAILINGS, DOORS, BRAKE METAL, & AWNINGS	SW 6991 BLACK MAGIC	R:50 G:49 B:50
FASCIA	SW 7069 IRON ORE	R:67 G:67 B:65
CAST STONE	LIMESTONE OR SIMILAR	R:188 G:178 B:165

FACADE MATERIALS CONTINUE AROUND CORNERS AT WALL RETURNS.*

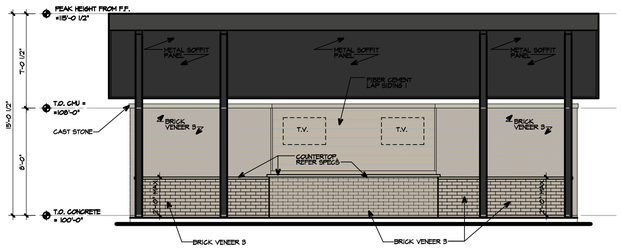
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING*



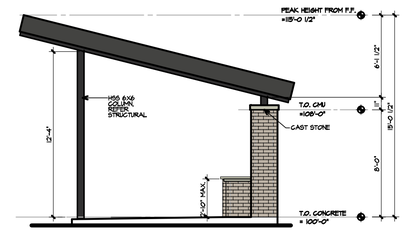
04 POOL PAVILION REAR ELEVATION
SCALE: 3/16"=1'-0"



02 POOL PAVILION LEFT ELEVATION
SCALE: 3/16"=1'-0"



03 POOL PAVILION FRONT ELEVATION
SCALE: 3/16"=1'-0"



01 POOL PAVILION RIGHT ELEVATION
SCALE: 3/16"=1'-0"

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2025 by Womack+Hampton Architects, L.L.C. All rights reserved The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
25006

Drawn By:DPB, RS, CK, RM

12/31/2025

ISSUE FOR PERMIT
NOVEMBER 21, 2025

ISSUE FOR CONSTRUCTION:

Revisions:

AURA BROOKVIEW
FLOWER MOUND, TEXAS

TRG TRINSIC
RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
438 Oak Lawn Ave, Suite 50
Dallas, Texas 75226
Phone (214) 252-9000
Fax (214) 252-9080

Sheet Number:
A11.20
POOL PAVILION

PLOT DATE: 12/31/2025 PLOT TIME: 11:49 AM PATH\NAME: H:\25000\25006 Aura Brookview\SHEETS\Site Plan Submittal Sheets\25006A1120- Pool Pavilion.dwg

PLANNING & ZONING COMMISSION AGENDA J.5. REGULAR ITEM(S)

DATE: February 9, 2026
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 500 (SUP25-0007 – Simpoint) to permit an amusement and recreation (indoors) use. The property is generally located south of Flower Mound Road and west of Gerault Road.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 500) to permit an amusement and recreation (indoors) use to occupy approximately 2,085 square feet within the Pines of Flower Mound Addition, Lot 7, Block A, Building 1. The subject site contains approximately 6.3 acres and includes three buildings.

The property is zoned Planned Development District No. 82 (PD-82) with Retail District 2 (R-2) uses, and an amusement and recreation (indoors) use requires approval of a Specific Use Permit (SUP) within this zoning district.

The proposed indoor amusement and recreation use will contain an indoor golf and pickleball simulator facility that features multiple simulator bays for both sports. Based on the Town's parking ratio of 10 parking spaces plus 1 space per 200 square feet over 2,000 square feet for an amusement and recreation (indoors) use, the proposed use requires 11 spaces. The overall site contains 575 parking spaces and required parking is 689 spaces which is within the allowable 20% deviation. There is a shared parking agreement for the entire Pines shopping center. The applicant is proposing no exterior changes to the site.

Per Sec. 98-973, Town code requires that amusement and recreation (indoors) be wholly enclosed in a building that is treated acoustically to prevent noise from being perceptible at the property line. The proposed hours of operation are 5 a.m. to 12 a.m., 7 days a week.

The ordinance for the SUP will include the following conditions for the amusement and recreation (indoors) use:

1. Specific Use Permit No. 500 (SUP-500) is limited to the approximately 2,085 square-foot building on the above-described property and labeled as "Building 1," as shown on the Conceptual Site Plan attached hereto as Exhibit "A."

2. The indoor commercial amusement enterprise operated pursuant to Specific Use Permit No. 500 (SUP-500) shall be wholly enclosed in a building that is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line.

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. SUP25-0007 had a total of 25 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

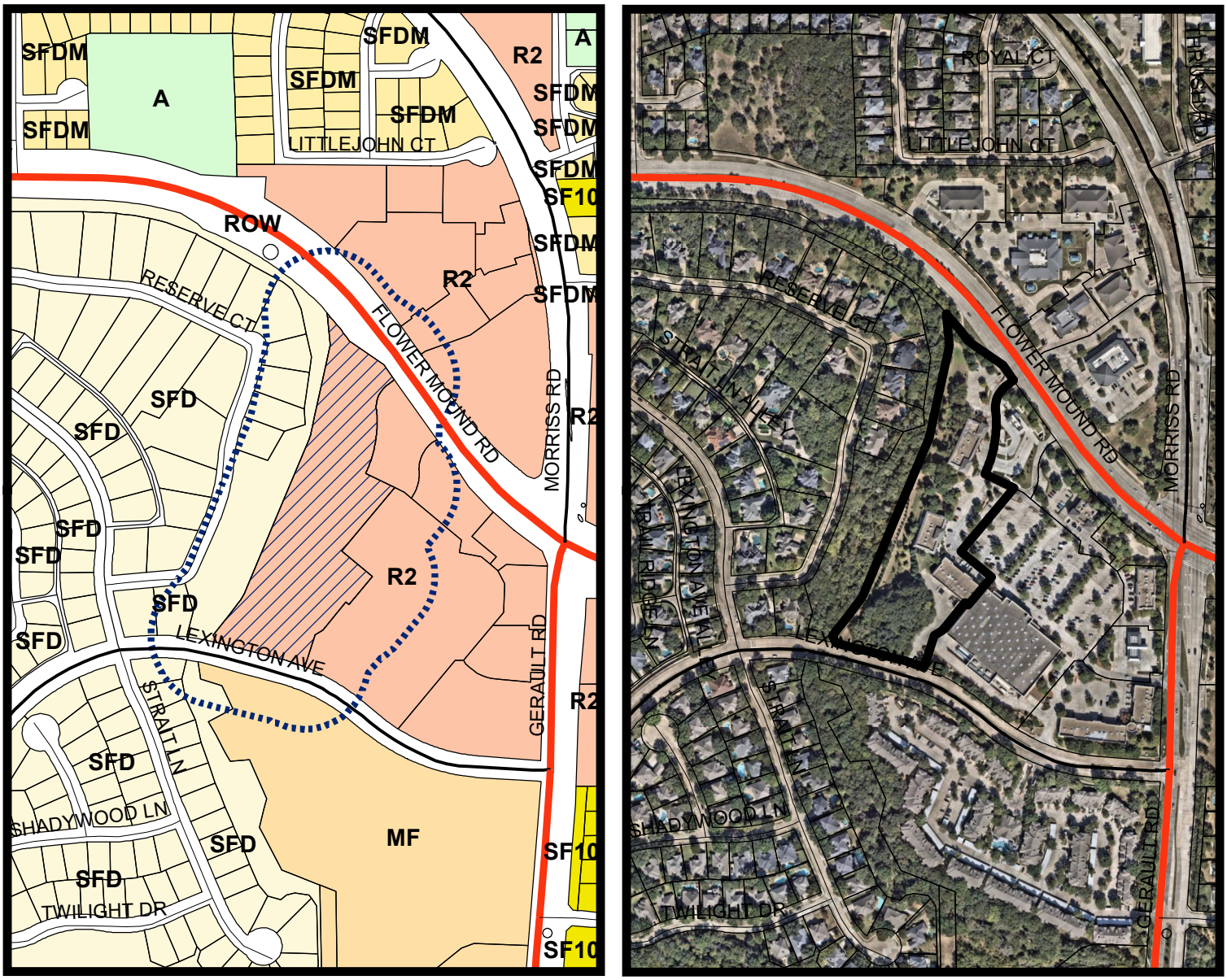
LEGAL REVIEW: Rachel Raggio of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance as to form and legality.

ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Specific Use Permit Package

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

Vicinity Map

SUP25-0007: Simpoint

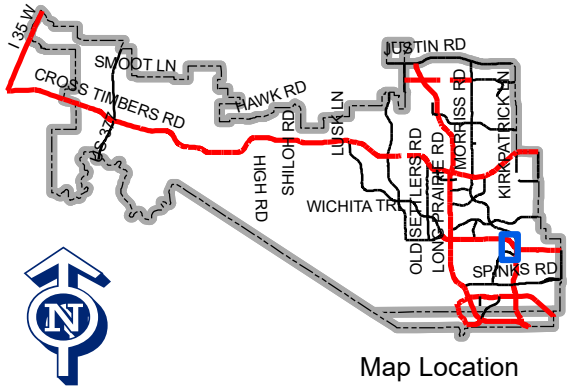


LEGEND

- Agriculture
- Multi-Family
- Retail 2
- Single Family 10
- Single Family Density Medium
- Single Family Detached

Subject Property

200 ft Notification Buffer around Property



Map Location

0 375 750 1,500 Feet

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.

To Whom It May Concern,

I respectfully request approval of a Specific Use Permit (SUP) for the property located at 1221 Flower Mound Rd., Suite 140 (2,085 sq. ft), Flower Mound, TX 75028, to establish an indoor golf and pickleball simulator facility. The current zoning is Planned Development 82 (PD-82) with Retail-2 (R-2) permitted uses requires an SUP for this use, and we are seeking a designation under *Indoor Amusement and Recreational* use. The total acreage of 1221 Flower Mound Rd is 18.615 acres.

Our proposed operating hours are 5:00 a.m. to 12:00 a.m., consistent with the shopping center's schedule. Operating times may be adjusted within those hours to reflect community demand.

This project represents a locally owned, technology-driven recreation space designed to enhance quality of life in Flower Mound. The facility will feature multiple simulator bays equipped with professional-grade tracking systems and immersive visuals, offering residents the opportunity to enjoy golf and sharpen pickleball skills year-round. In addition to walk in play, we plan to host lessons, leagues, and private events, creating a hub for both individual recreation and community engagement.

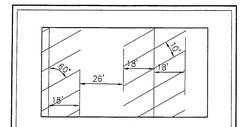
Approval of this SUP will deliver several benefits to the community:

- **Family-friendly recreation:** A safe, healthy, and inclusive environment for residents of all ages.
- **Economic vitality:** A locally owned business that supports Flower Mound's retail center and complements nearby establishments.
- **Alignment with long-term goals:** A modern, innovative amenity that reflects the Town's vision

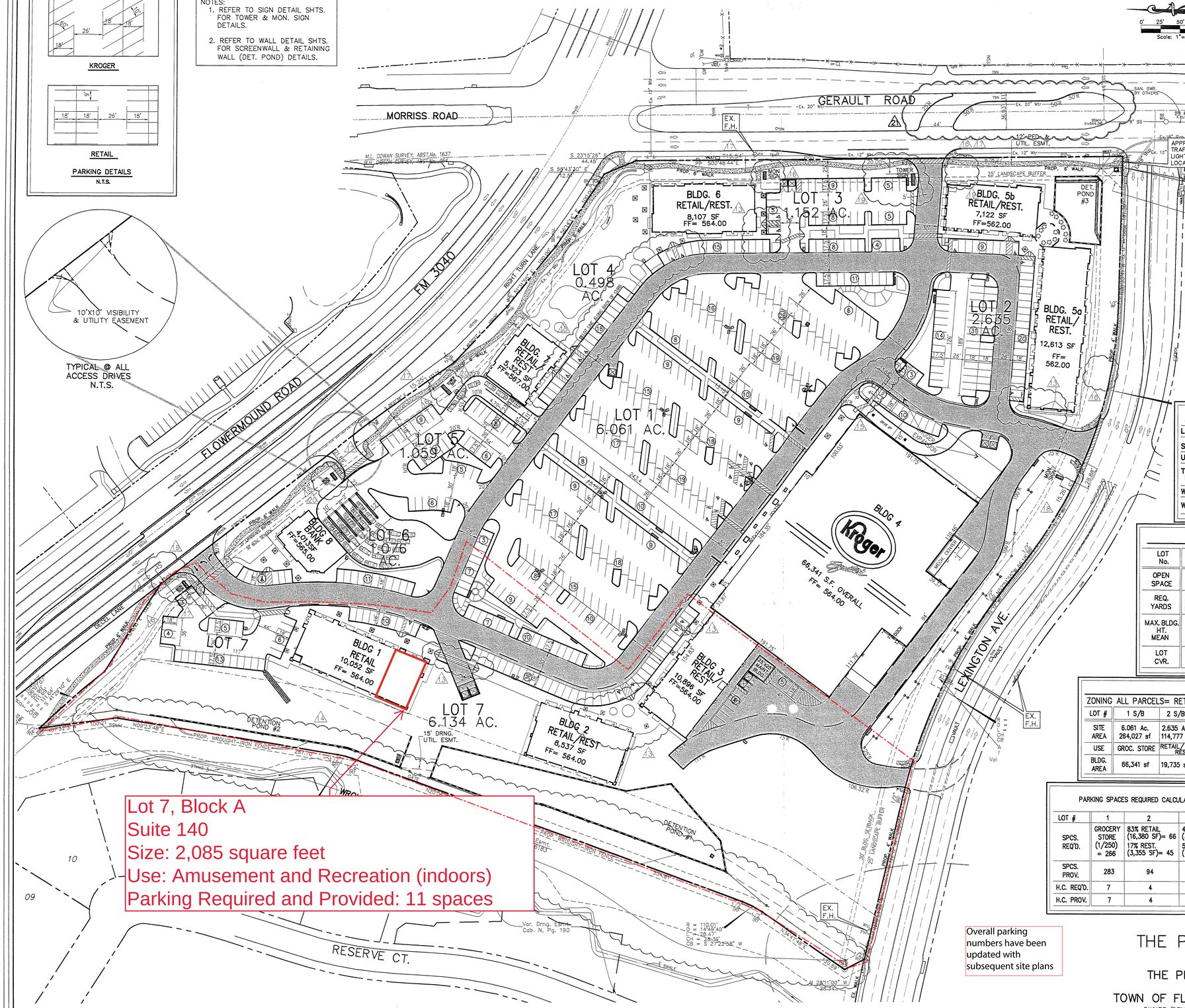
We are confident this project will serve as a valuable addition to Flower Mound, offering residents a fresh and engaging recreation option while strengthening the local economy and enhancing the character of the surrounding area.

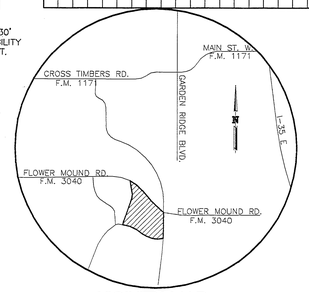
Sincerely,
Simulator Sports LLC dba SIMPOINT
SimulatorSportsLLC@gmail.com

P:214-885-3162



NOTES:
1. REFER TO SIGN DETAIL SHTS. FOR TOWER & MON. SIGN DETAILS.
2. REFER TO WALL DETAIL SHTS. FOR SCREENWALL & RETAINING WALL (DET. POND) DETAILS.





No.	DATE	REVISION	APPROV
21	07/14/06	GERAULT ROAD TURN LANE.	M.D.C.
20	05/30/06	SC SIGN RELOCATIONS.	M.D.C.
19	05/08/06	SC SIGN RELOCATIONS.	M.D.C.
18	04/25/06	SC SIGN RELOCATIONS.	M.D.C.
17	04/13/06	SC SIGN LOCATION DIMENSIONS.	M.D.C.
16	03/20/06	SHOPPING CENTER SIGN LOCATIONS.	M.D.C.
15	12/02/05	MODIFY FOR HC ACCESS, ADD RAMPS.	M.D.C.
14	11/10/05	WROUGHT-IRON FENCE	M.D.C.
13	10/21/05		M.D.C.
12	08/16/05	FOR CONSTRUCTION.	M.D.C.
11	07/29/05	CITY COMMENTS.	M.D.C.
10	06/29/05	CITY COMMENTS.	M.D.C.
9	06/21/05	CITY COMMENTS.	M.D.C.
8	06/14/05	BID SET	M.D.C.
7	06/13/05	BLDG. 5A & 5B REVISIONS.	M.D.C.
6	05/31/05	PARKING & DRIVE REVISIONS.	M.D.C.
5	05/17/05	BLDG. 7 DRIVE REVISIONS.	M.D.C.
4	05/05/05	ROOF CONNECTIONS AT BLDGS. 2, 3 & 5.	M.D.C.
3	04/18/05	LOT 6 CHANGE	M.D.C.
2	04/13/05	CITY COMMENTS.	M.D.C.
1	03/30/05	CITY COMMENTS.	M.D.C.

MASTER PLAN 2001 FEATURES

LAND USE PLAN	SPECIFIC PLAN AREA 9
SPECIFIC PLANS	SPECIFIC PLAN AREA 9 NEIGHBORHOOD RETAIL USES
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
THOROUGHFARE PLAN	FLOWER MOUND ROAD ~ MAJOR ARTERIAL GERAULT ROAD ~ MAJOR ARTERIAL LEXINGTON ROAD ~ URBAN MINOR ARTERIAL
WATER PLAN	8" INTERNAL LOOP
WASTEWATER PLAN	LONG PRAIRIE DISTRICT, 8" TO SERVE SITE & N.W. CORNER OF INTERSECTION.

ZONING DATA TABLE

LOT No.	1	2	3	4	5	6	7
OPEN SPACE	35,083 S.F.	23,280 S.F.	12,517 S.F.	10,560 S.F.	9,560 S.F.	13,228 S.F.	149,010 S.F.
REQ. YARDS	F= N/A S= 0 R= 25	F= 25 S= 0 R= N/A	F= 25 S= 0 R= N/A	F= 25 S= 0 R= N/A	F= 25 S= 0 R= N/A	F= 25 S= 0 R= N/A	F= 25 S= 0 R= 80
MAX. BLDG. HT. MEAN	35' 35'	35' B5a=33'6" B5b=28'4"	35' B6= 33'6½"	N/A	35' B7=29'	35' TO BE DETERM.	35' B1=32' B2=29' B3=28'4"
LOT CVR.	25.16%	17.19%	16.15%	---	11.74%	8.72%	11.18%

SITE DATA

ZONING ALL PARCELS= RETAIL TOTAL ACRES= 18.615

LOT #	1 S/B	2 S/B	3	4	5	6	7	TOTAL
SITE AREA	6.061 Ac. 264,027 sf	2.635 Ac. 114,777 sf	1.152 Ac. 50,185 sf	0.498 Ac. 21,682 sf	1.059 Ac. 46,143 sf	1.076 Ac. 46,867 sf	6.134 Ac. 267,182 sf	18.615 Ac. 810,863 sf
USE	GROC. STORE	RETAIL/ REST.	RETAIL/ REST.	RETAIL/ REST.	RETAIL/ REST.	BANK	RETAIL/ REST.	---
BLDG. AREA	66,341 sf	19,735 sf	8,107 sf	---	5,323 sf	4,013 sf	29,485 sf	133,004 sf

PARKING CALCULATIONS

PARKING SPACES REQUIRED CALCULATED AT: RETAIL= 1 per 250 SF LOT No. 1= 1 per 250 SF
RESTAURANT= 1 per 75 SF

LOT #	1	2	3	4	5	6	7	TOTAL
SPCS. REQ'D.	GROCERY STORE (1/250) = 266	83% RETAIL (16,380 SF)= 66 17% REST. (3,355 SF)= 45	48% RETAIL (3,892 SF)= 16 52% REST. (4,215 SF)= 57	N/A	13% RETAIL (692 SF)= 3 87% REST. (4,631 SF)= 62	100% BANK (4,013 SF)= 17	91% RETAIL (26,831 SF)= 108 9% REST. (2,654 SF)= 36	676
SPCS. PROV.	283	94	59	N/A	52	24	121	633
H.C. REQ'D.	7	4	3	N/A	3	1	5	23
H.C. PROV.	7	4	3	N/A	3	1	5	23

SITE PLAN
THE PINES OF FLOWER MOUND
18.615 ACRES
THE PINES OF FLOWER MOUND ADDITION
LOTS 1-7, BLOCK A
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
ROSEBRIAR CORPORATION
10017 W. TECHNOLOGY
DALLAS, TX 75354-1208
(214) 902-2287
(214) 902-9003 fax

SURVEYOR:
WINKELMANN & ASSOCIATES INC.
6750 HILLCREST PLAZA DR. # 100
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 fax

W.H. GIBSON SURVEY, ABSTRACT NO. 464
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ROSEBRIAR CORPORATION
10017 W. TECHNOLOGY
DALLAS, TX 75354-1208
(214) 902-2287

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
6750 HILLCREST PLAZA DR. SUITE 100
DALLAS, TEXAS 75230
(972) 490-7090 FAX
COPYRIGHT © 2006, WINKELMANN & ASSOCIATES, INC.

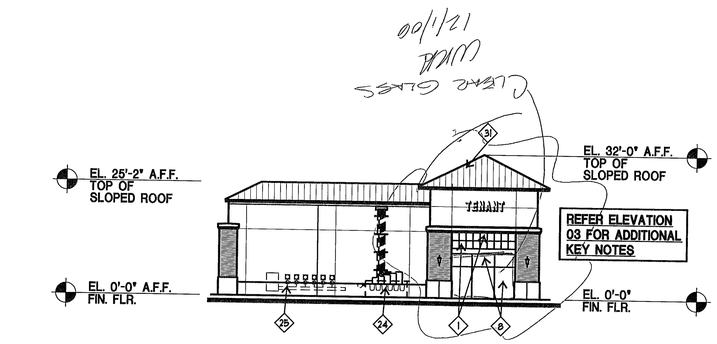
MICHAEL D. CLARK 63280 REGISTERED PROFESSIONAL ENGINEER
7-14-06

Scale: 1"= 50' Date: 01/31/05
Designed By: W.A.I.
Drawn By: W.A.I.
Checked By: M.D.C.
File: 31508elt.dwg
Project No.: 31508.01(20)

SHEET 1

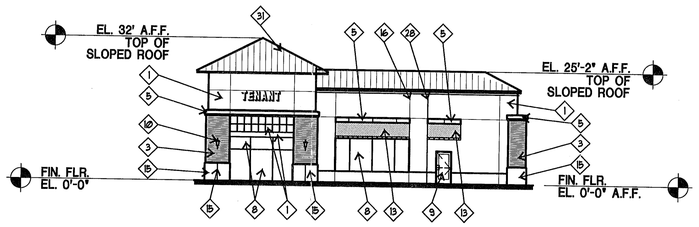
RECEIVED
JUL 14 2006
TOWN OF FLOWER MOUND
PLANNING SERVICES

SP25-06



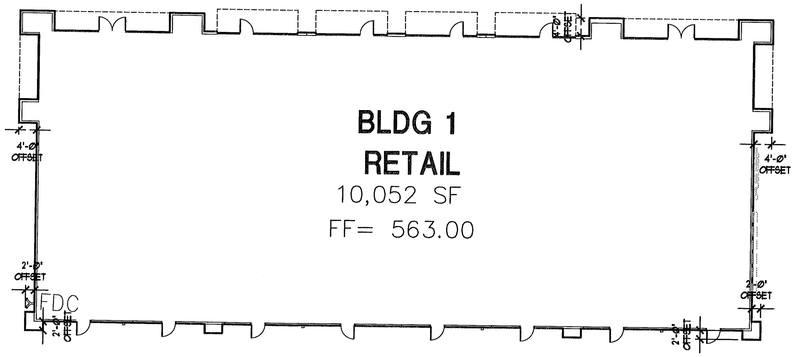
04 LEFT (SOUTH) ELEVATION

1/16" = 1'-0"



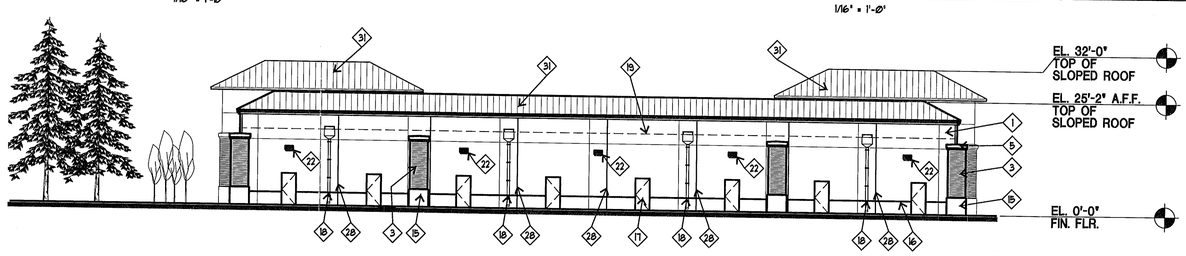
03 RIGHT (NORTH) ELEVATION

1/16" = 1'-0"



KEY PLAN - BUILDING NO. 1

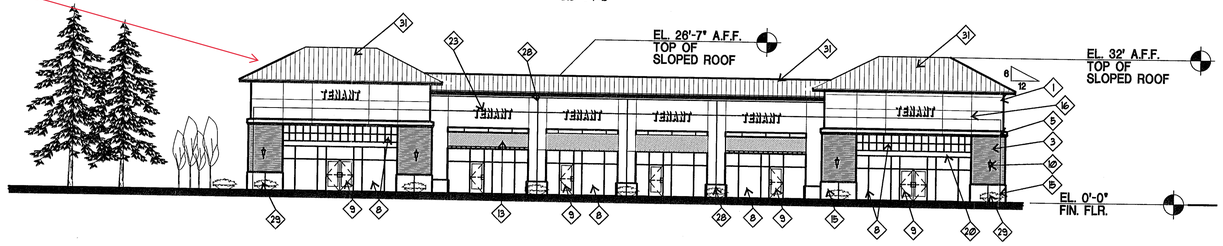
1/16" = 1'-0"



02 REAR (WEST) ELEVATION

1/16" = 1'-0"

Suite 140



01 FRONT (EAST) ELEVATION

1/16" = 1'-0"

BUILDING NO. 1

KEY NOTES:

1. TEXTURE PAINTED TILT WALL CONCRETE PANEL
2. SIMULATED STONE
3. FACE BRICK
4. EIFS CORNICE
5. EIFS BAND
6. EIFS REVEAL
7. EIFS ACCENT
8. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1/4" OR 1" INSULATED GLASS (PER ENERGY CODE) - TEMPERED GLASS WHERE REQUIRED BY CODE
9. CLEAR ANODIZED ALUMINUM STOREFRONT DOOR W/ 1/4" OR 1" INSULATED GLASS (PER ENERGY CODE) TEMPERED GLASS
10. DECORATIVE WALL SCONCE
11. STEEL CANOPY, PAINTED
12. PRE-FINISHED STANDING SEAM METAL ROOF 'AWNING'
13. CANVAS AWNING
14. METAL AWNING
15. CAST-IN PLACE CONCRETE BASE - TEXTURE PAINTED
16. CONCRETE PANEL REVEAL
17. HOLLOW METAL DOOR - PAINTED, COLOR TO MATCH BUILDING COLOR
18. PRE-FINISHED SHEET METAL 6"X6" DOWNSPOUT, COLLECTION BOX, AND SCUPPER OPENING FLASHING - COLOR TO MATCH FACE BRICK
19. ROOF LINE.
20. PRE-FINISHED BREAK METAL TO MATCH STOREFRONT
21. PRE-FINISHED MTL. SCUPPER - COLOR TO MATCH FACE BRICK
22. WALL PACK LIGHTS, REFER ELECT. DWGS.
23. SIGN, BY TENANT
24. GAS METERS / RISERS, REF. MEP DRAWINGS - FINAL LOCATION TO BE DETERMINED
25. ELECTRICAL SERVICE, REF. MEP DRAWINGS - FINAL LOCATION TO BE DETERMINED
26. CONTINUOUS BACKER ROD AND SEALANT
27. PRE-FINISHED METAL GAS SCUPPER
28. CONCRETE PANEL JOINT WITH CONTINUOUS BACKER ROD AND SEALANT (BOTH SIDES)
29. CAST-IN PLACE CONCRETE REVEAL
30. DRIVE-THRU WINDOW
31. SLOPED ROOF: 'FAUX' SLATE TILE, OR ASPHALT SHINGLES AS APPROVED DURING SITE PLAN APPROVAL

FRONT (EAST) ELEVATION

CONCRETE	1,872 S.F.	-	46 %
BRICK	328 S.F.	-	8 %
SIMULATED STONE	0 S.F.	-	0 %
CAST STONE	0 S.F.	-	0 %
EIFS	170 S.F.	-	4 %
HOLLOW METAL DOORS	0 S.F.	-	0 %
CANVAS AWNING	249 S.F.	-	6 %
PAINTED STEEL	0 S.F.	-	0 %
STOREFRONT	1,469 S.F.	-	36 %
TOTAL AREA	4,088 S.F.		

RIGHT (NORTH) ELEVATION

CONCRETE	920 S.F.	-	68 %
BRICK	157 S.F.	-	11 %
SIMULATED STONE	0 S.F.	-	0 %
CAST STONE	0 S.F.	-	0 %
EIFS	59 S.F.	-	4 %
HOLLOW METAL DOORS	0 S.F.	-	0 %
CANVAS AWNING	88 S.F.	-	6 %
PAINTED STEEL	0 S.F.	-	0 %
STOREFRONT	143 S.F.	-	11 %
TOTAL AREA	1,367 S.F.		

REAR (WEST) ELEVATION

CONCRETE	2,906 S.F.	-	88 %
BRICK	171 S.F.	-	5 %
SIMULATED STONE	0 S.F.	-	0 %
CAST STONE	0 S.F.	-	0 %
EIFS	19 S.F.	-	1 %
HOLLOW METAL DOORS	194 S.F.	-	6 %
CANVAS AWNING	0 S.F.	-	0 %
PAINTED STEEL	0 S.F.	-	0 %
STOREFRONT	0 S.F.	-	0 %
TOTAL AREA	3,290 S.F.		

LEFT (SOUTH) ELEVATION

CONCRETE	1,249 S.F.	-	81 %
BRICK	157 S.F.	-	9 %
SIMULATED STONE	0 S.F.	-	0 %
CAST STONE	0 S.F.	-	0 %
EIFS	35 S.F.	-	2 %
HOLLOW METAL DOORS	0 S.F.	-	0 %
CANVAS AWNING	0 S.F.	-	0 %
PAINTED STEEL	0 S.F.	-	0 %
STOREFRONT	143 S.F.	-	8 %
TOTAL AREA	1,725 S.F.		

• ALL MATERIALS WILL CONFORM TO THE GENERAL COLOR AND MATERIAL PALETTE PROVIDED.

The Following Plat/Graphic
Case Number SP 25-06
Was Administratively Approved
On Date 12/1/06
* To permit concrete to be replaced with glass ONLY.
Doug Powell

O'BRIEN & ASSOCIATES
ARCHITECTURE
PLANNING
INTERIORS
5310 HARVEST HILL ROAD
SUITE 136
DALLAS, TEXAS 75230
972-788-1010
FAX 972-788-4828
www.obrienarch.com

THE PINES
OF FLOWER MOUND
FLOWER MOUND, TEXAS
A DEVELOPMENT OF:
ROSEBRIAR CORPORATION

ISSUE LOG

NO.	DESCRIPTION	DATE
	TOWN COMMENTS	11/3/05
	STOREFRONT REV.	11/29/06

COPYRIGHT © 2005 O'BRIEN & ASSOCIATES, INC.
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM O'BRIEN & ASSOCIATES, INC.

JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE: SIGNED
JOB #: 22045
DATE: .
SCALE: 1/16" = 1'-0"

SHEET NO.
01

BUILDING NO. 1

ELE 25-06-2

PLANNING & ZONING COMMISSION AGENDA J.6. REGULAR ITEM(S)

DATE: February 9, 2026
FROM: Claire Barnes, Senior Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD25-0008 – Lakeside Crossing Residence Inn) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to allow for an extended stay hotel, and to include new concept plans and elevations for Lot 1, Block A, Lakeside Crossing, to modify development standards, including modifying standards for Lot 17X, Block B, Lakeside Crossing Town Homes, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway and between International Parkway and Northwood Drive. (PZ tabled this item by a vote of 5 to 0 at its January 12, 2026, meeting.)**

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 exception and modification requests to the Town's regulations, which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On July 17, 2017, the Town Council approved an ordinance establishing Planned Development District-153 (PD-153) for Lakeside Crossing for both residential and non-residential uses. Since then, PD-153 has been amended on several occasions to make modifications to the concept plans and/or development standards.

The purpose of this amendment is to modify conceptual plans, elevations, and written standards on approximately 2.51 acres of the non-residential portion, designated for Campus Commercial (CC) district uses, of the Lakeside Crossing development to allow an extended stay hotel use by right. The project area is platted as Lot 1, Block A of the Lakeside Crossing Addition. The amendment also includes modifying standards for Lot 17X, currently serving as a pocket park for the townhome lots.

Extended stay hotels are permitted through a Specific Use Permit in the CC district; however, the applicant can request to make the use a permitted use by right through PD-153. The applicant is also requesting certain exceptions, modifications, and waivers to the Town standards as described in Section III of this report.

The most recently approved site plan from 2017 (SP17-0020 – Lakeside Crossing, Phase 1) depicted a 134-room, five-story hotel (approximately 74,422 square feet) on the subject site. This project was

not constructed. The applicant is proposing to develop a five-story, 99,240 square foot (23,739 square foot footprint), 138-room extended stay hotel. The applicant has provided updated concept plans and elevations for the proposed extended stay hotel. The hotel will also include amenities such as an outdoor swimming pool, fitness room, outdoor patio and lounge area, and meeting space.

Access to the development will come from entrances on International Parkway and Northwood Drive. An additional access point is via a mutual access easement on the north side of the property extending from the Lakeside DFW/Village development.

The applicant is requesting a deviation to the Town's current hotel parking requirements as further described in Section III of this report.

The concept landscape plan depicts the necessary street buffer, street yard, and parking lot trees that comply with Town and PD-153 requirements.

The proposed facades utilize predominantly stucco.

As part of this application, the applicant is requesting to modify the standards for Lot 17X, currently serving as a pocket park for the townhome lots. The proposed modification would allow for the X-lot to be replatted and incorporated into the adjacent north and south townhome lots, should the townhome owners elect to pursue such option in the future.

III. EXCEPTIONS, MODIFICATIONS AND WAIVERS:

A. Use

An extended stay hotel requires approval of a specific use permit within the CC zoning district. As a part of the PD amendment, the applicant is requesting to allow an extended stay hotel to be permitted by right on Lot 1, Block A.

B. Extended Stay Hotel Modifications

1. Density – Town code limits extended stay hotels to a maximum density of 40 rooms per acre. Under this standard the hotel would be capped at approximately 100 rooms. The applicant is requesting a maximum of 138 rooms, a density of approximately 55 rooms per acre.
2. Porte-cochere parking – Town code requires hotels to provide room under the porte-cochere or covered area for two vehicles to be parked side by side for guests checking in and out. The applicant is requesting to modify this standard to allow for the cars to be parked front-to-back instead of side to side.

C. Deviation to computing parking and loading requirements

A parking study was approved with PD-153 to support mixed-use time-based shared parking within this development. However, the parking study conducted in 2017 did not account for the addition of a drive-thru coffee shop or a salon within the development, which impacts parking requirements and demand. Since the Town was concurrently processing three separate zoning amendment applications for three lots within PD-153, a comprehensive parking study was performed to propose alternate parking requirements for a coffee shop (Marty B's), a salon (Cachet Salon), and a hotel.

The applicant has compiled information available from the ITE Parking Generation Manual, 6th edition, case studies from existing locations of Cachet Salon and Marty B's, and case studies for

hotels within the metroplex to update the mixed-use shared parking table within PD-153 and demonstrate that this development will provide adequate parking for existing and proposed uses. Based on the data, the applicant is proposing a parking ratio of 1 space per 0.76 rooms for a hotel. The Town has a parking requirement of 1 space per room for hotels. Based on the proposed ratio, the hotel use would require a maximum of 105 parking spaces out of which 98 spaces will be installed on Lot 1, Block A.

With previous zoning amendment applications for PD-153, a parking ratio of 1 space per 198 square feet for a coffee shop and a time-based parking demand percentage for a salon use has been approved by the Town. The results of the parking study indicate that there will be a surplus of at least 14 parking spaces during weekdays and at least 1 parking space during weekends. The total number of existing and proposed spaces is 320.

D. Section 98-1163 - Meritorious Design Exception

1. Unified design theme – Section 98-1163 (2) requires a unified design theme:

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

Due to proximity to the Lakeside DFW/Village development, the applicant is requesting to match Lakeside Village/DFW design elements. The design would comprise of white and gray stucco along with clay tile roof and parapet coping.

E. Comprehensive Sign Package

The applicant is requesting a Comprehensive Sign Package to allow signage as depicted on the concept elevations. The applicant is requesting two blade signs (3’ x 21’-2 5/16”) on the north and east facades. While signage would typically be allowed in these locations under Town code, not this type of sign.

F. Modifications to PD-120 standards

In addition to the above listed exceptions and waivers, the applicant is requesting to modify certain PD-120 development standards.

1. Lot 17X – Lot 17X currently serves as a pocket park that requires pedestrian connection to the central open space. The applicant is requesting to eliminate the requirement for pedestrian connection through the pocket park based on discussions with adjacent property owner(s). If this modification were to be approved, the lot could be replatted into the adjacent Townhome lots. If not replatted, the lot would remain a pocket park and be maintained by the same entity that manages Lot 8X (central open space).
2. Accent Colors – The current PD requires that accent colors relate to the primary colors. The applicant is requesting that the extended stay hotel may use alternate colors, such as blue, on decorative/accessory features such as canopies, balconies, trim, etc. The Town’s Urban Design Plan permits contrasting colors for canopies and awnings.

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. ZPD25-0008 had a total of 39 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

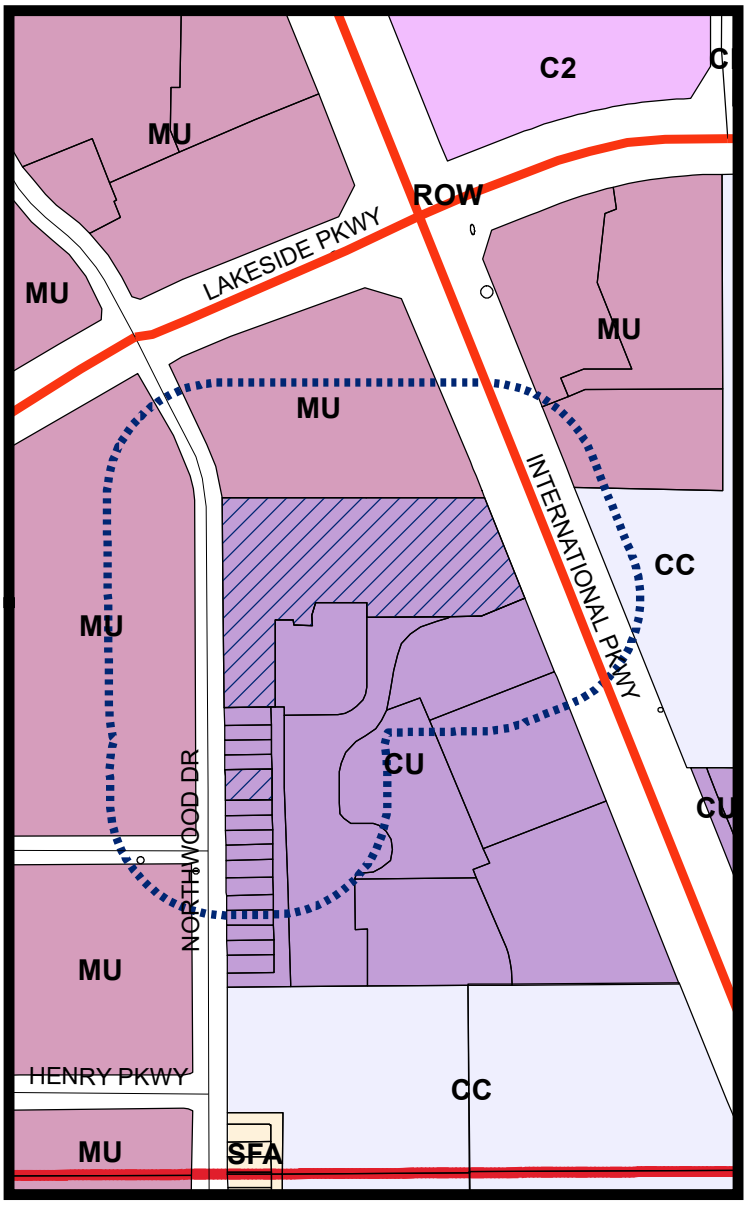
LEGAL REVIEW: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance as to form and legality.

ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Parking Study
4. Zoning Planned Development Package
5. DRAFT Development Standards

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

Vicinity Map

ZPD25-0008: Lakeside Crossing Residence Inn



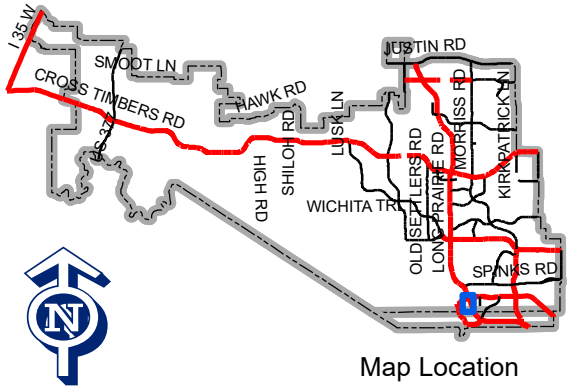


LEGEND

- Campus Commercial
- *Combined Uses-See Ordinance
- Commercial 2
- Mixed Use
- Single Family Attached

Subject Property

200 ft Notification Buffer around Property



Map Location

0 250 500 1,000 Feet

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.

REALTY CAPITAL

February 05, 2026

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

RE: Letter of Intent for PD Amendment to Ordinance No. 25-17 for the Lakeside Crossing Planned Development District NO. 153 (PD-153).

Flower Mound Planning Department,

Realty Capital Management LLC, on behalf of the owner of the subject property, is requesting an amendment to the Planned Development District No. 153 (PD-153), as amended, to allow for an extended stay hotel and its required infrastructure to be developed on the 2.51 acres of Lot 1, Block A. The vision behind this requested amendment is to provide an all-suite hotel option along International Parkway that links the DFW airport business and family travelers to uses in Lakeside Crossing and the adjacent Lakeside DFW. In addition, this use intends to take advantage of its proximity to the airport and major highway intersections of I-635, SH 121, and SH 114 adjacent to International Parkway to capitalize on travelers of all backgrounds.

The hotel flag secured for the site is a Residence Inn by Marriott, providing an upscale and amenity rich hospitality option with a world recognized brand standard. This hotel provides guests with an outdoor swimming pool, fitness room, outdoor patio and lounge area, guest laundry, complimentary breakfast area, hotel bar, lobby lounge, and 610 square feet of meeting space all within an award-winning mixed-use community. In addition to the amenities provided, guests will have walking access to miles of paved and natural trails while enjoying over forty different restaurant and retail options.

While the vision and purpose of this amendment is clear, there are ten (10) specific adjustments that would need to be made to the recorded Planned Development District for the extended stay hotel to be permitted as proposed. Below is a list of the anticipated changes to the currently approved Planned Development District, as amended:

i. § I.A.4.a. "Permitted Uses"

- Permit an exception to this provision only for Lot 1 to allow the proposed Extended Stay Hotel to have a higher room count than the Town of Flower Mound standard of 40 rooms per acre.

ii. § I.A.4.d. "Permitted Uses"

- Permit an exception to this provision to allow the proposed Extended Stay Hotel to have a slightly varied port-cochere design.

iii. § I.H.1. "Non-Residential Architectural Standards"

- Permit an exception to this provision only for Lot 1 to allow the proposed building elevations.

iv. § I.H.5. "Non-Residential Architectural Standards"

- Permit an exception to this provision only for Lot 1 to allow the proposed accent colors to be consistent with the updated building elevations.

v. § II.E. "Open Space Requirements"

- Removes the existing open space requirements in the townhome district to allow for the potential re-platting of lot 17x.

vi. § III.A.2. "Parking"

- Confirm applicability of Mixed-Use Parking Table to allow the proposed use of Lot 1.

vii. § III.A.5. "Parking"

- Confirm the applicability of the parking supply, demand, and ratio calculation is consistent with the updated parking study.

viii. § III.D. "Signage"

- Permit the franchise branded blade signs on the east and northwest facades of the proposed building.

ix. Exhibit F "Architectural Imagery Package"

- Update the elevations for Lot 1 in the Planned Development.

x. Exhibit G "Blade Sign"

- Update the signage for Lot 1 in the Planned Development.

The intent for each of the above requests is as follows (referenced in the same order listed above):

i. To allow for only one Extended Stay Hotel to be developed within the Lakeside Crossing PD-153 which will only be located on Lot 1 and is allowed a variance of up to 138 rooms.
ii. To allow for the Extended Stay Hotel to be developed with a modified port-cochere that provides covered loading and unloading for two cars to be parked front to back.
iii. To allows this Extended Stay Hotel to have meritorious design that will match adjacent development's design elements which is limited to Lot 1.
iv. To allow the accent colors to match the meritorious design limited to Lot 1.
v. To remove specific requirements for the townhome district that allows Lot 17x to be re-platted to adjacent townhome properties or to serve as a private park.
vi. To allow for the updated parking study table to be included in the PD which includes Lot 1 if developed as an Extended Stay Hotel with 138 rooms.

vii. To allow for the updated parking study data to be accepted if Lot 1 is developed as an Extended Stay Hotel with 138 rooms.
viii. To allow for the brand sign for the Extended Stay Hotel flag to be utilized.
ix. To update the PD with the updated building elevations specific to Lot 1 if developed as an Extended Stay Hotel.
x. To update the PD with the updated brand signage specific to Lot 1 if developed as an Extended Stay Hotel.

Thank you for your consideration and please do not hesitate to contact us with any questions or concerns.

Sincerely,

By: REALTY CAPITAL MANAGEMENT, LLC



Nic Ready, Development Associate

Lakeside Crossing Parking Study



Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

Realty Capital

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Lakeside Crossing Parking Study

Summary of Findings

The Planned Development District of Lakeside Crossing (PD-153) (the "Site) should not operate at a parking deficiency upon the build-out of Lots 1, 2, and 3 if built as proposed and considered with the existing buildings and parking already constructed on Lots 4 and 5. The site is projected to experience a peak parking demand of 319 parking spaces at 9:00 A.M. on weekends. The proposed plans for Lots 1, 2, and 3, in addition to the existing buildings on Lots 4 and 5 produce a total count of 320 parking spaces. Therefore, the minimum parking surplus is projected to be 1 parking space during the Site's peak parking demand hour. This surplus of parking is anticipated to increase at all other times of the day for all seven days of the week.

Purpose

The Town of Flower Mound's (the "Town's") standard parking ratios and time of day percentages which are based on very broad use categories calculate that both the existing and planned number of parking spaces on the Site will not be sufficient to accommodate the Site's peak parking demand when the three proposed uses are developed and operational. This study primarily serves to (i) more precisely define the three proposed uses, (ii) more accurately predict the peak parking demand of those uses, and (iii) determine the total number of parking spaces the Site would need to sustain its peak parking demand. In addition, this study aims to accurately predict the ebbs and flows of the Site's parking demand and determine whether the planned and provided number of spaces is sufficient to sustain the day-to-day operations of the Site.

Background

Within the Site, there are 7 total developable lots. The three proposed uses are seeking either re-zoning approval or site plan approval from the Town and consist of a Residence Inn Hotel on Lot 1, a Marty B's Coffee Company (drive-through coffee shop) on Lot 2, and a Cachet Salons (salon suites) on Lot 3. Lots 1, 2, and 3 are currently undeveloped, while Lots 4 and 5 are developed and fully occupied as a mix of restaurant, retail, medical office, health, and amusement tenants. Lots 6 and 7 have no immediate plans to be developed.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

REALTY CAPITAL

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Background (Continued)

Both Realty Capital and the Town's involved planning staff recognize that the three proposed uses may not be accurately represented by the Town's applicable parking ratios, use categories, and time of day percentages. As a result, the Town and Realty Capital have agreed that a more detailed parking analysis would be required to support pursuing the development of the three proposed uses.

Key Assumptions

- The Site operates under a shared parking agreement, with each lot's existing or proposed parking contributing to the entire development's parking count rather than to the individual lot.
- Lots 6 and 7 are zoned for two-story office buildings but have no immediate plans to be developed, and therefore it would be misleading to consider these uses and their proposed number of parking spaces in this study, as these proposed parking spaces would not be available to service consumers when the proposed uses on Lots 1, 2, and 3 are built-out and operational.
- Since Lots 4 and 5 are not part of the re-zoning application, the review of Lots 4 and 5's parking demand and updated time of day demand percentages have not been performed and are excluded from this study.

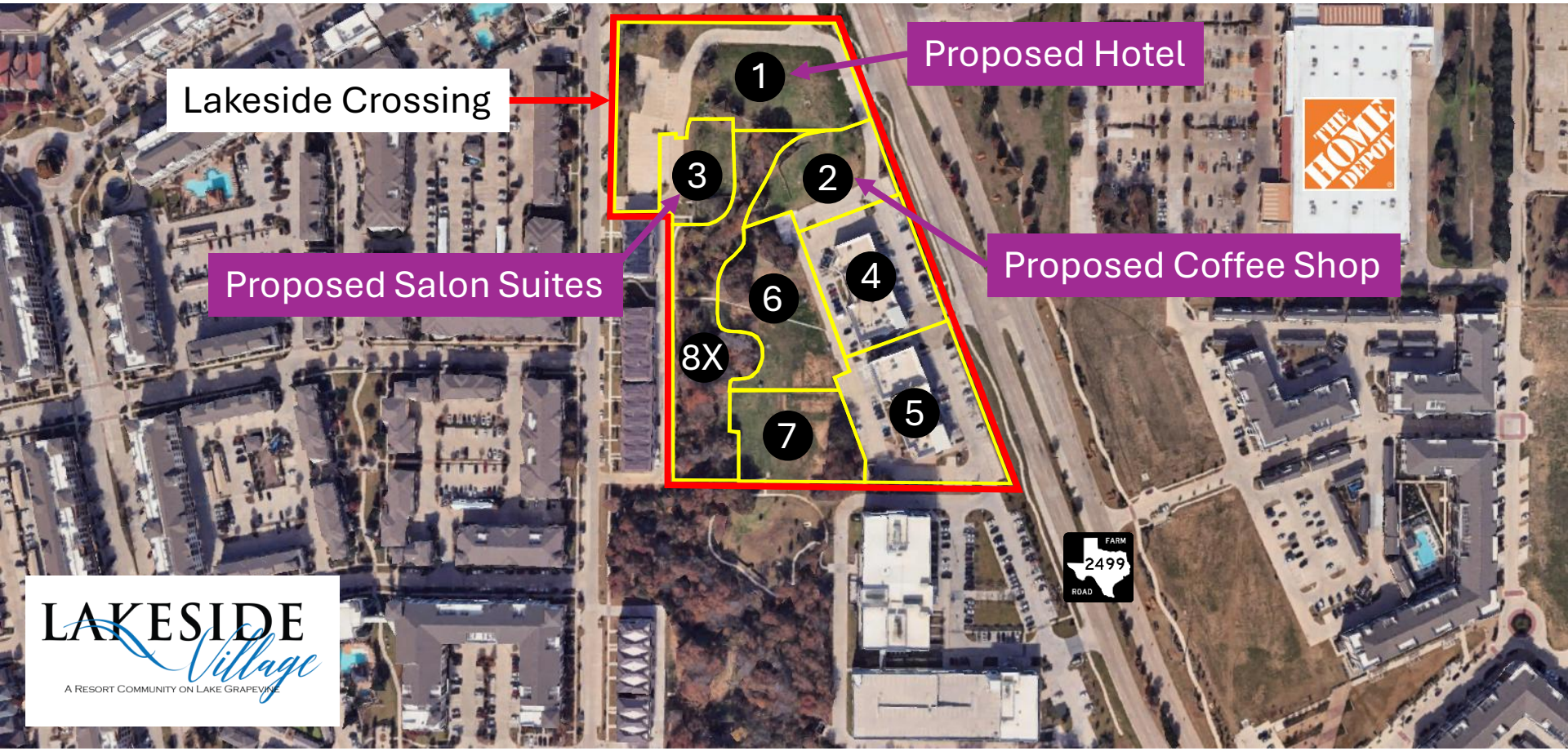
See Next Page for Site Map

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Lakeside Crossing Parking Study

Site Map



Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

Realty Capital

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Town Required Parking Using Existing Broad Use Categories and Parking Ratios – Weekdays

Table 1

BLDG	USE	TENANT	SQFT	RATIO	Peak Parking Demand	Weekdays 12A-6A	6A-12P	12P-6P	6P-12A
1	Hotel	Residence Inn	66,301	1:1	138	97	97	97	138
2	Restaurant	Marty B's Coffee Co.	4,165	1:75	56	6	28	28	56
3	Retail (Ratio Only)	Cachet Salons	13,442	1:250	54	43	43	43	43
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	18	18	2
	Retail	Dominoes	1,384	1:250	6	0	3	3	5
	Health	Jesse James Fit Camp	5,672	1:250	23	1	12	12	21
	Restaurant	Tycoon	4,165	1:75	56	6	28	28	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	5	5	10
5	Medical Office	Texas Health	3,142	1:250	13	1	13	13	1
	Retail	UPS	1,354	1:250	5	0	3	3	5
	Restaurant	Smoothie King	1,280	1:75	17	2	9	9	17
	Restaurant	Capriottis	1,364	1:75	18	2	9	9	18
	Restaurant	Honey Bird	1,553	1:75	21	2	11	11	21
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41	41
				Total Required:	486	203	320	320	434
				Total Provided:	320	320	320	320	320
				Surplus / (Deficiency):	(166)	117	0	0	(114)

Table 2

Time of Day Demand Percentages - Weekdays				
Use	12A-6A	6A-12P	12P-6P	6P-12A
Health	5%	50%	50%	90%
Hotel	70%	70%	70%	100%
Medical Office	5%	100%	100%	10%
Office	5%	100%	100%	10%
Restaurant	10%	50%	50%	100%
Retail	5%	50%	50%	90%

Table 1 illustrates the Site's parking capabilities relative to weekday parking demand as calculated by the Town's parking requirements. Between 6:00 P.M. and 12:00 A.M., the Site's parking demand is projected to exceed supply, resulting in a parking deficiency of 112 parking spaces. To calculate the peak parking demand for a particular use, the square footage of the building / tenant is divided by the parking ratio (i.e., Honey Bird's peak parking demand = 1,553sf / 75sf = 21 parking spaces). Then, to calculate the parking demand for a particular time of day, peak parking demand is multiplied by the corresponding time of day demand percentages in Table 2 (i.e., Honey Bird's parking demand at 12:00 A.M. = 21 * 100% = 21 parking spaces).

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Town Required Parking Using Existing Broad Use Categories and Parking Ratios – Weekends

Table 3

BLDG	USE	TENANT	SQFT	RATIO	Peak Parking Demand	Weekends 12A-6A	6A-12P	12P-6P	6P-12A
1	Hotel	Residence Inn	66,301	1:1	138	97	97	97	138
2	Restaurant	Marty B's Coffee Co.	4,165	1:75	56	6	56	56	56
3	Retail (Ratio Only)	Cachet Salons	13,442	1:250	54	43	43	43	43
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	2	2	1
	Retail	Dominoes	1,384	1:250	6	0	6	6	4
	Health	Jesse James Fit Camp	5,672	1:250	23	1	23	23	16
	Restaurant	Tycoon	4,165	1:75	56	6	56	56	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	10	10	10
5	Medical Office	Texas Health	3,142	1:250	13	1	1	1	1
	Retail	UPS	1,354	1:250	5	0	5	5	4
	Restaurant	Smoothie King	1,280	1:75	17	2	17	17	17
	Restaurant	Capriottis	1,364	1:75	18	2	18	18	18
	Restaurant	Honey Bird	1,553	1:75	21	2	21	21	21
	Amusement and Recreation (Indoors)	Arcade 92	6,473	1:127	51	41	41	41	41
				Total Required:	**486**	**203**	**396**	**396**	**426**
				Total Provided:	**320**	**320**	**320**	**320**	**320**
				Surplus / (Deficiency):	**(166)**	**117**	**(76)**	**(76)**	**(106)**

Table 4

Time of Day Demand Percentages - Weekends				
Use	**12A-6A**	**6A-12P**	**12P-6P**	**6P-12A**
Health	5%	100%	100%	70%
Hotel	70%	70%	70%	100%
Medical Office	5%	10%	10%	5%
Office	5%	10%	10%	5%
Restaurant	10%	100%	100%	100%
Retail	5%	100%	100%	70%

Table 3 illustrates the Site's parking capabilities relative to weekend parking demand as calculated by the Town's parking requirements. Between 6:00 P.M. and 12:00 A.M., the Site is calculated to be deficient 106 parking spaces.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Review – Town of Flower Mound Parking Requirements

There are several potential ways to improve the accuracy of projecting the Site's parking demand:

1. Expanding the 6-hour timeframes (i.e., 12:00 A.M. to 6:00 A.M.) to hour-by-hour blocks (i.e., 12:00 A.M. to 1:00 A.M.).

    - As shown for the Hotel in Tables 1 and 3, it is unclear whether the proposed Hotel experiences peak parking demand at 6:00 P.M., 12:00 P.M., or if it is constantly experiencing peak parking demand throughout the 6:00 P.M. to 12:00 P.M. timeframe. This results in an inaccurate schedule of parking demand and imposes an overly aggressive parking requirement not only on the Hotel, but also on the entire Site due to the shared parking agreement.

2. For the proposed uses, introducing more specific and accurate use categories and their corresponding time of day demand percentages based on the Institute of Transportation Engineers Parking Generation Manual, 6th Edition ("ITE Data").

    - As shown for the Coffee Shop in Tables 1 and 3, the Town's "Restaurant" use category estimates peak parking demand to occur throughout the 6:00 P.M. to 12:00 A.M. timeframe. While this could potentially be accurate for some dinner restaurants, drive through coffee shops generally experience their peak parking demand in the late morning.

3. Where available, utilize data-driven evidence from the proposed uses to justify more accurate parking requirements ("Client Data").

    - Client Data is the most accurate source of parking demand and time-of-day demand percentage data as this information comes directly from the exact proposed and/or the most comparable uses and their business models. Client Data and the validity of this information are explained in greater detail later in this study.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Proposed Required Parking

Table 5

BLDG	USE	TENANT	Weekdays																						
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
1	Hotel	Residence Inn	105	105	105	105	105	95	95	95	95	84	78	70	68	64	62	61	64	63	65	68	74	79	92	102
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	10	15	22	22	22	22	21	19	16	14	16	11	11	10	5	3	2	0
3	Salon Suite:	Cachet Salons	0	0	0	0	0	1	1	2	9	35	54	49	48	46	41	42	43	37	22	7	1	0	0	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	152	152	152	152	152	152	152	152	152	152	152	152	197	197	197	197	197	197
		Total Required:	162	162	162	162	162	154	258	264	278	293	306	293	289	281	271	269	275	263	295	282	277	279	291	299
		Total Provided:	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
		Surplus / (Deficiency):	158	158	158	158	158	166	62	56	42	27	14	27	31	39	49	51	45	57	25	38	43	41	29	21

Table 5 illustrates the Site's parking capabilities relative to weekday parking demand after integrating ITE Data and Client Data.

Table 6

BLDG	USE	TENANT	Weekends																						
			12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
1	Hotel	Residence Inn	105	105	105	105	105	95	84	85	84	83	74	68	64	60	50	53	58	62	69	80	80	82	91	100
2	Coffee Shop	Marty B's Coffee Co.	0	0	0	0	0	1	9	13	22	22	22	22	22	20	16	15	17	12	10	9	5	3	2	0
3	Salon Suite:	Cachet Salons	0	0	0	0	0	0	1	2	4	14	17	14	13	11	9	6	4	2	1	0	0	0	0	0
4 & 5	Mixed Use	Mixed Use	57	57	57	57	57	57	200	200	200	200	200	200	200	200	200	200	200	200	189	189	189	189	189	189
		Total Required:	162	162	162	162	162	153	294	300	310	319	313	304	299	291	275	274	279	276	269	278	274	274	282	289
		Total Provided:	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
		Surplus / (Deficiency):	158	158	158	158	158	167	26	20	10	1	7	16	21	29	45	46	41	44	51	42	46	46	38	31

Table 6 illustrates the Site's parking capabilities relative to weekend parking demand after integrating ITE Data and Client Data.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Methodology – Hotel (Lot 1)

ITE Data was used to calculate the proposed Hotel's peak parking demand (108 spaces) and time-of-day percentages. Per page 191 in the ITE Data, "The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent."

Following ITE's calculations, the peak parking demand for the Hotel is as follows:

1. Parking supply = 1.1 spaces * 138 proposed rooms = 151.8 parking spaces

2. Average peak parking demand = 69% * 152 parking spaces = 105 parking spaces

**Realty Capital and the Town's Planning Staff agreed to use the average peak parking occupancy of 69% rather than the average peak parking occupancy of 54% to produce more conservative (i.e., higher parking demand) results.*

3. The calculated peak parking demand of 105 spaces for the proposed Hotel is applied to ITE Data's "Time-of-Day Distribution for Parking Demand" table, which assigns percentages for each hour of weekdays and weekends. These percentages have been calculated by performing on-site observations on 12 different Hotel sites. For example, for all hours including and between 12:00 A.M. and 4:00 A.M., the proposed Hotel is projected to use 100% of its peak parking demand (all 105 parking spaces), and for 2:00 P.M. on weekends, the proposed Hotel is projected to only use 48% of its peak parking demand (50 parking spaces). This is reflected in Tables 5 and 6; see the Appendix for ITE's full "Time-of-Day Distribution for Parking Demand" table.

Key Notes – Methodology – Hotel (Lot 1)

- Realty Capital has verified with multiple registered Professional Traffic Operations Engineers that the above calculation methodology is accurate, if not conservative (i.e., these calculations produce higher parking demands than what may occur at build-out and operation).

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Methodology – Marty B's Coffee Company (Lot 2)

ITE Data was used to calculate the proposed drive-through coffee shop's peak parking demand (22 spaces). Time-of-Day percentages were derived from Marty B's dine-in transaction data provided directly from the Client, since the ITE Data's time-of-day distribution for parking demand table did not precisely align with Marty B's hours of operation. Per page 721 in the ITE Data, "The average parking supply ratio for the twelve study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent."

Following ITE's calculations, the peak parking demand for the drive-through coffee shop is as follows:

1. Parking supply = 10.3 spaces / 1,000 square feet = 0.0103 parking spaces per square foot

2. Parking supply (continued) = 0.0103 parking spaces * 4,300 square feet = 44.29 parking spaces

3. Average peak parking demand = 50% * 44.29 parking spaces = 22 parking spaces

4. The calculated peak parking demand of 22 spaces for the proposed drive-through coffee shop is then applied to Marty B's dine-in transaction data to determine the parking demand for each hour of weekdays and weekends. Assuming peak parking for Marty B's would require 22 parking spaces, Realty Capital assumes all 22 parking spaces are needed during the hour with the most dine-in transactions. Peak dine-in transactions for Marty B's occur at 10:00 A.M. on weekdays and weekends, and therefore at 10:00 A.M. throughout the week, Marty B's should experience peak parking demand and require all 22 spaces to be used during this time.

5. For every other hour throughout the day, the number of dine-in transactions recorded is divided by the number of dine-in transactions recorded at 10:00 A.M.. For example, at 3:00 P.M. on weekdays and weekends, the number of recorded dine-in transactions is 52.21% of the total number of transactions recorded at 10:00 A.M.. 52.21% is then multiplied by the number of parking spaces required at peak parking (22), which results in an estimated demand of 11 parking spaces at 3:00 P.M..

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Methodology – Marty B's Coffee Company (Lot 2) (Continued)

6. While ITE Data observations include employee parking, Marty B's employee schedules were also analyzed and included in addition to Marty B's transaction data to produce more conservative parking demand results and better reflect the time-of-day demand percentages for Marty B's.

7. Over a week's schedule, the number of employees on weekdays and weekends were counted at each hour of the day and added to the calculated parking demand for the corresponding hour. However, given that ITE observations already account for employee's parked vehicles, the peak parking demand should never be increased over 22 parking spaces. For example, at 11:00 A.M. on weekdays, Marty B's base parking demand is 16 parking spaces, as calculated in steps 1-5, however there are also 6 employees scheduled to work during this time, and therefore the parking demand is increased to 22 spaces.

Validity – Client Data – Marty B's (Lot 2)

- Marty B's transaction data is automatically generated and recorded by Toast. Toast is a cloud-based restaurant management software used by around 120,000 U.S. restaurants. The transaction data provided by Marty B's was exported by Toast for the month of March and registered each transaction throughout each hour of operation, broken out between drive-through sales and dine-in sales. For the purposes of this study, only dine-in transactions were considered. Marty B's Client Data came from their Bartonville, TX location which is a similar size and offers drive-through service.

- Marty B's employee schedules are created and recorded by Sling, a free employee scheduling and workforce management platform that is used by thousands of restaurants nationwide. The specific schedule that Marty B's shared was one week's schedule from September 25th to October 1st, 2024, with 37 employees registered in the schedule.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Methodology – Cachet Salons (Lot 3)

No ITE Data is available for a salon suites use, so the Town's parking ratio of 1 parking space per 250 square feet is used to calculate Cachet Salon's peak parking demand. Tenant schedule data was studied to derive time-of-day demand percentages. To calculate Table 5 and 6's parking requirements, the following methods are used:

1. Peak parking demand = 1 space / 250 square feet = 0.004 spaces per square foot

2. Peak parking demand (continued) = 0.004 parking spaces per square foot * 13,442 square feet = 54 parking spaces

3. Cachet Salon's peak parking demand of 54 parking spaces is then multiplied by the tenant schedule data provided by the Client to determine the parking demand of each hour throughout the week. Based on the schedule data, Cachet Salons experiences peak appointment time at 10:00 A.M. on weekdays, therefore at 10:00 A.M. on weekdays, all 54 parking spaces should be needed by Cachet Salons.

4. For every other hour throughout the day, the number of appointments recorded is divided by the number of appointments recorded at 10:00 A.M. on weekdays. For example, at 3:00 P.M. weekends, the number of recorded appointments is 11.66% of the total number of recorded appointments recorded at 10:00 A.M. on weekdays. 11.66% is then multiplied by the number of parking spaces required at peak parking (54), which results in an estimated demand of 6 parking spaces at 3:00 P.M. on weekends.

Validity – Client Data – Cachet Salons (Lot 3)

- Scheduling data was collected by Salon Suite Solutions, a software manufacturing and management company based in Irving, TX. Salon Suite Solutions' mobile booking application has collected over 8 years of data across numerous states in the U.S.. Over 1,800,000 appointments have been booked using this mobile application.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

Study Disclaimers and Additional Considerations

1. Realty Capital consulted a Senior Director within ITE on how to use the ITE Data and learned that the most accurate parking demand and time-of-day percentages can only come from local on-site observations of the most comparable uses and businesses, and that even with local observations, actual parking demand and time-of-day percentages can vary from the projections established by local on-site observations. The Senior Director suggested that additional on-site observations be performed for the proposed Hotel and Drive-Through Coffee Shop to verify that these businesses align with the average demand rates contemplated in the ITE Data.

2. Realty Capital contracted with Lambeth Engineering, who produced parking demand estimates that closely align with the tables provided in this study, further supporting Realty Capital's use of the ITE Data's peak parking demand calculations in combination with the ITE Data's Time-of-Day Distribution for Parking Demand. Lambeth Engineering performed on-site observations that confirmed each proposed use aligned with the study sites contemplated in the ITE Data. Additionally, the parking requirements proposed by Lambeth Engineering were more conservative (i.e., required less overall parking and calculated a greater parking surplus) than what this study proposes.

3. For all three proposed uses, but more specifically for the proposed Hotel, this study's projections may be more conservative (i.e., calculate greater parking demands and more aggressive time-of-day percentages) than what may occur at build-out and operation due to the increased use of ride-sharing and close proximity to Dallas – Fort Worth International Airport.

4. Realty Capital's frequent observations of the existing buildings on Lots 4 and 5 indicate that the provided number of spaces greatly exceed the parking demand generated by the current tenants in these buildings. While the parking demand and time-of-day demand percentages for tenants of Lots 4 and 5 are not contemplated in this study, it is Realty Capital's belief that the parking demand generated by these tenants is significantly overestimated. Additionally, none of the representatives of the proposed uses are concerned about the Site's current or future parking supply.

5. There are numerous available spaces on fully-developed lots located directly North and South of the Site, offering additional parking opportunities not considered in this study for consumers.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: ITE HOTEL TIME-OF-DAY DISTRIBUTION FOR PARKING DEMAND

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (four study sites) and a Saturday (three study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	100	100
5:00 a.m.	—	—
6:00 a.m.	90	80
7:00 a.m.	90	81
8:00 a.m.	90	80
9:00 a.m.	80	79
10:00 a.m.	74	70
11:00 a.m.	67	65
12:00 p.m.	65	61
1:00 p.m.	61	57
2:00 p.m.	59	48
3:00 p.m.	58	50
4:00 p.m.	61	55
5:00 p.m.	60	59
6:00 p.m.	62	66
7:00 p.m.	65	76
8:00 p.m.	70	76
9:00 p.m.	75	78
10:00 p.m.	88	87
11:00 p.m.	97	95

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: ITE HOTEL AVG PEAK PARKNG OCCUPANCY

Additional Data

Parking demand at a hotel is related to the presence of supporting facilities. A hotel with a convention facility, meeting rooms, restaurant, or banquet space, may include parking demand generated by event attendees who are not hotel guests. As a result, peak parking demand for the hotel may occur during the afternoon or evening instead of the typical hotel peak parking demand that occurs overnight. To illustrate, for four of the 12 study sites in the database, the time-of-day parking demand distribution clearly demonstrates that an event took place during the evening of the study period. The peak parking demand at these four sites ranged between 50 and 100 percent greater than that of the peak overnight parking demand for hotel guests.

The database for this land use does not include information on potential independent variables for the generation of event-related parking demand (such as meeting facility GFA or event attendees) during the count period. For that reason, the peak parking demand displayed in the data plots only includes a site's overnight peak parking demand (i.e., parking demand associated with overnight guests and hotel staff). The plots do not contain peak parking demands generated by other supporting facilities or events that occur outside of the typical overnight peak parking period.

Parking demand at all lodging land uses may be related to the recent emergence of transportation network companies (TNCs) (also referred to as ride-share or ride-hailing companies). Hotel parking demand may be reduced if a hotel guest uses a TNC service for hotel drop-off or pick-up rather than using a rental car and parking on-site. Additional data are needed in order to measure and understand the potential impact of TNCs on lodging land use parking demand.

The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2020s in California, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms. Future data submissions should indicate the presence of supporting facilities and the level of activity/event taking place during the count period (e.g., full, empty, partially active; number of people attending a meeting/banquet). Data on the presence and usage of TNC service should be documented for all lodging land uses for future analysis purposes.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: HOTEL OCCUPANCY DATA

Occupancy (%)													
Year	January	February	March	April	May	June	July	August	September	October	November	December	Average
2017	77.9	76.6	75.5	74.4	73.7	73.2	72.8	72.6	71.8	71.6	71.8	72.2	73.7
2018	72.3	72.8	73.2	73.2	73.3	73.5	73.2	72.6	73.0	73.2	73.0	73.3	73.1
2019	73.5	73.3	73.4	73.6	74.2	74.6	75.1	75.5	75.2	75.4	75.8	75.9	74.6
2020	76.2	76.6	73.0	67.5	62.2	57.9	54.3	51.7	49.1	46.4	43.5	41.2	58.3
2021	38.2	36.4	39.1	43.4	47.7	51.3	54.7	56.9	59.3	61.7	64.5	66.7	51.7
2022	68.4	70.1	71.4	72.8	73.7	74.1	74.0	74.4	74.9	75.4	75.3	75.7	73.3
2023	76.8	76.6	76.5	76.3	76.0	75.7	75.5	75.1	75.4	75.1	75.4	75.5	75.8
													68.6%

Name of Establishment	City & State	Zip Code	Class	Aff Date	Open Date	Rooms
Four Points by Sheraton Dallas Fort Worth Airport North	Coppell, TX	75019	Upscale Class	Nov 2016	Nov 2016	156
Courtyard Dallas Flower Mound	Flower Mound, TX	75028	Upscale Class	Sep 2017	Sep 2017	146
Home2 Suites by Hilton Flower Mound Dallas	Flower Mound, TX	75028	Upper Midscale Class	Feb 2023	Feb 2023	99
Hyatt Place Dallas Grapevine	Grapevine, TX	76051	Upscale Class	Feb 2008	Jan 2000	125
Holiday Inn Express & Suites DFW Grapevine	Grapevine, TX	76051	Upper Midscale Class	Mar 2000	Mar 2000	95
Hampton by Hilton Inn & Suites Dallas-DFW Airport North-	Grapevine, TX	76051	Upper Midscale Class	Dec 2000	Dec 2000	94
SpringHill Suites Dallas DFW Airport North/Grapevine	Grapevine, TX	76051	Upscale Class	Jul 2005	Jul 2005	111
Residence Inn DFW Airport North Grapevine	Grapevine, TX	76051	Upscale Class	Jan 2007	Jan 2007	133
Hilton Garden Inn DFW North Grapevine	Grapevine, TX	76051	Upscale Class	Jun 2009	Jun 2009	110
Courtyard Dallas DFW Airport North Grapevine	Grapevine, TX	76051	Upscale Class	Dec 2013	Dec 2013	181
Cambria Hotel Southlake DFW North	Southlake, TX	76092	Upscale Class	Dec 2016	Dec 2016	175
				Total Properties:	11	1425

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

APPENDIX: ITE DRIVE THROUGH COFFEE SHOP AVG PEAK PARKNG OCCUPANCY

Additional Data

The average parking supply ratio for the 12 study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Maine, Nevada, New Jersey, Ontario (CAN), Tennessee, and Washington.

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: MARTY B'S TRANSACTION DATA

Marty B's Transaction Data

03/01/24 to 03/31/2024

Restaurant Total		Drive Thru		Dine In		Dine In	Parking Demand Calculation		
Time	Orders	Orders	% of Orders	Orders	% of Orders	Hourly % of Total Orders	Time	% of Peak	Parking Demand
5 AM	45	8	18%	37	82.22%	0%	5 AM	3.03%	1
6 AM	632	268	42%	364	57.59%	4%	6 AM	29.84%	6
7 AM	1,426	864	61%	562	39.41%	6%	7 AM	46.07%	10
8 AM	2,034	1,204	59%	830	40.81%	8%	8 AM	68.03%	14
9 AM	2,288	1,201	52%	1,087	47.51%	11%	9 AM	89.10%	19
10 AM	2,363	1,143	48%	1,220	51.63%	12%	10 AM	100.00%	21
11 AM	1,769	831	47%	938	53.02%	9%	11 AM	76.89%	16
12 PM	1,601	715	45%	886	55.34%	9%	12 PM	72.62%	15
1 PM	1,350	579	43%	771	57.11%	8%	1 PM	63.20%	13
2 PM	1,159	495	43%	664	57.29%	7%	2 PM	54.43%	11
3 PM	1,003	366	36%	637	63.51%	6%	3 PM	52.21%	11
4 PM	983	284	29%	699	71.11%	7%	4 PM	57.30%	12
5 PM	597	157	26%	440	73.70%	4%	5 PM	36.07%	8
6 PM	536	118	22%	418	77.99%	4%	6 PM	34.26%	7
7 PM	458	83	18%	375	81.88%	4%	7 PM	30.74%	6
8 PM	213	48	23%	165	77.46%	2%	8 PM	13.52%	3
9 PM	60	6	10%	54	90.00%	1%	9 PM	4.43%	1
10 PM	1	0	0%	1	100.00%	0%	10 PM	0.08%	0
Total	**18,518**	**8,370**		**10,148**		**100%**			

Peak Demand:	**12%**	**Peak Demand Hour:**	**10 AM**	**Peak Parking (Per ITE):**	**21**

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS)

Monday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs	[redacted]	5:30 AM	11:00 AM
4.00 Hrs		12:00 PM	4:00 PM
6.50 Hrs		3:00 PM	9:30 PM
5.00 Hrs		5:30 AM	10:30 AM
6.00 Hrs		7:00 AM	1:00 PM
7.25 Hrs		7:00 AM	2:15 PM
5.50 Hrs		4:00 PM	9:30 PM
4.00 Hrs		8:00 AM	12:00 PM
43.75 Hrs	**43.75 Hrs**	**43.75 Hrs**	

Tuesday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs	[redacted]	12:00 PM	5:30 PM
5.00 Hrs		3:00 PM	8:00 PM
5.50 Hrs		5:30 AM	11:00 AM
5.50 Hrs		5:30 AM	11:00 AM
4.50 Hrs		7:00 AM	11:30 AM
4.50 Hrs		5:00 PM	9:30 PM
6.50 Hrs		8:30 AM	3:00 PM
4.00 Hrs		5:30 PM	9:30 PM
6.50 Hrs		6:30 AM	1:00 PM
4.00 Hrs		8:00 AM	12:00 PM
51.50 Hrs	**51.50 Hrs**	**51.50 Hrs**	

Monday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**4**	**5**	**5**	**5**	**3**	**3**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**0**	**0**

Tuesday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0
0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**4**	**5**	**6**	**6**	**4**	**3**	**2**	**2**	**2**	**2**	**3**	**3**	**3**	**2**	**2**	**0**	**0**

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS) (CONTINUED)

Wednesday			
Total Hours	Employee	Shift Start	Shift End
4.00 Hrs	[redacted]	12:00 PM	4:00 PM
6.00 Hrs		8:00 AM	2:00 PM
6.50 Hrs		3:00 PM	9:30 PM
5.50 Hrs		5:30 AM	11:00 AM
4.00 Hrs		9:00 AM	1:00 PM
6.00 Hrs		9:00 AM	3:00 PM
6.50 Hrs		5:30 AM	12:00 PM
4.50 Hrs		3:00 PM	7:30 PM
4.50 Hrs		6:30 AM	11:00 AM
47.50 Hrs	**47.50 Hrs**	**47.50 Hrs**	

Wednesday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0
0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**3**	**4**	**6**	**6**	**4**	**4**	**3**	**2**	**3**	**2**	**2**	**2**	**2**	**1**	**1**	**0**	**0**

Thursday			
Total Hours	Employee	Shift Start	Shift End
8.00 Hrs	[redacted]	6:30 AM	2:30 PM
4.00 Hrs		12:00 PM	4:00 PM
5.00 Hrs		5:30 AM	10:30 AM
7.00 Hrs		5:30 AM	12:30 PM
6.00 Hrs		6:00 AM	12:00 PM
5.00 Hrs		8:00 AM	1:00 PM
7.00 Hrs		7:30 AM	2:30 PM
6.50 Hrs		3:00 PM	9:30 PM
7.00 Hrs		2:30 PM	9:30 PM
7.50 Hrs		7:00 AM	2:30 PM
63.00 Hrs	**63.00 Hrs**	**63.00 Hrs**	

Thursday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	**3**	**4**	**6**	**6**	**6**	**5**	**5**	**3**	**3**	**3**	**2**	**2**	**2**	**2**	**2**	**2**	**0**	**0**

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKDAYS) (CONTINUED)

Friday			
Total Hours	Employee	Shift Start	Shift End
7.00 Hrs	[redacted]	7:30 AM	2:30 PM
8.00 Hrs		2:30 PM	10:30 PM
6.50 Hrs		5:30 AM	12:00 PM
7.50 Hrs		7:00 AM	2:30 PM
8.00 Hrs		2:30 PM	10:30 PM
6.50 Hrs		8:00 AM	2:30 PM
7.50 Hrs		6:00 AM	1:30 PM
5.50 Hrs		5:30 AM	11:00 AM
7.00 Hrs		1:00 PM	8:00 PM
6.50 Hrs		6:30 AM	1:00 PM
70.00 Hrs	**70.00 Hrs**	**70.00 Hrs**	

Friday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0	0
0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	**3**	**5**	**7**	**7**	**7**	**6**	**5**	**5**	**4**	**3**	**3**	**3**	**3**	**3**	**2**	**2**	**2**	**0**

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: MARTY B'S EMPLOYEE SCHEDULE (WEEKENDS)

Saturday			
Total Hours	Employee	Shift Start	Shift End
4.00 Hrs	[redacted]	8:30 AM	12:30 PM
7.50 Hrs		7:30 AM	3:00 PM
7.50 Hrs		7:30 AM	3:00 PM
8.00 Hrs		5:30 AM	1:30 PM
7.50 Hrs		3:00 PM	10:30 PM
8.00 Hrs		8:00 AM	4:00 PM
7.50 Hrs		3:00 PM	10:30 PM
7.50 Hrs		7:30 AM	3:00 PM
7.50 Hrs		6:30 AM	2:00 PM
5.00 Hrs		8:00 AM	1:00 PM
6.50 Hrs		5:30 AM	12:00 PM
76.50 Hrs	**76.50 Hrs**	**76.50 Hrs**	

Saturday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0
0	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0
0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	**2**	**3**	**8**	**9**	**9**	**9**	**8**	**6**	**4**	**3**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**0**

Sunday			
Total Hours	Employee	Shift Start	Shift End
5.50 Hrs	[redacted]	7:30 AM	1:00 PM
5.50 Hrs		12:00 PM	5:30 PM
5.50 Hrs		6:30 AM	12:00 PM
6.00 Hrs		8:00 AM	2:00 PM
8.25 Hrs		9:15 AM	5:30 PM
5.50 Hrs		6:30 AM	12:00 PM
4.50 Hrs		7:30 AM	12:00 PM
8.50 Hrs		9:00 AM	5:30 PM
4.50 Hrs		8:30 AM	1:00 PM
5.50 Hrs		12:00 PM	5:30 PM
59.25 Hrs	**59.25 Hrs**	**59.25 Hrs**	

Sunday																		
5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0
0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0	0	0
0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
0	**0**	**2**	**5**	**7**	**8**	**8**	**7**	**5**	**4**	**4**	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**0**

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: CACHET SALONS TENANT SCHEDULE DATA - WEEKDAYS

Weekdays								
Hour	Workers	Worker %	Clients	Client %	Total	Percent of Total	Required Parking	Time of Day %
5:00 AM	282	0%	2,029	0%	2,311	0.12%	1	2%
6:00 AM	403	1%	2,924	0%	3,327	0.17%	1	2%
7:00 AM	742	1%	6,359	0%	7,101	0.36%	2	4%
8:00 AM	2,324	4%	29,563	2%	31,887	1.62%	9	17%
9:00 AM	4,912	8%	122,709	8%	127,621	6.49%	35	65%
10:00 AM	6,217	10%	192,119	12%	198,336	10.08%	54	100%
11:00 AM	5,873	10%	172,427	11%	178,300	9.06%	49	91%
12:00 PM	5,718	9%	169,875	11%	175,593	8.93%	48	89%
1:00 PM	5,756	9%	161,817	10%	167,573	8.52%	46	85%
2:00 PM	5,582	9%	145,834	9%	151,416	7.70%	41	76%
3:00 PM	5,538	9%	147,442	10%	152,980	7.78%	42	78%
4:00 PM	5,604	9%	154,113	10%	159,717	8.12%	43	80%
5:00 PM	5,300	9%	130,562	8%	135,862	6.91%	37	69%
6:00 PM	4,144	7%	76,437	5%	80,581	4.10%	22	41%
7:00 PM	2,180	4%	24,029	2%	26,209	1.33%	7	13%
8:00 PM	749	1%	4,755	0%	5,504	0.28%	1	2%
9:00 PM	164	0%	354	0%	518	0.03%	0	0%
10:00 PM	60	0%	73	0%	133	0.01%	0	0%
11:00 PM	38	0%	41	0%	79	0.00%	0	0%
Totals	**61,586**	**100%**	**1,543,462**	**100%**	**1,605,048**			

Summary Table	
Total Workers and Clients:	1,967,262
Peak Demand:	10.08%
Peak Demand Hour:	10:00 AM
Peak Demand Parking (Per TOFM):	54 Spaces

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: CACHET SALONS TENANT SCHEDULE DATA - WEEKENDS

Weekends								
Hour	**Workers**	**Worker %**	**Clients**	**Client %**	**Total**	**Percent of Total**	**Required Parking**	**Time of Day %**
5:00 AM	74	0%	1,173	0%	1,247	0.06%	0	0%
6:00 AM	165	1%	1,784	1%	1,949	0.10%	1	2%
7:00 AM	380	2%	5,387	2%	5,767	0.29%	2	4%
8:00 AM	965	6%	15,491	4%	16,456	0.84%	4	7%
9:00 AM	1,714	10%	50,278	15%	51,992	2.64%	14	26%
10:00 AM	2,150	13%	61,745	18%	63,895	3.25%	17	31%
11:00 AM	1,992	12%	50,921	15%	52,913	2.69%	14	26%
12:00 PM	1,923	11%	45,661	13%	47,584	2.42%	13	24%
1:00 PM	1,863	11%	39,431	11%	41,294	2.10%	11	20%
2:00 PM	1,681	10%	30,404	9%	32,085	1.63%	9	17%
3:00 PM	1,490	9%	21,643	6%	23,133	1.18%	6	11%
4:00 PM	1,128	7%	12,736	4%	13,864	0.70%	4	7%
5:00 PM	743	4%	5,093	1%	5,836	0.30%	2	4%
6:00 PM	441	3%	2,388	1%	2,829	0.14%	1	2%
7:00 PM	191	1%	545	0%	736	0.04%	0	0%
8:00 PM	58	0%	231	0%	289	0.01%	0	0%
9:00 PM	29	0%	51	0%	80	0.00%	0	0%
10:00 PM	35	0%	199	0%	234	0.01%	0	0%
11:00 PM	14	0%	17	0%	31	0.00%	0	0%
Totals	**17,036**	**100%**	**345,178**	**100%**	**362,214**			

Summary Table	
Total Workers and Clients:	1,967,262
Peak Demand:	10.08%
Peak Demand Hour:	10:00 AM
Peak Demand Parking (Per TOFM):	54 Spaces

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com

APPENDIX: LAMBETH ENGINEERING PROPOSED PARKING

Required Parking - Blgd 1, 2, 3 ITE Average Rates and ITE Time of Day Percents. Blgd 4, 5 City of Flower Mound

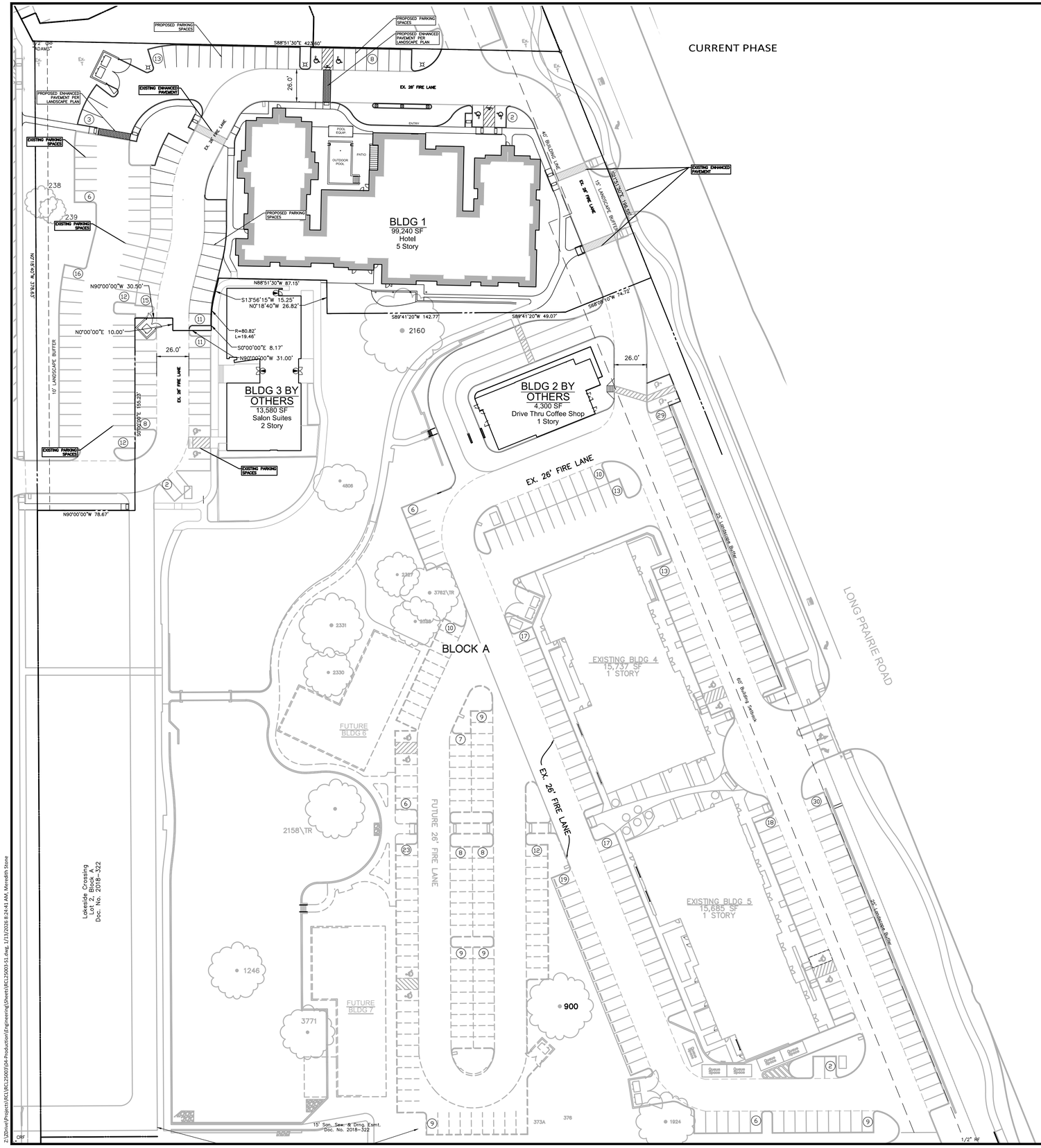
Blgd	Use	Tenent	Quanity	Ratio	Required Before Time of Day %	Weekday			Weekend			Night	Max Required
						6A-12P	12P-6P	6P-12A	6A-12P	12P-6P	6P-12A	12A-6A	
1	Hotel	Residence Inn	142 Rooms	1:1.56	91	82	59	88	74	56	86	91	--
2	Restaurant	Marty B's Coffee Co.	4,165 SF	1:196	21	5	21	16	6	21	18	0	--
3	Medical Office	Cachet Salons	13,580 SF	1:380	36	36	33	11	36	33	22	0	--
			Total Planned Site Required:		**252**	**123**	**113**	**115**	**116**	**110**	**126**	**91**	**126**
			Total Planned Site Provided:		**149**	**149**	**149**	**149**	**149**	**149**	**149**	**149**	**149**
4	Office, Medical and Dental - Old User	Smiles Family Dental	4,516 SF	1:250	18	18	18	2	2	2	1	1	--
	Other Retail	Dominoes	1,384 SF	1:250	6	3	3	5	6	6	4	0	--
	Health Club or Athletic Club	Jesse James Fit Camp	5,672 SF	1:250	23	12	12	21	23	23	16	1	--
	Restaurant	Tycoon	4,165 SF	1:75	56	28	28	56	56	56	56	6	--
	Restaurant	Tycoon	743 SF	1:75	10	5	5	10	10	10	10	1	--
5	Office, Medical and Dental - Old User	Texas Health	3,142 SF	1:250	13	13	13	1	1	1	1	1	--
	Other Retail	UPS	1,354 SF	1:250	5	3	3	5	5	5	4	0	--
	Restaurant	Smoothie King	1,280 SF	1:75	17	9	9	17	17	17	17	2	--
	Restaurant	Capriottis	1,364 SF	1:75	18	9	9	18	18	18	18	2	--
	Restaurant	Honey Bird	1,553 SF	1:75	21	11	11	21	21	21	21	2	--
	Amusement and Recreation (Indoors)	Arcade 92	6,473 SF	1:158*	41	41	41	41	41	41	41	41	--
			Total Existing Site Required:		**228**	**152**	**152**	**197**	**200**	**200**	**189**	**57**	**200**
			Total Existing Site Provided:		**173**	**173**	**173**	**173**	**173**	**173**	**173**	**173**	**173**
			Total Required:		**480**	**275**	**265**	**312**	**316**	**310**	**315**	**148**	**316**
			Total Provided (Including 18 Street Parking):		**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**	**322**

* City Staff has directed client to use 41 spaces for Arcade 92

Blgd 3 uses ITE medical office for salon since there is no ITE data available for salons

Jacob Birmelin
Development Partner
jbirmelin@realtycapital.com

909 Lake Carolyn Pkwy, Suite 150
Irving, Texas 75309
RealtyCapital.com



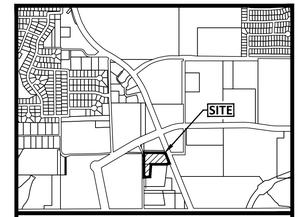
SITE DATA TABLE – LAKESIDE CROSSING	
Physical Address	TBD
Gross Site Area	10.909 A; 475,196 SF
Net Site Area	10.909 A; 475,196 SF
Lot Coverage	
Building Coverage	
Building 1	23,739 SF; ±5.0%
Building 2	4,300 SF; ±0.9%
Building 3	6,790 SF; ±1.4%
Building 4	15,737 SF; ±3.3%
Building 5	15,685 SF; ±3.3%
Building 6	5,864 SF; ±1.2%
Building 7	6,693 SF; ±1.4%
Impervious Coverage	±64%
Pervious Area	±36%
Parking Summary	
Surface Parking* (refer to the schedule of mixed use parking chart)	
Retail – 1 space per 250 Square Feet	
Office – 1 space per 300 Square Feet	
Hotel – 1 per lodging room	
Restaurant/Patio – 1 space per 75 SF	

LAKESIDE CROSSING		Provided
Building 1 (Hotel 138 Rooms)		98
Building 2 (Drive Thru Coffee Shop 4,300 SF)		16
Building 3 (Salon Suites 13,580 SF)		21
Building 4 (Restaurant 6,292 SF)		35
Building 4 (Rest. Patio 743 SF)		5
Building 4 (Retail 5,672 SF)		12
Building 4 (Office 4,516 SF)		14
Building 5 (Restaurant 5,822 SF)		47
Building 5 (Retail 6,421 SF)		41
Building 5 (Office 3,142 SF)		13
Building 6 (Office 15,778 SF)**		56
Building 7 (Retail 18,068 SF)**		60
	Required	Provided
Total Parking (On-site)	319	418
Proposed On Street Parking	0	18
Total Parking (Lakeside Crossing)	319	436
Accessible Parking*	16	18

Building 1 Data	
Height (story/feet)	5 Story; 76'
Peak Height	76'
Mean Height	66'
Total Square Footage	99,240 SF
Building 2 Data	
Height (story/feet)	1 Story; 20' 0"
Peak Height	20' 0"
Mean Height	20' 0"
Total Square Footage	4,300 SF
Building 3 Data	
Height (story/feet)	2 Story; 29' 6"
Peak Height	29' 6"
Mean Height	29' 6"
Total Square Footage	13,580 SF
Building 4 Data	
Height (story/feet)	1 Story
Peak Height	31' 1 5/16"
Mean Height	28' 1 3/16"
Total Square Footage	15,737 SF
Building 5 Data	
Height (story/feet)	1 Story
Peak Height	29' 6"
Mean Height	27' 0"
Total Square Footage	15,685 SF

*Accessible Parking Provided based on the overall shared parking numbers for Lakeside Crossing.

**Total required Parking numbers for Lakeside Crossing is based on the schedule of mixed use parking chart. Data for Buildings 6 and 7 are preliminary and are subject to change.



VICINITY MAP - N.T.S.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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 SITE PLAN APPLICATION.
9. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. – PROHIBITED SIGNS.
10. 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.
11. ELECTRICAL VEHICLE CHARGING STATION TO BE LOCATED WEST OF THE BUILDING PER DEVELOPER'S REQUEST AND TO BE DESIGNED AT A LATER STAGE.

Proposed Zoning Standard	PD-153 Phase I Existing
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Floor Area	N/A
Minimum Front Yard	60 ft. along 2499
Minimum Side Yard	N/A
Minimum Rear Yard	N/A
Maximum Lot Coverage	N/A
Max Height (stories/ft.)	10/120 ft.
Maximum Floor: Area Ratio	N/A

MASTER PLAN FEATURES	
Land Use Plan	Lakeside Business District
Specific Plan	None
Urban Design Plan	Lakeside Business District
Parks and Trail	None
Thoroughfare Plan	FM 2499 – Major Arterial
Water Plan	Lakeside Business District
Wastewater Plan	Lakeside Business District

OWNER
COVENTRY SQUARED, LLC
2048 COVENTRY COURT
KELLER, TEXAS 78262
ATTN: SAMIR LAKHANY
630-328-0580

PREPARED BY ENGINEER
JOHN R. MCADAMS COMPANY
4400 STATE HWY 121
SUITE 800
LEWISVILLE, TEXAS 75056
NICOLAS EHRINGER
760-975-4154

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT
MR. NIC READY
REALTY CAPITAL
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039

PROPOSED RESIDENCE INN
CONSTRUCTION DOCUMENTS
2.51 ACRES (109412 SF)
851 INTERNATIONAL PKWY
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, 75022

REVISIONS

NO.	DATE	
1	08-29-2025	1ST PLANNING SUBMITTAL
2	10-02-2025	2ND PLANNING SUBMITTAL
3	11-21-2025	3RD PLANNING SUBMITTAL
4	12-31-2025	4TH PLANNING SUBMITTAL

PLAN INFORMATION

PROJECT NO.	RCL-25003
FILENAME	RCL25003-S1
CHECKED BY	NBE
DRAWN BY	SAW
SCALE	1"=40'
DATE	01/13/2026

SHEET
CONCEPTUAL SITE PLAN
C1.00

Z:\Drive\Projects\RCL\RCL25003\04-Production\Engineering\Sheets\RCL25003-S1.dwg, 1/13/2026 8:24:41 AM, Meredith Stone

Lakeside Crossing - Planned Development District No. 153

Hotel - ITE Demand, ITE Time-of-Day %'s; Marty B's - ITE Demand, Transaction Data Time-of-Day %'s; Cachet - TOFM Demand, Schedule Data Time-of-Day %'s

BLDG	USE	TENANT	SQFT	RATIO	Required Before Time of Day %	Weekdays 12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
1	Hotel	Residence Inn	118,695	1:0.74	105	105	105	105	105	105	95	95	95	95	84	78	70	68	64	62	61	64	63	65	68	74	79	92	102
2	Coffee Shop	Marty B's Coffee Co.	4,300	1:75	22	0	0	0	0	0	1	10	15	22	22	22	22	21	19	16	14	16	11	11	10	5	3	2	0
3	Salon Suites	Cachet Salons	13,580	1:250	54	0	0	0	0	0	1	1	2	9	35	54	49	48	46	41	42	43	37	22	7	1	0	0	0
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	1	1	1	1	1	18	18	18	18	18	18	18	18	18	18	18	18	2	2	2	2	2	2
	Retail	Dominoes	1,384	1:250	6	0	0	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3	3	5	5	5	5	5	5
	Health	Jesse James Fit Camp	5,672	1:250	23	1	1	1	1	1	1	12	12	12	12	12	12	12	12	12	12	12	12	21	21	21	21	21	21
	Restaurant	Tycoon	4,165	1:75	56	6	6	6	6	6	6	28	28	28	28	28	28	28	28	28	28	28	28	56	56	56	56	56	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	1	1	1	1	1	5	5	5	5	5	5	5	5	5	5	5	5	10	10	10	10	10	10
5	Medical Office	Texas Health	3,142	1:250	13	1	1	1	1	1	1	13	13	13	13	13	13	13	13	13	13	13	13	1	1	1	1	1	1
	Retail	UPS	1,354	1:250	5	0	0	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3	3	5	5	5	5	5	5
	Restaurant	Smoothie King	1,280	1:75	17	2	2	2	2	2	2	9	9	9	9	9	9	9	9	9	9	9	9	17	17	17	17	17	17
	Restaurant	Capriottis	1,364	1:75	18	2	2	2	2	2	2	9	9	9	9	9	9	9	9	9	9	9	9	18	18	18	18	18	18
	Restaurant	Honey Bird	1,553	1:75	21	2	2	2	2	2	2	11	11	11	11	11	11	11	11	11	11	11	11	21	21	21	21	21	21
	Amusement and Recreation (Indoors	Arcade 92	6,473	1:127	51	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41
				Total Required:	419	162	162	162	162	162	154	258	264	278	293	306	293	289	281	271	269	275	263	295	282	277	279	291	299
				Total Provided:	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
				Surplus / (Deficiency):	(99)	158	158	158	158	158	166	62	56	42	27	14	27	31	39	49	51	45	57	25	38	43	41	29	21

BLDG	USE	TENANT	SQFT	RATIO	Required Before Time of Day %	Weekends 12 AM	1 AM	2 AM	3 AM	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
1	Hotel	Residence Inn	118,695	1:1	105	105	105	105	105	105	95	84	85	84	83	74	68	64	60	50	53	58	62	69	80	80	82	91	100
2	Coffee Shop	Marty B's Coffee Co.	4,300	1:75	22	0	0	0	0	0	1	9	13	22	22	22	22	22	20	16	15	17	12	10	9	5	3	2	0
3	Salon Suites	Cachet Salons	13,442	1:250	54	0	0	0	0	0	0	1	2	4	14	17	14	13	11	9	6	4	2	1	0	0	0	0	0
4	Medical Office	Smiles Family Dental	4,516	1:250	18	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1
	Retail	Dominoes	1,384	1:250	6	0	0	0	0	0	0	6	6	6	6	6	6	6	6	6	6	6	6	4	4	4	4	4	4
	Health	Jesse James Fit Camp	5,672	1:250	23	1	1	1	1	1	1	23	23	23	23	23	23	23	23	23	23	23	23	16	16	16	16	16	16
	Restaurant	Tycoon	4,165	1:75	56	6	6	6	6	6	6	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
	Restaurant (Patio)	Tycoon	743	1:75	10	1	1	1	1	1	1	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
5	Medical Office	Texas Health	3,142	1:250	13	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Retail	UPS	1,354	1:250	5	0	0	0	0	0	0	5	5	5	5	5	5	5	5	5	5	5	5	4	4	4	4	4	4
	Restaurant	Smoothie King	1,280	1:75	17	2	2	2	2	2	2	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
	Restaurant	Capriottis	1,364	1:75	18	2	2	2	2	2	2	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
	Restaurant	Honey Bird	1,553	1:75	21	2	2	2	2	2	2	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21
	Amusement and Recreation (Indoors	Arcade 92	6,473	1:127	51	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41
				Total Required:	419	162	162	162	162	162	153	294	300	310	319	313	304	299	291	275	274	279	276	269	278	274	274	282	289
				Total Provided:	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
				Surplus / (Deficiency):	(99)	158	158	158	158	158	167	26	20	10	1	7	16	21	29	45	46	41	44	51	42	46	46	38	31

Utilization Matrix - Weekdays				
Use	6A-12P	12P-6P	6P-12A	12A-6A
Health	50%	50%	90%	5%
Hotel	70%	70%	100%	70%
Drive Thru Coffee Shop	100%	72%	34%	30%
Salon Suites	100%	89%	41%	0%
Medical Office	100%	100%	10%	5%
Office	100%	100%	10%	5%
Restaurant	50%	50%	100%	10%
Amusement	80%	80%	80%	80%
Retail	50%	50%	90%	5%

Utilization Matrix - Weekends				
Use	6A-12P	12P-6P	6P-12A	12A-6A
Health	100%	100%	70%	5%
Hotel	70%	70%	100%	70%
Drive Thru Coffee Shop	100%	72%	34%	30%
Salon Suites	31%	24%	2%	0%
Medical Office	10%	10%	5%	5%
Office	10%	10%	5%	5%
Restaurant	100%	100%	100%	10%
Amusement	80%	80%	80%	80%
Retail	100%	100%	70%	5%

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

CLIENT

MR. NIC READY
REALTY CAPITAL
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039

PROPOSED RESIDENCE INN
CONSTRUCTION DOCUMENTS
2.51 ACRES (109412 SF)
851 INTERNATIONAL PKWY
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, 75022

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	RCL-25003
FILENAME	RCL25003-S1
CHECKED BY	NBE
DRAWN BY	MCS
SCALE	N.T.S.
DATE	01/13/2026

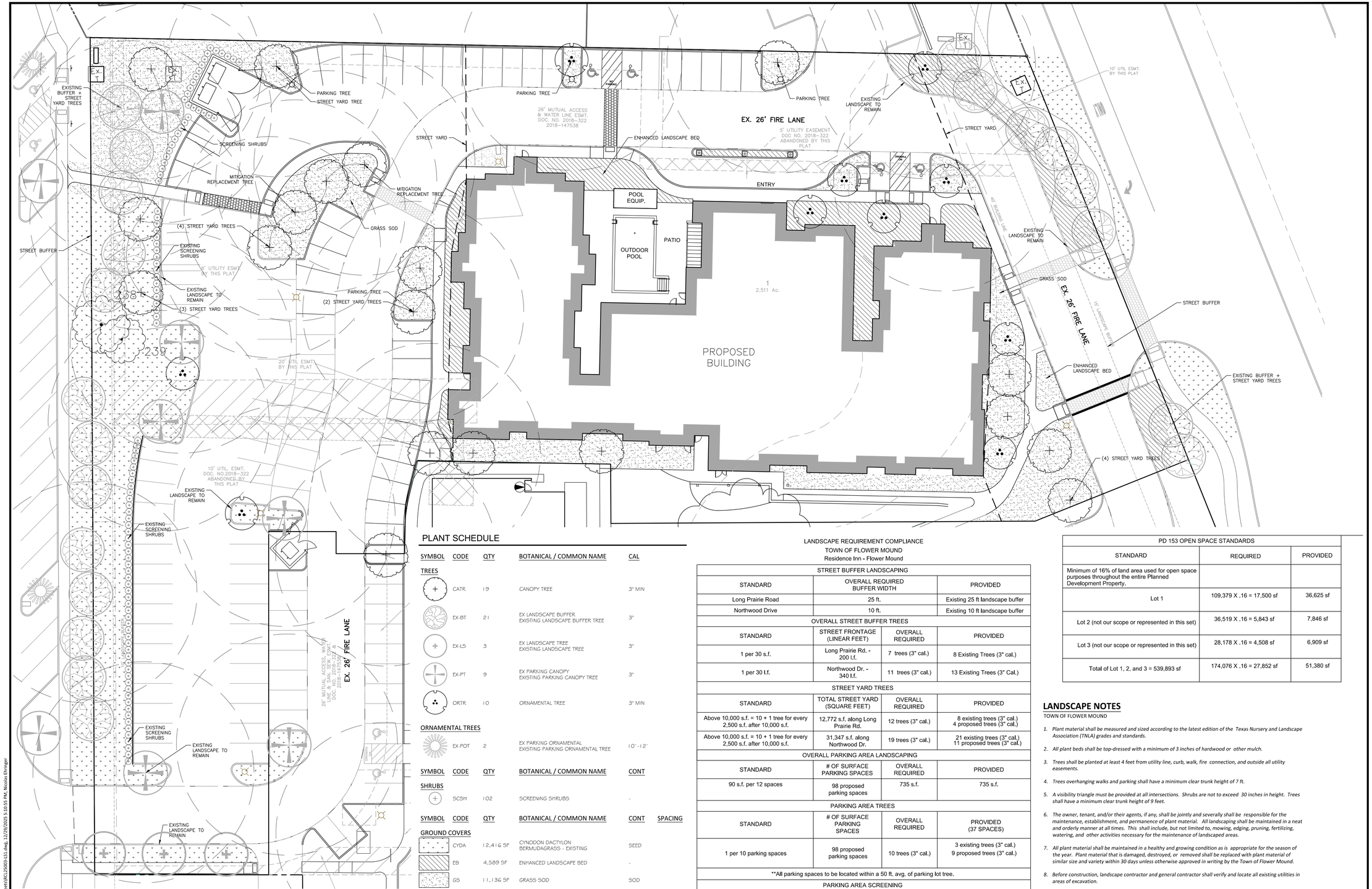
SHEET

PARKING TABLES

C1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\2Drive\Projects\RCL\RCL25003\04-Production\Engineering\Sheets\RCL25003-S1.dwg, 1/13/2026 9:26:39 AM, Meredith Stone



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL
TREES				
	CATR	19	CANOPY TREE	3" MIN
	EX-BT	21	EX LANDSCAPE BUFFER EXISTING LANDSCAPE BUFFER TREE	3"
	EX-LS	3	EX LANDSCAPE TREE EXISTING LANDSCAPE TREE	3"
	EX-PT	9	EX PARKING CANOPY EXISTING PARKING CANOPY TREE	3"
	ORTR	10	ORNAMENTAL TREE	3" MIN
ORNAMENTAL TREES				
	EX-POT	2	EX PARKING ORNAMENTAL EXISTING PARKING ORNAMENTAL TREE	10'-12'
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
SHRUBS				
	SCSH	102	SCREENING SHRUBS	-
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT** **SPACING**
GROUND COVERS				
	CYDA	12,416 SF	CYNODON DACTYLON BERMUDAGRASS - EXISTING	SEED
	EB	4,589 SF	ENHANCED LANDSCAPE BED	-
	GS	11,136 SF	GRASS SOD	SOD

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Residence Inn - Flower Mound

STREET BUFFER LANDSCAPING		
STANDARD	OVERALL REQUIRED BUFFER WIDTH	PROVIDED
Long Prairie Road	25 ft.	Existing 25 ft landscape buffer
Northwood Drive	10 ft.	Existing 10 ft landscape buffer
OVERALL STREET BUFFER TREES		
STANDARD	STREET FRONTAGE (LINEAR FEET)	OVERALL REQUIRED / PROVIDED
1 per 30 s.f.	Long Prairie Rd. - 200 l.f.	7 trees (3" cal.) / 8 Existing Trees (3" cal.)
1 per 30 l.f.	Northwood Dr. - 340 l.f.	11 trees (3" cal.) / 13 Existing Trees (3" Cal.)
STREET YARD TREES		
STANDARD	TOTAL STREET YARD (SQUARE FEET)	OVERALL REQUIRED / PROVIDED
Above 10,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	12,772 s.f. along Long Prairie Rd.	12 trees (3" cal.) / 8 existing trees (3" cal.) 4 proposed trees (3" cal.)
Above 10,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	31,347 s.f. along Northwood Dr.	19 trees (3" cal.) / 21 existing trees (3" cal.) 11 proposed trees (3" cal.)
OVERALL PARKING AREA LANDSCAPING		
STANDARD	# OF SURFACE PARKING SPACES	OVERALL REQUIRED / PROVIDED
90 s.f. per 12 spaces	98 proposed parking spaces	735 s.f. / 735 s.f.
PARKING AREA TREES		
STANDARD	# OF SURFACE PARKING SPACES	OVERALL REQUIRED / PROVIDED
1 per 10 parking spaces	98 proposed parking spaces	10 trees (3" cal.) / 3 existing trees (3" cal.) 9 proposed trees (3" cal.) (37 SPACES)
All parking spaces to be located within a 50 ft. avg. of parking lot tree.		
PARKING AREA SCREENING		
STANDARD	Landscape Berm or Screening Shrubs	PROVIDED
All head parking to be screened from street view	3' ht. screen	3' ht. screening shrubs

PD 153 OPEN SPACE STANDARDS		
STANDARD	REQUIRED	PROVIDED
Minimum of 16% of land area used for open space purposes throughout the entire Planned Development Property.		
Lot 1	109,379 X .16 = 17,500 sf	36,625 sf
Lot 2 (not our scope or represented in this set)	36,519 X .16 = 5,843 sf	7,846 sf
Lot 3 (not our scope or represented in this set)	28,178 X .16 = 4,508 sf	6,909 sf
Total of Lot 1, 2, and 3 = 539,893 sf	174,076 X .16 = 27,852 sf	51,380 sf

LANDSCAPE NOTES

TOWN OF FLOWER MOUND

1. *Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.*
2. *All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.*
3. *Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.*
4. *Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.*
5. *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.*
6. *The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be 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.*
7. *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.*
8. *Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.*
9. *Please refer to all landscape and irrigation specifications.*
10. *All landscape beds and turf areas to be separated with edging.*
11. *All landscape beds to be 6" below finished floor.*
12. *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.*
13. *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.*
14. *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.*
15. 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.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "TX811" (811) OR (1-800-344-8377) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "TX811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\2Drive\Projects\RCL\RCL25003\04-Production\Engineering\Sheets\RCL25003-LS1.dwg, 12/29/2025 5:10:55 PM, Nicolas Ehringer

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MR. NIC READY
REALTY CAPITAL
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039

PROPOSED RESIDENCE INN

FIRE LANE HOSE LAY LENGTH
TOWN OF FLOWER MOUND, TEXAS, 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HAYCHER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	RCL-25003
FILENAME	RCL25003-U1
CHECKED BY	MAH
DRAWN BY	RJS
SCALE	1"=20'
DATE	2025. 12. 29

SHEET

CONCEPT LANDSCAPE PLAN

CLP1



01 RENDERING
SCALE: 1/16" = 1'-0"

studioreddot
architecture + design + connect

client
REALTY CAPITAL MANAGEMENT
909 Lake Carolyn Parkway, Suite 150
P: (469) 533-4101

architect
STUDIO RED DOT
10000 NCX, Suite 1045
Dallas, TX 75231
t. 469.941.4145 f. 214.291.5777

civil engineer
MC ADAMS
4400 State Highway 121, Suite 800
Lewisville, TX 75056
P: 972.436.9712

project
RESIDENCE INN
TOWN OF FLOWER MOUND

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

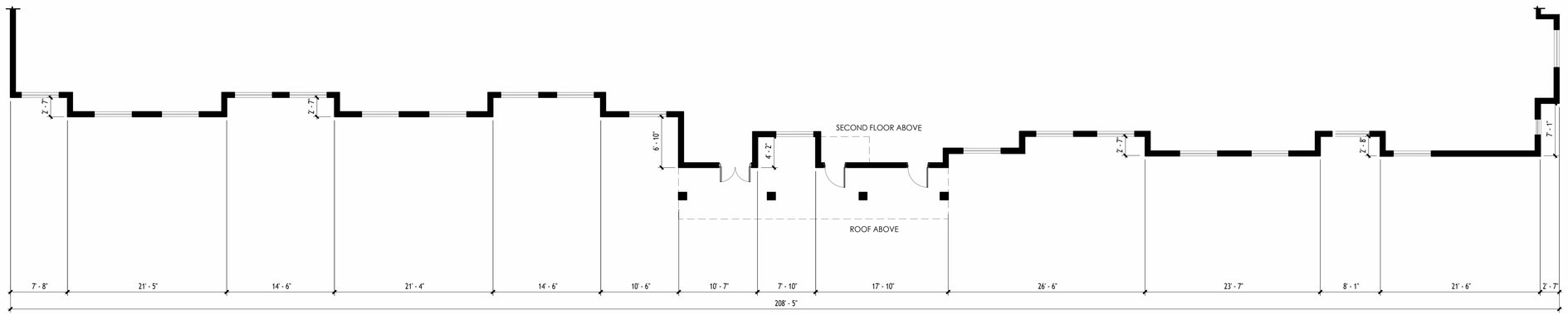
revisions

title
Rendering

date 07.28.2025

sheet
A0.01





01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

studioreddot
architecture + design + connect

client
REALTY CAPITAL MANAGEMENT
909 Lake Carolyn Parkway, Suite 150
P: (469) 533-4101

architect
STUDIO RED DOT
10000 NCX, Suite 1045
Dallas, TX 75231
t. 469.941.4145 f. 214.291.5777

civil engineer
MC ADAMS
4400 State Highway 121, Suite 800
Lewisville, TX 75056
P: 972.436.9712

project
RESIDENCE INN
TOWN OF FLOWER MOUND

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

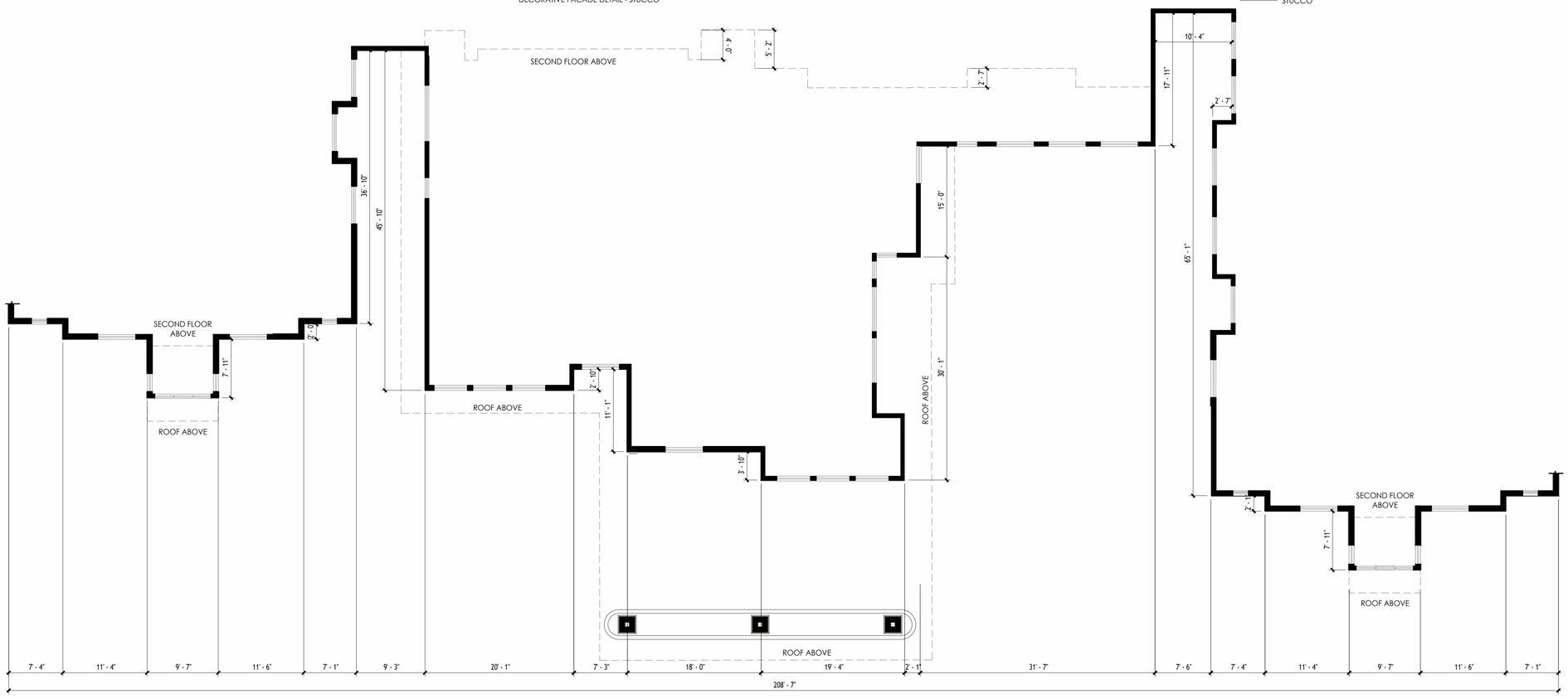
revisions

title
Colored Elevations

date 07.28.2025

sheet
A0.02





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

studioreddot
architecture + design + connect

client
REALTY CAPITAL MANAGEMENT
909 Lake Carolyn Parkway, Suite 150
P: (469) 533-4101

architect
STUDIO RED DOT
10000 NCX, Suite 1045
Dallas, TX 75231
t. 469.941.4145 f. 214.291.5777

civil engineer
MC ADAMS
4400 State Highway 121, Suite 800
Lewisville, TX 75056
P: 972.436.9712

project
RESIDENCE INN
TOWN OF FLOWER MOUND

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

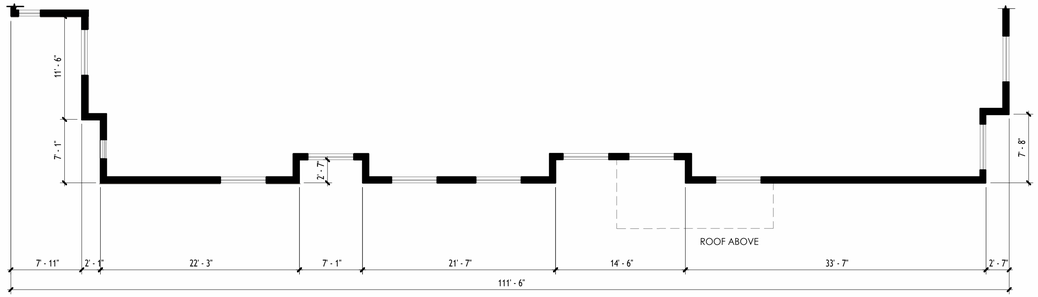
revisions

title
Colored Elevations

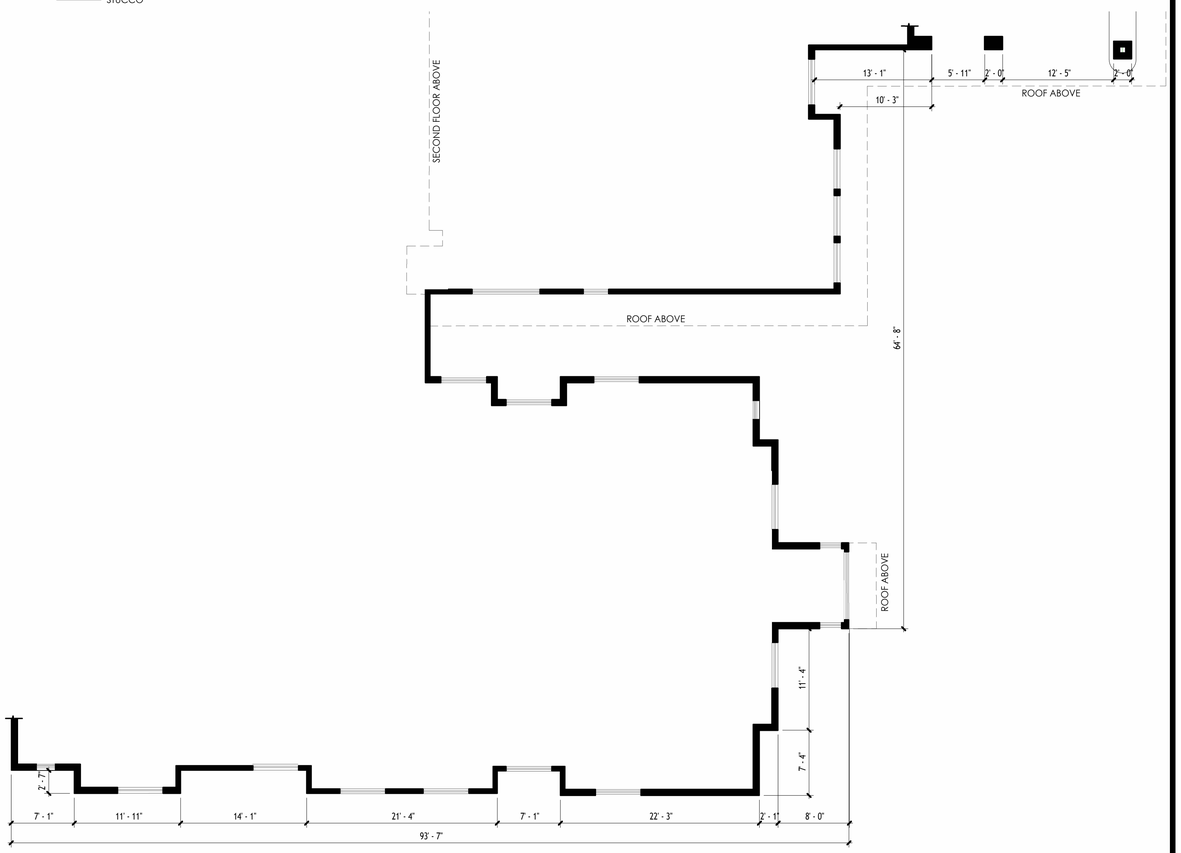
date 07.28.2025

sheet
A0.03





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



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

studioreddot
architecture + design + connect

client
REALTY CAPITAL MANAGEMENT
909 Lake Carolyn Parkway, Suite 150
P: (469) 533-4101

architect
STUDIO RED DOT
10000 NCX, Suite 1045
Dallas, TX 75231
t. 469.941.4145 f. 214.291.5777

civil engineer
MC ADAMS
4400 State Highway 121, Suite 800
Lewisville, TX 75056
P: 972.436.9712

project
RESIDENCE INN
TOWN OF FLOWER MOUND

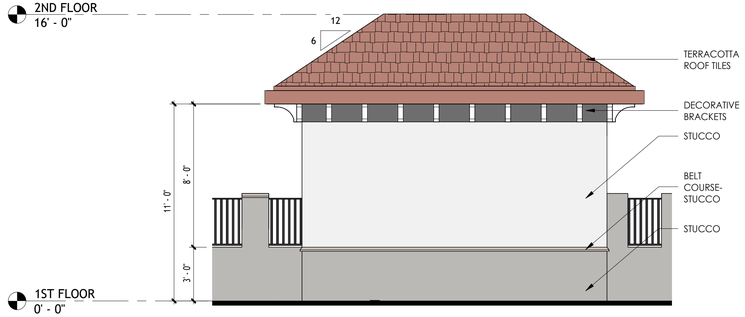
The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

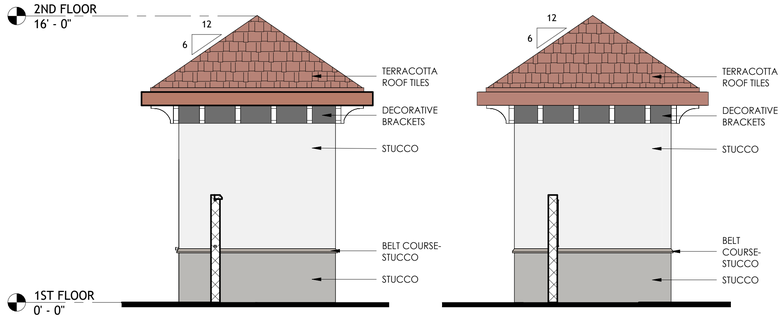
revisions

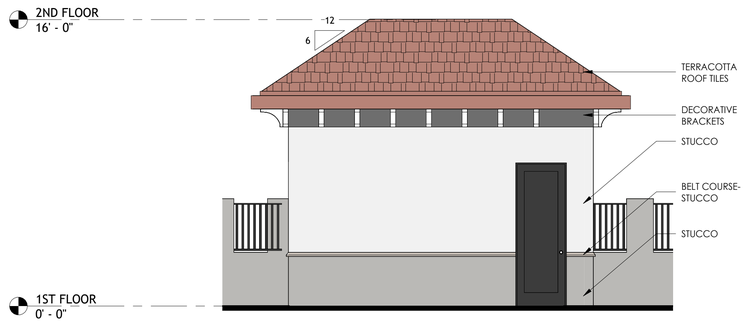
title
Colored Elevations

date 07.28.2025

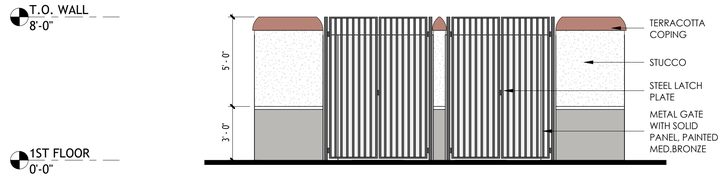
sheet
A0.04

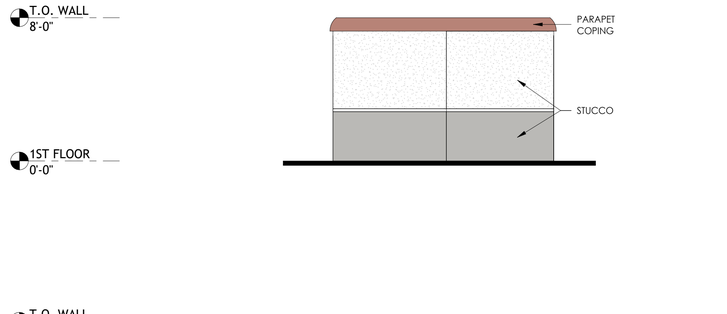


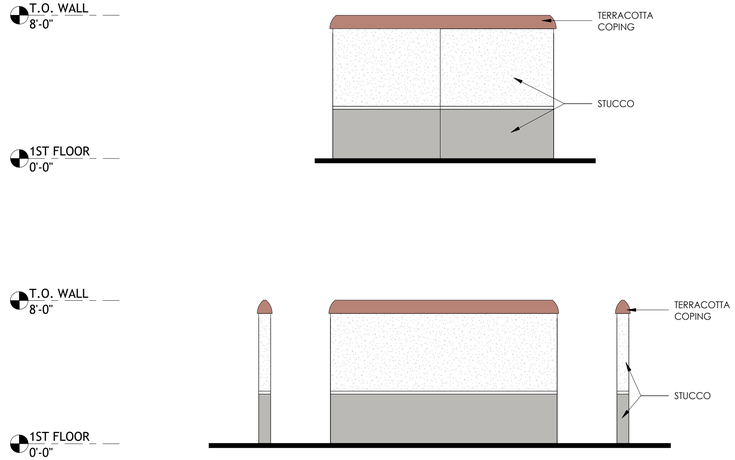




02 POOL ELEVATIONS
SCALE: 1/4" = 1'-0"







01 DUMPSTER ELEVATIONS
SCALE: 1/4" = 1'-0"

studioreddot
architecture + design + connect

client
REALTY CAPITAL MANAGEMENT
909 Lake Carolyn Parkway, Suite 150
P: (469) 533-4101

architect
STUDIO RED DOT
10000 NCX, Suite 1045
Dallas, TX 75231
t. 469.941.4145 f. 214.291.5777

civil engineer
MC ADAMS
4400 State Highway 121, Suite 800
Lewisville, TX 75056
P: 972.436.9712

project
RESIDENCE INN
TOWN OF FLOWER MOUND

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

revisions

title
Colored Elevations

date 07.28.2025

sheet
A0.05



STC-1 STUCCO



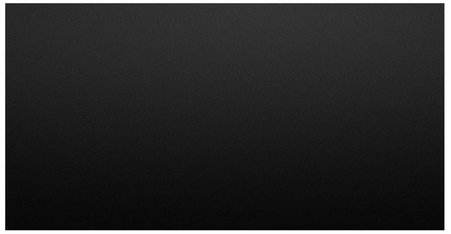
STC-2 STUCCO



GL-1 GLAZING



RF-1 TERRACOTTA ROOF TILES



MT-1 METAL, BLACK



studioreddot
architecture + design + connect

client
REALTY CAPITAL MANAGEMENT
909 Lake Carolyn Parkway, Suite 150
P: (469) 533-4101

architect
STUDIO RED DOT
10000 NCX, Suite 1045
Dallas, TX 75231
t. 469.941.4145 f. 214.291.5777

civil engineer
MC ADAMS
4400 State Highway 121, Suite 800
Lewisville, TX 75056
P: 972.436.9712

project
RESIDENCE INN
TOWN OF FLOWER MOUND

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

revisions

title
Material Board

date 07.28.2025

sheet
A0.10

Blade Signs

Cabinet Specifications:

Construction:
Reverse angle iron frame

Face Construction:
3M Panagraphics III flexible face

Retainer:
Bleed face

Illumination:
GE 7100K White LED's
or Sloan PrismBeam 24V 6500K White LED's as required

Exterior Finish:
Paint Pantone® 425 C Gray, satin finish

Interior Finish:
Paint reflective white

Pole Finish:
Paint Matthews 41342SP Brushed Aluminum, satin finish

Face Specifications:

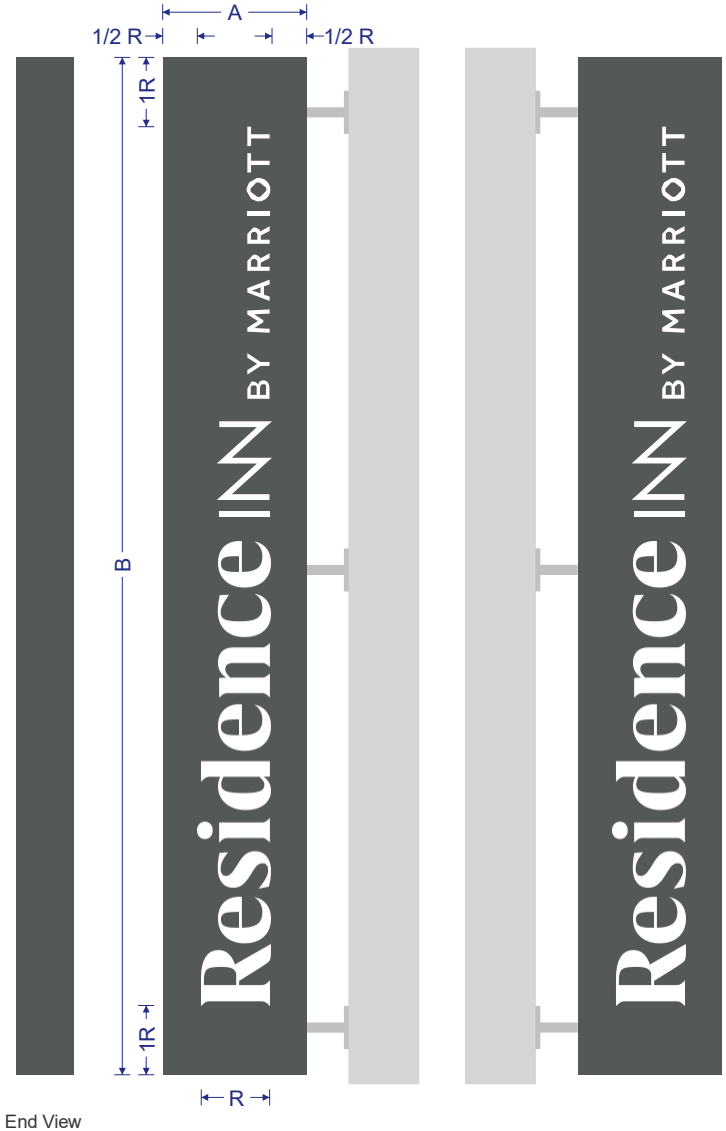
Face Construction:
3M Panagraphics III flexible face

Decoration:
Digitally printed decoration to match Pantone® 425 C Gray and white

* "Residence Inn" and "Marriott" to appear white during the day and illuminate white at night (background does not illuminate)

Blade signage to read bottom to top

Note: Blade signage to be used only with approval from Marriott Global Design.



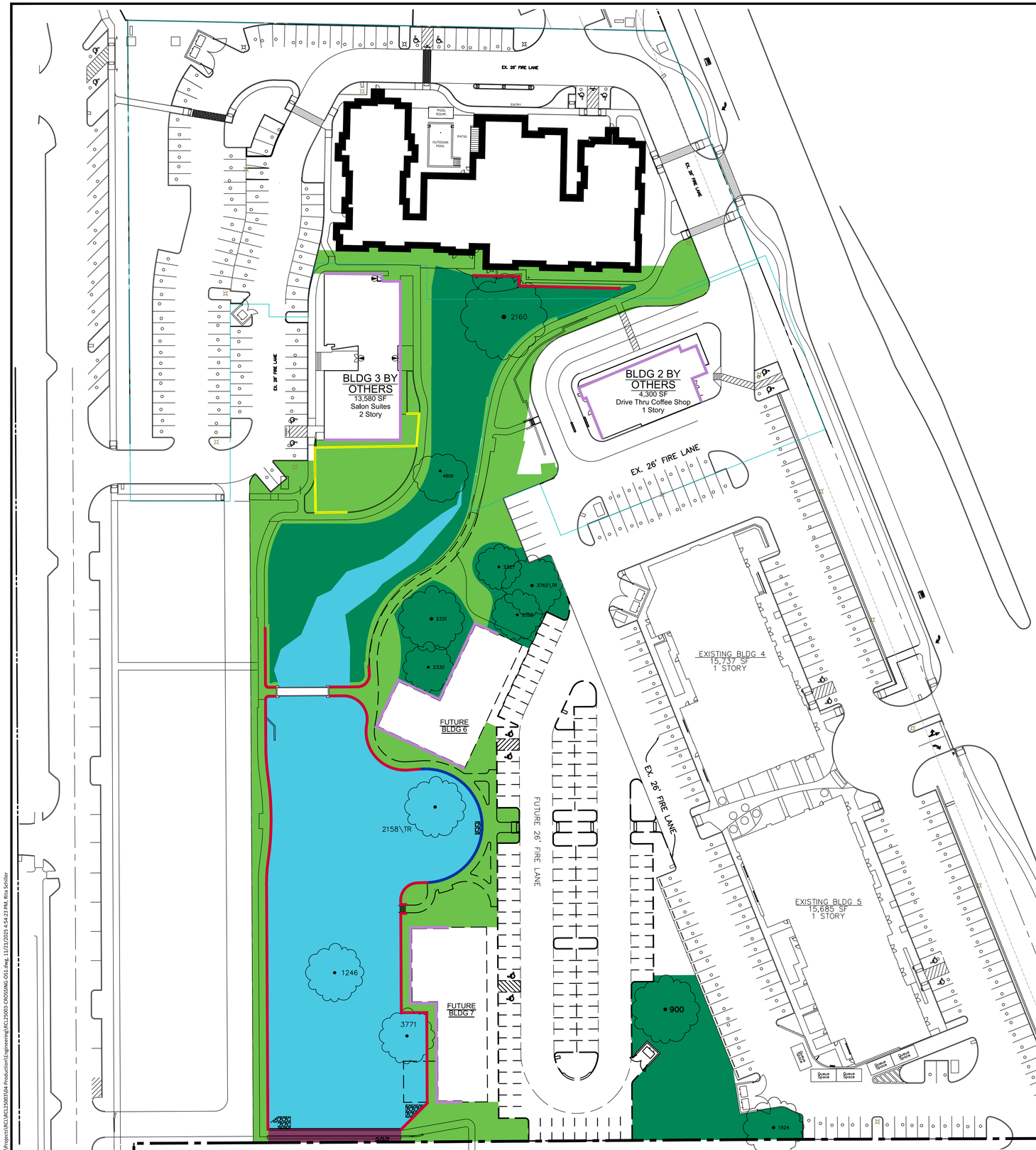
End View

Blade Sign



Model #	A	B
BLADE-36	3'-0"	21'-2 5/16"

Model #	A	B
BLADE-36	914	6459
*Metric dimensions are in mm		



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

LEGEND

SYMBOL	DESCRIPTION
	NATURAL ZONE – NATURAL AREAS MEANT TO PRESERVE NATURAL TOPOGRAPHY AND VEGETATION
	TRANSITION ZONE – AREAS WHERE GRADING AND RETAINING WALLS MAY OCCUR IN ORDER TO MEND THE NATURAL AND BUILT ENVIRONMENTS
	SOUTHERN ZONE – AREA DESIGNATED TO DETAIN 100 YEAR FLOOD AND NATURAL AREA MEANT TO PRESERVE NATURAL TOPOGRAPHY AND VEGETATION
	EARTHEN DAM WITH STABILIZATION CONTAINING WEIR STRUCTURE
	POSSIBLE AREAS OF EXPOSED GRADE BEAM – 4' MAX EXPOSURE
	EXISTING RETAINING WALL LOCATIONS – 3' MAX HEIGHT
	EXISTING RETAINING WALL LOCATIONS – 10' MAX HEIGHT

NOTE:
1. GRADE BEAM DETAILS CAN BE PROVIDED AT THE TIME OF SITE PLAN APPLICATION.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

MR. NIC READY
REALTY CAPITAL
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039

PROPOSED RESIDENCE INN

FIRE LANE HOSE LAY LENGTH
TOWN OF FLOWER MOUND, TEXAS, 75028

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HASSLER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	RCL-25003
FILENAME	RCL25003-U1
CHECKED BY	MAH
DRAWN BY	RJS
SCALE	1"=20'
DATE	2025. 08. 28

SHEET

CONCEPTUAL OPEN SPACE PLAN

COSP1

Z:\2Drive\Projects\RCL\RCL25003\04-Production\Engineering\RCL25003-CNOSSMC-OS1.dwg, 11/21/2025 4:54:23 PM, Rita Schiller

Exhibit "B"
Development Standards

Planned Development District - 153 (PD-153)
Lakeside Crossing

The development on the property comprising approximately 12 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

I. Campus Commercial District (CC)

A. PERMITTED USES. The uses listed as Permitted Uses in Campus Commercial District (CC) in the Town's Zoning Ordinance except as otherwise listed herein may be permitted in the areas designated on Exhibit "C" as Campus Commercial District (CC) areas:

4. Extended Stay Hotel, subject to section 98-1003 and 98-1004 in the Town's Zoning Ordinance, unless stated below;
    a. There shall be a maximum of 138 hotel rooms within this Extended Stay Hotel.
    b. Only one extended stay hotel is permitted in PD-153.
    c. Only Lot 1 may be developed as an Extended Stay Hotel.
    d. The modified port-cochere will provide a sufficient covered parking area for the loading and unloading of two vehicles parked front to back.
    e. The density shall not exceed 55 rooms per acre.

H. NON-RESIDENTIAL ARCHITECTURAL STANDARDS. The following architectural standards shall apply to areas designated on Exhibit "C" as Campus Commercial District (CC) areas:

1. There shall be a unified design theme consistent with the attached Architectural Imagery Package, Exhibit "F".
    a. If Lot 1, Block A is the be developed as an Extended Stay Hotel, then Lot 1 Block A may use town approved building materials for meritorious design. This meritorious design will contain design elements from Lakeside Crossing and adjacent developments to provide a unique building that aligns with the greater developed area.

5. Primary building colors consisting of neutral and earth tones such as brown, olive, gray, black, and white, or shades thereof, shall comprise a minimum of 80% of the building façade including miscellaneous tributary, ancillary architectural elements such as canopies, balconies, trim, etc. Accent colors shall relate to the primary colors and may comprise the remainder.

    a. If Lot 1 Block A is to be developed as an Extended Stay Hotel, it may also utilize contrasting colors such as different shades of blue and patterned fabrics in ancillary architectural elements such as canopies, balconies, trim, etc.

II. Townhome District - Single Family Attached (SF-A)

E. OPEN SPACE REQUIRMENTS. Lot 17x may serve as a private park or may be re-platted to become part of the immediate north and south adjacent townhome lots in any proportion. If lot 17x is used as a private park, the park will be maintained by the same entity that maintains Lot 8x.

III. Miscellaneous Standards

The following standards shall apply to the entire Planned Development.

A. PARKING. This Planned Development shall be subject the following parking standards:

2. Mixed use parking standards may be used to satisfy the parking requirements in this Planned Development. In applying mixed use parking standards, the following schedule of Mixed Use Parking sets forth the percentage component for the calculation. Please refer to the following table:

	Weekdays		Weekends		Everyday
	Daytime	Evening	Daytime	Evening	Night
Use	6AM - 6PM	6PM - 12AM	6AM - 6PM	6PM - 12AM	12AM - 6AM
Hotel*	90%	100%	81%	100%	100%
Drive-Through Coffee Shop*	100%	34%	100%	34%	30%
Salon Suites*	100%	41%	31%	2%	0%
General or Professional Office	100%	10%	10%	5%	5%
Medical or Dental Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%

**See Exhibit H for more detailed time-of-day percentages*

5. Lot 1 Block A, may utilize the parking standard calculations described in the Lakeside Crossing Parking Study Results (Exhibit "H") if Lots 1 Block A is to be developed as contemplated in the parking study (i.e., Lot 1, Block A is proposed as an Extended Stay Hotel). The proposed parking ratio included in Exhibit H is as follows:
   a. Hotel
      i. Parking Supply = 1.1 spaces * number of rooms
      ii. Peak Parking Demand = Parking Supply * 69%
      iii. Parking Ratio = 1 space per 0.76 rooms

D. SIGNAGE. If Lot 1 Block A is to be developed a as hotel, the proposed building signs shall be permitted as shown on the Lot 1 Block A hotel Conceptual Elevations and, more specifically, each will be the Blade Sign as shown in Exhibit "X", and shall be subject to the following:

1. This section shall apply to the blade signs on the hotel only.
2. The hotel signage shall consist of two blade signs, one on the east façade of the hotel and one on the northwest façade of the hotel.
3. All other signs for the hotel and other buildings within Lakeside Crossing shall meet the Town's Sign Ordinance, unless a Comprehensive Sign Package is requested in the future for any sign not described above.

F. PHASING

2. "Intermediate Phase: A Certificate of Occupancy (CO)shall not be issued to the third building fully constructed within this development until all the improvements listed below are complete.

    a. Installation of improvements within Lot 8x, Block A, as indicated on Exhibit E, Concept " Lighting Plan," for Lot 8x.

    b. Installation of two traffic stop signs located at the northernmost driveway from FM 2499,positioned to stop vehicles travelling North and South on the interior driveway and to give vehicles exiting FM 2499 the right of way when entering the development."