



Planning & Zoning Commission

August 24, 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. September 14, 2026
2. September 28, 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. Quarterly Report

H. **CONSENT ITEM(S)**

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

1. Minutes of August 10, 2026 - Consider approval of the minutes from August 10, 2026.

I. **ADJOURN**

J. **WORK SESSION**

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings, the Commission cannot take action.
 - Speakers are limited to 3 minutes; a tone will sound at 30 second left and when time expires.
 - Times may be adjusted by the Chair depending on the number of speakers.
 - Donated time will not be recognized.
 - Please state your name and the municipality where you reside, and direct comments to the Commission.
1. MPA26-0002, MPA26-0003, and ZPD26-0004 - Flower Mound Center - A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA26-0002 – Flower Mound Center Thoroughfare Plan) to remove an Urban Collector; a Master Plan Amendment (MPA26-0003 – Flower Mound Center) from Low Density Residential, Retail, and Office uses to Retail; and rezoning (ZPD26-0004 – Flower Mound Center) from Planned Development No. 141 (PD-141) with Retail-2 (R-2), Office (O), and Agricultural (A) to Planned Development District No. 209 (PD-209) with Retail-2 (R-2) uses, with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Waketon Road and west of Long Prairie Road.

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

I do hereby certify that the notice of above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town’s website in compliance with Chapter 551, Texas Government Code on August 18, 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



August 10, 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 6:31 p.m. with the following members present:

Gregory Schultz, Place 1, Chair
Jason Hobbs, Place 2, Vice Chair (*arrived at 8:15 p.m.*)
Todd Bayuk, Place 3
Scott Langley, Place 5
Donald Gilmore, Place 6
Michelle Jackson, Place 8 Alternate
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:
Ryan Geddie, Place 4
Vacant, Place 7

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

Brennan Lafferty, Town Attorney
Lexin Murphy, Director of Development Services (*arrived at 8:15 p.m.*)
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
Matt Hotelling, Assistant Director of Public Works/Transportation
Jersain Castanon, Senior Project Engineer
Chuck Russell, Principal Planner
Codie Hay, Planner
LauriAnn Cash, Staff Liaison

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

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- Direct comments to the Board/Commission
- State your name and the municipality where you reside

Names listed below do not necessarily reflect the order in which each person spoke, and all municipalities are located in Flower Mound unless otherwise indicated.

	Speaker name and municipality	Subject (as written on the form)
1.	Holly Sinclair, Flower Mound	Cottonwood
2.	Jeff Kuzniar, Flower Mound	Cottonwood

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. August 24, 2026
2. September 14, 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 Work Session Items

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 July 27, 2026 - Consider approval of the minutes from July 27, 2026.

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

AYES: Bayuk, Langley, Gilmore, Jackson, Fitzpatrick

NAYS: None

RESULT: 5 : 0

I. REGULAR ITEM(S)

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

1. SP25-0023 - Argyle High School Bus Parking - Public Hearing to consider a request for a Site Plan (SP25-0023 – Argyle High School Bus Parking) to install bus parking for the Argyle ISD, with an exception to section 82-302, Compatibility buffer, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

STAFF PRESENTATION:

Codie Hay, Planner

APPLICANT PRESENTATION:

Xochilyn Davis, McAdams

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Fitzpatrick moved to recommend approval of Item I.1. as presented in the agenda caption. Commissioner Gilmore seconded the motion.

AYES: Bayuk, Langley, Gilmore, Fitzpatrick

NAYS: Jackson

RESULT: 4 : 1

2. ZPD26-0007 - Midway Residential - Public Hearing to consider an ordinance for rezoning (ZPD26-0007 – Midway Residential) from Single-Family District-10 (SF-10) uses to Planned Development District No. 211 (PD-211) with Single-Family District-10 (SF-10) uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Wanda Lane and west of Midway Road.

STAFF PRESENTATION:

Codie Hay, Planner

APPLICANT PRESENTATION:

Paul Cragun, Cumulus Design

Julie Taylor, Homeowner

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.			Ron Newton, Flower Mound
2.			Dave Zinker, Flower Mound

** Indicates person did not wish to speak*

ACTION:

Commissioner Langley moved to recommend approval of Item 1.2. as presented in the agenda caption, and with the condition that if the dwelling were to be rebuilt, the primary dwelling and the accessory building would be required to comply with the SF-10 zoning district setback regulations. Commissioner Bayuk seconded the motion.

AYES:

Bayuk, Langley, Gilmore, Jackson, Fitzpatrick

NAYS:

None

RESULT:

5 : 0

3. ZPD26-0001 - Monarch - Public Hearing to consider an ordinance for rezoning (ZPD26-0001 - Monarch) to amend Planned Development District No. 200 (PD-200) with Campus Commercial District (CC) uses and Single Family-Attached (SF-A) uses, to include updated and new concept plans, to modify development standards, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.

At 7:20 p.m., Commissioner Bayuk recused himself from the Council Chambers.

STAFF PRESENTATION:

Codie Hay, Planner

APPLICANT PRESENTATION:

Jonathan Kerby, Kimley-Horn

Eric Schmitz, Land Owner

Michaelann Durden, Kimley-Horn

Kyle VonBehren, Kimley-Horn

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Gilmore moved to recommend approval of Item 1.3. as presented in the agenda caption, and with the condition that a stand-alone gas station shall require approval of a Specific Use Permit (SUP) by the Town Council. Commissioner Jackson seconded the motion.

AYES: Langley, Gilmore, Jackson, Fitzpatrick

NAYS: None

RECUSED: Bayuk

RESULT: 4 : 0

At 8:09 p.m., Commissioner Bayuk returned to the Council Chambers.

J. ADJOURN

Chair Schultz adjourned the regular meeting at 8:09 p.m.

K. WORK SESSION

Public Comment Guidelines for Work Sessions

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Chair Schultz called the work session to order at 8:18 p.m.

1. MPA25-0008 & ZPD25-0009 - Cottonwood - A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA25-0008 – Cottonwood) from Commercial/Industrial and Office uses to Commercial/Industrial and Retail; and rezoning (ZPD25-0009 – Cottonwood) from Agricultural (A) to Planned Development District No. 208 (PD-208) with Retail-2 (R2) and Commercial-2 (C2) uses, with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally

located north of Dixon Lane, south of Justin Road, and east of Long Prairie Road.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Grant Callison, Cottonwood Owner

Brian Whelan, Costco

Kyle Schellhorn, Kimley-Horn

Carolyn Jones, MG2

Drew Thigpen, Pelican

Names listed below do not necessarily reflect the order in which each person spoke, and all municipalities are located in Flower Mound unless otherwise indicated.

	Speaker name and municipality
1.	Zack Brown, Flower Mound
2.	Holly Sinclair, Flower Mound
3.	Aaron Klepper, Flower Mound

** Indicates person did not wish to speak*

Chair Schultz adjourned the work session at 10:53 p.m.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ, CHAIR

ATTEST:

LAURIANN CASH, STAFF LIAISON



PLANNING & ZONING COMMISSION AGENDA J.1. WORK SESSION

DATE: August 24, 2026

FROM: Codie Hay, Planner

ITEM: **A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA26-0002 – Flower Mound Center Thoroughfare Plan) to remove an Urban Collector; a Master Plan Amendment (MPA26-0003 – Flower Mound Center) from Low Density Residential, Retail, and Office uses to Retail; and rezoning (ZPD26-0004 – Flower Mound Center) from Planned Development No. 141 (PD-141) with Retail-2 (R-2), Office (O), and Agricultural (A) to Planned Development District No. 209 (PD-209) with Retail-2 (R-2) uses, with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Waketon Road and west of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

The proposed Flower Mound Center development encompasses approximately 28.58 acres that is currently undeveloped. The western portion of the property is designated with a land use of Low Density Residential, while the northern portion of the eastern half is designated for Retail uses and the southern portion is designated for Office uses. The Master Thoroughfare Plan shows a north-south rural collector that runs through the middle of the property connecting Waketon Road and College Parkway. The applicant is requesting to amend the Town's Master Plan to Retail uses for the entire site and is requesting a Master Thoroughfare Plan amendment to remove the rural collector from the Master Plan. There is a companion Planned Development Zoning application to rezone the properties from Agricultural District (A) uses and Planned Development 141 (PD-141) with Retail-2 District (R-2) and Office District (O) permitted uses to Planned Development District 209 (PD-209) with Retail-2 District (R-2) uses.

The applications will require a future public hearing and recommendation from the Planning and Zoning Commission, and final action by the Town Council.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following work session criteria:

- Master Plan Amendment
- Over 20 acres in size
- Requires three or more exceptions, modifications, or waivers

III. APPLICATION ANALYSIS

The proposed conceptual site plan depicts 5 structures that may contain the following uses based on how they are labeled on the plan:

- Restaurant, general
- Retail general, (indoors)
- Large Format Grocery Store

The applicant is also indicating an area for outdoor display and sales adjacent to the front entrances of the Large Format Grocery Store building. In addition, outdoor storage is proposed at the rear of the building. The list of items proposed to be stored or displayed has not been specified by the applicant yet. However, they are requesting portable containers, such as “mobile mini’s” to be permitted within the outdoor storage area.

There will be direct access drives off of Long Prairie Road, Waketon Road, and College Parkway; and mutual access easements connecting the sites.

There is approximately 655 linear feet of overhead power lines along Waketon Road. The applicant has provided a letter from CoServ stating that the utility will not allow the utility lines to be buried per their policy.

The project will need to receive recommendation from the Environmental Conservation Commission (ECC) and Transportation Commission prior to the Planning and Zoning Commission public hearing.

If, after public hearing, the ZPD request is approved, the project will still require review and approval of subdivision site plan, record plat, and site plan applications.

IV. REQUESTED EXCEPTIONS AND MODIFICATIONS

The applicant’s request for a Planned Development includes various modifications to the development standards:

1. The applicant has included proposed definitions for certain uses listed below:

- Large Format Grocery Store
- Accessory Promotional Activities

Staff has suggested that the definition of Large Format Grocery Store be consistent with similar approved use definitions for a different project. The applicant is also requesting that a special event permit not be required for accessory promotional activities as defined in the PD standards. However, staff recommends that at a minimum, a temporary food permit be required for any outdoor cooking activities.

2. The applicant is requesting uses that normally require approval of a Specific Use Permit (SUP) from the Town Council to be permitted by right with the proposed PD:

- Day Care Center
- Car Wash Automatic
- Auto Service Center

Staff has expressed concerns with this request as the location for the proposed uses has not been identified on the concept plan.

3. Parking deviation to exceed the Town's allowable 20 percent limit for the Large Format Grocery Store use.

4. Topographical slope exception to develop on existing slopes of 12% or greater or to alter slopes of less than 12% but equal to or greater than 5%.

5. Modifications to signage standards for the development, including signage for Large Format Grocery Store.

6. Modification to foundational planting requirements to allow installation of required plantings adjacent to the back-of-curb next to parking instead of being located adjacent to the building foundation.

7. Modification to building height standards to allow a maximum height of 50 feet for the Large Format Grocery Store. Based on the plans provided, it is not clear if this includes parapet height.

8. Proposing that trees are not required within 150 feet of the main entrances of the Large Format Grocery Store. With current plans, it is not clear if the applicant is requesting a modification to the parking lot tree planting standards, which requires every parking space to be located within 50 feet of a tree.

9. Modification to parking area landscaping for Lot 2: The Town Code allows a maximum of 250 parking spaces per parking lot with each such parking lot separated by at least 15 feet of continuous landscape islands. The applicant is requesting a modification to not separate large parking areas by continuous landscaped islands.

10. Modification to patio and outdoor seating: The Town Code requires outdoor patios to be parked at the same ratio as the associated tenant. The applicant is requesting that patio seating areas only in excess of 20% of the gross leasable area of the associated tenant or building shall require off-street parking.

11. Modification to outdoor display and screening for Large Format Grocery Store to not require screening for outdoor display areas.

12. Modifications to the Town's Urban Design Plan

- Modification to the roof pitch requirement for buildings 15,000 square feet or less to meet a slope of 1/12. Standard is between 6/12 and 9/12.

V. ADDITIONAL INFORMATION

1. The applicant is proposing a 12-foot screening wall along the western property line for screening outdoor storage areas from residential neighborhood located across Rippy Road.

VI. ITEMS UNDER DISCUSSION

Currently, the applicant and staff are continuing to work through various components of the request. As such, the following represents the specific areas of entitlements continuing to be discussed:

- Parking deviation and mitigation for the Large Format Grocery Store
- Building design
- Traffic
- Meeting the landscape standard of parking spaces within 50 feet of a tree
- Phasing of Lots 5 and 7
- Establishment of POA or entity for maintenance of X-lot
- Minor amendments section PD standard language
- Outdoor display area

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

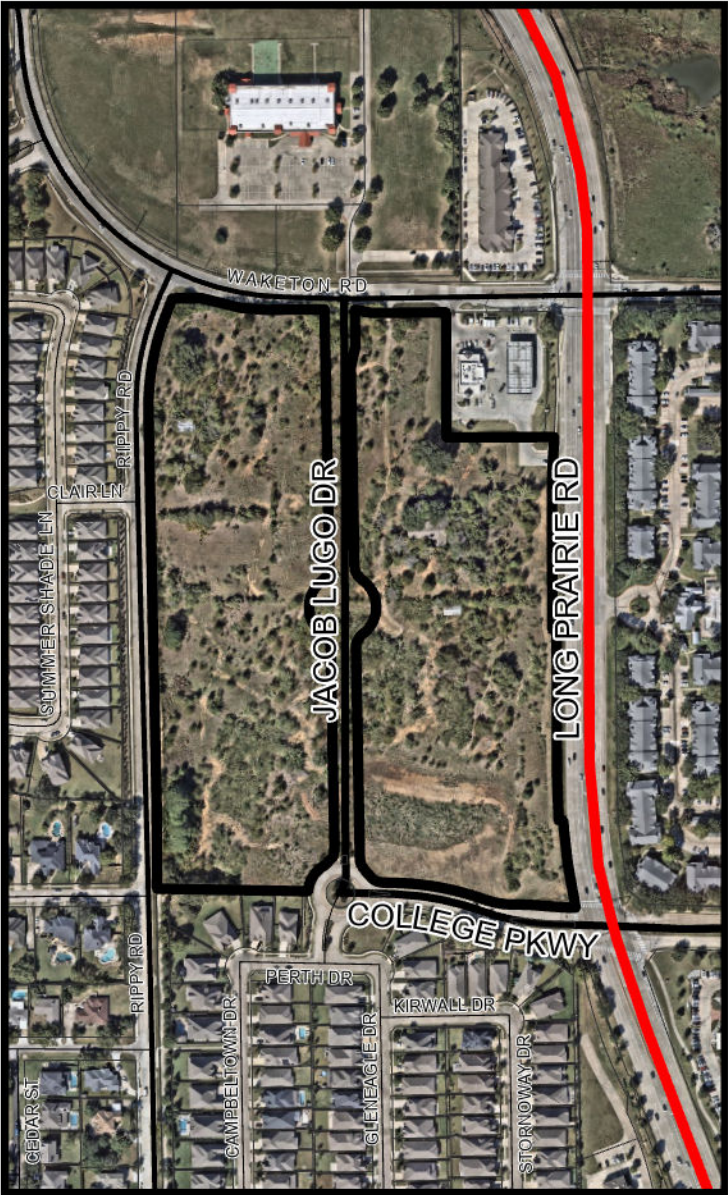
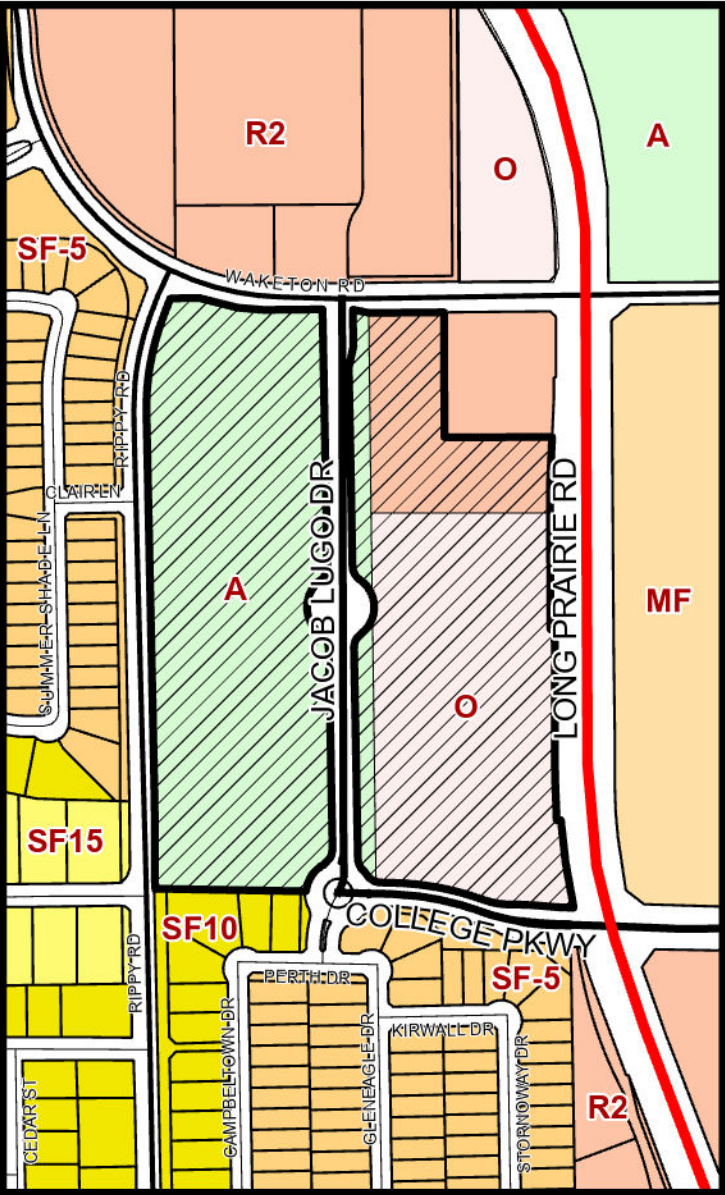
ATTACHMENTS:

1. Zoning & Aerial Map
2. Application Package

DRAFT MOTION: No action is required by the Commission on this item.

Vicinity Map

MPA26-0002/MPA26-0003/ZPD26-0004: Flower Mound Center

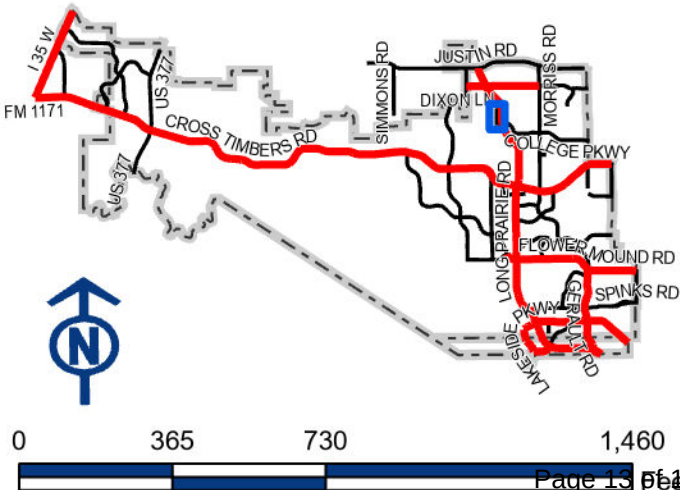


LEGEND

- | | |
|--------------|------------------|
| Agriculture | Single Family 5 |
| Multi-Family | Single Family 10 |
| Office | Single Family 15 |
| Retail 2 | |

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.



June 26, 2026

Poornima Kashyap, AICP
Planning Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

Re: Letter of Intent; Planned Development Application
Flower Mound Center – ZPD26-0004

Dear Ms. Kashyap,

Please accept this letter in connection with an application for a new Planned Development (“PD”) for a retail shopping center to be located at 5201 Long Prairie Road and 2951 Waketon Road in Flower Mound, Texas (collectively, the “Site”), which is bounded by Waketon Road, Long Prairie Road, Rippy Road, and the Highland Court residential neighborhood and College Parkway to the south.

Overhead utilities are currently located on the Site along the Waketon Road frontage. The applicant acknowledges the presence of these overhead utilities and will coordinate with the Town and applicable utility providers regarding any necessary relocation undergrounding, or other measures required during development in accordance with applicable Town regulations and utility standards. The overhead electric lines, which are owned by CoServ, will not be relocated underground per CoServ’s company policy, as documented in the policy letter from CoServ provided with this planned development application.

The overall Site consists of 28.58 acres and the current zoning designations are as follows:

1. 5201 Long Prairie Road (Eastern Tract) - Planned Development No. 141 (PD-141) for Retail District-2 (R-2), Office District (O), and Agricultural District (A) Uses; and
2. 2951 Waketon Road (Western Tract) - Agricultural District (A).

In particular, this PD application is for a retail center anchored by an approximately 130,000 square-foot grocery store complemented by neighborhood-serving uses including retail, restaurant (including fast food restaurants), office, medical office, bank, and day care. We propose a base zoning of Retail District-2 (R-2), which is consistent with the current Planned Development No. 141 and appropriate for the general area.

Unifying both tracts under a single PD is essential to achieving a cohesive project that serves the community while respecting adjacent land uses. The Town's PD regulations are designed to

"permit flexibility and encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces and circulation patterns." Without unified zoning, the western tract's Agricultural designation would force fragmented development that could not deliver integrated buffering, access management, and design standards. A single PD allows commercial intensity to be located along the FM 2499 arterial while dedicating certain site enhancements to the western tract to ensure compatibility with the adjacent neighborhood, including additional buffering and screening.

The proposed PD advances the Master Plan's vision to preserve community character, create a balanced tax base, and ensure development of enduring quality. A grocery-anchored retail center at this arterial location captures retail demand locally, generates tax revenues that reduce the burden on homeowners, and delivers lasting quality. The SMARTGrowth Program reinforces these objectives by requiring development that "contributes to the accomplishment of community character and quality of life objectives" and fosters "a balanced tax base . . . without placing a disproportionate tax burden on homeowners." This project satisfies SMARTGrowth criteria by providing adequate infrastructure, contributing to economic vitality, and implementing community character standards.

The enclosed draft PD Standards include modifications ensuring the project's success: sufficient retail area to attract a regionally established grocery tenant (anticipated as the first phase of construction) and a significant landscape buffer from Rippy Road. A phasing plan for development of the Site has been submitted as part of this planned development application. This retail center will serve as a high-quality destination for Flower Mound residents, satisfying Master Plan and SMARTGrowth requirements.

Please feel free to contact us at any time with any questions or comments you might have. We look forward to continuing to work with the Planning Staff on this project, and we request that we be able to avail ourselves of the opportunity to add to and supplement information in the Town's file on this project as appropriate. We believe that this project will be extremely positive for the Town of Flower Mound and its citizens, and we look forward to working with the Town and its Staff on this matter.

Sincerely,

REGENCY CENTERS ACQUISITIONS, LLC
a Florida limited liability company

By: Regency Centers, L.P.,
a Delaware limited partnership
its Manager

By: Regency Centers Corporation
a Florida corporation
its General Partner

By: 
Name: Abe Pacetti
Title: Senior Vice President, Investments

cc: Matt Lucas
William S. Dahlstrom
Tyler Wallach

Exhibit "B"
Development Standards

Planned Development District ____ (PD-)
Flower Mound Center

The development on the property comprising approximately 28.58 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 of the date of this approved Planned Development, and shall be subject to the following conditions and requirements. For the purposes of this Planned Development, all lots within the Planned Development will be treated as if they are one lot.

1. EXHIBITS.

- A. The following Exhibits are attached hereto and incorporated into this Planned Development by reference:
1. Exhibit "A:" Legal Description and Zoning Exhibit
 2. Exhibit "B:" Development Standards (this Exhibit)
 3. Exhibit "C:" Conceptual Site Plan
 4. Exhibit "D:" Conceptual Landscape Plan
 5. Exhibit "E:" Conceptual Elevations Plan
 6. Exhibit "F:" Sign Package

2. DEFINITIONS.

- A. **Accessory Promotional Activities** shall mean those activities customarily associated with the operation of a Large Format Grocery Store, which include, without limitation, outdoor cooking demonstrations, food tasting, seasonal product showcases, and similar customer-oriented activities conducted onsite and/or on public sidewalks. These activities will be conducted during normal business hours of the Large Format Grocery Store and do not require street closures. Accessory promotional activities permitted under this subsection shall not be classified as "Temporary Special Events" and shall not require a temporary event permit or any similar approval under the Town's Land Development Regulations.
- B. **Large Format Grocery Store** shall mean an establishment primarily engaged in selling food, specialty food, prepared foods, and consumer goods to the general public, whose total gross floor area is at least 80,000 square feet and that may contain the following additional components:
1. Pharmacy
 2. Restaurant
 3. In-store bakery
 4. Curbside pickup and delivery service
 5. Drive through window
- C. **Alternative Materials** has meaning set forth in the Town's Urban Design Plan, which is a component of the Town's Master Plan, and includes additional forms of

construction composed of the following: concrete, pre-cast concrete, hollow clay tile, concrete tile, concrete masonry units, brick veneer, split-face concrete masonry units, fiber cement board, metal panels, corrugated metal, porcelain tiles, or other similar building units or materials, including screening wall materials or any combination of the foregoing.

3. DISTRICT REGULATIONS AND USES.

A. Except as otherwise set forth in this Planned Development, the development shall comply with all regulations applicable to the Retail-2 (R-2) District uses contained in the Town's Land Development Regulations as of the date of approval of this Planned Development.

B. The Permitted Uses, Specific Uses, and Temporary Uses for this Planned Development are set forth below:

1. Permitted Uses. The following uses will be permitted by right in this Planned Development:

- a) Large Format Grocery Store
- b) Day care center
- c) Outdoor Sales and Displays as an accessory use to the Large Format Grocery Store
- d) Outdoor Storage as an accessory use to the Large Format Grocery Store. Portable storage containers such as "Mobile Mini's" shall be allowed as accessory outdoor storage uses to the Large Format Grocery Store
- e) Drug store or pharmacy use with a drive-through window
- f) Auto Service Center
- g) Car Wash, Automatic
- h) Accessory Promotional Activities
- i) Accessory retail/service uses
- j) Accessory use, general
- k) Alcoholic beverage establishment
- l) Antique shop
- m) Art gallery or handicraft sales
- n) Art supply store
- o) Auto parts and accessory sales (indoors)
- p) Bait and sporting goods sales
- q) Bakery or confectionery shop, retail
- r) Bank or savings and loan
- s) Book or stationary store or newsstand
- t) Boutique vendor market, indoor
- u) Building material yard and construction office, town
- v) Cleaning/laundry shop with pickup station
- w) College or university
- x) Community center, public
- y) Convenience store
- z) Custom personal service
- aa) Dancing, drama, or music school or studio
- bb) Drugstore or pharmacy

- cc) Fire station/public safety
- dd) Florist
- ee) Food truck, accessory
- ff) Fraternal club or lodge
- gg) Hardware store
- hh) Health club or athletic club
- ii) Laboratory, medical and dental
- jj) Laboratory, scientific and research
- kk) Laundry, self-service
- ll) Local utility line
- mm) Mailing and shipping service
- nn) Mortuary or funeral home
- oo) Office, general business and professional
- pp) Office, medical and dental
- qq) Off-site parking lot, accessory
- rr) Off-site parking structure, accessory
- ss) Optical sales
- tt) Park or playground, public
- uu) Parking lot, commercial
- vv) Personal improvement services
- ww) Pet store
- xx) Plant nursery or garden shop
- yy) Public building, shop or yard
- zz) Railroad track
- aaa) Religious assembly/institution or rectory
- bbb) Repair services, limited
- ccc) Restaurant, fast food
- ddd) Restaurant, general
- eee) Retail general (indoors)
- fff) Retail, large tenant (between 25,000 and 49,999 square feet), existing construction
- ggg) Retail, large tenant (between 50,000 and 74,999 square feet), existing construction
- hhh) Secondhand store
- iii) Sewage pump station
- jjj) Solar panel systems
- kkk) Telephone equipment station
- lll) Theater
- mmm) Travel bureau or consultant

2. Specific Uses. The following uses will be permitted in this Planned Development only upon approval of a specific use permit in accordance with the Town's established standards and procedures therefor.

- a) Alcoholic beverage establishment with production area greater than 6,000 square feet
- b) Amusement and recreation (indoors)
- c) Animal control facility
- d) Assembly hall
- e) Boutique vendor market, outdoor
- f) Car wash, full service

- g) Car wash, self-service
- h) Cemetery or mausoleum
- i) Cleaning/laundry shop with onsite plant
- j) Communication tower, commercial
- k) Convenience store with gasoline sales
- l) Electrical line/substation, high voltage
- m) Hospital
- n) Hotel or motel
- o) Kennel (In enclosed building only)
- p) Motor vehicle fuel service station
- q) Museum, library or art gallery, public
- r) Office, medical and dental extended care
- s) Private franchise utility (not listed)
- t) Retail, large tenant (between 25,000 and 49,999 square feet), new construction
- u) Retail, large tenant (between 50,000 and 74,999 square feet), new construction
- v) Swimming pool, public
- w) Transmission pipeline
- x) Veterinary hospital (inside pens)
- y) Water well, storage or pump station

3. Temporary Uses. The following uses will be permitted in this Planned Development only upon approval of a temporary use permit in accordance with the Town's procedures and standards therefor.

- a) Asphalt/concrete batch plant, temporary
- b) Building material yard and construction office
- c) Carnival or circus, temporary
- d) Field office, temporary
- e) Government office/classroom, temporary
- f) Refreshment stand
- g) Sales, temporary or seasonal
- h) Temporary special event

- C. Dimensional Regulations. The dimensional regulations listed for Retail-2 (R-2) District in the Town's Land Development Regulations shall apply to this Planned Development, except as otherwise set forth herein:

1. Building Height for Large Format Grocery Store. Notwithstanding any provision in the Town's Land Development Regulations to the contrary, a Large Format Grocery Store shall be permitted to have a maximum building height of fifty (50) feet.

- a) Measurement. For purposes of this subsection, height refers to the vertical distance of a building or structure measured from the average finished grade adjacent to the Large Format Grocery Store. Height may be measured in either feet or stories.

- i. Feet. Height, when measured in feet, shall be measured to the highest point of the roof surface if a flat surface, the deck line of

mansard roofs, or the mean height level between eaves and ridges for hip and gable roofs. If the average finished grade adjacent to the Large Format Grocery Store has not been officially established, the average front yard shall be used for a base level.

- ii. Stories. Height, when measured in stories, shall not include cellars or basements where more than one-half of the height of the story is below average grade.
- b) Permitted Exception. The calculation of building height shall exclude chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten (10) feet in height.
- c) Other Height Restrictions. There shall not be any other height restrictions, including, but not limited to, those set forth in Section 82-303 of the Town's Land Development Regulations.

4. CONCEPTUAL SITE PLAN AND ELEVATION PLAN.

- A. Development of the Property shall be in general conformance with the Conceptual Site Plan ("Conceptual Site Plan") and Conceptual Elevation Plan ("Conceptual Elevation Plan"), attached hereto as Exhibits C and E, respectively.
- B. Lots 5 and 7.
 - 1. As it pertains to Lots 5 and 7, they are each included within the Conceptual Site Plan and the Conceptual Elevation Plan as placeholders only. The development details for these lots, including, without limitation, specific building footprints, parking configurations, building elevations, lot size, and site layouts, have not been finalized as of the date of this approved Planned Development.
 - 2. Lot 7 may be developed as a lot with multiple building sites. As Lots 5 and 7 are developed, a conceptual site plan, conceptual elevation plan, and subdivision site plan, if required, may be submitted for each lot or building site, as applicable, through the Town's review process. Such plans shall be eligible for administrative approval by the Town Manager, or that person's authorized designee, without requiring an amendment to this Planned Development or any additional public hearings, provided they conform to the requirements of this Planned Development and all applicable provisions of the Town's Land Development Regulations. Except as otherwise set forth in this Planned Development, all other development processes for Lots 5 and 7 remain unchanged by this Planned Development.

5. LANDSCAPE, TREES AND SCREENING STANDARDS.

- A. Landscape and Trees. Landscaping and trees, including, without limitation foundational plantings, shall be in general conformance with the approved Conceptual Landscape Plan attached hereto as Exhibit "D" ("Conceptual Landscape Plan") and shall be in accordance with the Town's Land Development Regulations, except as otherwise provided in this Planned Development.

- B. Large Format Grocery Store Screening. There shall be a masonry screening wall with a minimum height of twelve (12) feet to screen the back of the Large Format Grocery Store building on Lot 2 from Rippy Road as generally shown on the Conceptual Site Plan. Such screening wall shall be designed by a registered professional engineer. There shall be no vehicular access points into Lot 2 from Rippy Road.
- C. Screening of Outdoor Storage Areas and Mechanical Equipment. Screening of outdoor storage areas located in the rear of the Large Format Grocery Store building and mechanical equipment of the Large Format Grocery Store on Lot 2 shall be satisfied by the screening wall required in Subsection 5.B above. The outdoor storage areas are generally set forth in the Conceptual Site Plan.
- D. Bioswale. A bioswale will be provided in certain designated locations of the Planned Development as generally shown on the Conceptual Site Plan to mitigate the impact of increased parking.
- E. Open Space Requirements. To the extent any provision of the Town's Land Development Regulations requires the inclusion of open space for this Planned Development, compliance shall be achieved through the development of the site as generally depicted on the Conceptual Site Plan and Conceptual Landscape Plan, including the incorporation of bioswales, detention ponds, patios, and similar site elements.
- F. Lot X Amenities. Lot X shall contain all of the required amenities for the Planned Development which shall specifically include an overlook, and a minimum of two (2) benches and one (1) trash receptacle.

6. BUILDING SETBACKS.

- A. Except as otherwise set forth in this Planned Development, the development will comply with the building setback requirements set forth in the Town's Land Development.
- B. A minimum building setback of sixty (60) feet shall be required along Rippy Road for the Large Format Grocery Store. Building setback shall be measured from the right-of-way line to the finished exterior wall of the Large Format Grocery Store.

7. SIGNAGE STANDARDS.

- A. Signage. Except as otherwise set forth in the Sign Package ("Sign Package") attached hereto as Exhibit F and this Planned Development, the development of the Property will comply with the signage requirements set forth in Town's Land Development Regulations.

1. Ground Signs.

- a) The height of a ground sign shall not exceed twenty (20) feet, measured from the ground slab of the sign.

- b) The width of a ground sign shall not exceed twelve (12) feet.
- c) All ground signs shall be set back at least five (5) feet from any public street right-of-way line.
- d) Ground signs shall be located at least: (i) seventy (70) feet apart and (ii) ten (10) feet from the property lines of any other lot.

2. Wall Signs.

- a) For tenants with sixty (60) feet or more of lineal frontage of building wall, the following shall be allowed: (i) two primary signs and (ii) two secondary signs. The total dimensions for all primary and secondary signs shall not exceed the maximum allowed dimensions set forth in Section 86-68(a)(6) of the Town's Land Development Regulations, except as otherwise provided in this Planned Development.
- b) Wall signs shall have a maximum height of nine (9) feet for any tenant with at least 80,000 square feet of total gross floor area.
- c) The Large Format Grocery Store, Building C, and single-tenant and multi-tenant buildings on Lot 7 may have additional wall signs on each side wall and an additional sign on the rear wall, subject to the height and width of such signs based on the lineal footage of the storefront and the standards set forth in Section 86-68(a)(6) of the Town's Land Development Regulations.
- d) No wall sign shall exceed 400 square feet of surface area for a Large Format Grocery Store.
- e) The maximum allowable width of wall signs shall be 80% of lineal footage regardless of lineal footage of building wall or sign height.

3. Canopy signs.

- a) No canopy signs shall extend above the canopy structure more than 36 inches.

8. **PARKING STANDARDS.**

- A. Parking. Off-street parking shall be provided as generally set forth in the Conceptual Site Plan.
- B. Patio and Outdoor Seating. Notwithstanding any provision of the Town's Land Development Regulations to the contrary, patio and outdoor seating areas that make up twenty percent (20%) or less of the gross leasable area of the associated tenant space or building shall not be required to provide additional off-street parking spaces beyond those required for the primary use under Chapter 82 of the Town's Land Development Regulations. Patio and outdoor seating areas in excess of twenty percent (20%) of the gross leasable area of the associated tenant or building shall provide off-street parking in accordance with the Town's Land

Development Regulations for the applicable use classification

9. OUTDOOR DISPLAYS FOR LARGE FORMAT GROCERY STORE.

- A. An outdoor display area or garden center shall not exceed twenty-five percent (25%) of the adjoining primary building size.
- B. Permanent outdoor display or temporary storage of merchandise for display and sale may be located on a sidewalk or other pedestrian area along the front façade. Accessibility will be maintained through and adjacent to the outdoor display area. The pedestrian path must be concrete or asphalt and may not be located within off-street parking areas, including parking spaces, fire lanes, easements, maneuvering aisles, customer pick-up lanes, or loading zones.
- C. The outdoor display areas are not required to be screened and may be open to the sky.
- D. The outdoor display areas are generally set forth in the Conceptual Site Plan.

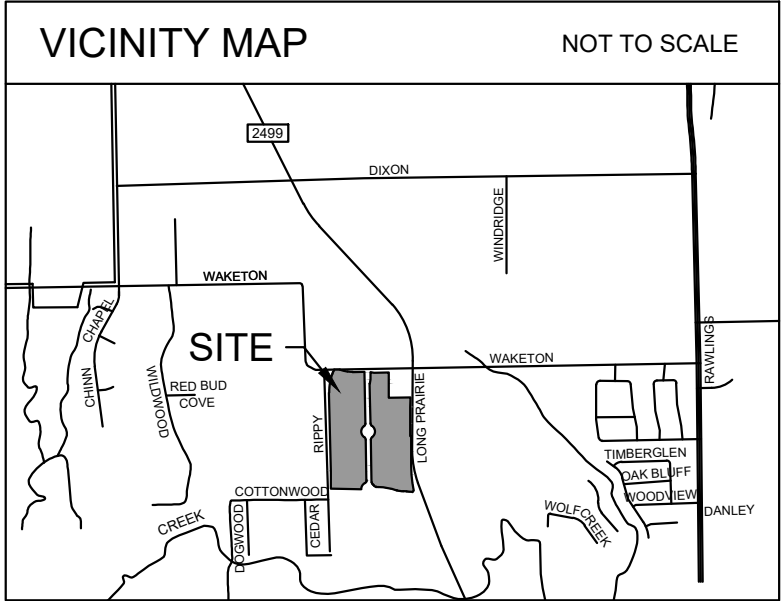
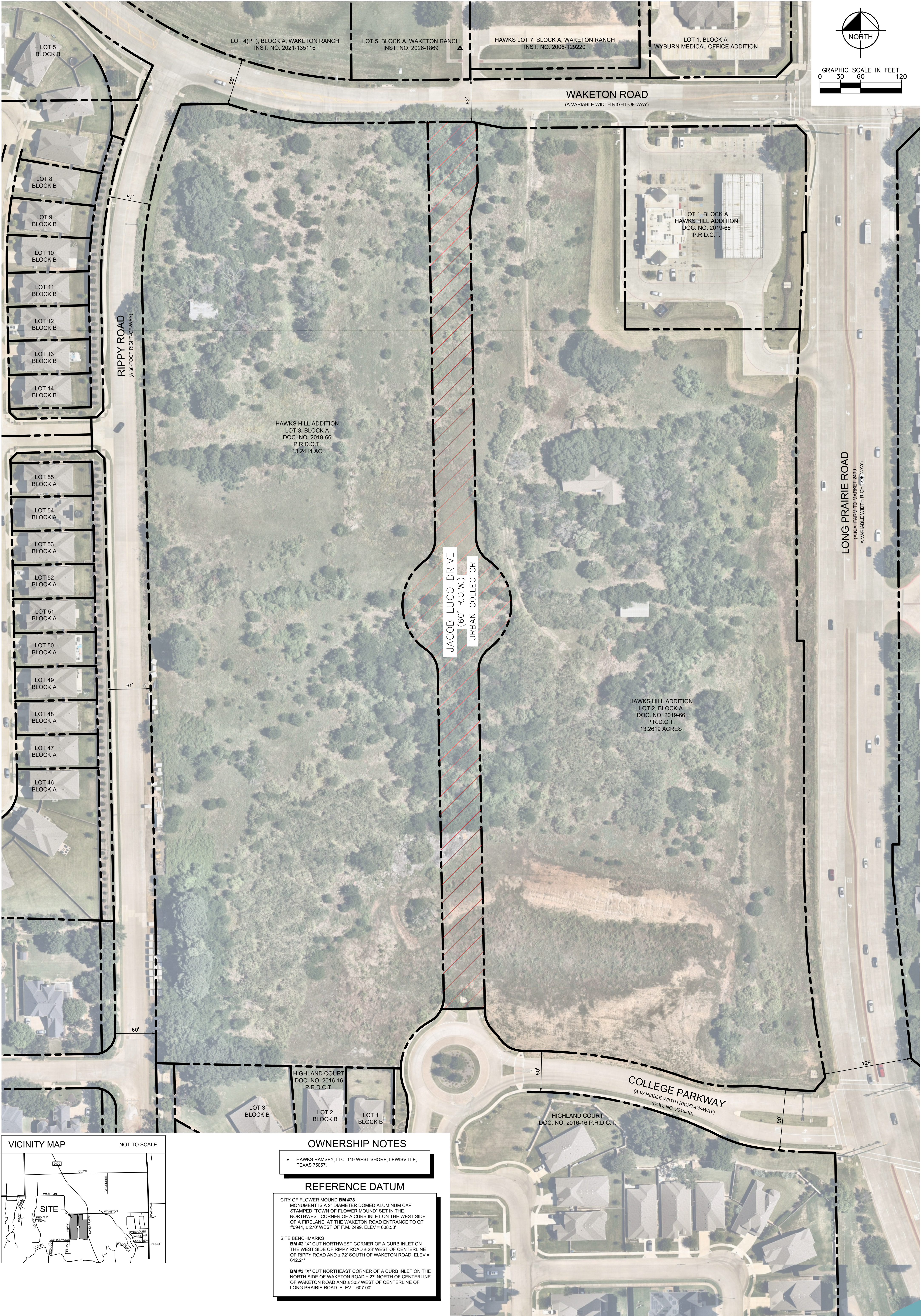
10. ADMINISTRATION.

- A. The owner of the property (either through itself, a property management company, or an affiliate) shall ensure the maintenance of all landscaping, open space areas, amenities, and bioswale within the Planned Development.
- B. Minor Amendments. In addition to those minor changes authorized under Section 82-167 of the Town's Code of Ordinances, minor changes or amendments to this Planned Development may be approved administratively by the Town Manager, or that person's authorized designee, when such changes or amendments will not cause any of the following circumstances to occur:
 - 1. A reduction in driveway spacing along Long Prairie Road (FM 2499) of more than ten percent (10%) from the driveway spacing shown on the Conceptual Site Plan, if required by the Texas Department of Transportation ("TxDOT");
 - 2. A reduction in length of the right turn lane along Long Prairie Road (FM 2499) of more than ten percent (10%) from the right turn lane length as shown on the Conceptual Site Plan, if required by TxDOT; and
 - 3. Other changes as determined by the Town Manager, or that person's authorized designee.
 - 4. Disapproval of a minor amendment request may be appealed to the Planning and Zoning Commission and Town Council pursuant to the procedures set forth in the Town's Land Development Regulations.

11. EXCEPTIONS.

- A. Pitched Roof Requirement. Buildings 15,000 square feet or less shall reflect a minimum of one (1) hip and/or gable style roof with a minimum slope of 1/12.

- B. SMART Growth Topographical Slope. The Planned Development may be developed on existing topographical slopes of twelve (12) percent or greater, or to alter any existing topographical slopes that are less than twelve (12) percent but equal to or greater than five (5) percent.
- C. Parking Area Landscaping and Trees. No trees shall be required to be located within 150 feet of the main entrances of the Large Format Grocery Store building on Lot 2, as shown on the Conceptual Site Plan, provided, however, the required number of trees for the Property shall not be reduced by the number of trees that would otherwise be required within 150 feet of the Large Format Grocery Store. Such trees that would be otherwise required shall be planted elsewhere within the Property. In addition, Lot 2 shall not be required to have continuous landscape area islands separating parking lots.
- D. Foundational Plantings. With regard to foundational plantings for buildings 15,000 square feet or less, such foundation plantings shall only be provided at the back of curb adjacent to parking as generally shown on the Conceptual Landscape Plan.



OWNERSHIP NOTES

- HAWKS RAMSEY, LLC. 119 WEST SHORE, LEWISVILLE, TEXAS 75057.

REFERENCE DATUM

CITY OF FLOWER MOUND **BM #78**
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP
STAMPED "TOWN OF FLOWER MOUND" SET IN THE
NORTHWEST CORNER OF A CURB INLET ON THE WEST SIDE
OF A FIRELANE, AT THE WAKETON ROAD ENTRANCE TO QT
#0944, ± 270' WEST OF F.M. 2499. ELEV = 608.58'

SITE BENCHMARKS
BM #2 "X" CUT NORTHWEST CORNER OF A CURB INLET ON
THE WEST SIDE OF RIPPY ROAD ± 23' WEST OF CENTERLINE
OF RIPPY ROAD AND ± 72' SOUTH OF WAKETON ROAD. ELEV =
612.21'

BM #3 "X" CUT NORTHEAST CORNER OF A CURB INLET ON THE
NORTH SIDE OF WAKETON ROAD ± 27' NORTH OF CENTERLINE
OF WAKETON ROAD AND ± 305' WEST OF CENTERLINE OF
LONG PRAIRIE ROAD. ELEV = 607.00'

LEGEND

- PROPERTY LINE
 - PROPOSED AMENDMENTS TO THE MASTER THOROUGHFARE PLAN
 - MODIFY MASTER THOROUGHFARE PLAN TO REMOVE THE ROADWAY FROM THE PLAN
- PROPOSED THOROUGHFARE PLAN CREATED BY KIMLEY-HORN
ENGINEERING. JAKE HODGES, PE (TX)

Kimley»Horn

203 West Nash Street, Suite 100
Terrell, TX 75160
P 972-770-1300
State of Texas Registration No. F-928
Contact: MATT LUCAS, PE

NOTES
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE
BENEFIT OF A SURVEY OR CONTACT WITH THE TOWN, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

MASTER THOROUGHFARE PLAN AMENDMENT EXHIBIT

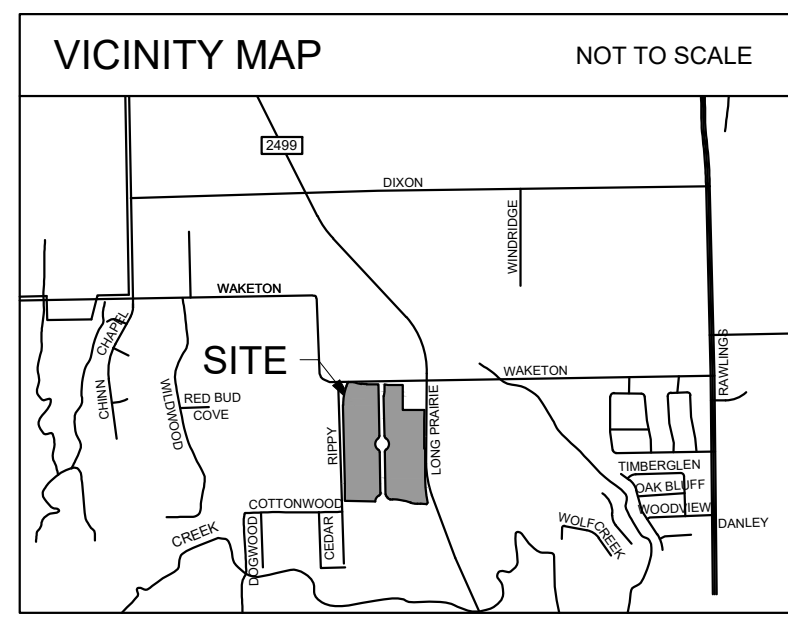
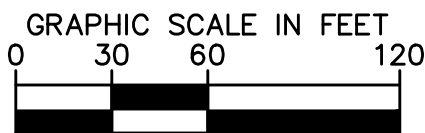
REGENCY FLOWER MOUND

Flower Mound, Texas

Denton County

June 5, 2026

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6/10/2026 2:27 PM



NOTE: SEE MASTER LAND USE PLAN AMENDMENT EXHIBIT - PROPOSED CONDITION FOR MASTER PLAN FEATURES TABLE

	PROPERTY LINE
	RETAIL LAND USE
	LOW DENSITY RESIDENTIAL LAND USE
	OFFICE LAND USE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC LINE

- HAWKS RAMSEY, LLC. 119 WEST SHORE, LEWISVILLE, TEXAS 75057.

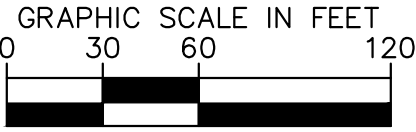
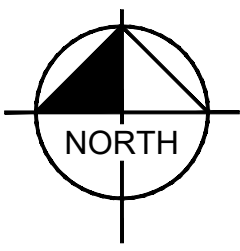


June 5, 2026

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203 West Nash Street, Suite 100
Terrell, TX 75160
P 972-770-1300
State of Texas Registration No. F-928
Contact: MATT LUCAS, PE

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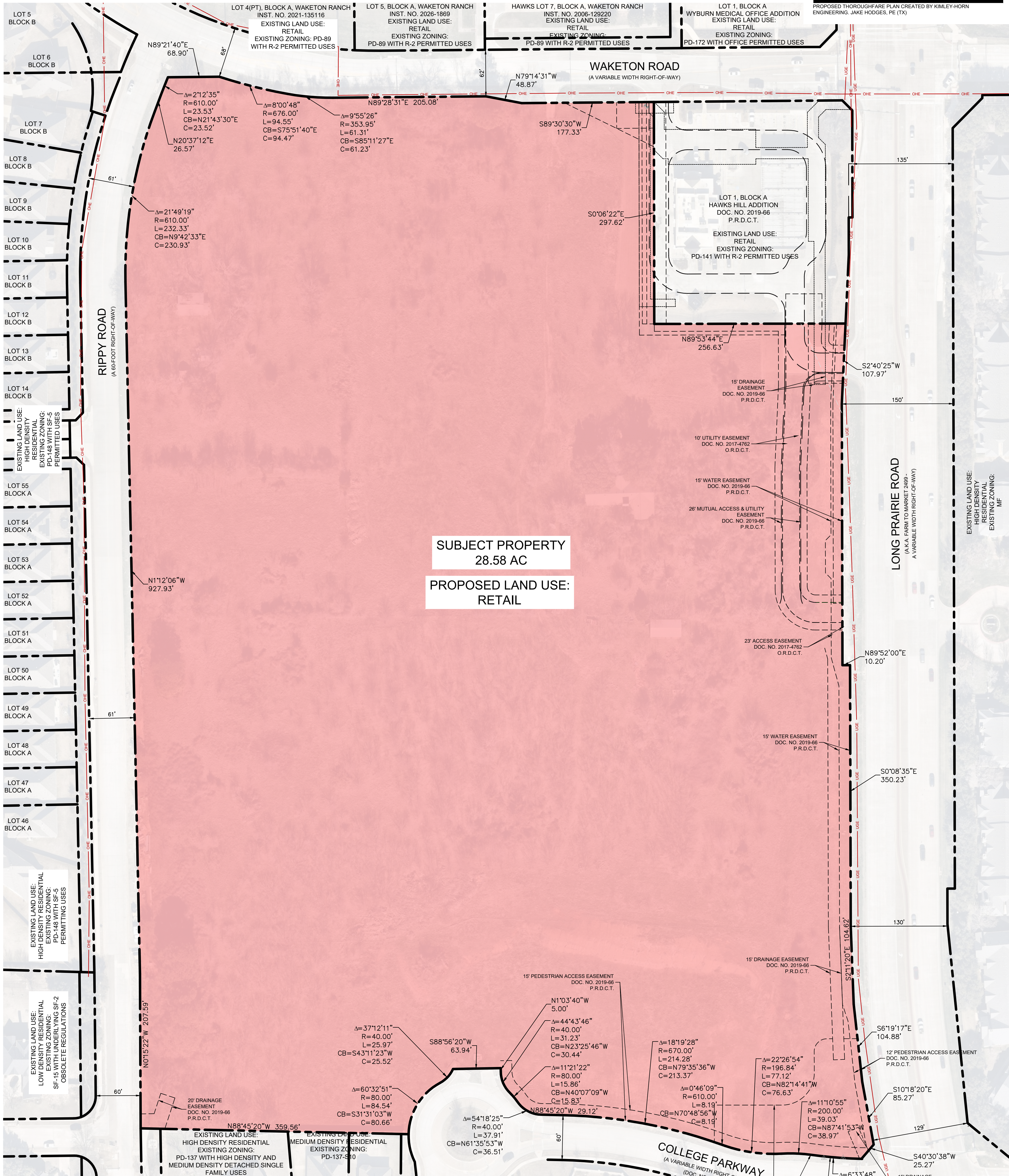
OWNERSHIP NOTES

- HAWKS RAMSEY, LLC, 119 WEST SHORE, LEWISVILLE, TEXAS 75057.

LEGEND

- PROPERTY LINE
- RETAIL LAND USE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC LINE

PROPOSED THOROUGHFARE PLAN CREATED BY KIMLEY-HORN ENGINEERING, JAKE HODGES, PE (TX)



PROPOSED MASTER PLAN FEATURES TABLE	
LAND USE PLAN	RETAIL
AREAS PLAN	NOT APPLICABLE
URBAN DESIGN PLAN	URBAN DESIGN PLAN WILL BE IN COMPLIANCE WITH PD-209.
MEDIAN & ROW DESIGN GUIDELINES	SEE CONCEPTUAL LANDSCAPE PLANS
PARKS AND TRAILS PLAN	10 FT. TRAIL ALONG COLLEGE PKWAY AND RIPPY RD. 5' SIDEWALK ALONG LONG PRAIRIE RD. AND WAKETON RD.
OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	LONG PRAIRIE RD. (MAJOR ARTERIAL, 120 FT. ROW) WAKETON RD. (URBAN COLLECTOR, 60 FT. ROW) RIPPY RD. (URBAN COLLECTOR, 60 FT. ROW) COLLEGE PKWAY. (URBAN COLLECTOR, 60 FT. ROW)
WATER PLAN	8" AND 12" WATER MAINS, LONG PRAIRIE RD. 16" WATER MAIN, WAKETON RD. 8" WATER MAIN, COLLEGE PKWAY.
WASTEWATER PLAN	18" GRAVITY MAINS, LONG PRAIRIE RD. 15" GRAVITY MAIN, WAKETON RD.
ECONOMIC IMPACT	ALIGNS WITH THE ECONOMIC DEVELOPMENT PLAN MISSION STATEMENT BY INCREASING QUALITY RETAIL DEVELOPMENT IN THE COMMUNITY.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CAPTURE THE GENERAL INTENT OF THE PROPOSED MASTER PLAN AMENDMENT.

REFERENCE DATUM

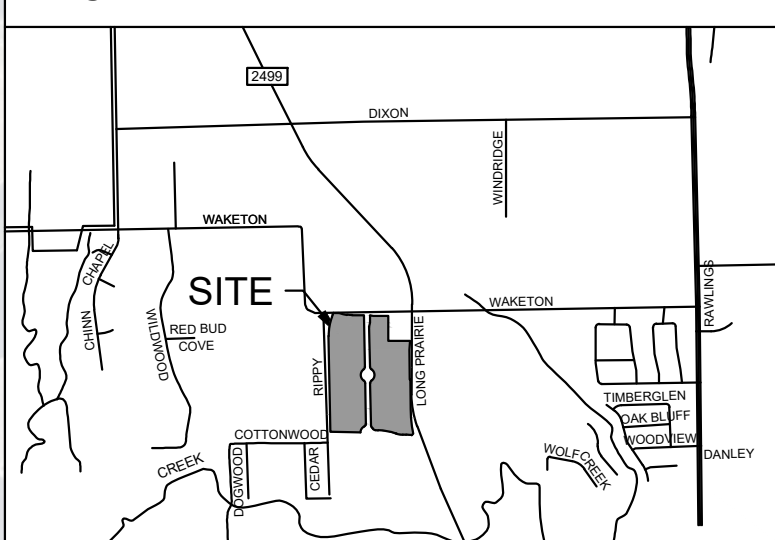
CITY OF FLOWER MOUND **BM #78**
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHWEST CORNER OF A CURB INLET ON THE WEST SIDE OF A FIRELANE, AT THE WAKETON ROAD ENTRANCE TO QT #0944, ± 270' WEST OF F.M. 2499. ELEV = 608.58'

SITE BENCHMARKS
BM #2 "X" CUT NORTHWEST CORNER OF A CURB INLET ON THE WEST SIDE OF RIPPY ROAD ± 23' WEST OF CENTERLINE OF RIPPY ROAD AND ± 72' SOUTH OF WAKETON ROAD. ELEV = 612.21'

BM #3 "Y" CUT NORTHEAST CORNER OF A CURB INLET ON THE NORTH SIDE OF WAKETON ROAD ± 27' NORTH OF CENTERLINE OF WAKETON ROAD AND ± 305' WEST OF CENTERLINE OF LONG PRAIRIE ROAD. ELEV = 607.00'

VICINITY MAP

NOT TO SCALE



MASTER LAND USE PLAN AMENDMENT EXHIBIT - PROPOSED CONDITION

REGENCY FLOWER MOUND

Flower Mound, Texas

Denton County

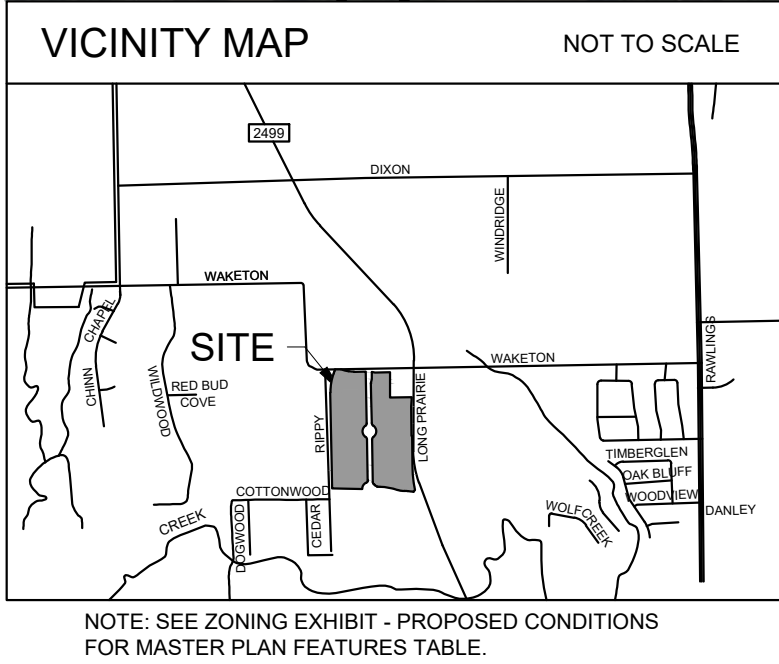
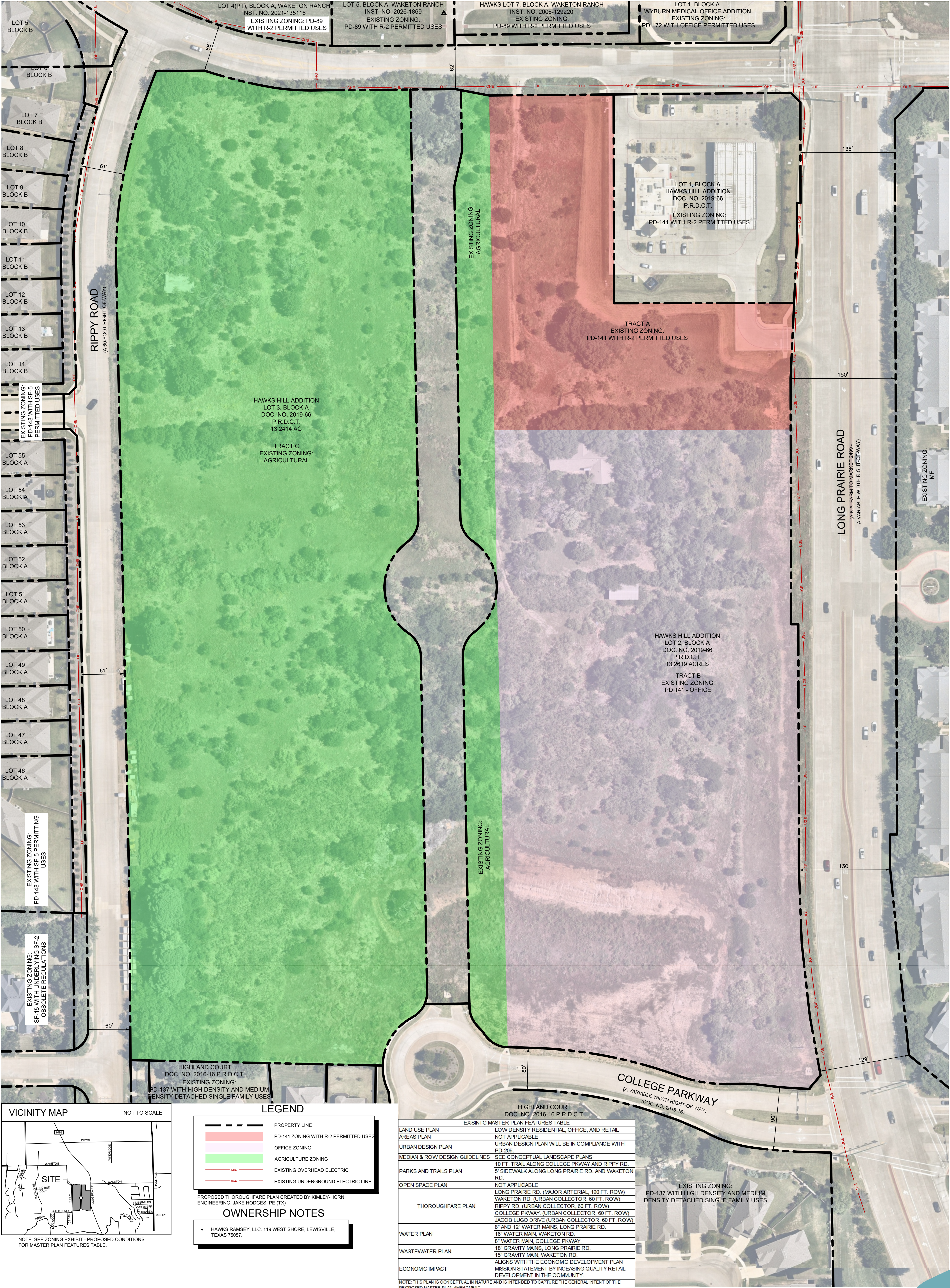
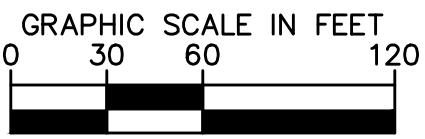
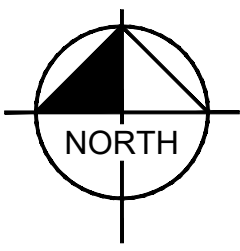
June 5, 2026

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LAST SAVED: 6/3/2026 5:18 PM

Kimley»Horn

203 West Nash Street, Suite 100
Terrell, TX 75160
P 972-770-1300
State of Texas Registration No. F-928
Contact: MATT LUCAS, PE

NOTES:
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2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2023



LEGEND	
	PROPERTY LINE
	PD-141 ZONING WITH R-2 PERMITTED USES
	OFFICE ZONING
	AGRICULTURE ZONING
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC LINE

PROPOSED THOROUGHFARE PLAN CREATED BY KIMLEY-HORN ENGINEERING, JAKE HODGES, PE (TX)

OWNERSHIP NOTES

- HAWKS RAMSEY, LLC, 119 WEST SHORE, LEWISVILLE, TEXAS 75057.

EXISTING MASTER PLAN FEATURES TABLE	
LAND USE PLAN	LOW DENSITY RESIDENTIAL, OFFICE, AND RETAIL
AREAS PLAN	NOT APPLICABLE
URBAN DESIGN PLAN	URBAN DESIGN PLAN WILL BE IN COMPLIANCE WITH PD-289
MEDIAN & ROW DESIGN GUIDELINES	SEE CONCEPTUAL LANDSCAPE PLANS
PARKS AND TRAILS PLAN	10 FT. TRAIL ALONG COLLEGE PKWAY AND RIPPY RD. 5' SIDEWALK ALONG LONG PRAIRIE RD. AND WAKETON RD.
OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	LONG PRAIRIE RD. (MAJOR ARTERIAL, 120 FT. ROW) WAKETON RD. (URBAN COLLECTOR, 80 FT. ROW) RIPPY RD. (URBAN COLLECTOR, 80 FT. ROW) COLLEGE PKWAY. (URBAN COLLECTOR, 80 FT. ROW) JACOB LUGO DRIVE (URBAN COLLECTOR, 80 FT. ROW) 8" AND 12" WATER MAINS, LONG PRAIRIE RD. 16" WATER MAIN, WAKETON RD. 8" WATER MAIN, COLLEGE PKWAY.
WATER PLAN	18" GRAVITY MAIN, LONG PRAIRIE RD.
WASTEWATER PLAN	18" GRAVITY MAIN, WAKETON RD.
ECONOMIC IMPACT	ALIGNS WITH THE ECONOMIC DEVELOPMENT PLAN MISSION STATEMENT BY INCREASING QUALITY RETAIL DEVELOPMENT IN THE COMMUNITY.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CAPTURE THE GENERAL INTENT OF THE PROPOSED MASTER PLAN AMENDMENT.

ZONING EXHIBIT - EXISTING CONDITIONS

REGENCY FLOWER MOUND

Flower Mound, Texas

Denton County

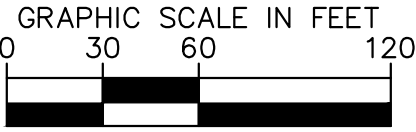
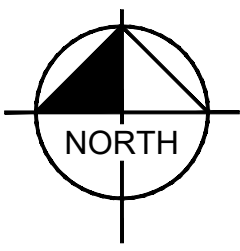
June 5, 2026

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Kimley»Horn

203 West Nash Street, Suite 100
Terrell, TX 75160
P 972-770-1300
State of Texas Registration No. F-928
Contact: MATT LUCAS, PE

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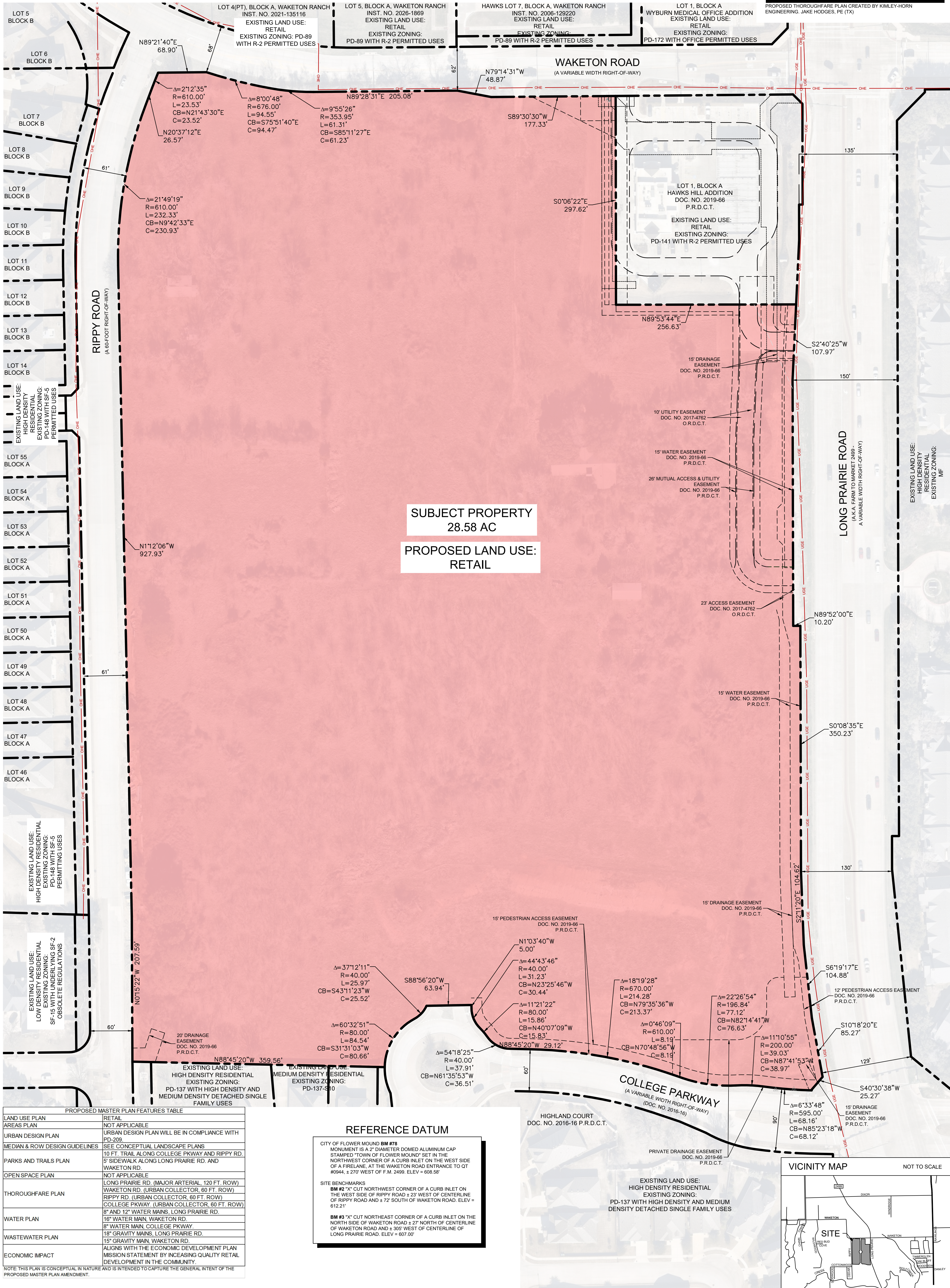
OWNERSHIP NOTES

- HAWKS RAMSEY, LLC, 119 WEST SHORE, LEWISVILLE, TEXAS 75057.

LEGEND

- PROPERTY LINE
- RETAIL LAND USE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC LINE

PROPOSED THOROUGHFARE PLAN CREATED BY KIMLEY-HORN ENGINEERING, JAKE HODGES, PE (TX)



SUBJECT PROPERTY
28.58 AC

PROPOSED LAND USE:
RETAIL

REFERENCE DATUM

CITY OF FLOWER MOUND **BM #78**
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP
STAMPED "TOWN OF FLOWER MOUND" SET IN THE
NORTHWEST CORNER OF A CURB INLET ON THE WEST SIDE
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PROPOSED MASTER PLAN FEATURES TABLE

LAND USE PLAN	RETAIL
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ECONOMIC IMPACT	15" GRAVITY MAIN, WAKETON RD. ALIGNS WITH THE ECONOMIC DEVELOPMENT PLAN MISSION STATEMENT BY INCREASING QUALITY RETAIL DEVELOPMENT IN THE COMMUNITY.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CAPTURE THE GENERAL INTENT OF THE PROPOSED MASTER PLAN AMENDMENT.

MASTER LAND USE PLAN AMENDMENT EXHIBIT - PROPOSED CONDITION

REGENCY FLOWER MOUND

Flower Mound, Texas

Denton County

June 5, 2026

DWG NAME: K:\TIER_CIVIL\067857012-FLLOWER MOUND CENTER\CAD\PHASE 1\EXHIBITS\MASTER PLAN AMENDMENT\LUPA26-0003\MASTER PLAN AMENDMENT EXHIBIT_LAND USE_PROPOSED_2ND SUBMITTAL.DWG
LAST SAVED: 6/3/2026 5:18 PM

Kimley»Horn

203 West Nash Street, Suite 100
Terrell, TX 75160
P 972-770-1300
State of Texas Registration No. F-928
Contact: MATT LUCAS, PE

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE
BENEFIT OF A SURVEY OR CONTACT WITH THE TOWN/COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2023

DEVELOPMENT SYNOPSIS

LOT	LAND AREA		BLDG.	USE	BLDG. AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO REQUIRED	PARKING RATIO PROVIDED
LOT 1	174,869 S.F.	4.01 AC.	BUILDING 'A'	RESTAURANT	3,000 S.F.	40 CARS	40 CARS	1.00 SPACE PER 75 SQUARE FEET	1.00 space per 75 square feet
				RETAIL	7,500 S.F.	30 CARS	30 CARS	1.00 SPACE PER 250 SQUARE FEET	1.00 space per 250 square feet
				TOTAL	10,500 S.F.	70 CARS	70 CARS	-	6.67 / 1000
			BUILDING 'B'	RESTAURANT	5,250 S.F.	72 CARS	72 CARS	1.0 SPACE PER 75 SQUARE FEET	1.03 space per 75 square feet
				RETAIL	3,750 S.F.	15 CARS	15 CARS	1.0 SPACE PER 250 SQUARE FEET	1.00 space per 250 square feet
				TOTAL	9,000 S.F.	87 CARS	87 CARS	-	9.67 / 1000
LOT 2	674,345 S.F.	15.48 AC.	BUILDING 'C'	GROCER	130,000 S.F.	520 CARS	750 CARS	1.0 SPACE PER 250 SQUARE FEET	1.44 space per 250 square feet
				RESTAURANT	4,400 S.F.	59 CARS	59 CARS	1.0 SPACE PER 75 SQUARE FEET	1.01 space per 75 square feet
				RETAIL	4,225 S.F.	17 CARS	17 CARS	1.0 SPACE PER 250 SQUARE FEET	1.01 space per 250 square feet
LOT 3	70,325 S.F.	1.61 AC.	BUILDING 'D'	RESTAURANT	4,200 S.F.	56 CARS	56 CARS	1.0 SPACE PER 75 SQUARE FEET	1.00 space per 75 square feet
				RETAIL	5,550 S.F.	23 CARS	37 CARS	1.0 SPACE PER 250 SQUARE FEET	1.67 space per 250 square feet
				TOTAL	9,750 S.F.	79 CARS	93 CARS	-	9.54 / 1000
LOT 4	66,648 S.F.	1.53 AC.	BUILDING 'E'	RESTAURANT	4,200 S.F.	56 CARS	56 CARS	1.0 SPACE PER 75 SQUARE FEET	1.00 space per 75 square feet
				RETAIL	5,550 S.F.	23 CARS	37 CARS	1.0 SPACE PER 250 SQUARE FEET	1.67 space per 250 square feet
				TOTAL	9,750 S.F.	79 CARS	93 CARS	-	9.54 / 1000
LOT 5	54,009 S.F.	1.24 AC.		RETAIL	10,150 S.F.	41 CARS	46 CARS	1.00 SPACE PER 250 SQUARE FEET	1.13 space per 250 square feet
LOT X	93,616 S.F.	2.15 AC.							
LOT 7	42,490 S.F.	0.98 AC.		RETAIL	680 S.F.	3 CARS	16 CARS	1.00 SPACE PER 250 SQUARE FEET	5.88 space per 250 square feet
LOT 8	34,626 S.F.	0.79 AC.		RETAIL	3,350 S.F.	14 CARS	30 CARS	1.00 SPACE PER 250 SQUARE FEET	2.24 space per 250 square feet
LOT 9	34,222 S.F.	0.79 AC.		RETAIL	2,175 S.F.	9 CARS	29 CARS	1.00 SPACE PER 250 SQUARE FEET	3.33 space per 250 square feet
TOTAL	1,245,150 S.F.	28.58 AC.			184,230 S.F.	899 CARS	1,197 CARS		6.50 / 1000

PROPERTY DESCRIPTION

BEING a tract of land situated in the Jesse Watkins Survey, Abstract No. 1324, Town of Flower Mound, Denton County, Texas, and being all of Lots 2 and 3, Block A and all of Jacob Lugo Drive, HAWKS HILL ADDITION PHASE 1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Volume 2019, Page 66 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of a right-of-way corner clip at the intersection of the west right-of-way line of Long Prairie Road (also known as Farm to Market 2499 - a variable width right-of-way) with the north right-of-way line of College Parkway (a variable width right-of-way)

THENCE South 40°30'38" West, with said right-of-way corner clip, a distance of 25.27 feet to a point at the beginning of a non-tangent curve to the right with a radius of 595.00 feet, a central angle of 06°33'48", and a chord bearing and distance of North 85°23'18" West, 68.12 feet;

THENCE with said north right-of-way line of College Parkway, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 68.16 feet to a point at the beginning of a reverse curve to the left with a radius of 200.00 feet, a central angle of 11°10'55", and a chord bearing and distance of North 87°41'53" West, 38.97 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 39.03 feet to a point at the beginning of a reverse curve to the right with a radius of 200.00 feet, a central angle of 22°05'22", and a chord bearing and distance of North 82°14'41" West, 76.63 feet;

In a northwesterly direction, with said reverse curve to the right, an arc distance of 77.11 feet to a point at the beginning of a compound curve to the right with a radius of 610.00 feet, a central angle of 00°46'09", and a chord bearing and distance of North 70°48'56" West, 8.19 feet;

In a northwesterly direction, with said compound curve to the right, an arc distance of 8.19 feet to a point at the beginning of a reverse curve to the left with a radius of 670.00 feet, a central angle of 18°19'28", and a chord bearing and distance of North 79°35'36" West, 213.37 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 214.28 feet to a point for corner;

North 88°45'20" West, a distance of 29.12 feet to a point at the beginning of a non-tangent curve to the right with a radius of 40.00 feet, a central angle of 54°18'25", and a chord bearing and distance of North 61°35'53" West, 36.51 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 37.91 feet to a point at the beginning of a reverse curve to the left with a radius of 80.00 feet, a central angle of 11°21'22", and a chord bearing and distance of North 40°07'09" West, 15.83 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 15.86 feet to a point at the beginning of a reverse curve to the right with a radius of 40.00 feet, a central angle of 44°43'46", and a chord bearing and distance of North 23°25'46" West, 30.44 feet;

In a northwesterly direction, with said reverse curve to the right, an arc distance of 31.23 feet to a point for corner;

North 01°03'40" West, a distance of 5.00 feet to a point for corner;

South 88°56'20" West, a distance of 63.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 40.00 feet, a central angle of 37°12'18", and a chord bearing and distance of South 43°11'26" West, 25.52 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 25.97 feet to a point at the beginning of a reverse curve to the left with a radius of 80.00 feet, a central angle of 60°32'48", and a chord bearing and distance of South 31°31'01" West, 80.66 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 84.54 feet to the southern most southeast corner of said Lot 3, Block A;

THENCE North 88°45'20" West, departing said north right-of-way line of College Parkway and with the south line of said Lot 3, Block A, a distance of 359.56 feet to the southwest corner of said Lot 3, Block A and being in the east right-of-way line of Rippy Road (a 60-foot right-of-way);

THENCE with said east right-of-way line of Rippy Road, the following courses and distances:

North 00°15'22" West, a distance of 207.59 feet to a point for corner;

North 01°12'06" West, a distance of 927.93 feet to a point at the beginning of a tangent curve to the right with a radius of 610.00 feet, a central angle of 21°49'19", and a chord bearing and distance of North 09°42'33" East, 230.93 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 232.33 feet to a point for corner;

North 20°37'12" East, a distance of 26.57 feet to a point at the beginning of a tangent curve to the right with a radius of 610.00 feet, a central angle of 02°12'35", and a chord bearing and distance of North 21°43'30" East, 23.52 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 23.53 feet to the northeast corner of said Lot 3, Block A;

THENCE North 89°21'40" East, with the north line of said Block A, a distance of 68.90 feet to a point for corner in the south right-of-way line of Waketon Road (a variable width right-of-way) and being the beginning of a non-tangent curve to the left with a radius of 676.00 feet, a central angle of 08°00'48", and a chord bearing and distance of South 75°51'40" East, 94.47 feet;

THENCE with said south right-of-way line of Waketon Road, the following courses and distances:

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 94.55 feet to a point at the beginning of a compound curve to the left with a radius of 330.00 feet, a central angle of 10°38'45", and a chord bearing and distance of South 85°11'27" East, 61.23 feet;

In a southeasterly direction, with said compound curve to the left, an arc distance of 61.32 feet to a point for corner;

North 89°28'31" East, a distance of 205.09 feet to a point for corner;

South 79°14'31" East, a distance of 48.87 feet to a point for corner;

North 89°30'30" East, a distance of 177.33 feet to a point for the north most northeast corner of said Lot 2, Block A;

THENCE South 00°06'22" East, departing said south right-of-way line of Waketon Road and with an east line of said Lot 2, Block A, a distance of 297.62 feet to a point for corner;

THENCE North 89°53'44" East, with a north line of said Lot 2, Block A, a distance of 256.63 feet to the east most northeast corner of said Lot 2, Block A and being in said west right-of-way line of Long Prairie Road;

THENCE with said west right-of-way line of Long Prairie Road, the following courses and distances:

South 02°40'25" West, a distance of 107.97 feet to a point for corner;

South 00°08'35" East, a distance of 350.30 feet to a point for corner;

North 89°52'00" East, a distance of 10.20 feet to a point for corner;

South 00°08'35" East, a distance of 350.23 feet to a point for corner;

South 02°11'20" East, a distance of 104.62 feet to a point for corner;

South 06°19'17" East, a distance of 104.88 feet to a point for corner;

South 10°18'20" East, a distance of 85.27 feet to the **POINT OF BEGINNING** and containing 28.58 acres of land more or less.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

SITE DATA TABLE
LOT 1 BUILDING 'A'

PHYSICAL ADDRESS		
GROSS SITE AREA	1,245,149 S.F.	28.58 AC.
NET SITE AREA	174,869 S.F.	4.01 AC.

ZONING	PROPOSED PD WITH RETAIL 2 PERMITTED USES	
CURRENT USE	AGRICULTURAL, PD-141 WITH RETAIL 2, OFFICE, AND AGRICULTURAL PERMITTED USES	

LOT COVERAGE DATA		
BUILDING COVERAGE	6.00%	10,500.00 S.F.
IMPERVIOUS AREA	74.57%	130,408.02 S.F.
PERVIOUS AREA	25.43%	44,461.18 S.F.

PARKING SUMMARY	PARKING REQUIRED	PARKING PROVIDED
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SURFACE PARKING		
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ACCESSIBLE PARKING	3 CARS	4 CARS
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OFFICE	0 CARS	0 CARS
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RETAIL	30 CARS	30 CARS
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RESTAURANT	40 CARS	40 CARS
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TOTAL PARKING	70 CARS	70 CARS
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BUILDING DATA		
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BUILDING	1 STORY	
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PEAK HEIGHT	29' - 9"	
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MEAN HEIGHT	22' - 8"	
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TOTAL SQUARE FOOTAGE	10,500 S.F.	
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SITE DATA TABLE
LOT X

PHYSICAL ADDRESS		
GROSS SITE AREA	1,245,149 S.F.	28.58 AC.
NET SITE AREA	93,616 S.F.	2.15 AC.

ZONING	PROPOSED PD WITH RETAIL 2 PERMITTED USES	
CURRENT USE	AGRICULTURAL, PD-141 WITH RETAIL 2, OFFICE, AND AGRICULTURAL PERMITTED USES	

LOT COVERAGE DATA		
BUILDING COVERAGE	0.00%	0.00 S.F.
IMPERVIOUS AREA	7.53%	7,045.17 S.F.
PERVIOUS AREA	92.47%	86,570.41 S.F.

PARKING SUMMARY	PARKING REQUIRED	PARKING PROVIDED
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SURFACE PARKING		
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ACCESSIBLE PARKING	0 CARS	0 CARS
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OFFICE	0 CARS	0 CARS
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RETAIL	0 CARS	0 CARS
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RESTAURANT	0 CARS	0 CARS
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TOTAL PARKING	0 CARS	0 CARS
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BUILDING DATA		
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BUILDING	N/A	
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PEAK HEIGHT	-	
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MEAN HEIGHT	-	
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TOTAL SQUARE FOOTAGE	0 S.F.	
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SITE DATA TABLE
LOT 1 BUILDING 'B'

PHYSICAL ADDRESS		
GROSS SITE AREA	1,245,149 S.F.	28.58 AC.
NET SITE AREA	174,869 S.F.	4.01 AC.

ZONING	PROPOSED PD WITH RETAIL 2 PERMITTED USES	
CURRENT USE	AGRICULTURAL, PD-141 WITH RETAIL 2, OFFICE, AND AGRICULTURAL PERMITTED USES	

LOT COVERAGE DATA		
BUILDING COVERAGE	5.15%	9,000.00 S.F.
IMPERVIOUS AREA	74.57%	130,408.02 S.F.
PERVIOUS AREA	25.43%	44,461.18 S.F.

PARKING SUMMARY	PARKING REQUIRED	PARKING PROVIDED
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SURFACE PARKING		
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ACCESSIBLE PARKING	3 CARS	4 CARS
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OFFICE	0 CARS	0 CARS
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RETAIL	15 CARS	15 CARS
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RESTAURANT	72 CARS	72 CARS
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TOTAL PARKING	87 CARS	87 CARS
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BUILDING DATA		
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BUILDING	1 STORY	
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PEAK HEIGHT	29' - 9"	
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MEAN HEIGHT	22' - 8"	
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TOTAL SQUARE FOOTAGE	9,000 S.F.	
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SITE DATA TABLE
LOT 2

PHYSICAL ADDRESS		
GROSS SITE AREA	1,245,149 S.F.	28.58 AC.
NET SITE AREA	674,345 S.F.	15.48 AC.

ZONING	PROPOSED PD WITH RETAIL 2 PERMITTED USES	
CURRENT USE	AGRICULTURAL, PD-141 WITH RETAIL 2, OFFICE, AND AGRICULTURAL PERMITTED USES	

LOT COVERAGE DATA		
BUILDING COVERAGE	19.28%	130,000.00 S.F.
IMPERVIOUS AREA	85.45%	576,225.77 S.F.
PERVIOUS AREA	14.55%	98,119.41 S.F.

PARKING SUMMARY	PARKING REQUIRED	PARKING PROVIDED
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SURFACE PARKING		
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ACCESSIBLE PARKING	15 CARS	15 CARS
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OFFICE	0 CARS	0 CARS
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RETAIL	520 CARS	750 CARS
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RESTAURANT	0 CARS	0 CARS
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TOTAL PARKING	520 CARS	750 CARS
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BUILDING DATA		
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BUILDING	1 STORY	
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PEAK HEIGHT	48' - 0" +/-	
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MEAN HEIGHT	28' - 0" +/-	
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TOTAL SQUARE FOOTAGE	130,000 S.F.	
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SITE DATA TABLE
LOT 3

PHYSICAL ADDRESS		
GROSS SITE AREA	1,245,149 S.F.	28.58 AC.
NET SITE AREA	70,325 S.F.	1.61 AC.

ZONING	PROPOSED PD WITH RETAIL 2 PERMITTED USES	
CURRENT USE	AGRICULTURAL, PD-141 WITH RETAIL 2, OFFICE, AND AGRICULTURAL PERMITTED USES	

LOT COVERAGE DATA		
BUILDING COVERAGE	12.26%	8,625.00 S.F.
IMPERVIOUS AREA	80.49%	56,605.14 S.F.
PERVIOUS AREA	19.51%	13,719.87 S.F.

PARKING SUMMARY	PARKING REQUIRED	PARKING PROVIDED
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SURFACE PARKING		
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ACCESSIBLE PARKING	4 CARS	5 CARS
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OFFICE	0 CARS	0 CARS
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RETAIL	17 CARS	17 CARS
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RESTAURANT	59 CARS	59 CARS
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TOTAL PARKING	76 CARS	76 CARS
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BUILDING DATA		
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BUILDING	1 STORY	
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PEAK HEIGHT	29' - 9"	
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MEAN HEIGHT	20' - 6"	
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TOTAL SQUARE FOOTAGE	8,625 S.F.	
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SITE DATA TABLE
LOT 4

FLOWER MOUND CENTER

ZONING PLANNED DEVELOPMENT DOCUMENTS

HARDSCAPE AND LANDSCAPE

TOWN OF FLOWER MOUND, TEXAS - DENTON COUNTY

SHEET INDEX												
SHEETS												DRAWINGS ISSUED
												1ST ZONING SUBMITTAL (02/13/2026)
MATERIALS/ LEGENDS/ GENERAL NOTES (LC)												
LC 0.00 - COVER SHEET												●
LC 1.00 - GENERAL NOTES												○
TREE PRESERVATION SHEETS (LT)												
LT 1.01 - TREE PRESERVATION PLAN												●
LT 3.01 - TREE PROTECTION DETAILS												●
LT 3.02 - TREE PROTECTION DETAIL & CHART												●
LT 3.03 - TREE PROTECTION SPECIFICATIONS												●
LANDSCAPE SHEETS (LP)												
LP 1.00 - OVERALL LANDSCAPE PLAN												●
LP 1.01 - LANDSCAPE PLAN												●
LP 1.02 - LANDSCAPE PLAN												●
LP 1.03 - LANDSCAPE PLAN												●
LP 1.04 - LANDSCAPE PLAN												●
LP 2.01 - CORNER ENTRY EXHIBIT												●
LP 2.02 - RIPPY ROAD EXHIBIT												●
LP 3.01 - LANDSCAPE DETAILS												●
LP 3.02 - LANDSCAPE DETAILS												●
LP 3.03 - LANDSCAPE SCHEDULE & NOTES												●
LP 3.03 - LANDSCAPE SCHEDULE & NOTES												●

- PROVIDED
- NOT PROVIDED (IN PROGRESS)
- PREVIOUSLY PROVIDED

DEVELOPER

REGENCY CENTERS

3200 KIRBY DRIVE, SUITE 910
HOUSTON, TEXAS 77098
PHONE: 713-599-3521
CONTACT: JEFF REED

CIVIL ENGINEER



203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
PHONE: 972-770-1300
CONTACT: MATTHEW A. LUCAS, P.E.

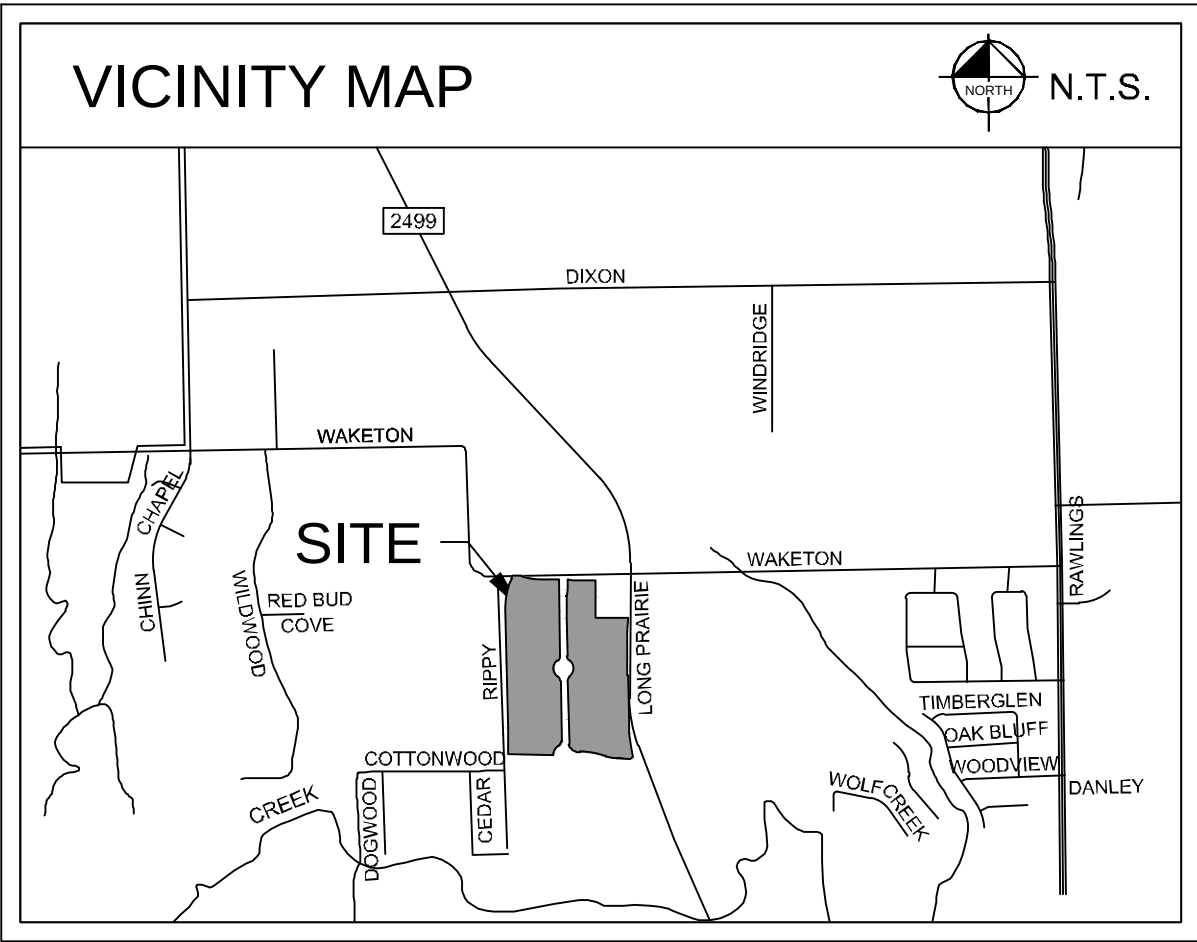


Know what's below.
Call before you dig.

LANDSCAPE ARCHITECT



203 WEST NASH STREET, SUITE 100
TERRELL, TEXAS 75160
PHONE: 972-335-3580
CONTACT: NIK ADAMS, P.L.A.



Kimley-Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.



P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3485 Date 04/24/26

KHA PROJECT
067857012

DATE
06/05/2026

SCALE: AS SHOWN

DESIGNED BY: KAE

DRAWN BY: KAE

CHECKED BY: NEA

FOR REVIEW AND/OR BID PURPOSES ONLY.
NOT FOR CONSTRUCTION.

COVER SHEET

FLOWER MOUND CENTER
PREPARED FOR
REGENCY CENTERS
TOWN OF FLOWER MOUND, TX

SHEET NUMBER
LC 0.00

No.

REVISIONS

DATE

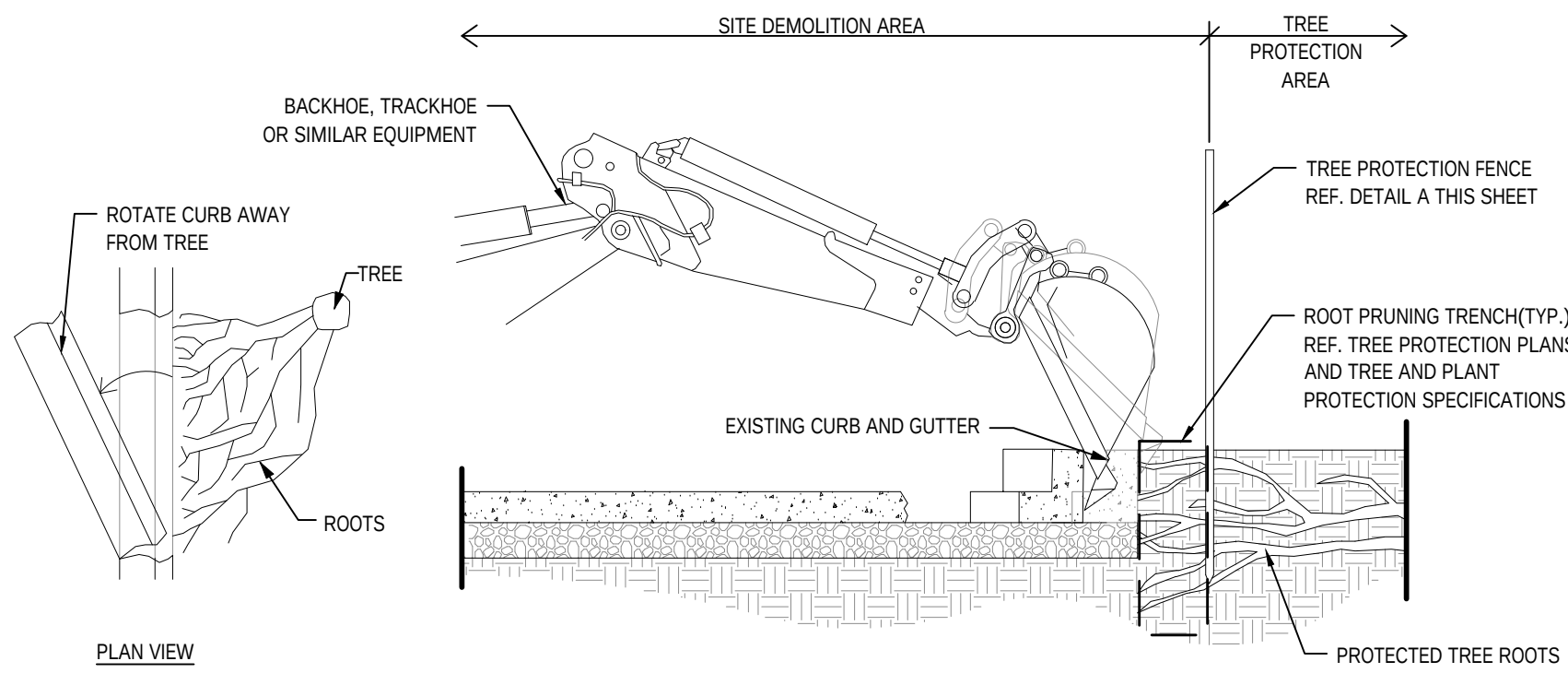
BY



Plotted By: Anderson, Pottlym Date: June 22, 2026 12:14:01pm File Path: K:\TER-Civil\06782012-Flower Mound Center\Landscapes\DESIGN\01 Permit-Codes\Plansheet\LT 3.01.dwg Lost Saved By: Pottlym Anderson File Size: 1364.78 kb
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- DEMOLITION SEQUENCE:
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING
 3. BREAK OR CUT 6" SECTIONS OF CURB.
 4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

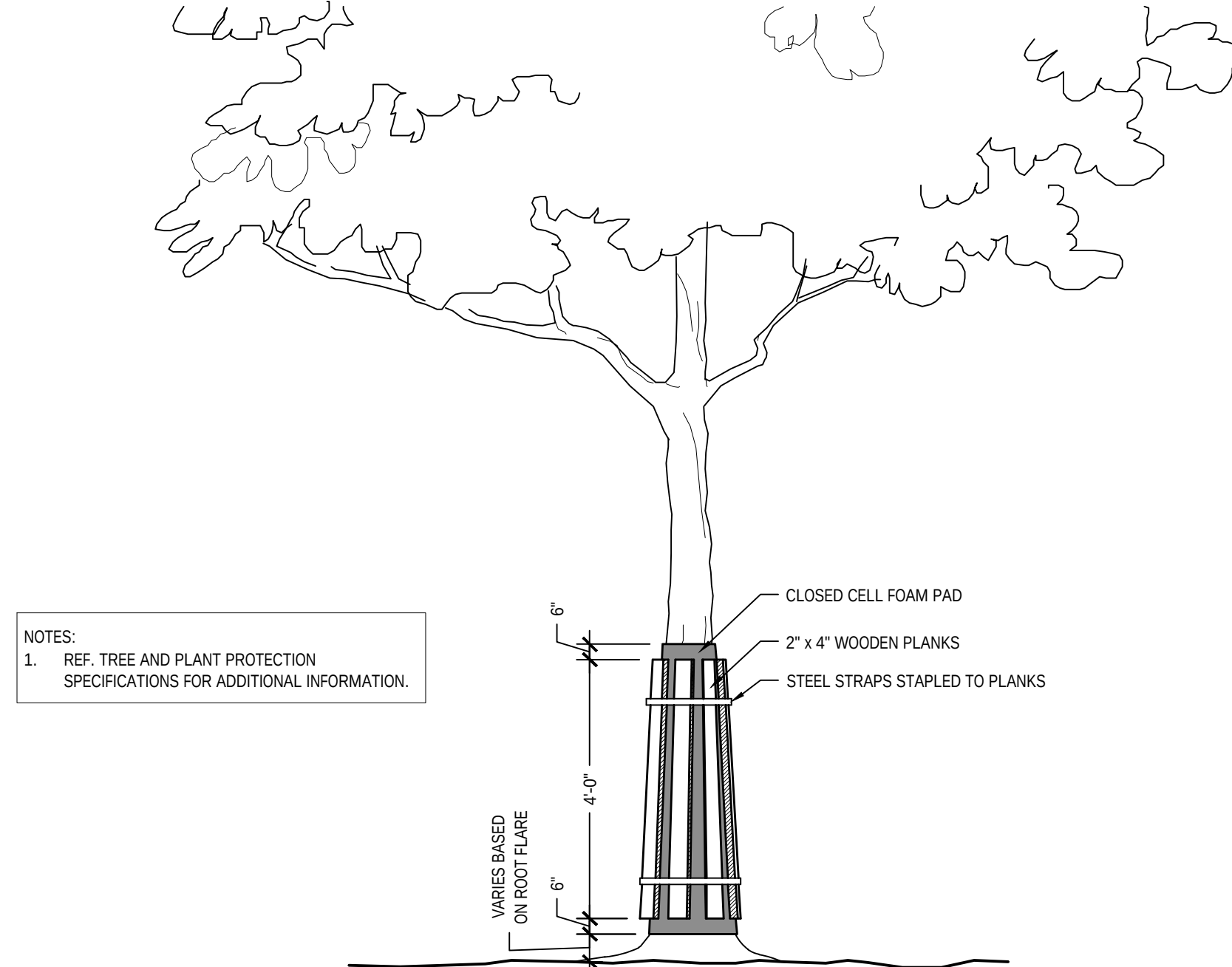
- NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

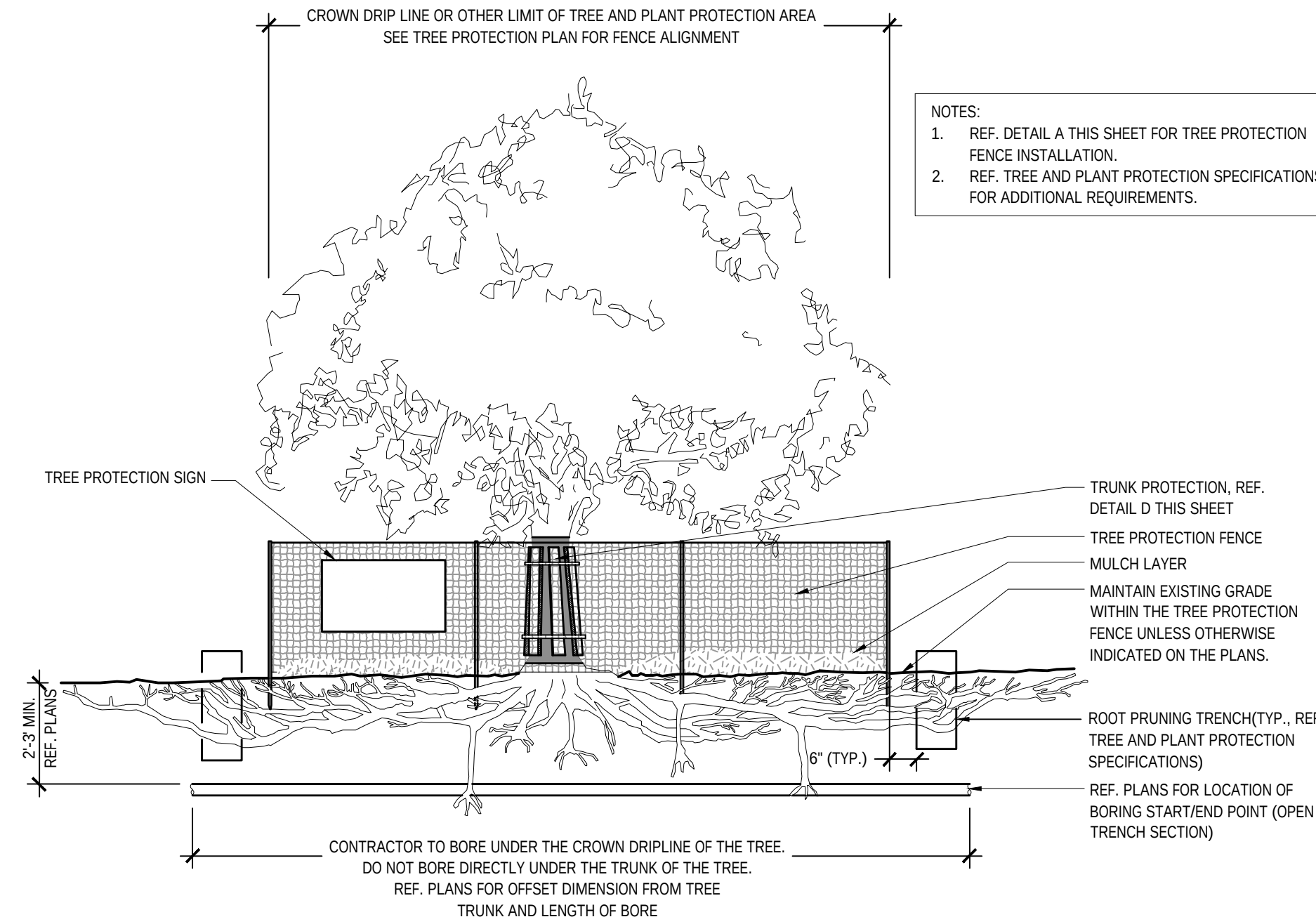
F



TRUNK PROTECTION

Scale: NTS

D



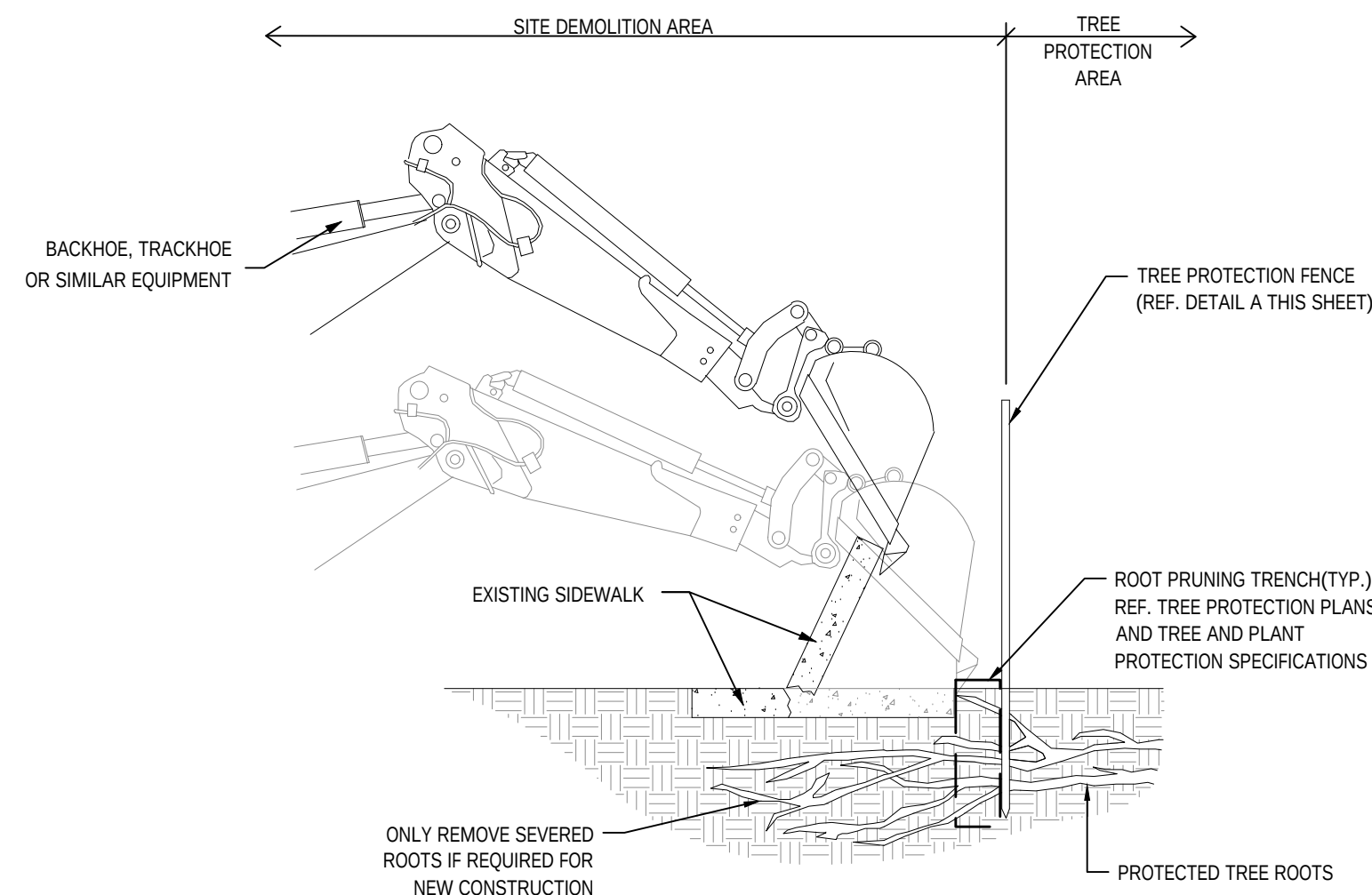
TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

B

- DEMOLITION SEQUENCE
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING
 3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL.
- COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

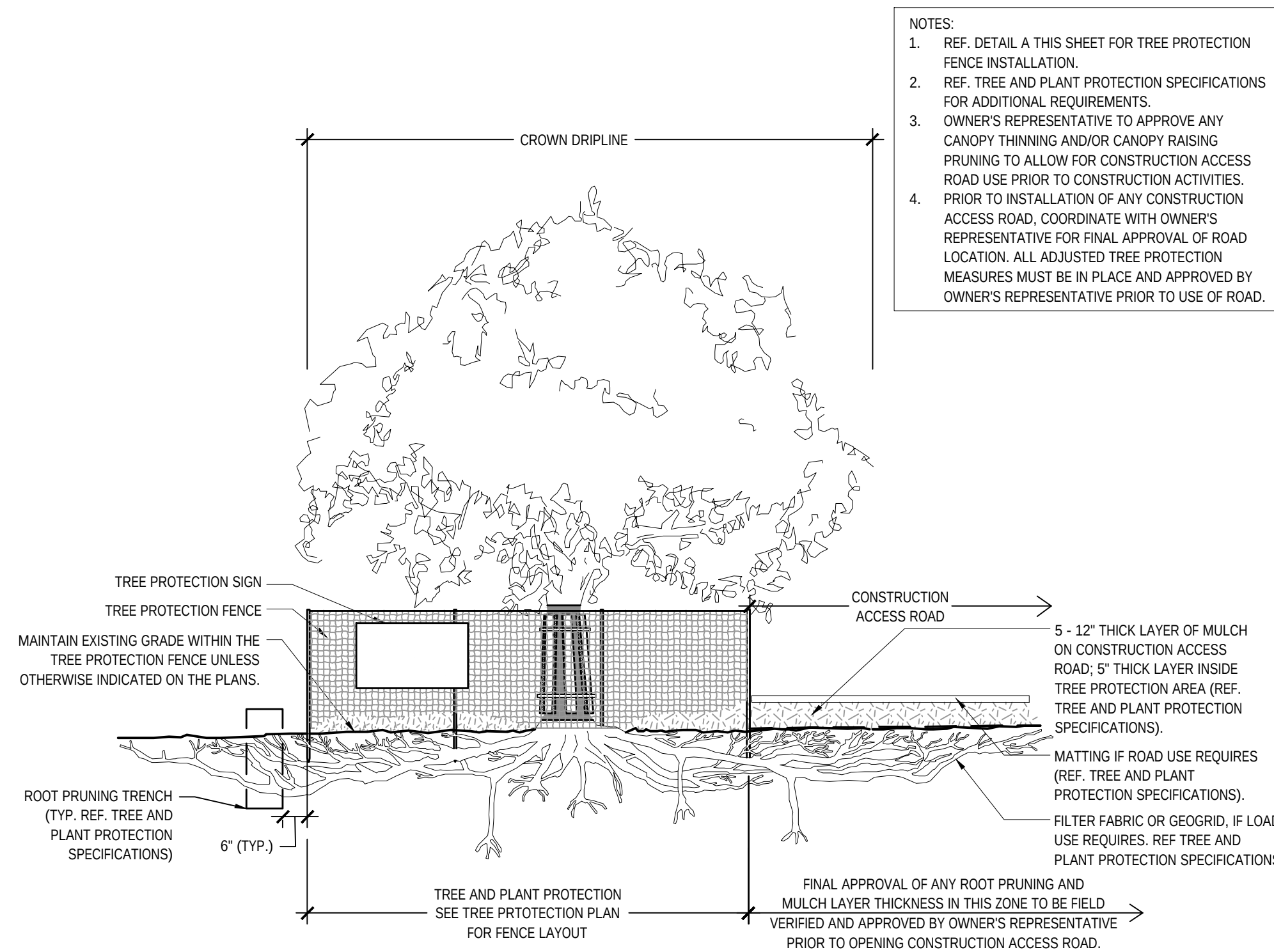
- NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

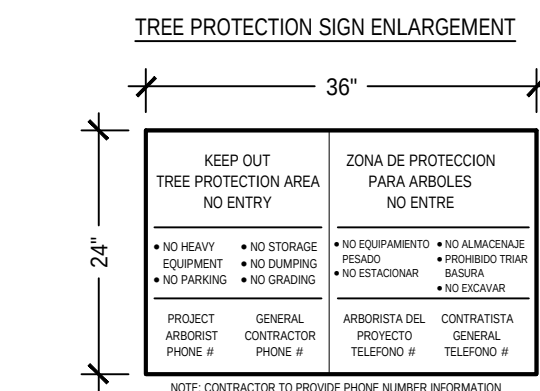
E



TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS

C



TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

FOR REVIEW AND/OR BID PURPOSES ONLY.
NOT FOR CONSTRUCTION.

TREE PROTECTION
DETAILS

FLOWER MOUND CENTER
PREPARED FOR
REGENCY CENTERS
TOWN OF FLOWER MOUND, TX

SHEET NUMBER
LT 3.01

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 972-335-3660
WWW.KIMLEY-HORN.COM

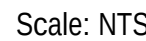
TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 34856 Date 04/24/26

KHA PROJECT
067857012
DATE
06/05/2026
SCALE: AS SHOWN
DESIGNED BY: KAE
DRAWN BY: KAE
CHECKED BY: NEA

REVISIONS

No. DATE BY



A

Kimley-Horn red tag series: 4063-4132, and 8489-8500. Protected trees measuring 6-inches and larger DBH were tagged in accordance with the City of Flower Mound Ordinance. Pink highlights indicate specimen trees.

TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 067857012	DATE 06/05/2026	SCALE: AS SHOWN	DESIGNED BY: KAE	DRAWN BY: KAE
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FOR REVIEW AND/OR BID PURPOSES ONLY.
NOT FOR CONSTRUCTION.

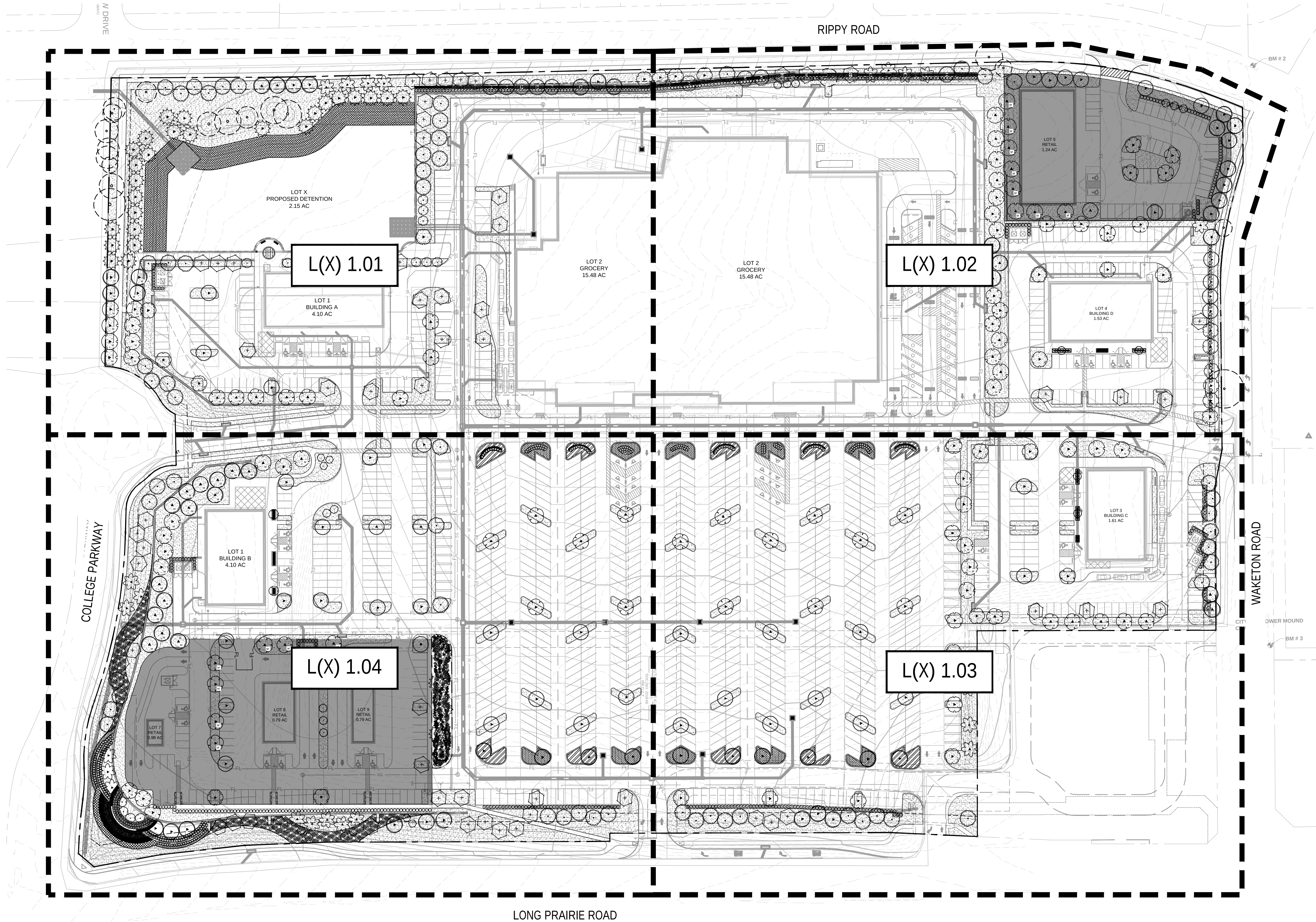
TREE PROTECTION DETAIL & CHART

FLOWER MOUND CENTER
PREPARED FOR
REGENCY CENTERS
TOWN OF FLOWER MOUND, TX

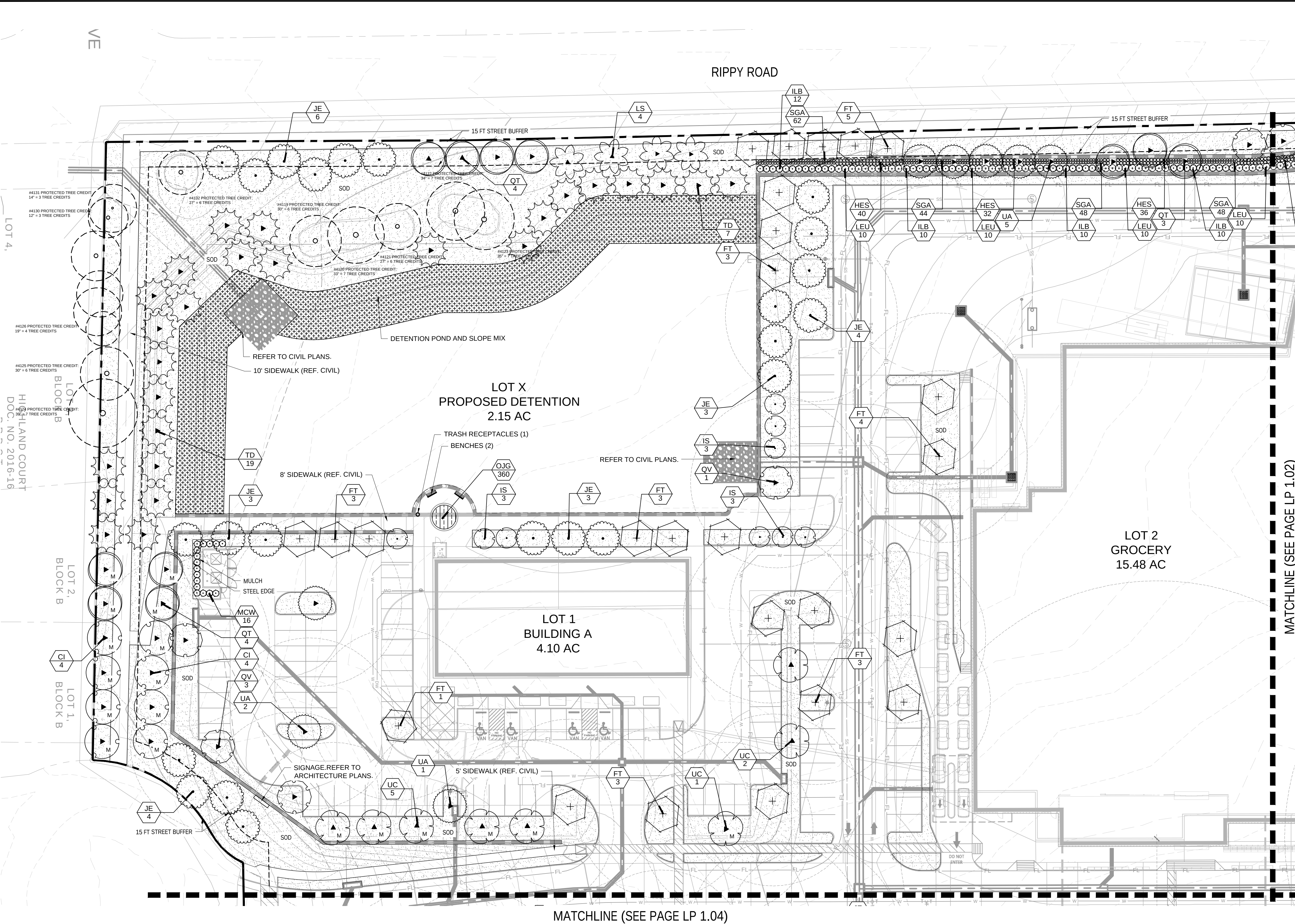
SHEET NUMBER

LT 3.02

[illegible]



FLOWER MOUND CENTER PREPARED FOR REGENCY CENTERS TOWN OF FLOWER MOUND, TX	SHEET NUMBER LP 1.00	FOR REVIEW AND/OR BID PURPOSES ONLY. NOT FOR CONSTRUCTION. OVERALL LANDSCAPE PLAN	KHA PROJECT 067857012 DATE 06/05/2026 SCALE: AS SHOWN DESIGNED BY: KAE DRAWN BY: KAE CHECKED BY: NEA	Kimley»Horn PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes. P.L.A. NIKOLAUS B. ADAMS L.A. No. 3404 Date 04/24/26	Kimley»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	REVISIONS	DATE	BY



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CI	41	Carya illinoensis / Pecan
	FT	61	Fraxinus texensis / Texas Ash
	JE	62	Juniperus virginiana / Eastern Red Cedar
	LS	24	Liquidambar styraciflua / American Sweet Gum
	QT	58	Quercus texana / Texas Red Oak
	QV	35	Quercus virginiana / Southern Live Oak
	TD	30	Taxodium distichum / Bald Cypress
	UA	51	Ulmus americana / American Elm
	UC	51	Ulmus crassifolia / Cedar Elm
ORNAMENTAL TREE			
	CO	5	Cercis canadensis 'Oklahoma' / Oklahoma Redbud
	IS	15	Ilex x attenuata 'Savannah' / Savannah Holly
	LN	6	Lagerstroemia x 'Natchez' / Crape Myrtle Natchez
	LU	13	Lagerstroemia x 'Tuskegee' / Crape Myrtle Tuskegee
SHRUBS			
	ABE	49	Abelia x grandiflora / Glossy Abelia
	AA2	17	Anisacanthus quadrifidus wrightii / Flame Acanthus
	ATB	30	Asclepias tuberosa / Butterfly Milkweed
	HAD	47	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
	HES	322	Hesperaloe parviflora / Red Yucca
	ILB	92	Ilex cornuta 'Burfordii' / Burford Holly
	ICH	119	Ilex cornuta 'Carissa' / Carissa Holly
	LEU	198	Leucophyllum frutescens / Texas Sage
	MDT	43	Malvaviscus drummondii / Turk's Cap
	MCW	149	Myrica cerifera / Wax Myrtle
	RES	131	Rhus virens / Evergreen Sumac
	RF	94	Rosa x 'Noire' / Flower Carpet Red Groundcover Rose
	SGA	615	Salvia greggii / Autumn Sage
GRASSES			
	MIS	162	Miscanthus sinensis / Dwarf Maiden Grass
	MSG	81	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
	MUH	21	Muhlenbergia capillaris / Pink Muhly
	NAS	91	Nassella tenuissima / Mexican Feather Grass
	PVS	20	Panicum virgatum / Switch Grass
	PBF	254	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass
	SLG	88	Schizachyrium scoparium / Little Bluestem Grass

GROUND COVERS

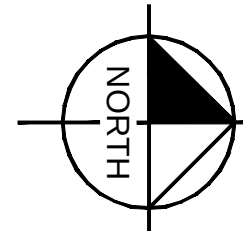
	CDS	111	Carex divulsa / Berkeley Sedge
	LHG	1,273	Lantana x 'New Gold' / New Gold Lantana
	LEM	328	Liriope muscari 'Emerald Goddess' / Emerald Goddess Liriope
	LVT	2,216	Liriope muscari 'Variegata' / Variegated Lily Turf
	QJG	641	Ophiopogon japonicus / Mondo Grass
	TRA	381	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine

MISC

	PRAIRIE PLANTING	TBD	Prairie Planting
	SOD	TBD	Cynodon dactylon / Common Bermuda
	SEED MIX	TBD	Detention Pond and Slope Mix
	DG	TBD	Decomposed Granite
	STEEL EDGING	TBD	Steel Edging
	MULCH	TBD	Shredded Hardwood Mulch

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



GRAPHIC SCALE IN FEET
0 15 30 60

FOR REVIEW AND/OR BID PURPOSES ONLY.
NOT FOR CONSTRUCTION.

LANDSCAPE PLAN

FLOWER MOUND CENTER
PREPARED FOR
REGENCY CENTERS
TOWN OF FLOWER MOUND, TX

SHEET NUMBER
LP 1.01

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. No. 34546 Date 04/24/26

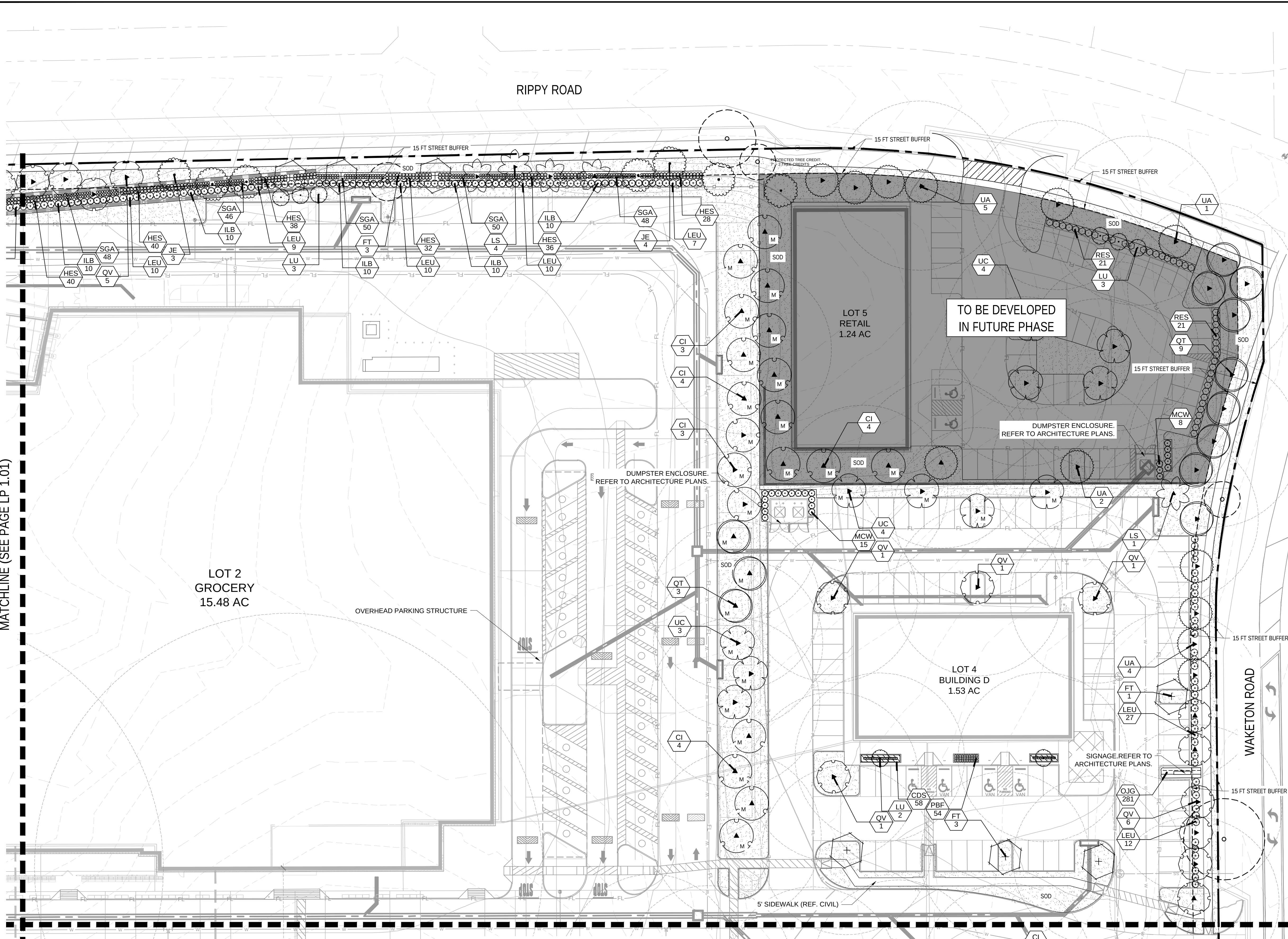
KHA PROJECT
067857012
DATE
06/05/2026
SCALE: AS SHOWN
DESIGNED BY: KAE
DRAWN BY: KAE
CHECKED BY: NEA

REVISIONS

No.	DATE	BY

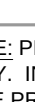
Page 39 of 109

MATCHLINE (SEE PAGE LP 1.01)



MATCHLINE (SEE PAGE LP 1.03)

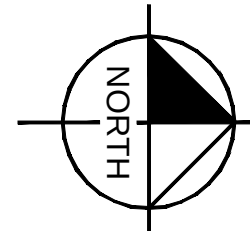
PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
TREES			
	CI	41	Carya illinoensis / Pecan
	FT	61	Fraxinus texensis / Texas Ash
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	QT	58	Quercus texana / Texas Red Oak
	QV	35	Quercus virginiana / Southern Live Oak
	TD	30	Taxodium distichum / Bald Cypress
	UA	51	Ulmus americana / American Elm
	UC	51	Ulmus crassifolia / Cedar Elm
ORNAMENTAL TREE			
	CO	5	Cercis canadensis 'Oklahoma' / Oklahoma Redbud
	IS	15	Ilex x attenuata 'Savannah' / Savannah Holly
	LN	6	Lagerstroemia x 'Natchez' / Crape Myrtle Natchez
	LU	13	Lagerstroemia x 'Tuskegee' / Crape Myrtle Tuskegee
SHRUBS			
	ABE	49	Abelia x grandiflora / Glossy Abelia
	AA2	17	Anisacanthus quadrifidus wrightii / Flame Acanthus
	ATB	30	Asclepias tuberosa / Butterfly Milkweed
	HAD	47	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
	HES	322	Hesperaloe parviflora / Red Yucca
	ILB	92	Ilex cornuta 'Burfordii' / Burford Holly
	ICH	119	Ilex cornuta 'Carissa' / Carissa Holly
	LEU	198	Leucophyllum frutescens / Texas Sage
	MDT	43	Malvaviscus drummondii / Turk's Cap
	MCW	149	Myrica cerifera / Wax Myrtle
	RES	131	Rhus virens / Evergreen Sumac
	RF	94	Rosa x 'Noare' / Flower Carpet Red Groundcover Rose
	SGA	615	Salvia greggii / Autumn Sage
GRASSES			
	MIS	162	Miscanthus sinensis / Dwarf Maiden Grass
	MSG	81	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
	MUH	21	Muhlenbergia capillaris / Pink Muhly
	NAS	91	Nassella tenuissima / Mexican Feather Grass
	PVS	20	Panicum virgatum / Switch Grass
	PBF	254	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass
	SLG	88	Schizachyrium scoparium / Little Bluestem Grass
GROUND COVERS			
	CDS	111	Carex divulsa / Berkeley Sedge
	LHG	1,273	Lantana x 'New Gold' / New Gold Lantana
	LEM	328	Liriope muscari 'Emerald Goddess' / Emerald Goddess Liriope
	LVT	2,216	Liriope muscari 'Variegata' / Variegated Lily Turf
	OJG	641	Ophiopogon japonicus / Mondo Grass
	TRA	381	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

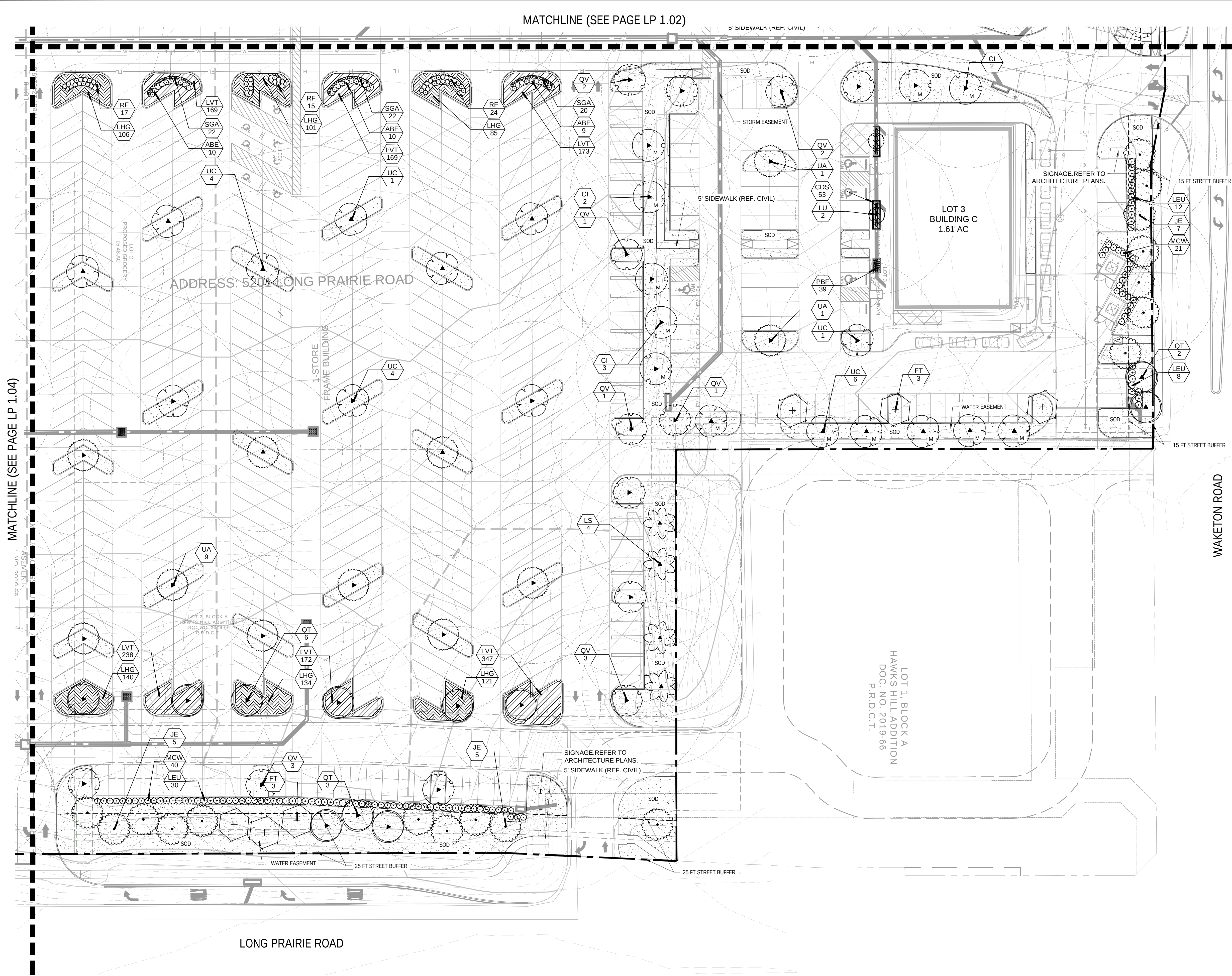
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



GRAPHIC SCALE IN FEET

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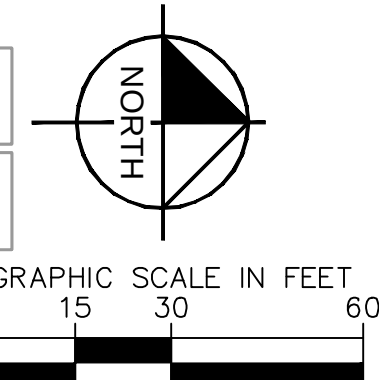
SHEET NUMBER		LP 1.02	
FLOWER MOUND CENTER PREPARED FOR REGENCY CENTERS TOWN OF FLOWER MOUND, TX		FOR REVIEW AND/OR BID PURPOSES ONLY. NOT FOR CONSTRUCTION. LANDSCAPE PLAN	
KHA PROJECT 067857012		DATE 06/05/2026	
SCALE: AS SHOWN DESIGNED BY: KAE		DRAWN BY: KAE	
CHECKED BY: NEA		FOR REVIEW ONLY Not for construction or permit purposes Kimley»Horn P.L.A. _____ NIKOLAUS B. ADAMS L.A. No. _____ 3404 Date _____ 06/04/25	
Kimley»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928		No. _____ REVISIONS _____ DATE _____ BY _____	



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CI	41	Carya illinoensis / Pecan
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	QT	58	Quercus texana / Texas Red Oak
	QV	35	Quercus virginiana / Southern Live Oak
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	UA	51	Ulmus americana / American Elm
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	LN	6	Lagerstroemia x 'Natchez' / Crape Myrtle Natchez
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	AA2	17	Anisacanthus quadrifidus wrightii / Flame Acanthus
	ATB	30	Asclepias tuberosa / Butterfly Milkweed
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	ILB	92	Ilex cornuta 'Burfordii' / Burford Holly
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	LEU	198	Leucophyllum frutescens / Texas Sage
	MDT	43	Malvaviscus drummondii / Turk's Cap
	MCW	149	Myrica cerifera / Wax Myrtle
	RES	131	Rhus virens / Evergreen Sumac
	RF	94	Rosa x 'Noare' / Flower Carpet Red Groundcover Rose
	SGA	615	Salvia greggii / Autumn Sage
GRASSES			
	MIS	162	Miscanthus sinensis / Dwarf Maiden Grass
	MSG	61	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
	MUH	21	Muhlenbergia capillaris / Pink Muhly
	NAS	91	Nassella tenuissima / Mexican Feather Grass
	PVS	20	Panicum virgatum / Switch Grass
	PBF	254	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass
	SLG	88	Schizachyrium scoparium / Little Bluestem Grass
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	LHG	1,273	Lantana x 'New Gold' / New Gold Lantana
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	LVT	2,216	Liriope muscari 'Variegata' / Variegated Lily Turf
	OJG	641	Ophiopogon japonicus / Mondo Grass
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MISC			
	PRAIRIE PLANTING	TBD	Prairie Planting
	SOD	TBD	Cynodon dactylon / Common Bermuda
	SEED MIX	TBD	Detention Pond and Slope Mix
	DG	TBD	Decomposed Granite
	STEEL EDGING	TBD	Steel Edging
	MULCH	TBD	Shredded Hardwood Mulch

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
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FOR REVIEW AND/OR BID PURPOSES ONLY. NOT FOR CONSTRUCTION.

LANDSCAPE PLAN

FLOWER MOUND CENTER
PREPARED FOR
REGENCY CENTERS
TOWN OF FLOWER MOUND, TX

SHEET NUMBER
LP 1.03

KIMLEY-HORN

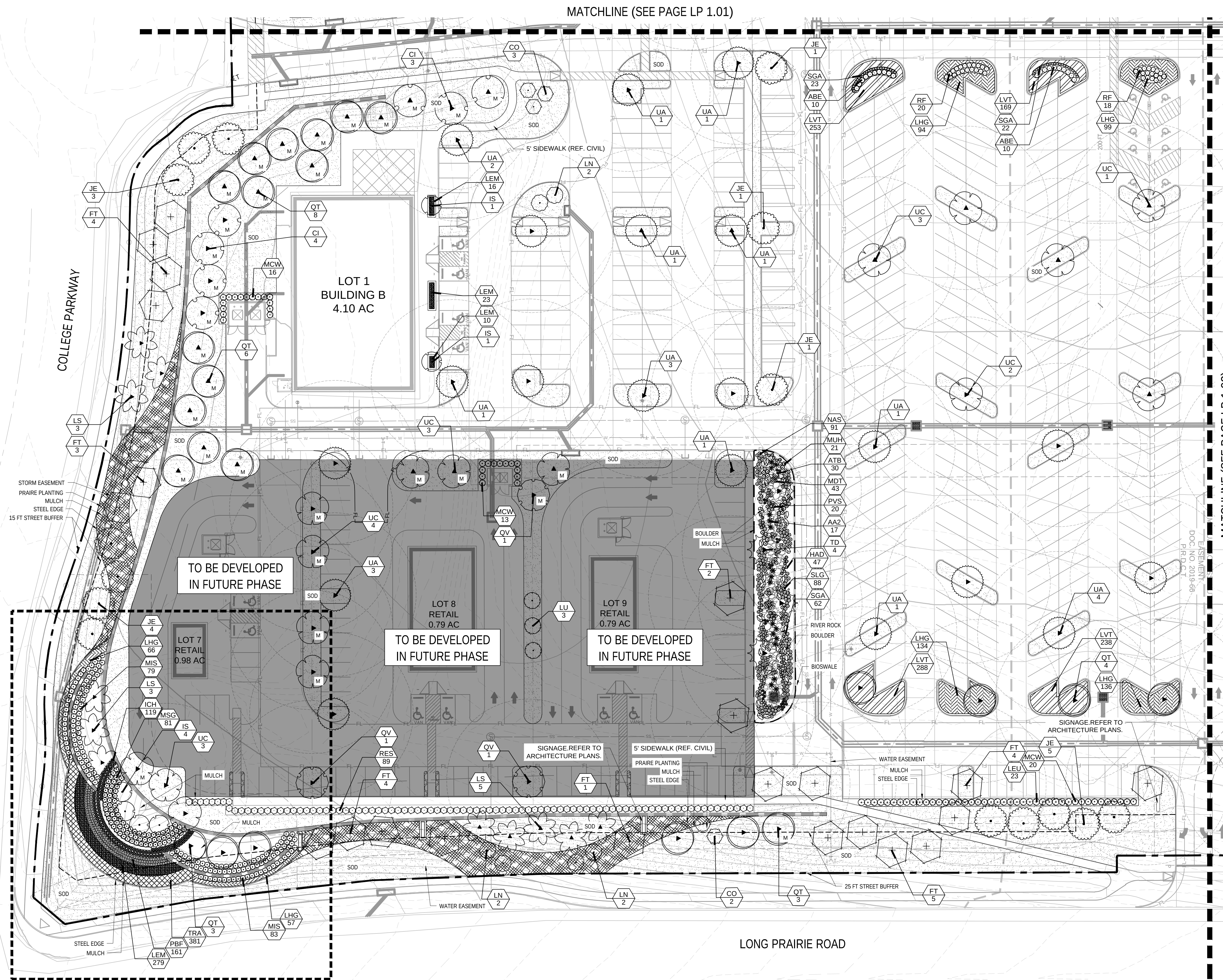
2026 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3660
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

DATE

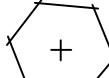
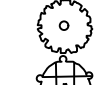
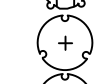
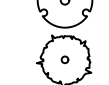
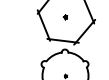
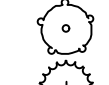
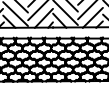
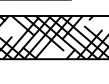
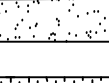
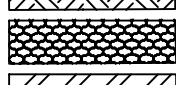
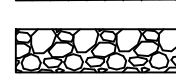
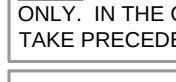
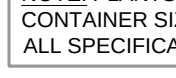
REVISIONS

BY

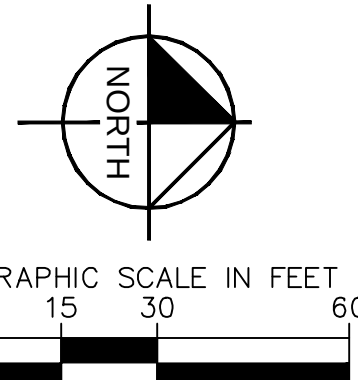


REF. SHEET LP 2.01 FOR
CORNER ENTRY EXHIBIT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CI	41	Carya illinoensis / Pecan
	FT	61	Fraxinus texensis / Texas Ash
	JE	62	Juniperus virginiana / Eastern Red Cedar
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	QT	58	Quercus texana / Texas Red Oak
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	SEED MIX	TBD	Detention Pond and Slope Mix
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	STEEL EDGING	TBD	Steel Edging
	MULCH	TBD	Shredded Hardwood Mulch

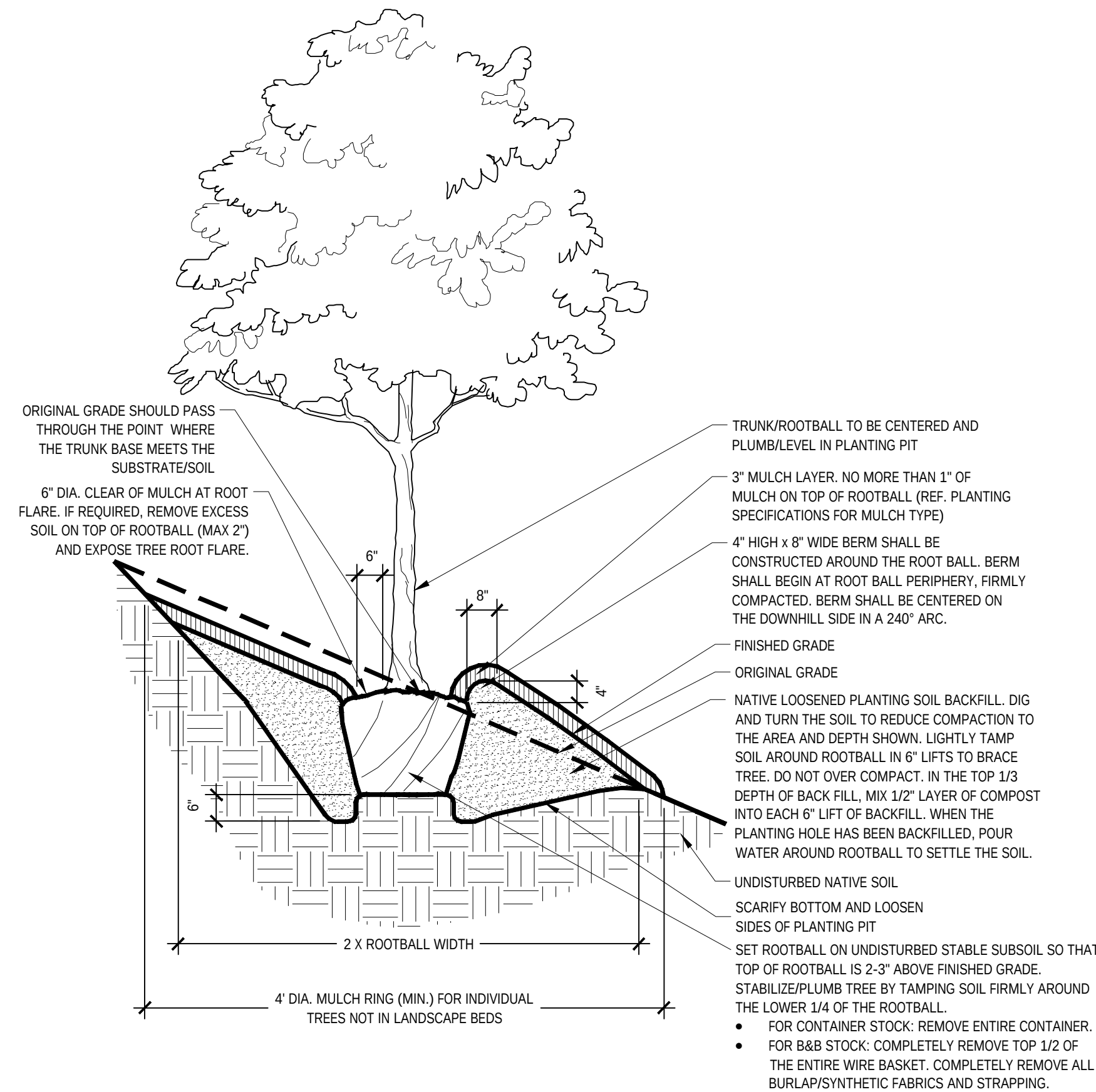
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



LP 1.04 SHEET NUMBER		FLOWER MOUND CENTER PREPARED FOR REGENCY CENTERS TOWN OF FLOWER MOUND, TX		FOR REVIEW AND/OR BID PURPOSES ONLY. NOT FOR CONSTRUCTION. LANDSCAPE PLAN		KHA PROJECT 067857012 DATE 06/05/2026 SCALE: AS SHOWN DESIGNED BY: KAE DRAWN BY: KAE CHECKED BY: NBA		FOR REVIEW ONLY Not for construction or permit purposes Kimley»Horn P.L.A. NIKOLAUS & ADAMS L.A. No. 3401 Date 04/24/26		Kimley»Horn 2026 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928		No. REVISIONS DATE BY	
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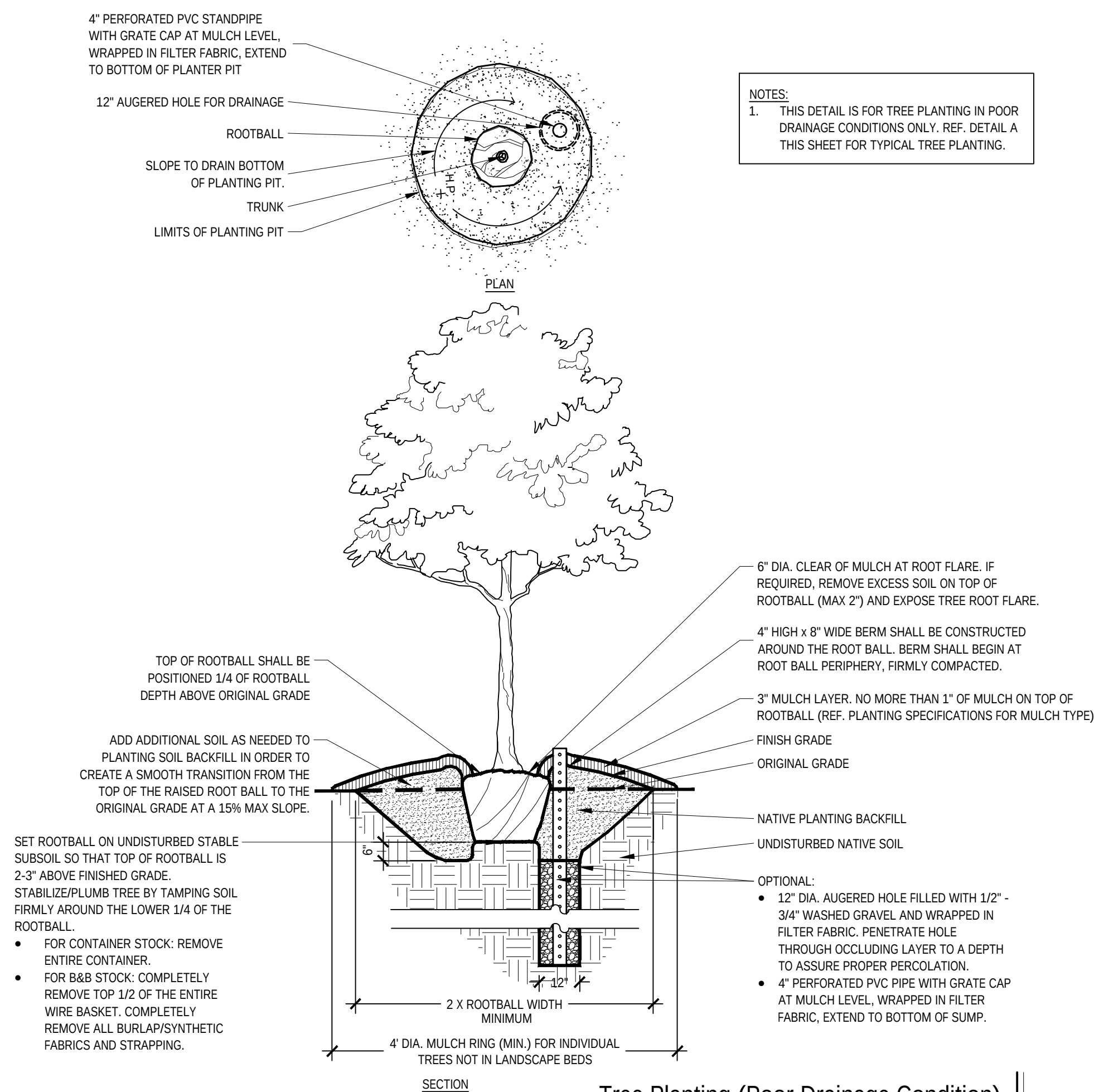
NOTES:

1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.



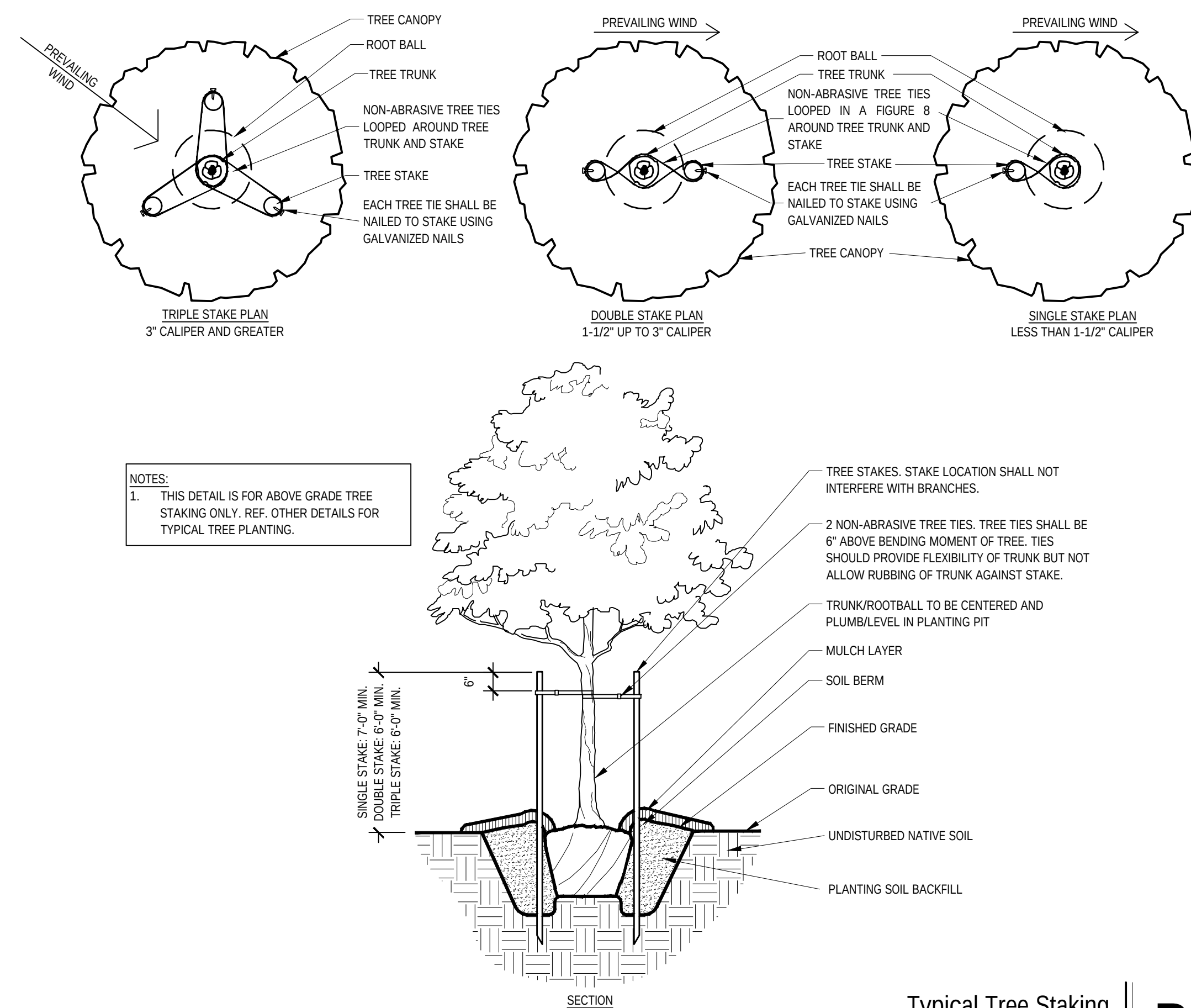
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS



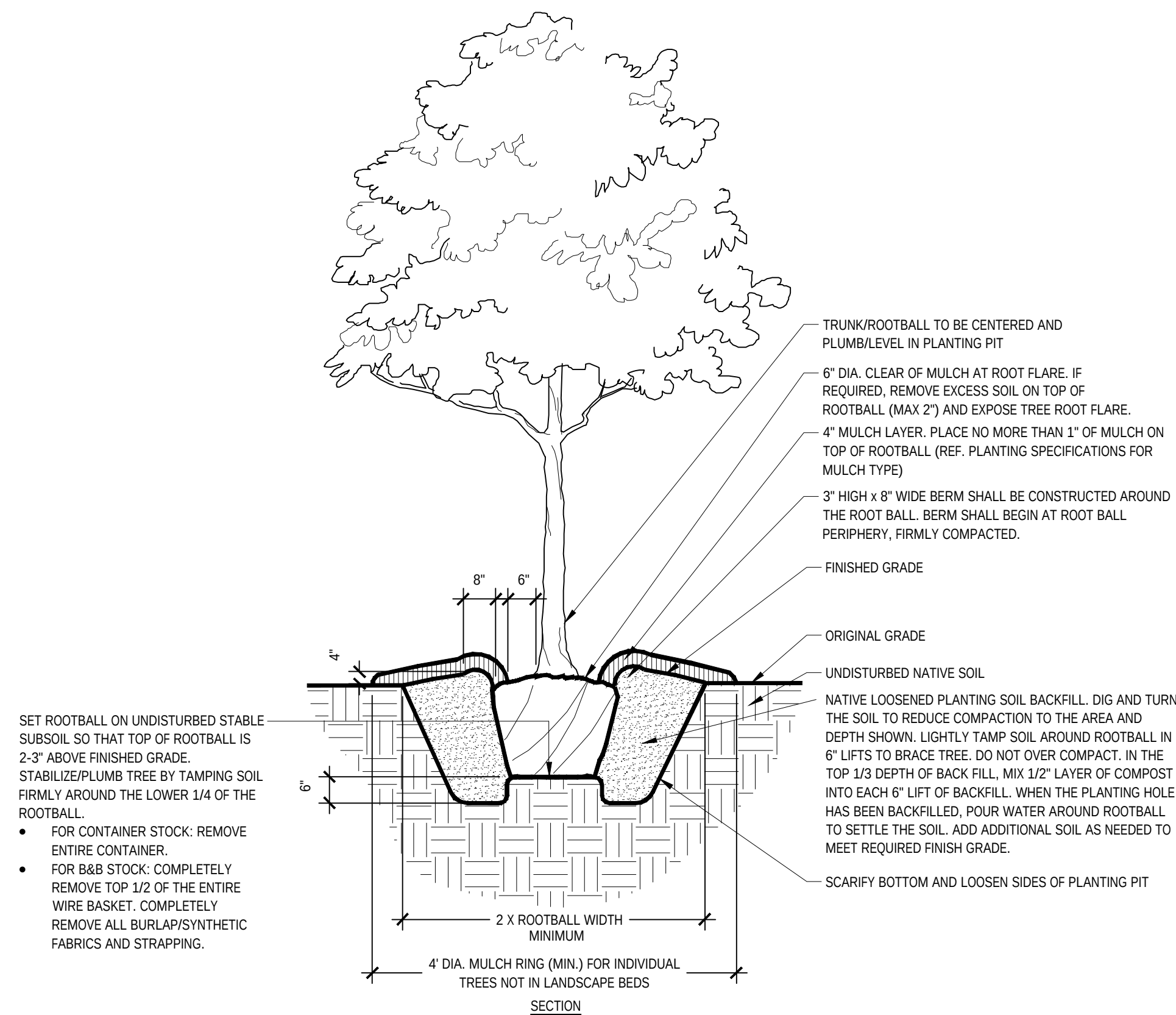
Tree Planting (Poor Drainage Condition)

Scale: NTS



Typical Tree Staking

Scale: NTS



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

[illegible]

Kimley»»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes

Kimley»Horn

P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 04/24/25

KHA PROJECT 067857012
DATE 06/05/2026
SCALE: AS SHOWN
DESIGNED BY: KAE
DRAWN BY: KAE
CHECKED BY: NBA

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NOT FOR CONSTRUCTION.

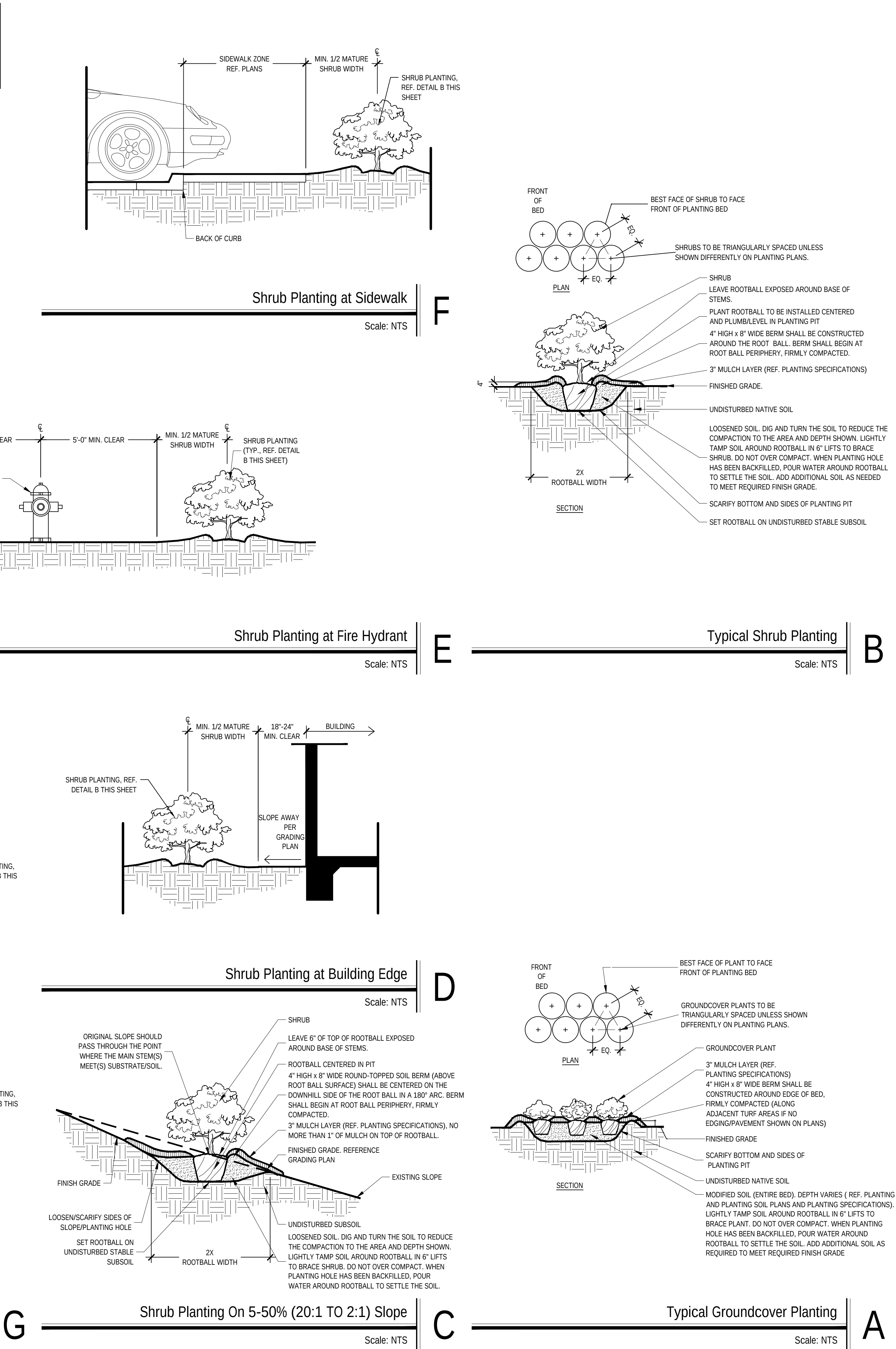
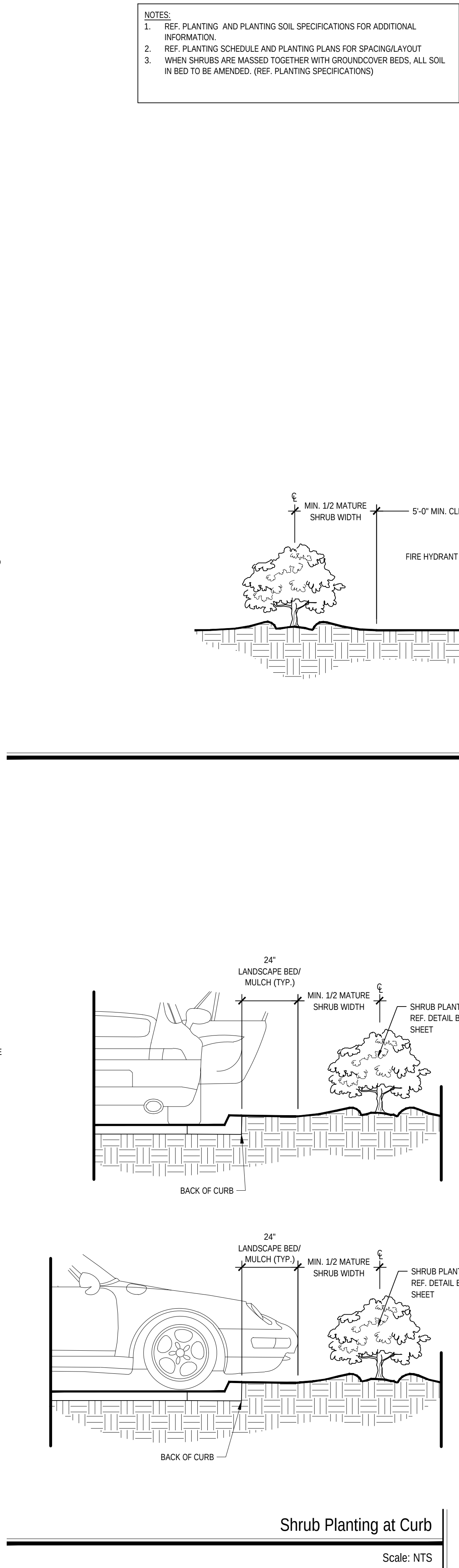
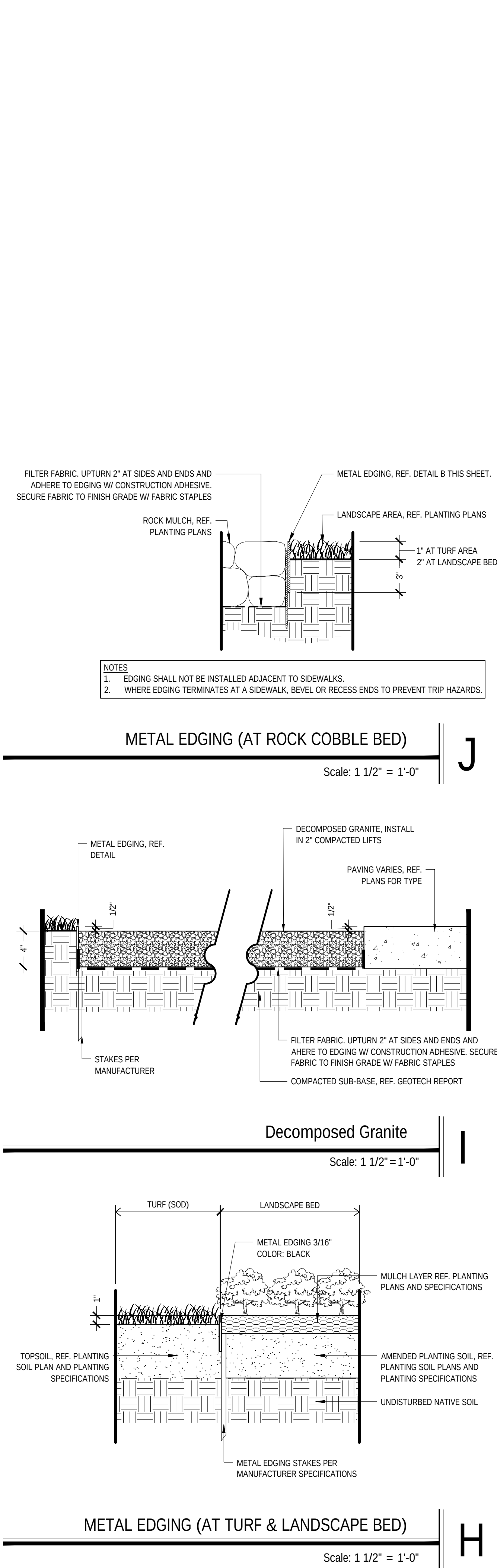
LANDSCAPE DETAILS

FLOWER MOUND CENTER
PREPARED FOR
REGENCY CENTERS
TOWN OF FLOWER MOUND, TX

SHEET NUMBER

LP 3.01

A



KHA PROJECT 067857012		DATE 06/05/2026		SCALE: AS SHOWN		DESIGNED BY: KAE		DRAWN BY: KAE		CHECKED BY: NEA	
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LANDSCAPE DETAILS											
FLOWER MOUND CENTER PREPARED FOR REGENCY CENTERS TOWN OF FLOWER MOUND, TX											
SHEET NUMBER LP 3.02											

Kimley-Horn

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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3680
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

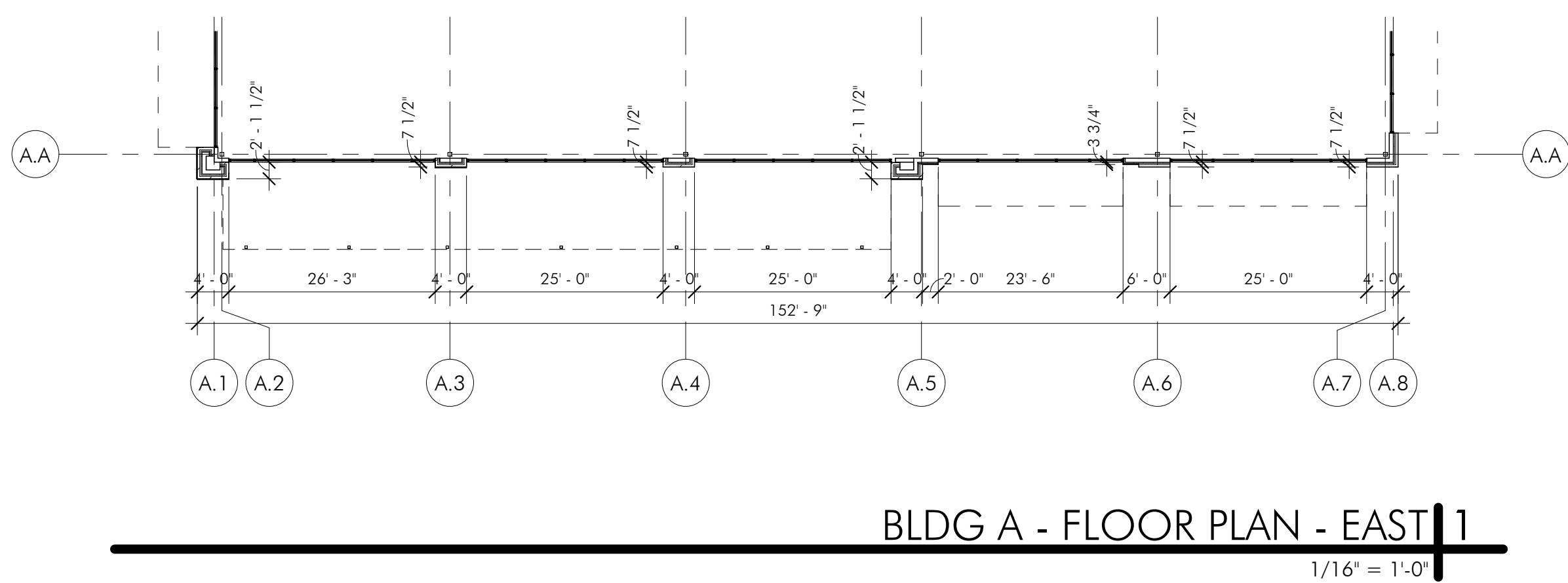
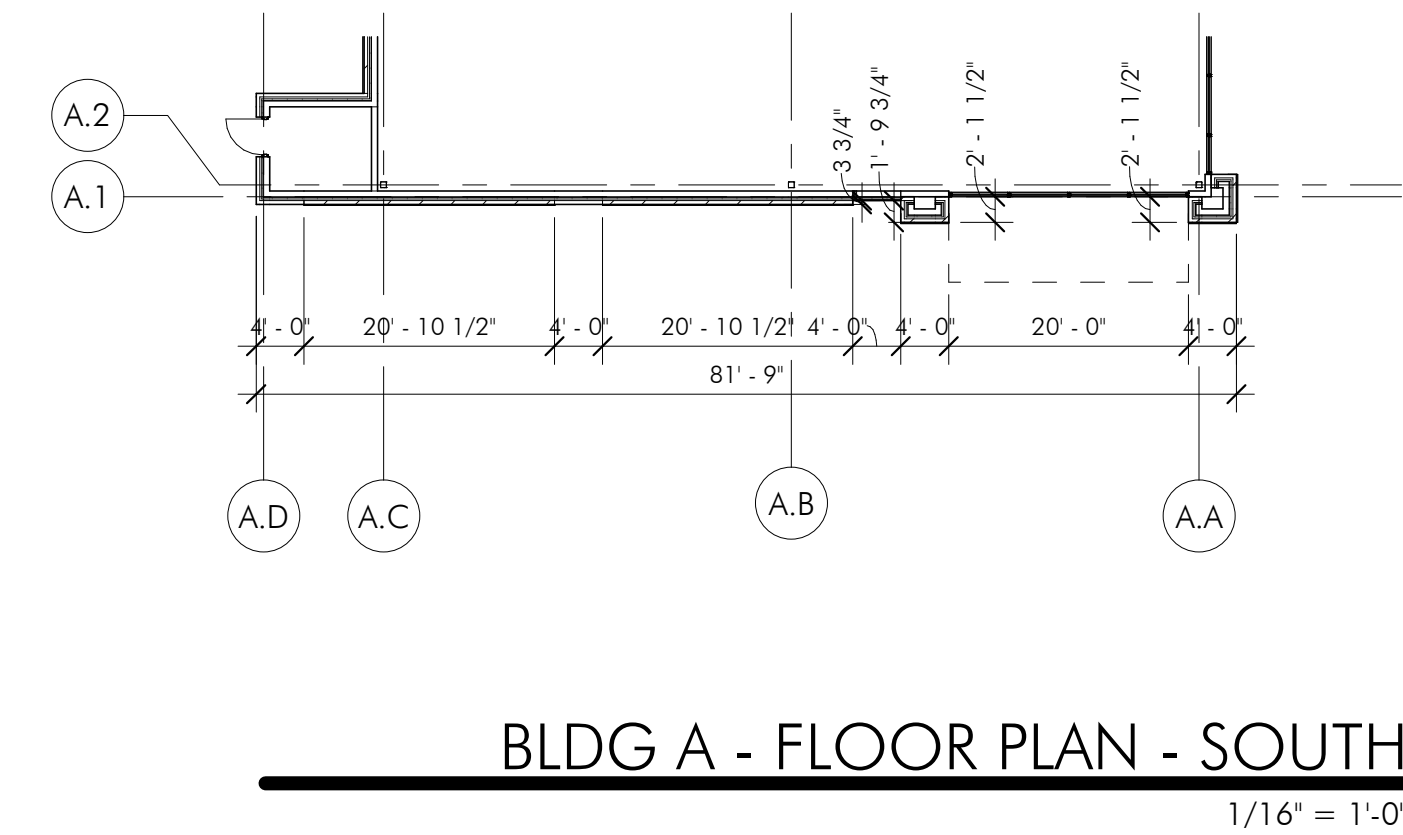
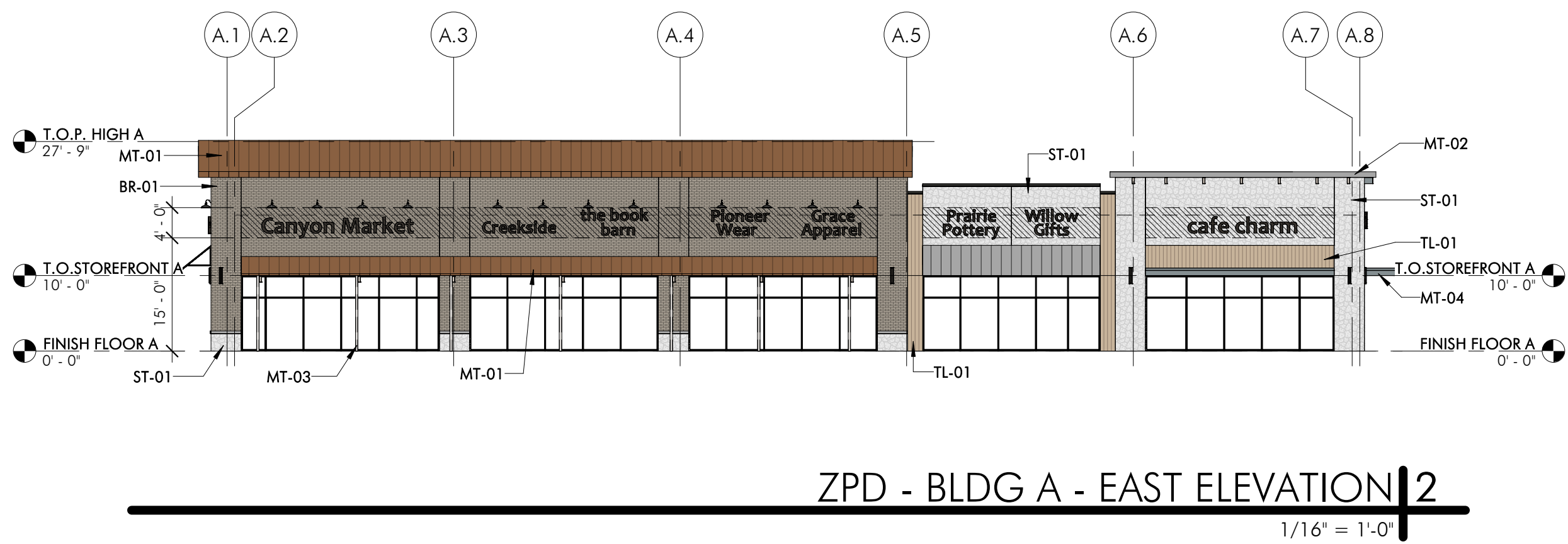
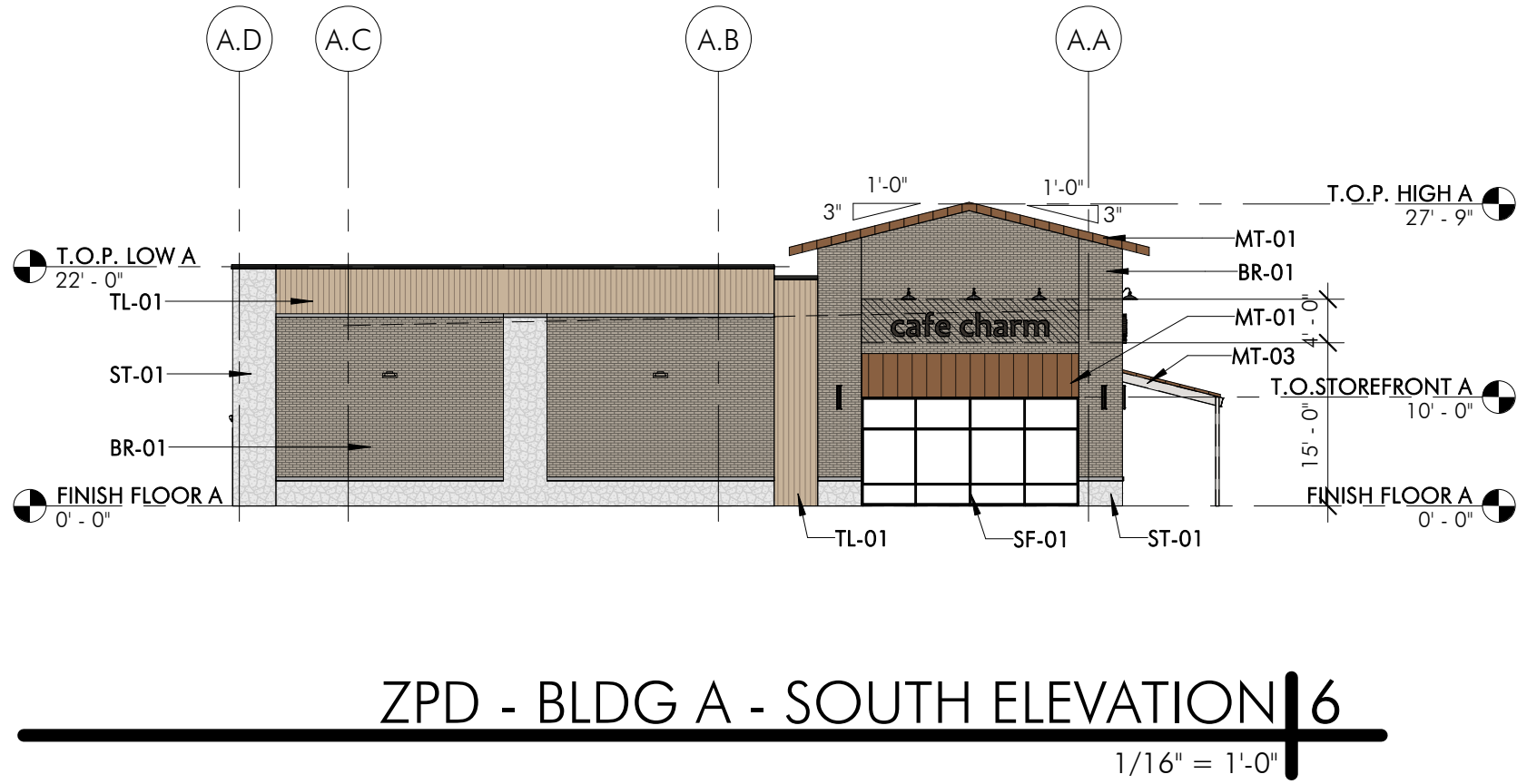
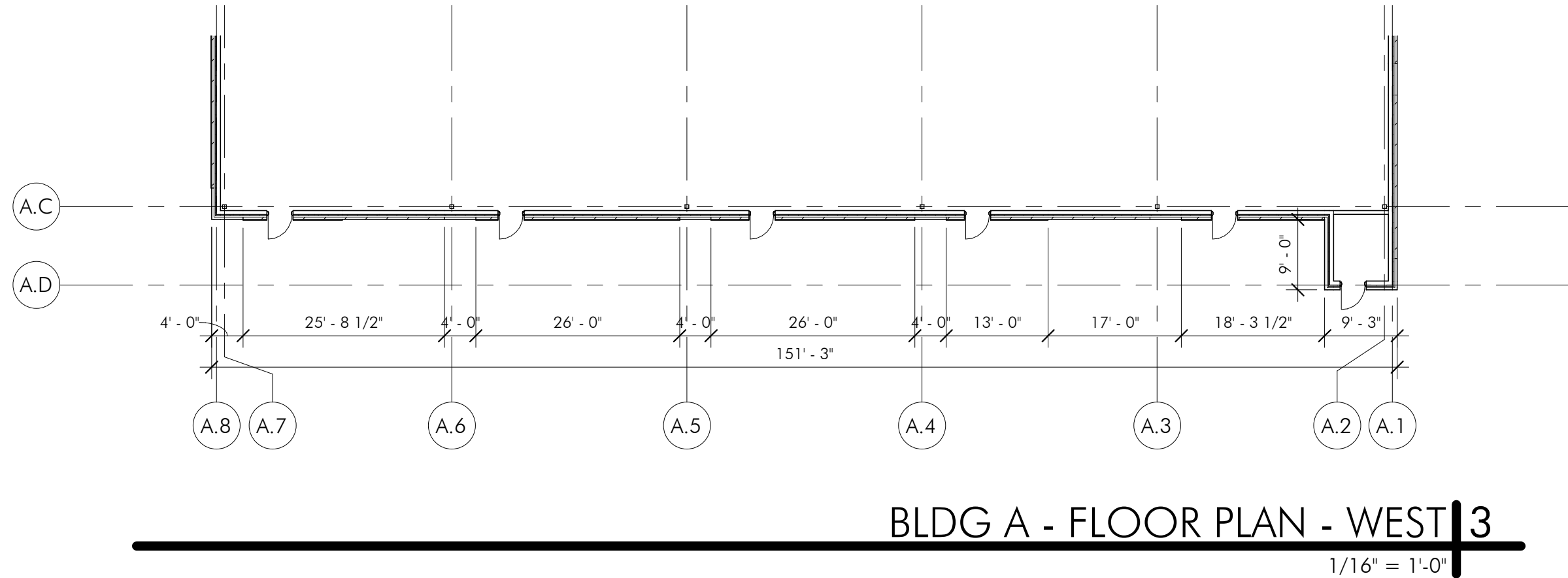
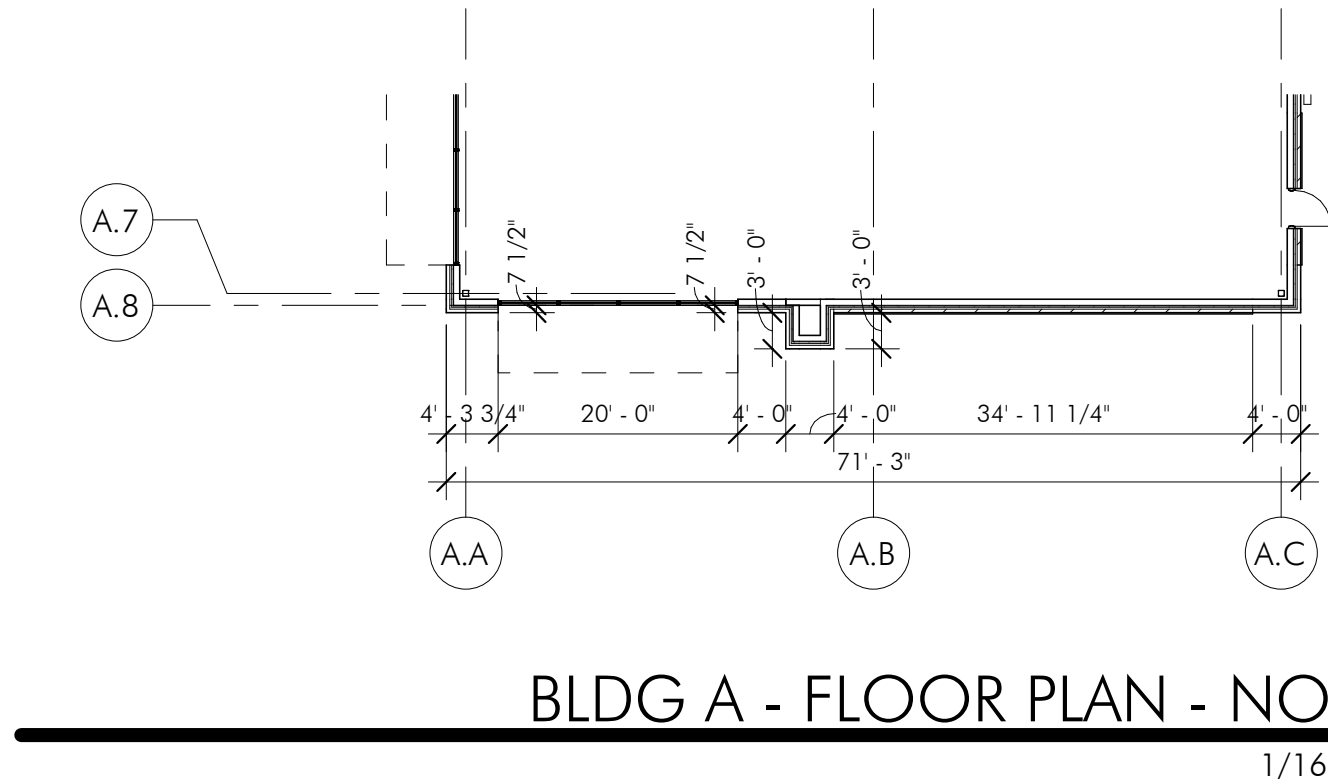
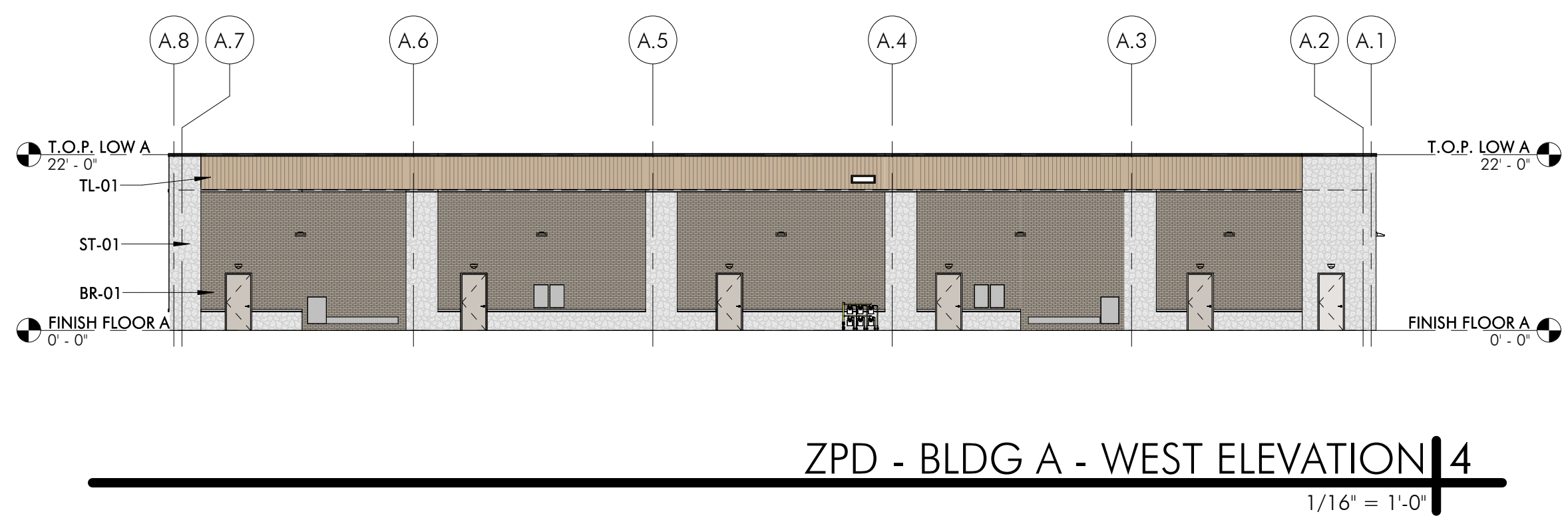
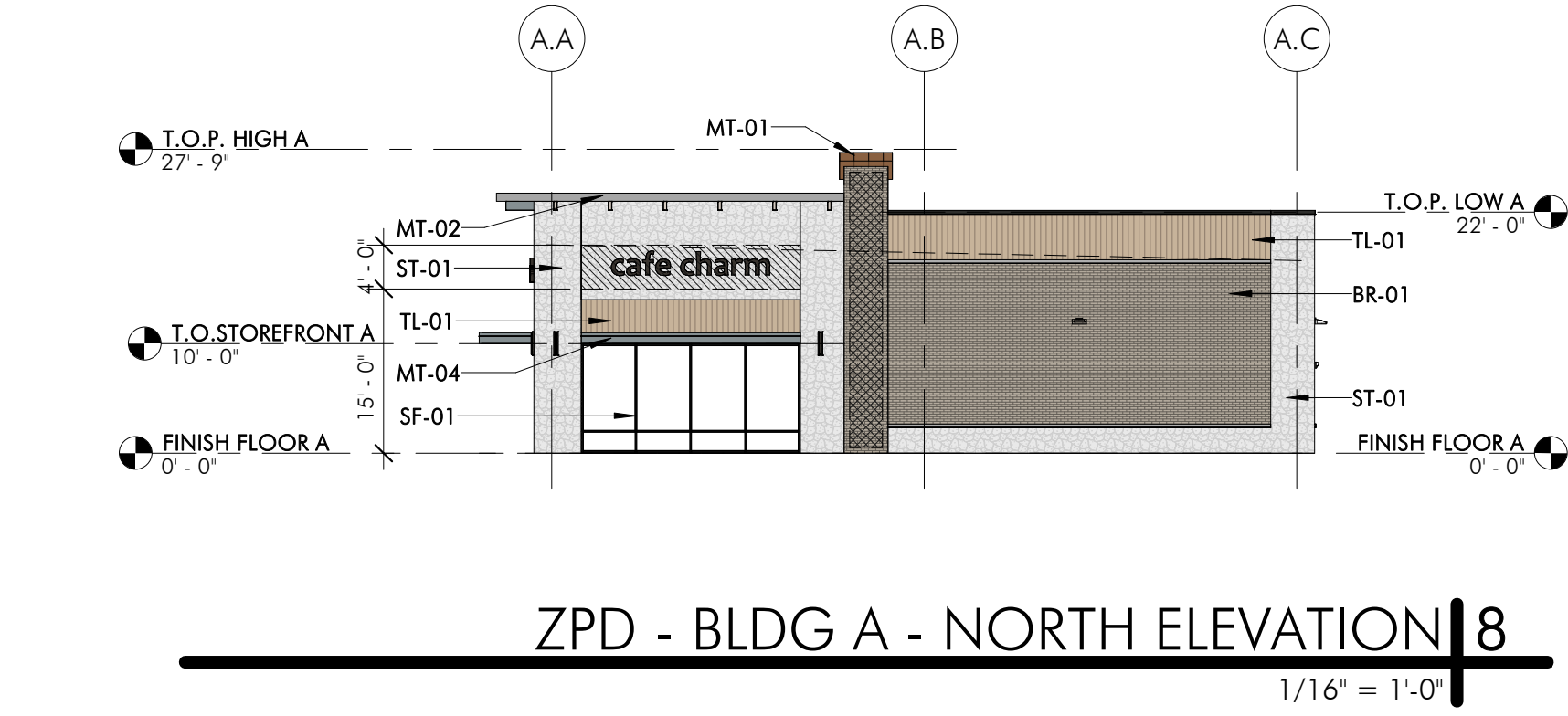
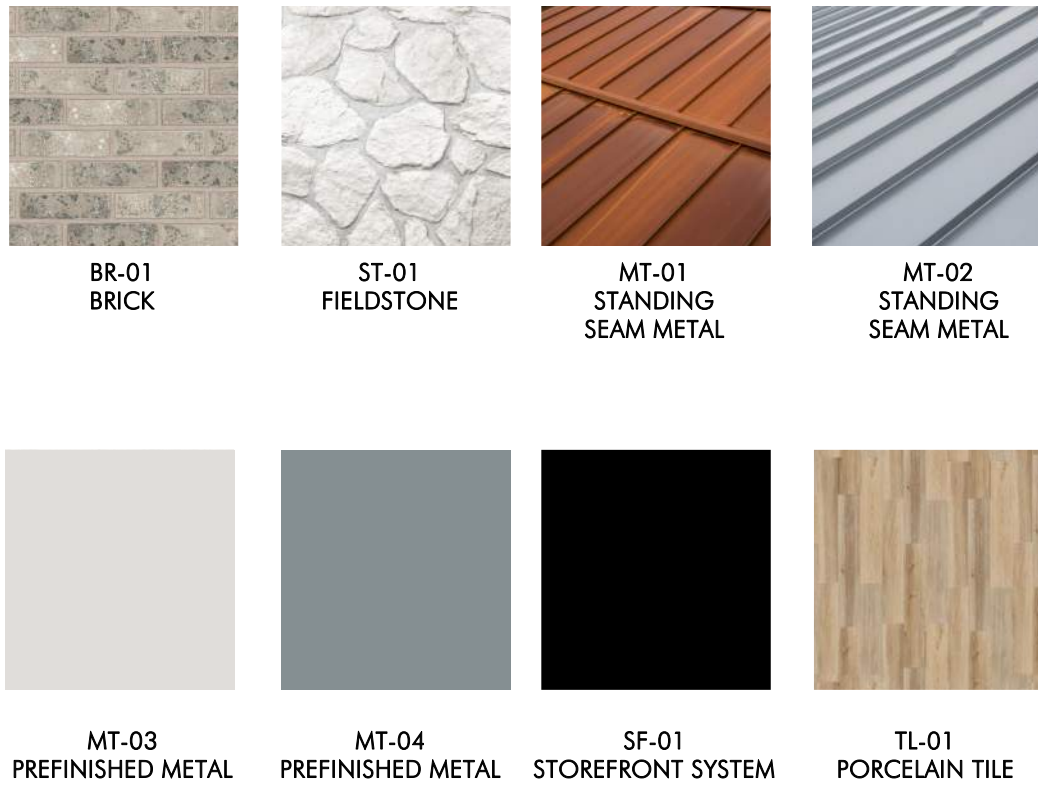
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NOTES:
ANY EXTERNAL ELECTRICAL PANEL WILL BE PAINTED / TEXTURED
TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

ELEVATION MATERIAL CALCULATION - BUILDING A					
		SOUTH FACADE	NORTH FACADE	EAST FACADE	WEST FACADE
1	Total Facade S.F.	1877.77 s.f.	1604.11 s.f.	3475.87 s.f.	3294.41 s.f.
2	Facade S.F. (exclusive of doors & windows)	1677.77 s.f.	1404.11 s.f.	2228.37 s.f.	3151.08 s.f.
3	Doors and Windows S.F.	200 s.f.	200 s.f.	1247.5 s.f.	143.33 s.f.
4	Primary Masonry totals (Min. 80%)	1406.15 s.f. and 58.3% of 2	1180.19 s.f. and 84.1% of 2	2045.21 s.f. and 91.7% of 2	2583.3 s.f. and 82.0% of 2
	Brick s.f. (as applicable)	1101.84 s.f. and 65.7% of 2	617.04 s.f. and 44% of 2	1316.58 s.f. and 59.1% of 2	1783.76 s.f. and 56.6% of 2
	Stone s.f. (as applicable)	304.31 s.f. and 18.1% of 2	563.15 s.f. and 40.1% of 2	728.63 s.f. and 32.6% of 2	799.54 s.f. and 25.4% of 2
	Stucco s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.	0 s.f.
	Tilt Wall s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.	0 s.f.
5	Secondary Masonry totals (max. 20%)	271.63 s.f. and 16.2% of 2	223.86 s.f. and 15.9% of 2	183.14 s.f. and 8.2% of 2	568.48 s.f. and 18.0% of 2
	EIFS s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.	0 s.f.
	Hardiplank s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.	0 s.f.
	Tiles s.f. (as applicable)	271.63 s.f. and 16.2% of 2	223.86 s.f. and 15.9% of 2	183.14 s.f. and 8.2% of 2	568.48 s.f. and 18.0% of 2

-  Hatch area indicates future tenant wall signs
-  Hatch area denotes shopping center branding artwork

MATERIALS LEGEND



ISSUE	DATE	DESCRIPTION

bdg
architecture
+planning
boucher design group

Boucher Design Group, LLC
Members A.I.A.
6802 Mapleridge Street, Suite 200
Bellaire, Texas 77401
Tel. 713.785.3644
www.bdgap.com

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BOUCHER, REGISTERED
ARCHITECT, TEXAS NO.
14291, EXPIRES 05-31-26

LONG PRAIRIE ROAD & WAKETON ROAD

BUILDING A
FLOWER MOUND, TX

REGENCY CENTER, LP

3200 KIRBY DR, SUITE 900
HOUSTON, TX 77098

DATE	06/05/26
PROJECT NO.	2405400
DRAWN BY	YZ
CHECKED BY	NN

CONCEPTUAL
ELEVATIONS -
COLOR

AA900
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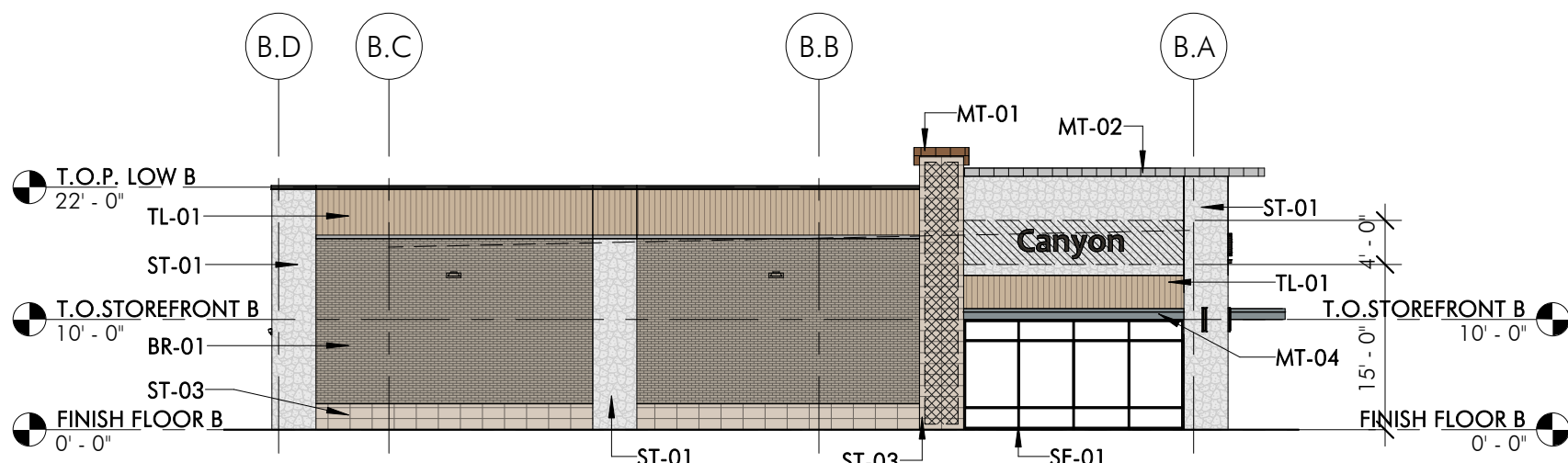
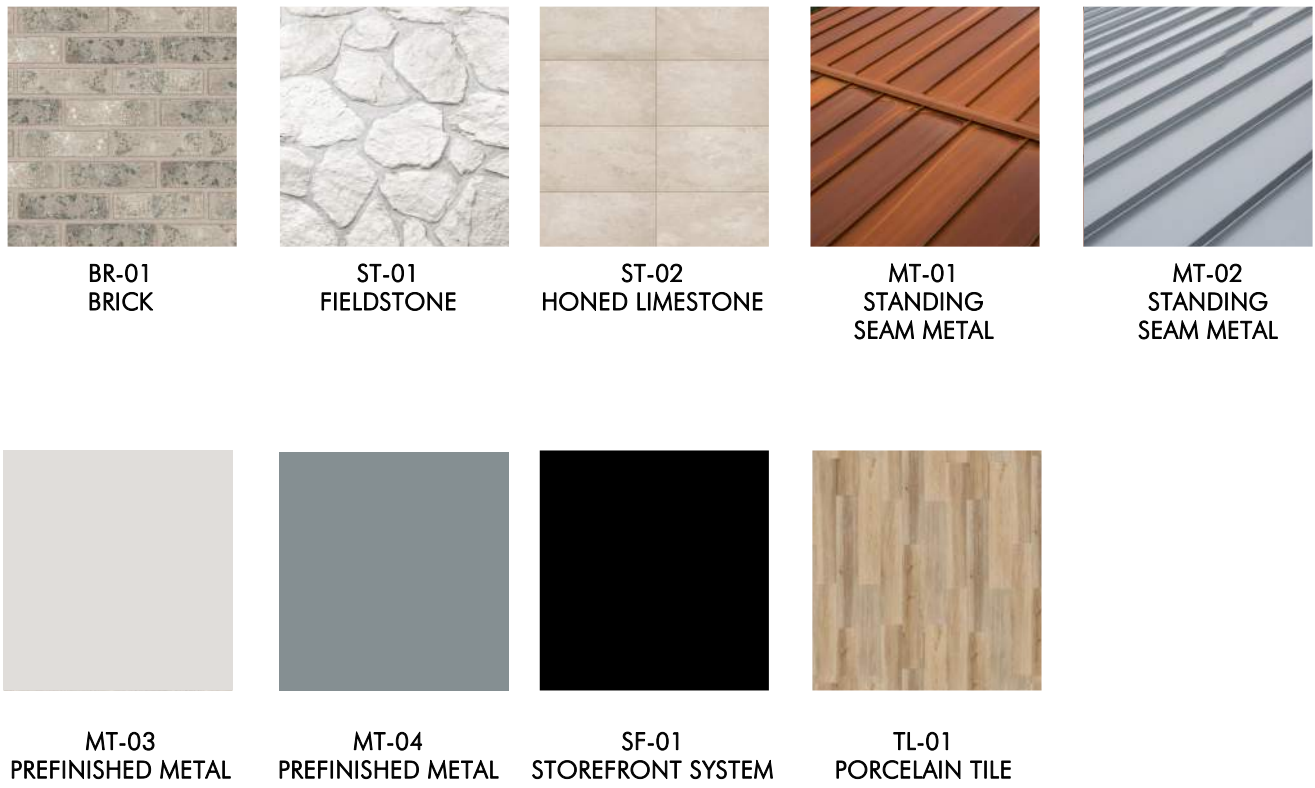
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NOTES:
ANY EXTERNAL ELECTRICAL PANEL WILL BE PAINTED / TEXTURED
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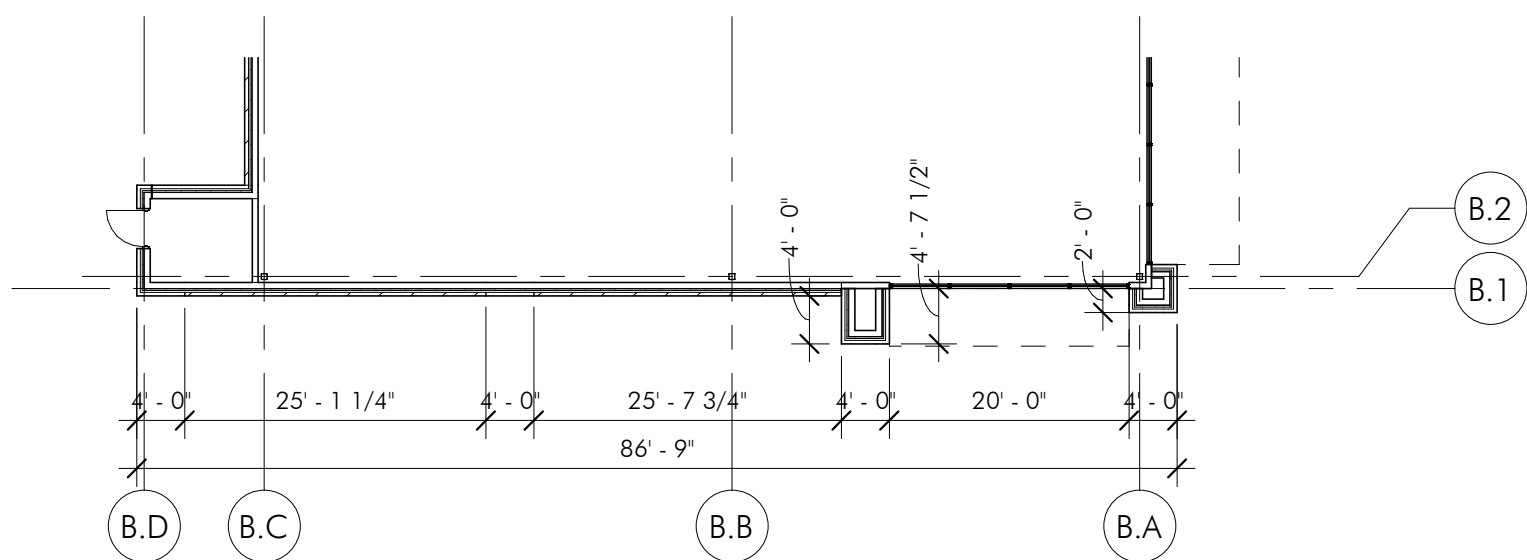
ELEVATION MATERIAL CALCULATION - BUILDING B				
		SOUTH FACADE	NORTH FACADE	EAST FACADE
1	Total Façade S.F.	2783.56 s.f.	2901 s.f.	1931.02 s.f.
2	Façade S.F. (exclusive of doors & windows)	2616.34 s.f.	1881 s.f.	1731.02 s.f.
3	Doors and Windows S.F.	167.22 s.f.	1020 s.f.	200 s.f.
4	Primary Masonry totals (Min. 80%)	2128.3 s.f. and 81.4% of 2	1541.84 s.f. and 82% of 2	1425.48 s.f. and 82.4% of 2
	Brick s.f. (as applicable)	1582.78 s.f. and 60.5% of 2	871.84 s.f. and 46.3% of 2	761.25 s.f. and 44% of 2
	Stone s.f. (as applicable)	545.52 s.f. and 20.9% of 2	670 s.f. and 35.6% of 2	664.23 s.f. and 38.4% of 2
	Stucco s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
	Tilt Wall s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
5	Secondary Masonry totals (max. 20%)	488.04 s.f. and 18.7% of 2	339.12 s.f. and 18% of 2	305.54 s.f. and 17.7% of 2
	EIFS s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
	Hardiplank s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
	Tiles s.f. (as applicable)	488.04 s.f. and 18.7% of 2	339.12 s.f. and 18% of 2	305.54 s.f. and 17.7% of 2

-  Hatch area indicates future tenant wall signs
-  Hatch area denotes shopping center branding artwork

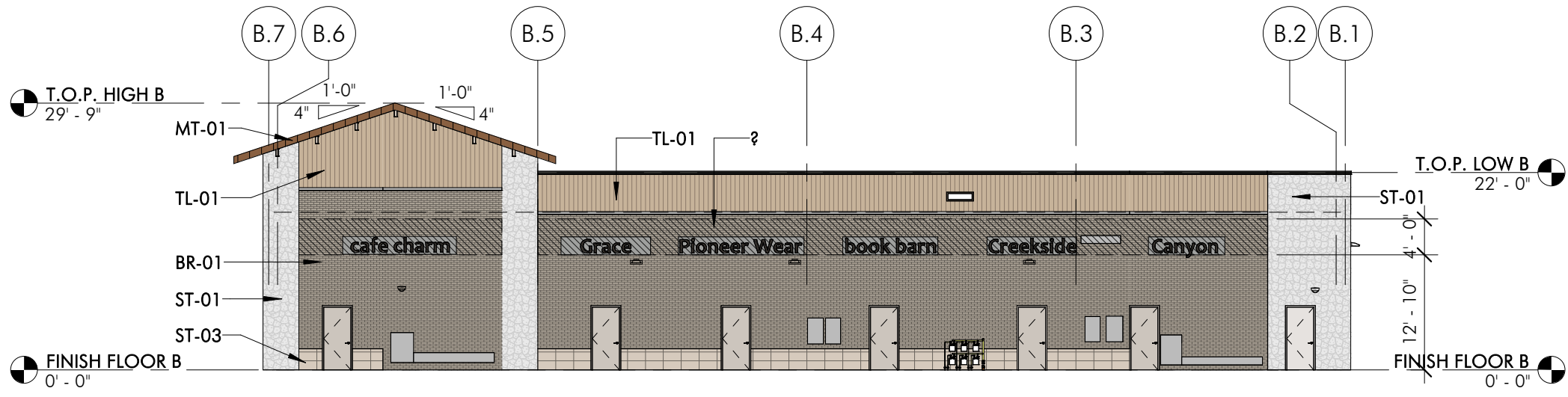
MATERIALS LEGEND



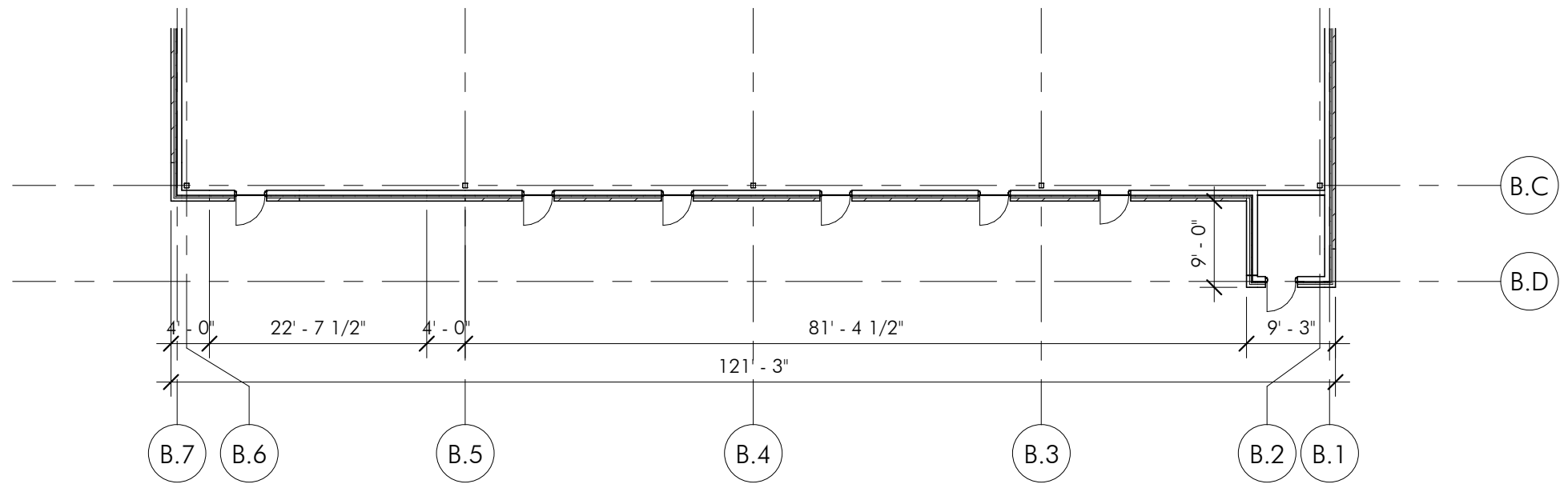
ZPD - BLDG B - EAST ELEVATION|8
1/16" = 1'-0"



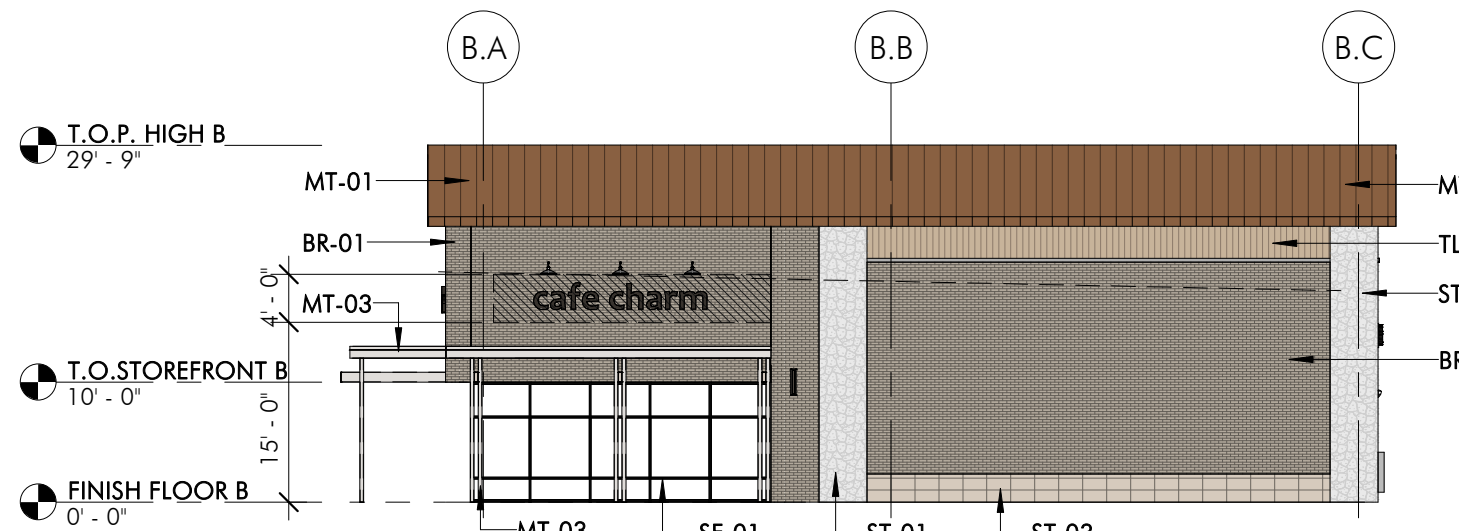
BLDG B - FLOOR PLAN - EAST|7
1/16" = 1'-0"



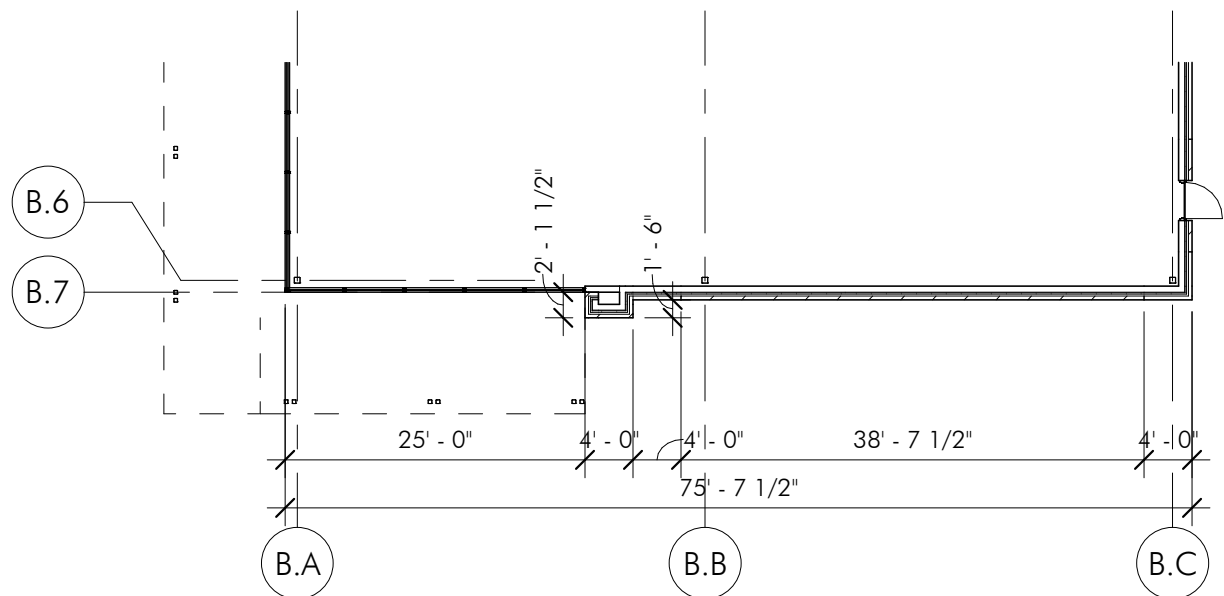
ZPD - BLDG B - SOUTH ELEVATION|4
1/16" = 1'-0"



BLDG B - FLOOR PLAN - SOUTH|3
1/16" = 1'-0"



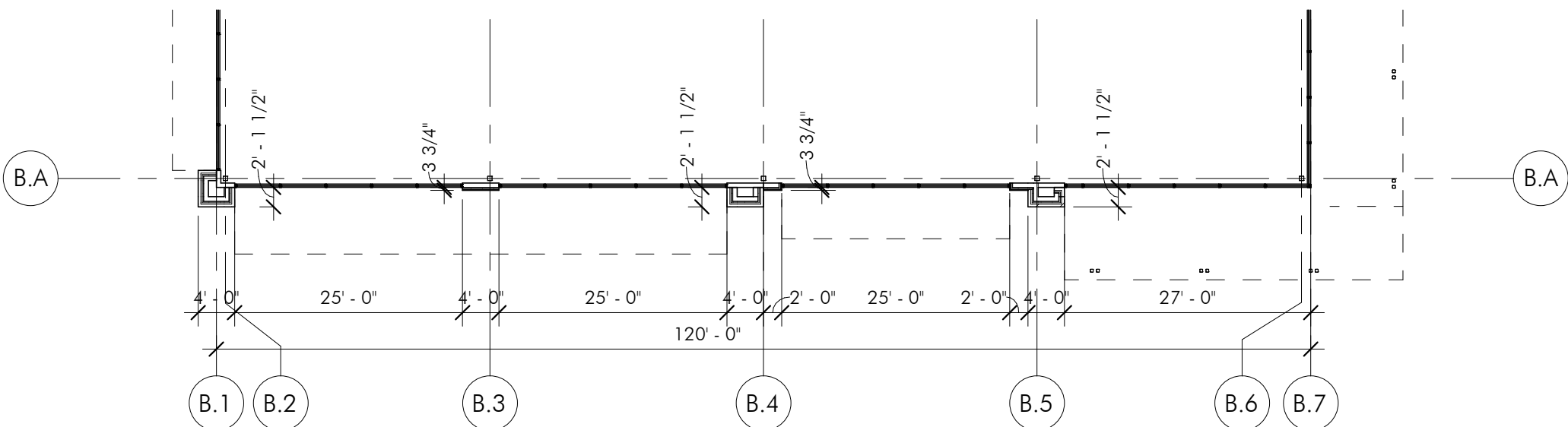
ZPD - BLDG B - WEST ELEVATION|6
1/16" = 1'-0"



BLDG B - FLOOR PLAN - WEST|5
1/16" = 1'-0"



ZPD - BLDG B - NORTH ELEVATION|2
1/16" = 1'-0"



BLDG B - FLOOR PLAN - NORTH|1
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION



Boucher Design Group, LLC
Members A.I.A.
6802 Mapleridge Street, Suite 200
Bellaire, Texas 77401
Tel. 713.785.3644
www.bdgap.com

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ARCHITECT, TEXAS NO.
14291, EXPIRES 05-31-26

LONG PRAIRIE ROAD &
WAKETON ROAD

BUILDING B
FLOWER MOUND, TEXAS

REGENCY CENTER, LP

3200 KIRBY DR, SUITE 900
HOUSTON, TX 77098

DATE	06/05/26
PROJECT NO.	2405400
DRAWN BY	YZ
CHECKED BY	NN

CONCEPTUAL
ELEVATIONS -
COLOR

AB900
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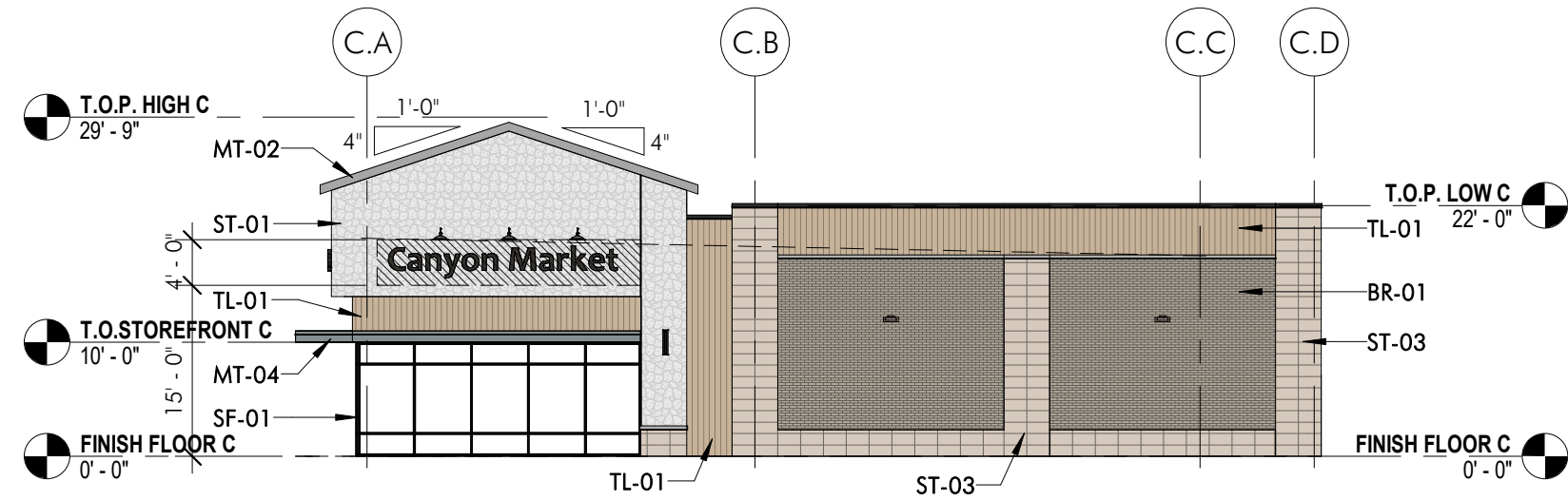
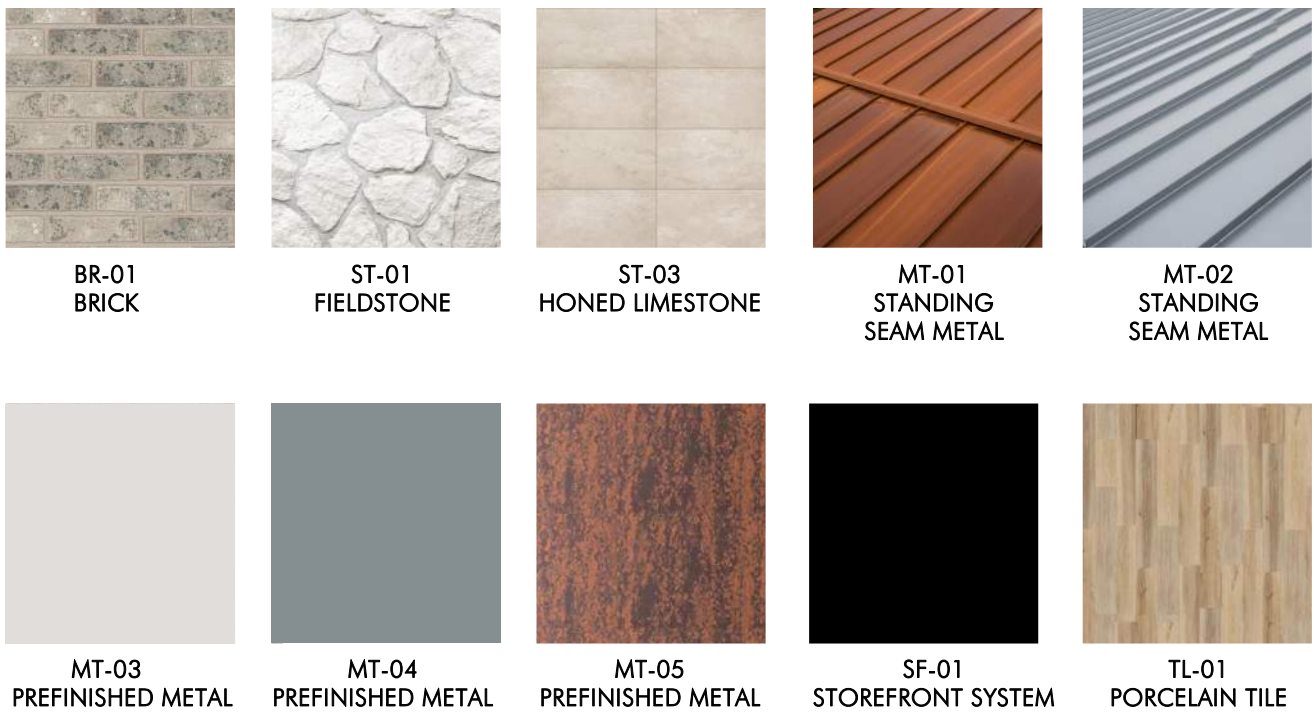
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NOTES:
ANY EXTERNAL ELECTRICAL PANEL WILL BE PAINTED / TEXTURED
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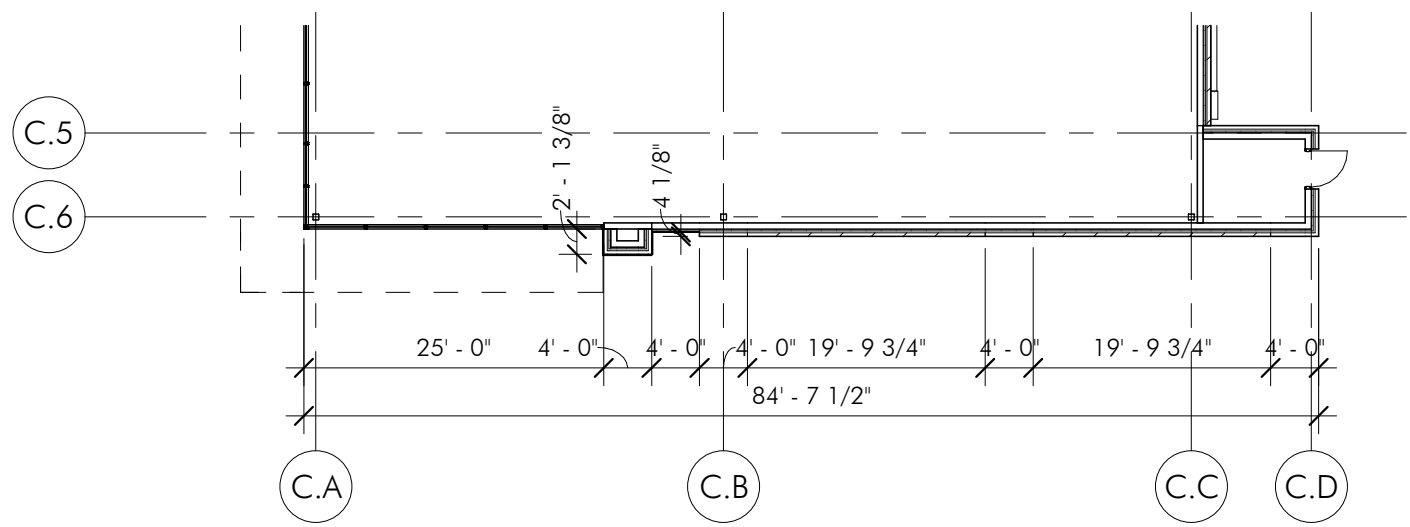
ELEVATION MATERIAL CALCULATION - BUILDING C				
		SOUTH FACADE	NORTH FACADE	EAST FACADE
1	Total Façade S.F.	2782.74 s.f.	2671.75 s.f.	1986.21 s.f.
2	Façade S.F. (exclusive of doors & windows)	1811.49 s.f.	2552.31 s.f.	1736.21 s.f.
3	Doors and Windows S.F.	971.25 s.f.	119.44 s.f.	250 s.f.
4	Primary Masonry totals (Min. 80%)	1462.73 s.f. and 80.7% of 2	2087.75 s.f. and 81.8% of 2	1389 s.f. and 80% of 2
	Brick s.f. (as applicable)	846.48 s.f. and 46.7% of 2	1590.73 s.f. and 62.3% of 2	600 s.f. and 43.2% of 2
	Stone s.f. (as applicable)	616.25 s.f. and 34% of 2	497.02 s.f. and 19.5% of 2	789 s.f. and 56.8% of 2
	Stucco s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
	Tilt Wall s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
5	Secondary Masonry totals (max. 20%)	308.77 s.f. and 17% of 2	464.56 s.f. and 18.2% of 2	347.21 s.f. and 20% of 2
	EIFS s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
	Hardiplank s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
	Tiles s.f. (as applicable)	308.77 s.f. and 17% of 2	464.56 s.f. and 18.2% of 2	347.21 s.f. and 20% of 2

 Hatch area indicates future tenant wall signs

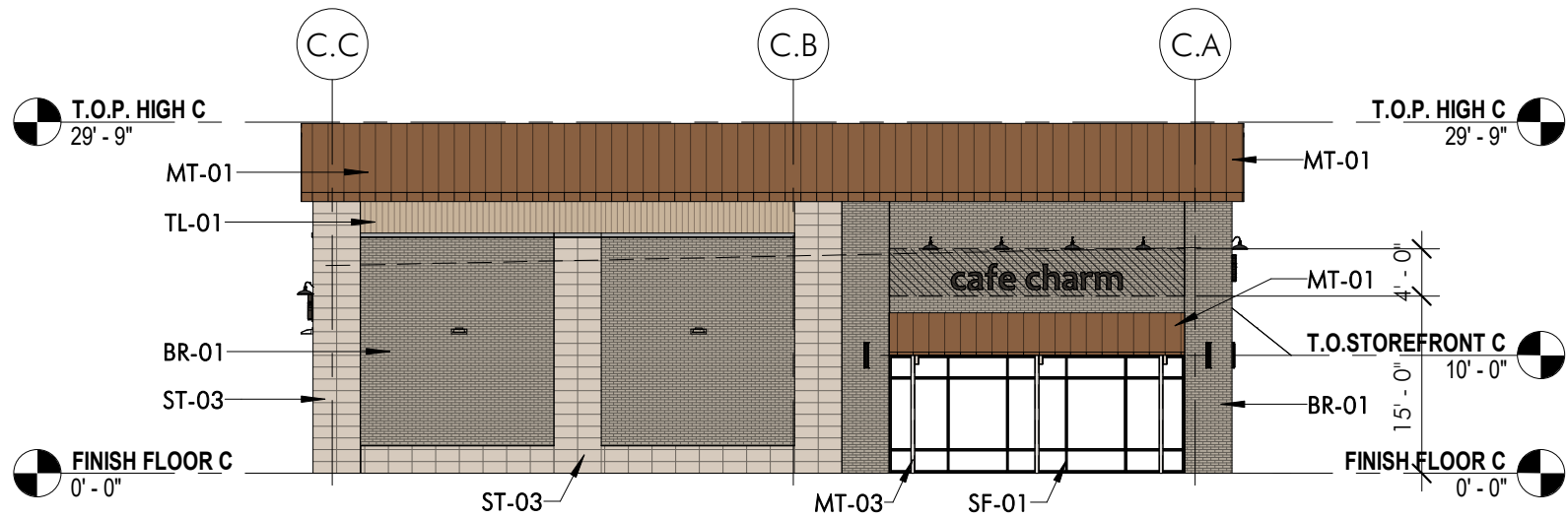
MATERIALS LEGEND



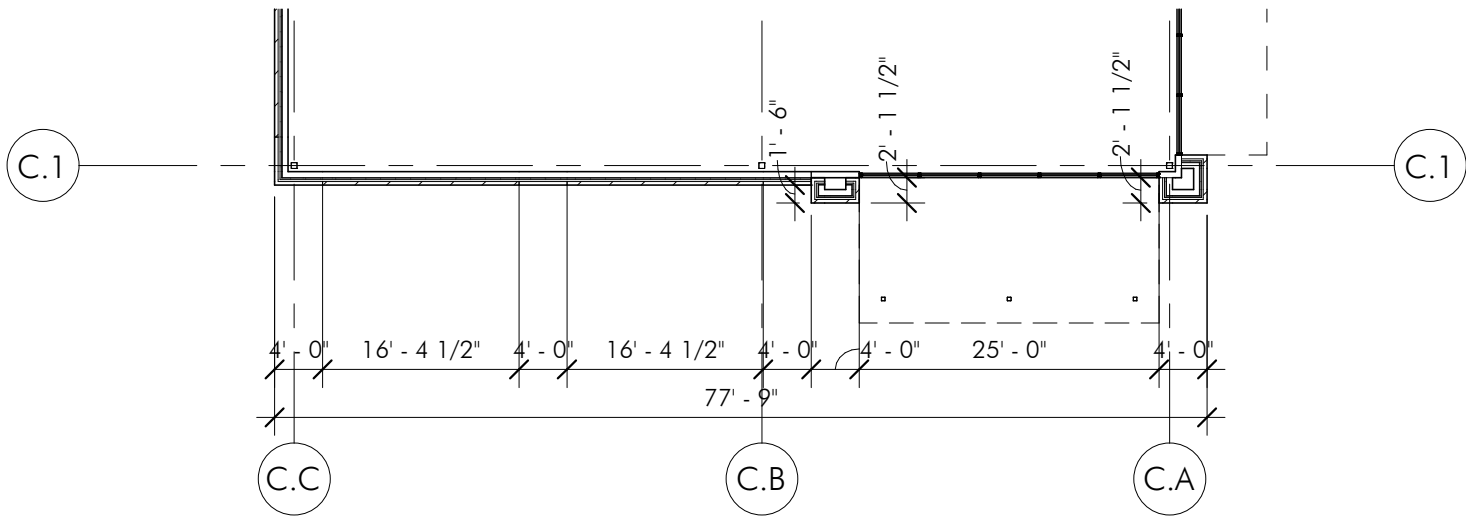
BLDG C - EAST ELEVATION | 8
1/16" = 1'-0"



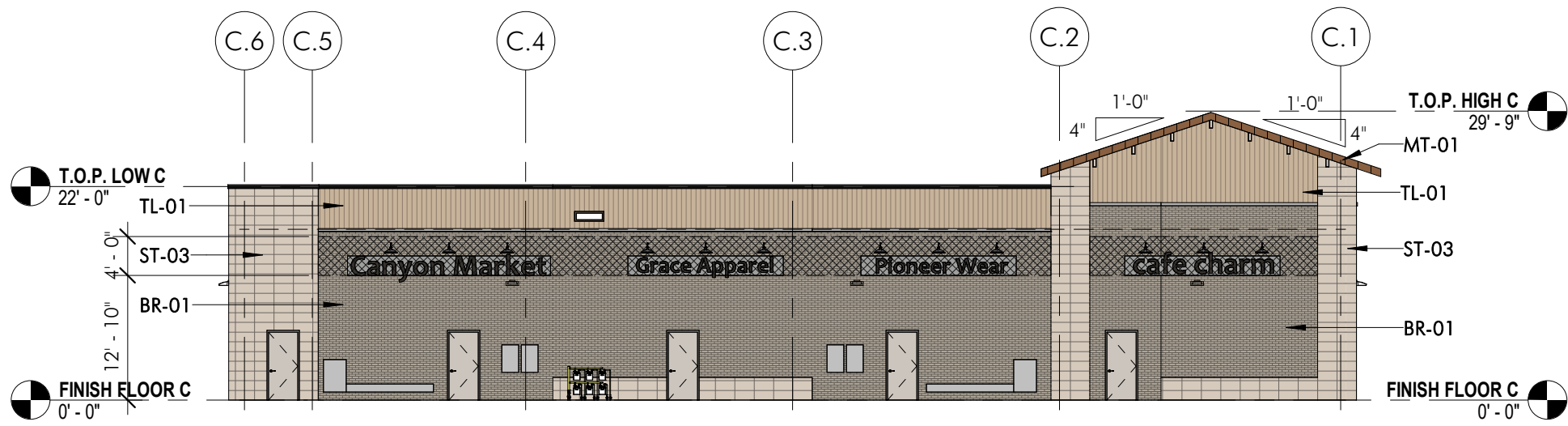
BLDG C - FLOOR PLAN - EAST | 7
1/16" = 1'-0"



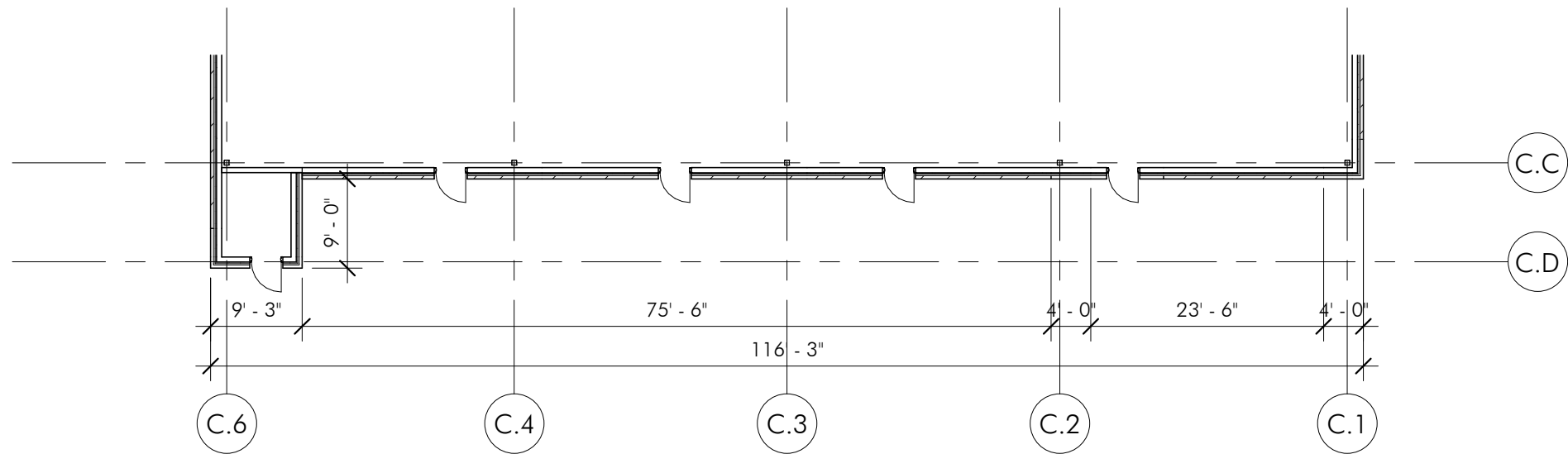
BLDG C - WEST ELEVATION | 6
1/16" = 1'-0"



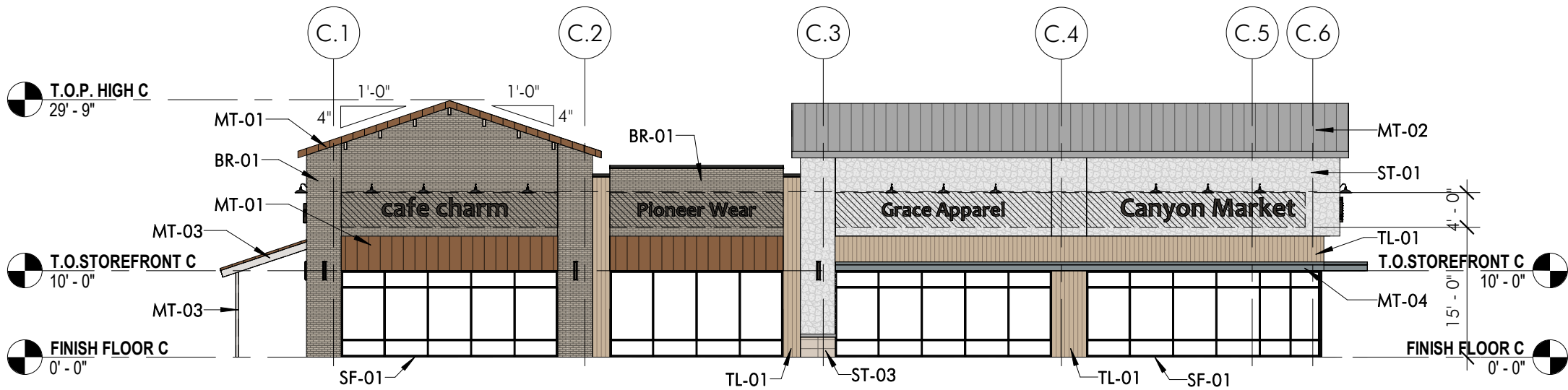
BLDG C - FLOOR PLAN - WEST | 5
1/16" = 1'-0"



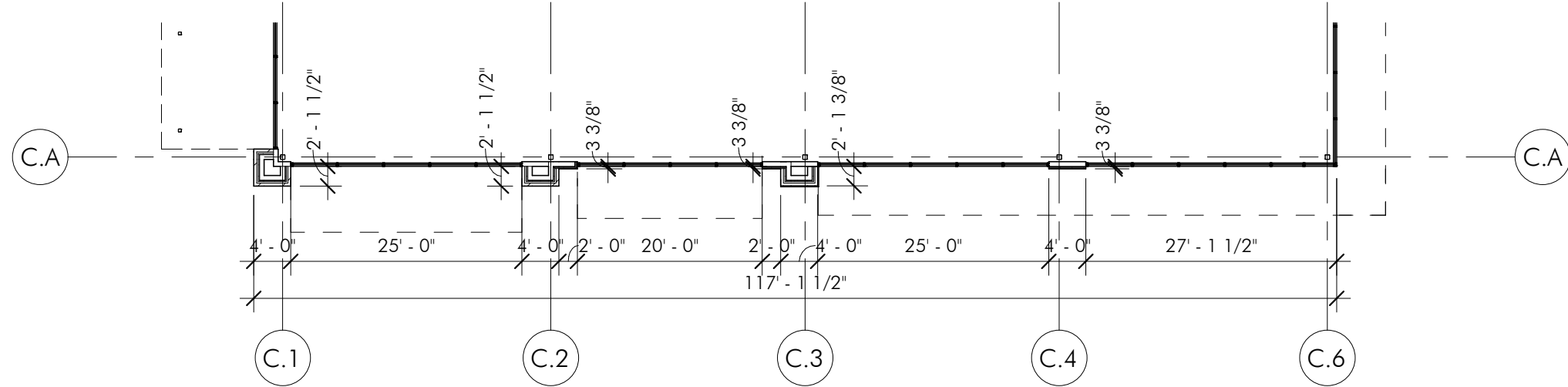
BLDG C - NORTH ELEVATION | 4
1/16" = 1'-0"



BLDG C - FLOOR PLAN - NORTH | 3
1/16" = 1'-0"



BLDG C - SOUTH ELEVATION | 2
1/16" = 1'-0"



BLDG C - FLOOR PLAN - SOUTH | 1
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION



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LONG PRAIRIE ROAD &
WAKETON ROAD

BUILDING C
FLOWER MOUND, TEXAS

REGENCY CENTER, LP

3200 KIRBY DR, SUITE 900
HOUSTON, TX 77098

DATE	06/05/26
PROJECT NO.	2405400
DRAWN BY	YZ
CHECKED BY	NN

CONCEPTUAL
ELEVATIONS -
COLOR

AC900
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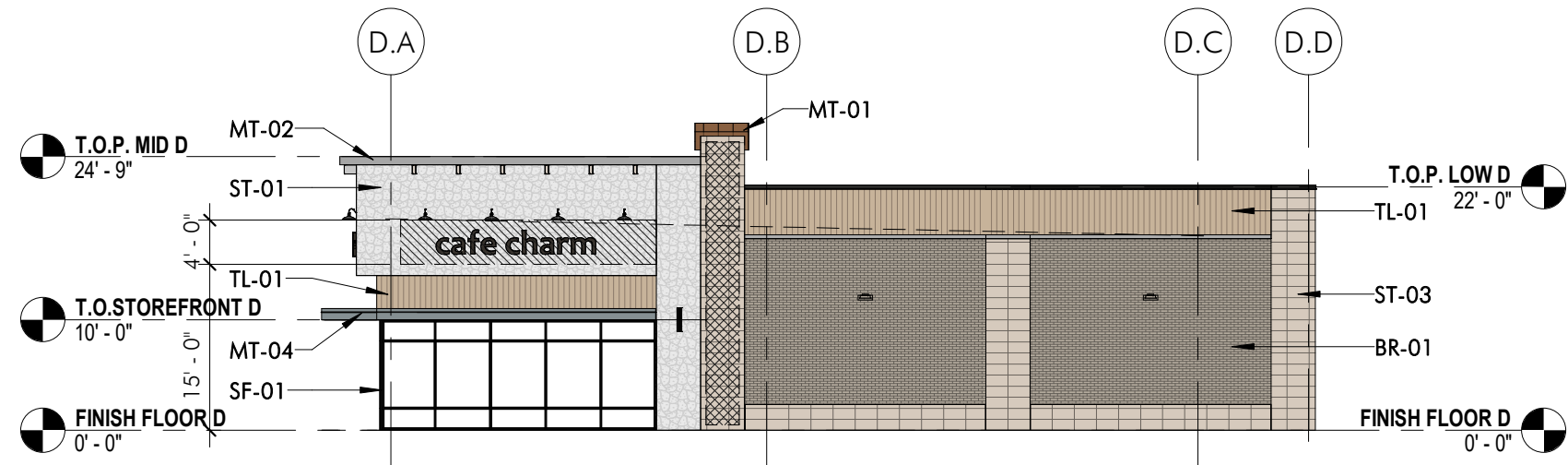
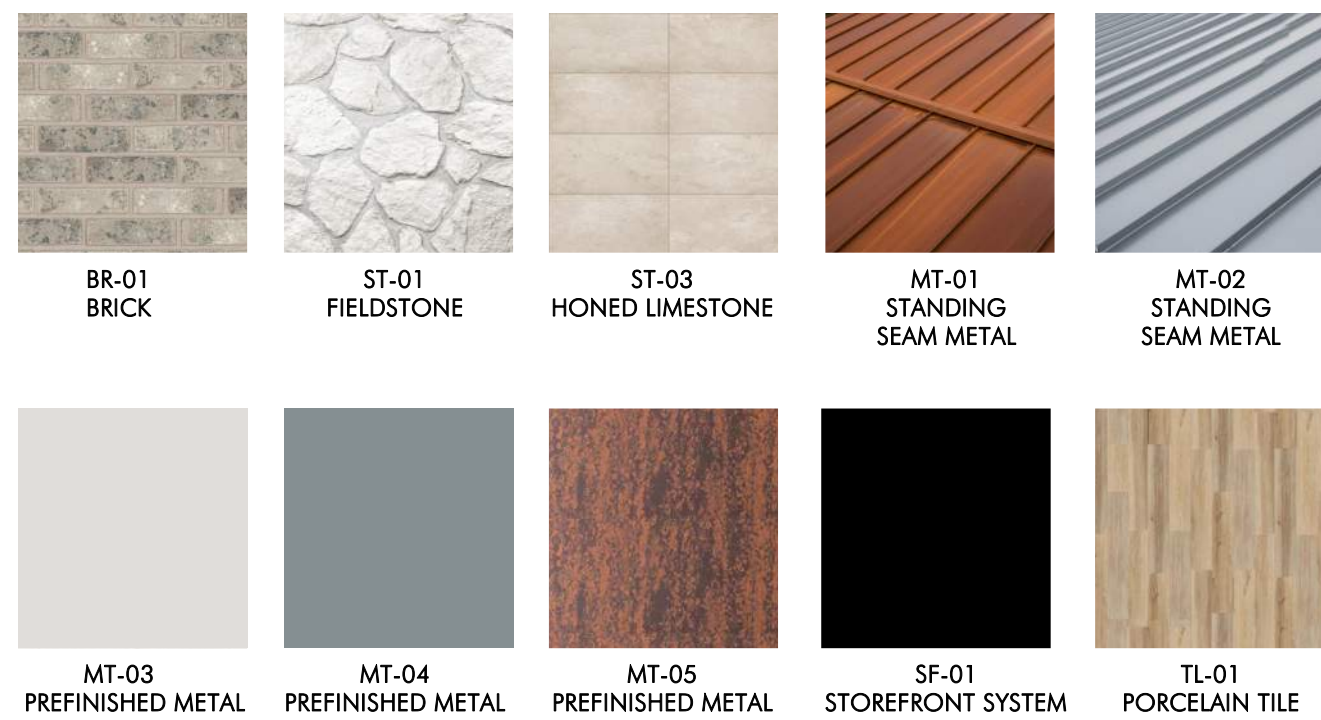
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NOTES:
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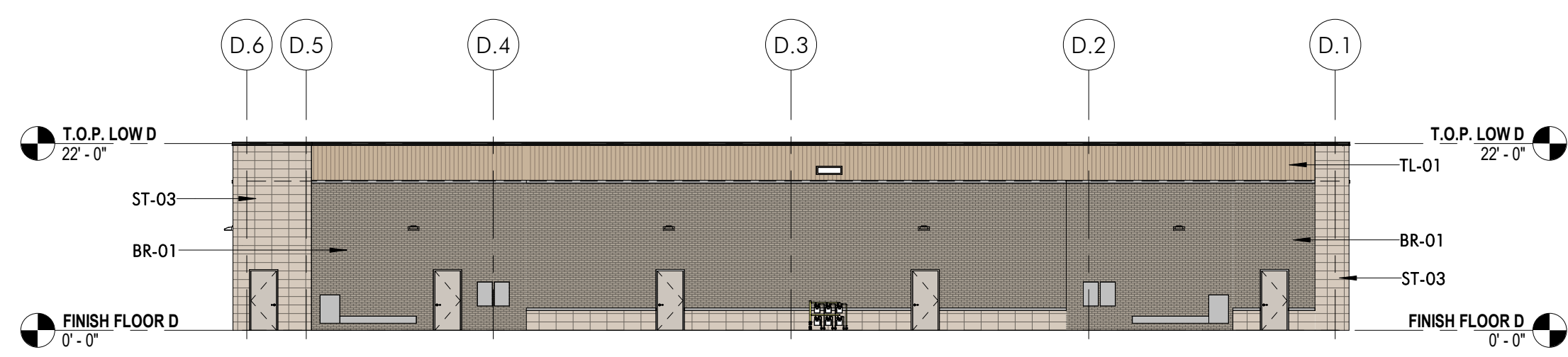
ELEVATION MATERIAL CALCULATION - BUILDING D				
		SOUTH FACADE	NORTH FACADE	EAST FACADE
1	Total Facade S.F.	1729.76 s.f.	1949.41 s.f.	2996.25 s.f.
2	Facade S.F. (exclusive of doors & windows)	1479.76 s.f.	1699.41 s.f.	1875.1 s.f.
3	Doors and Windows S.F.	250 s.f.	250 s.f.	1121.15 s.f.
4	Primary Masonry totals (Min. 80%)	1261.69 s.f. and 85.3% of 2	1402.09 s.f. and 82.5% of 2	1642.38 s.f. and 87.6% of 2
	Brick s.f. (as applicable)	421.52 s.f. and 28.5% of 2	639.83 s.f. and 37.7% of 2	640 s.f. and 34.1% of 2
	Stone s.f. (as applicable)	840.17 s.f. and 56.8% of 2	762.26 s.f. and 44.8% of 2	1002.38 s.f. and 53.5% of 2
	Stucco s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
	Tilt Wall s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
5	Secondary Masonry totals (max. 20%)	218 s.f. and 14.7% of 2	297.31 s.f. and 17.5% of 2	232.62 s.f. and 12.4% of 2
	EIFS s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
	Hardiplank s.f. (as applicable)	0 s.f.	0 s.f.	0 s.f.
	Tiles s.f. (as applicable)	218 s.f. and 14.7% of 2	297.31 s.f. and 17.5% of 2	488.15 s.f. and 17.8% of 2

-  Hatch area indicates future tenant wall signs
-  Hatch area denotes shopping center branding artwork

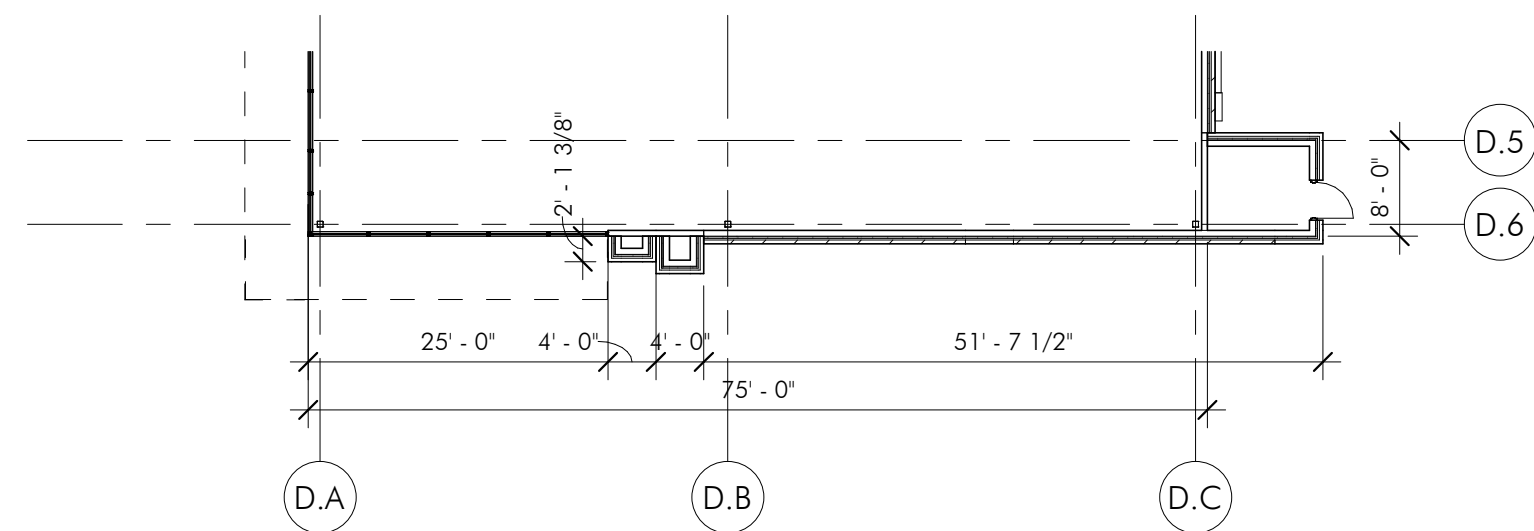
MATERIALS LEGEND



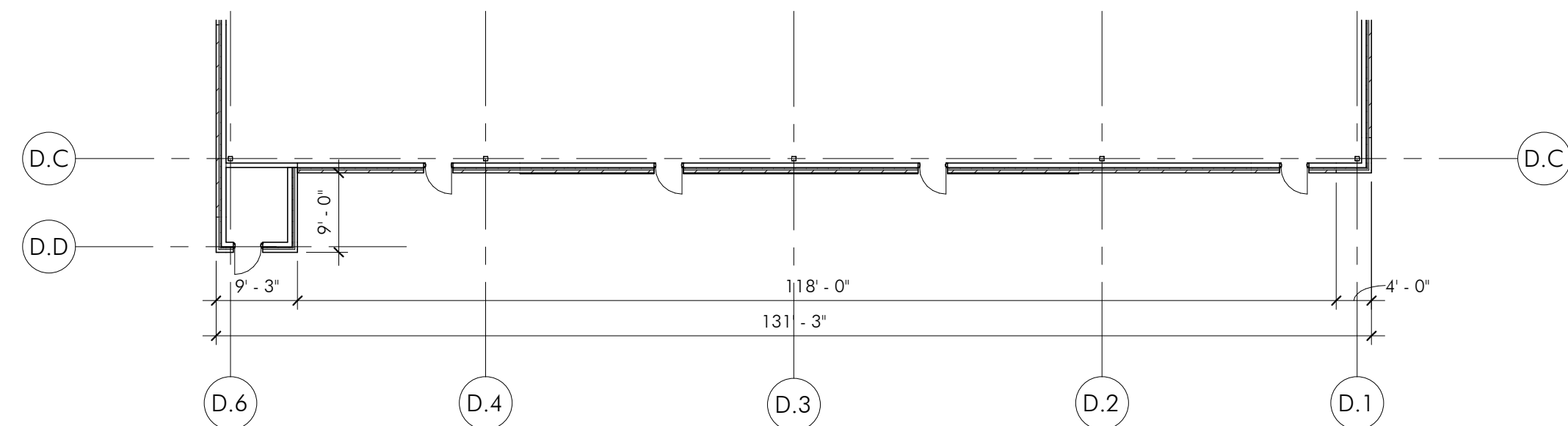
BLDG D - NORTH ELEVATION | 8
1/16" = 1'-0"



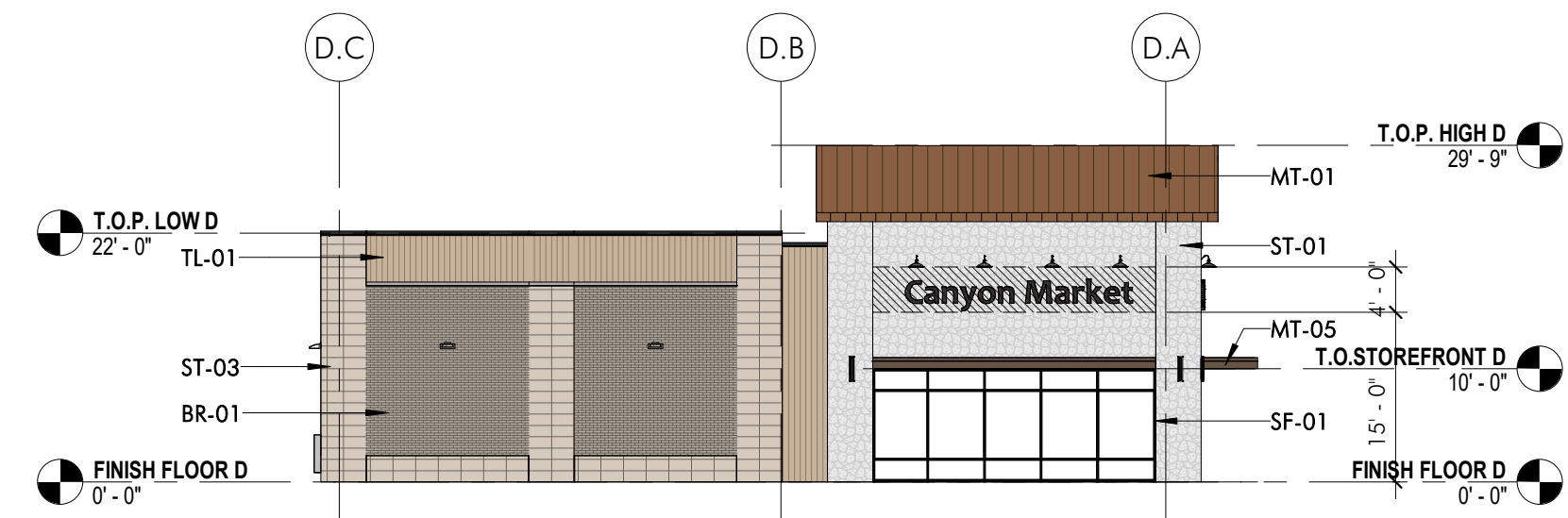
BLDG D - WEST ELEVATION | 4
1/16" = 1'-0"



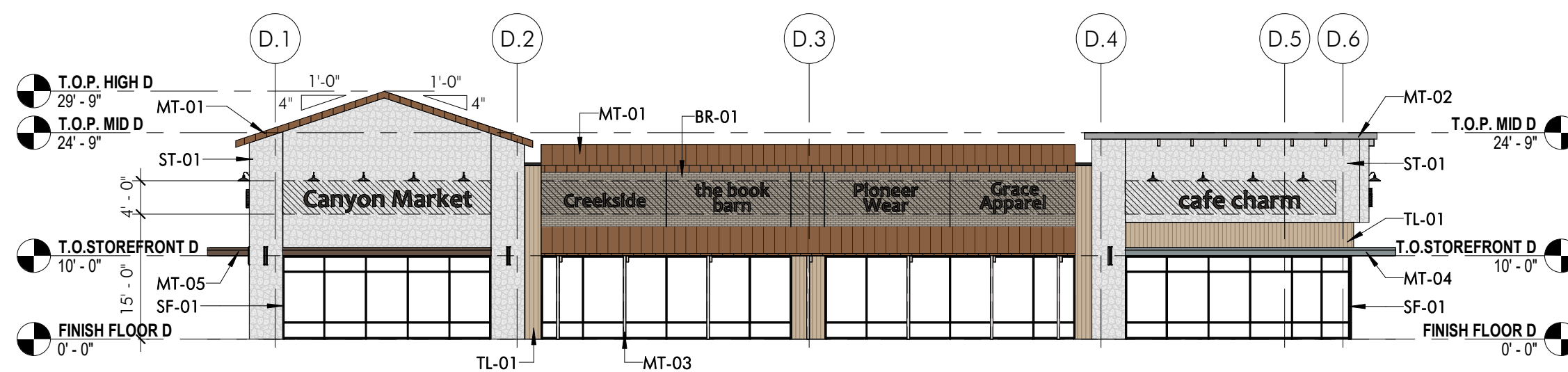
BLDG D - FLOOR PLAN - NORTH | 7
1/16" = 1'-0"



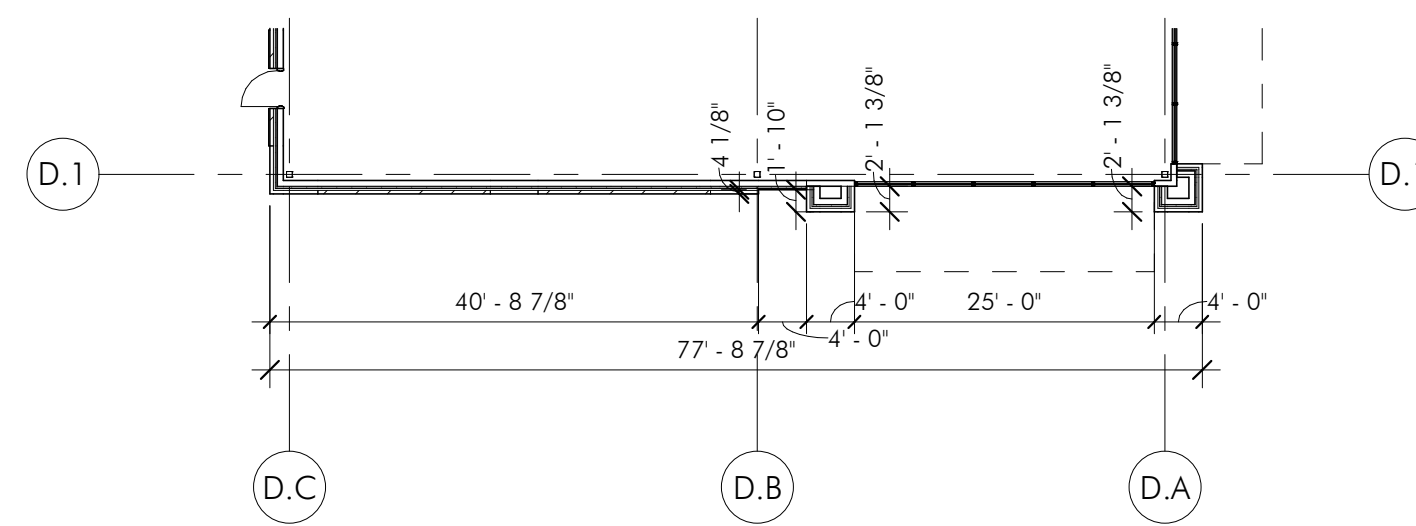
BLDG D - FLOOR PLAN - WEST | 3
1/16" = 1'-0"



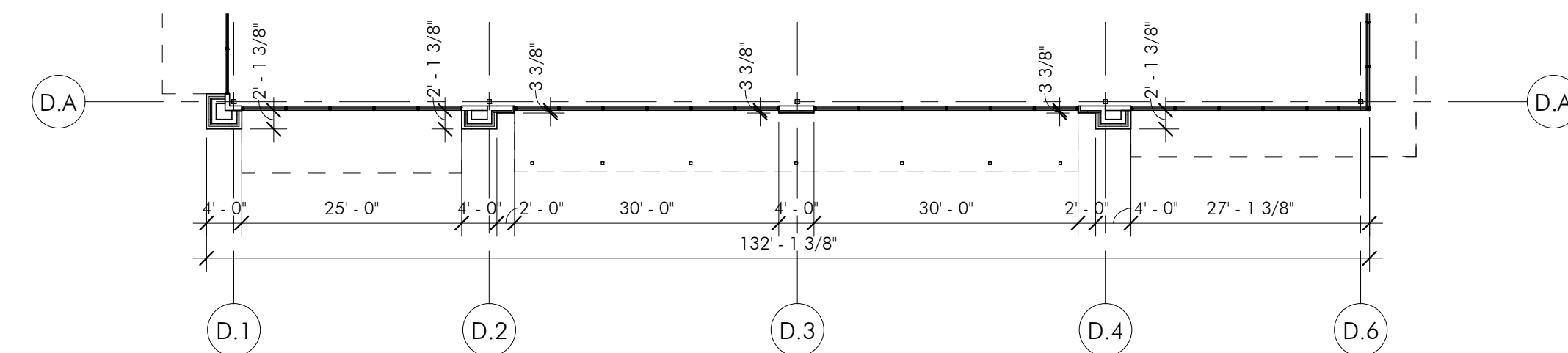
BLDG D - SOUTH ELEVATION | 6
1/16" = 1'-0"



BLDG D - EAST ELEVATION | 2
1/16" = 1'-0"



BLDG D - FLOOR PLAN - SOUTH | 5
1/16" = 1'-0"



BLDG D - FLOOR PLAN - EAST | 1
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION



Boucher Design Group, LLC
Members A.I.A.
6802 Mapleridge Street, Suite 200
Bellaire, Texas 77401
Tel. 713.785.3644
www.bdgap.com

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CONSTRUCTION MARC E.
BOUCHER, REGISTERED
ARCHITECT, TEXAS NO.
14291, EXPIRES 05-31-26

LONG PRAIRIE ROAD &
WAKETON ROAD

BUILDING D
FLOWER MOUND, TEXAS

REGENCY CENTER, LP

3200 KIRBY DR, SUITE 900
HOUSTON, TX 77098

DATE	06/05/26
PROJECT NO.	2405400
DRAWN BY	YZ
CHECKED BY	NN

CONCEPTUAL
ELEVATIONS -
COLOR

AD900
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Front Elevation



Fresh Entry Perspective



GM Entry Perspective

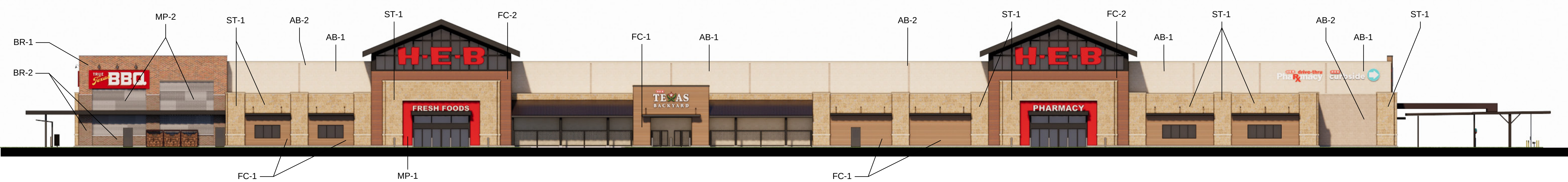




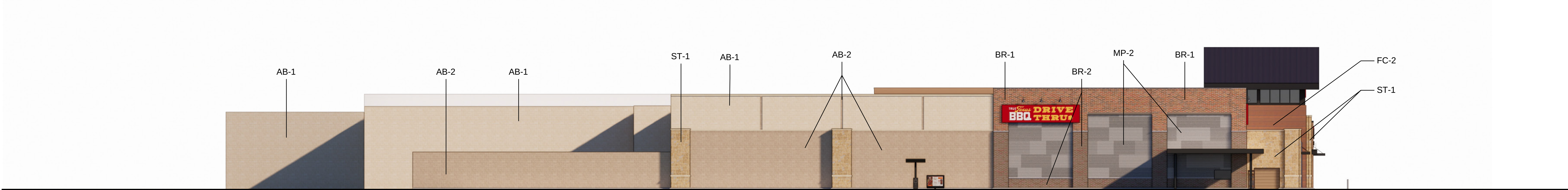
Curbside Perspective



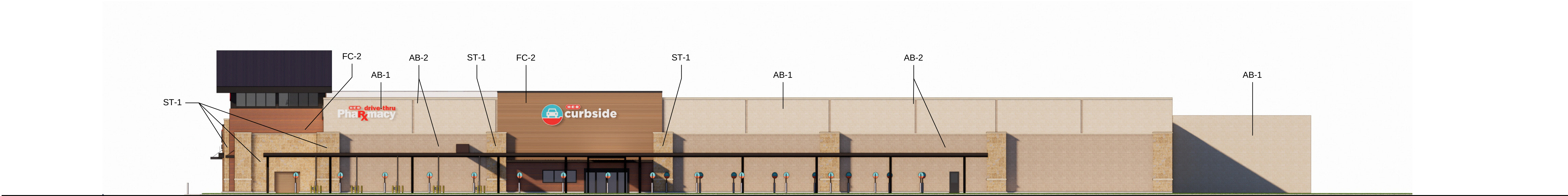
Curbside Perspective



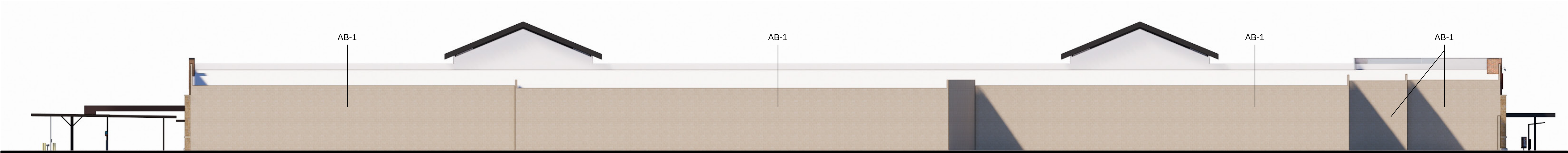
Front Elevation



Left Elevation



Right Elevation



Back Elevation



AB-1
ARCHITECTURAL BLOCK
BEST BLOCK
#700 WHITE LIMESTONE
GROUND FACE



AB-2
ARCHITECTURAL BLOCK
BEST BLOCK
#813 BUFF LIMESTONE
GROUND FACE



ST-1
STONE VENEER
ALAMO STONE
WINDSOR ANTIQUE
EQUAL HEIGHT
RANDOM WIDTHS



FC-1
FIBER CEMENT PANEL
NICHHA
VINTAGEWOOD
CEDAR FINISH



FC-2
FIBER CEMENT PANEL
NICHHA
VINTAGEWOOD
REDWOOD FINISH



BR-1
(BBQ MAIN BRICK)
ACME - KING SIZE
FALL CREEK
RUNNING BOND

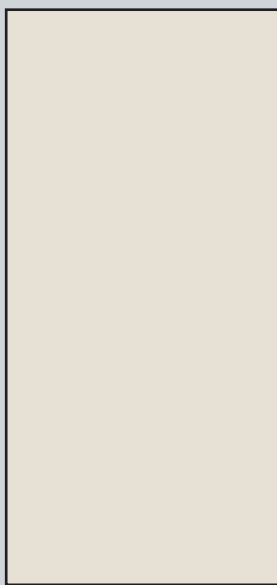


BR-2
(BBQ WAINSCOT)
ACME - KING SIZE
MISSION TRACE
RUNNING BOND

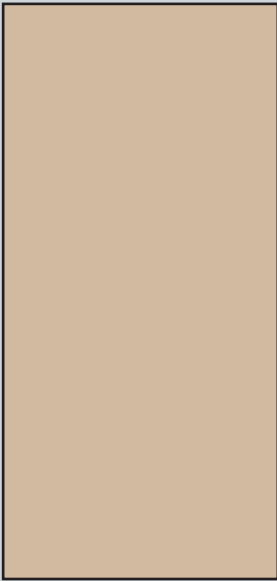


MP-2
CORRUGATED METAL
PPG1009-2 TORNADO
PPG1009-3 SOLITARY
PPG1009-4 GRAY STONE

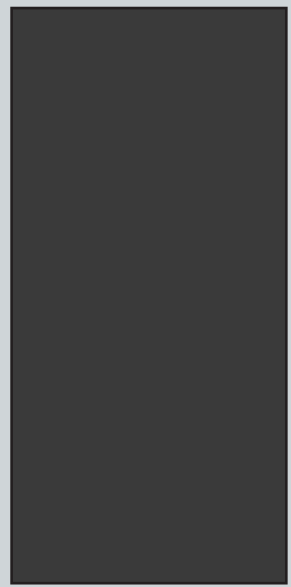
Main Building Materials



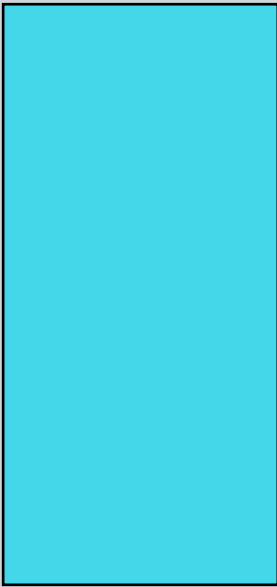
PT-1
PPG 1086-2
BRANDIED
PEARS



PT-2
PPG 1086-3
ALMOND
CREAM



PT-3
PPG 1001-7
BLACK MAGIC



PT-4
Custom by
Behr Formula:
DL - 1 OZ. 336
EL - 1 OZ. 336
KXL - 6 OZ. 0

Paint



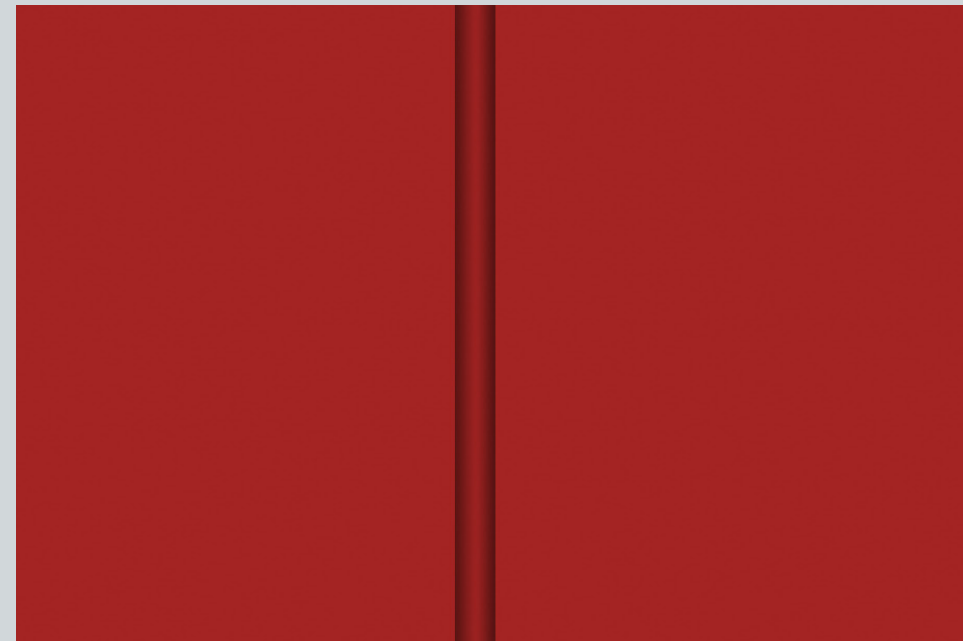
FC-1
FIBER CEMENT PANEL
NICHHA
VINTAGEWOOD
CEDAR FINISH



FC-2
FIBER CEMENT PANEL
NICHHA
VINTAGEWOOD
REDWOOD FINISH



ST-1
STONE VENEER
ALAMO STONE
WINDSOR ANTIQUE
EQUAL HEIGHT
RANDOM WIDTHS



MP-1
ACM
ALUCOBOND PLUS
PATRIOT RED FINISH

Tower Materials

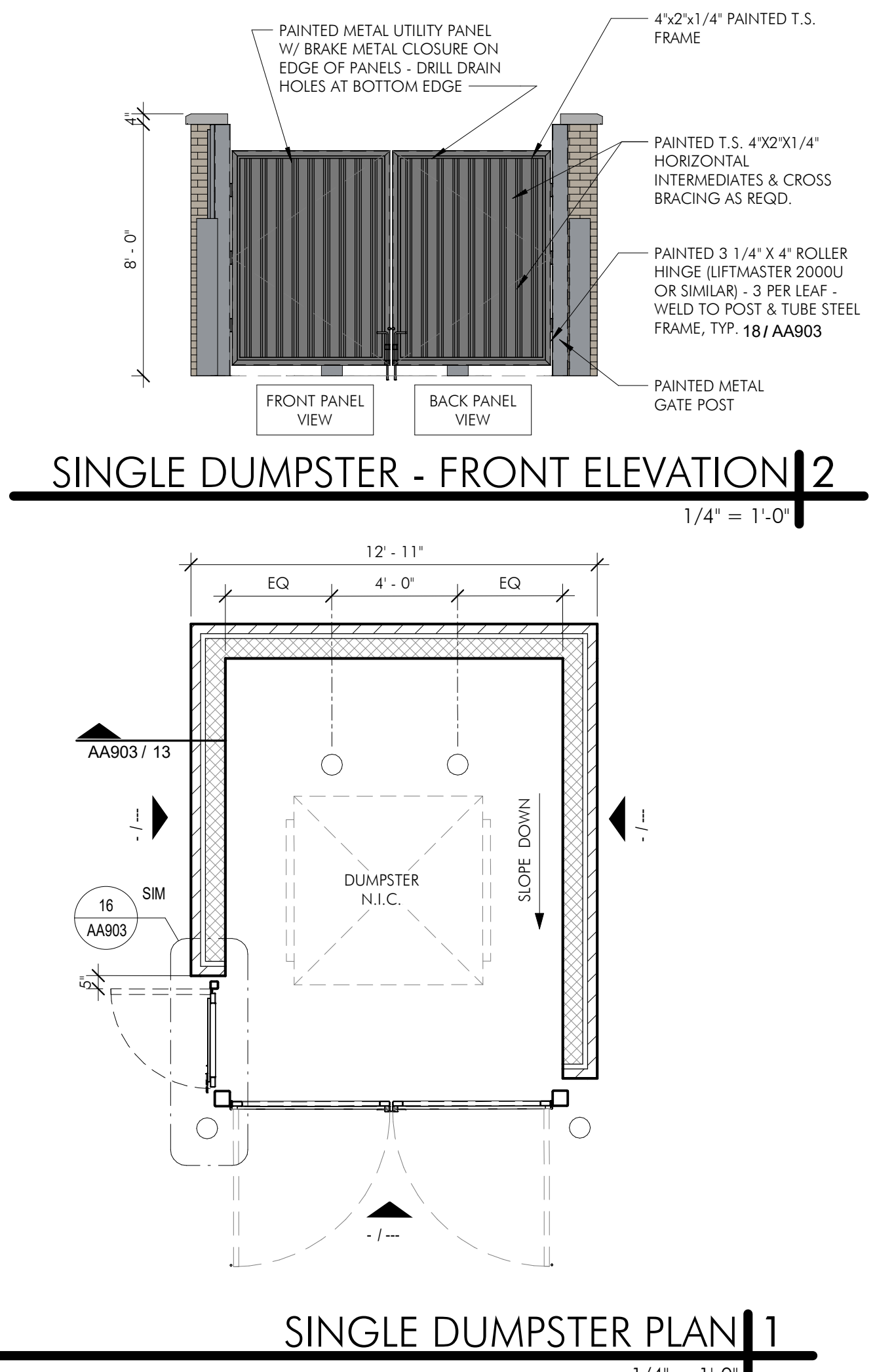
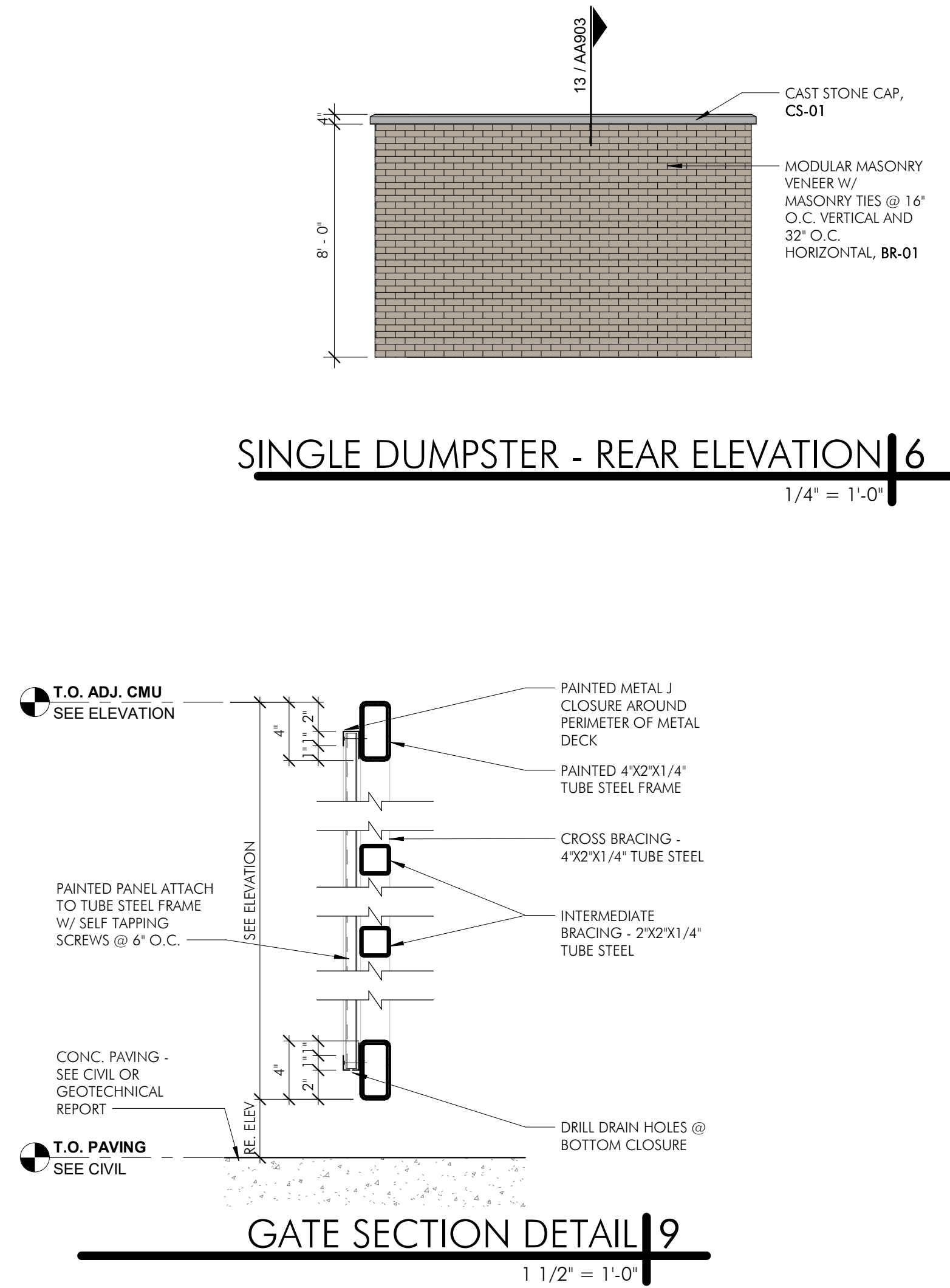
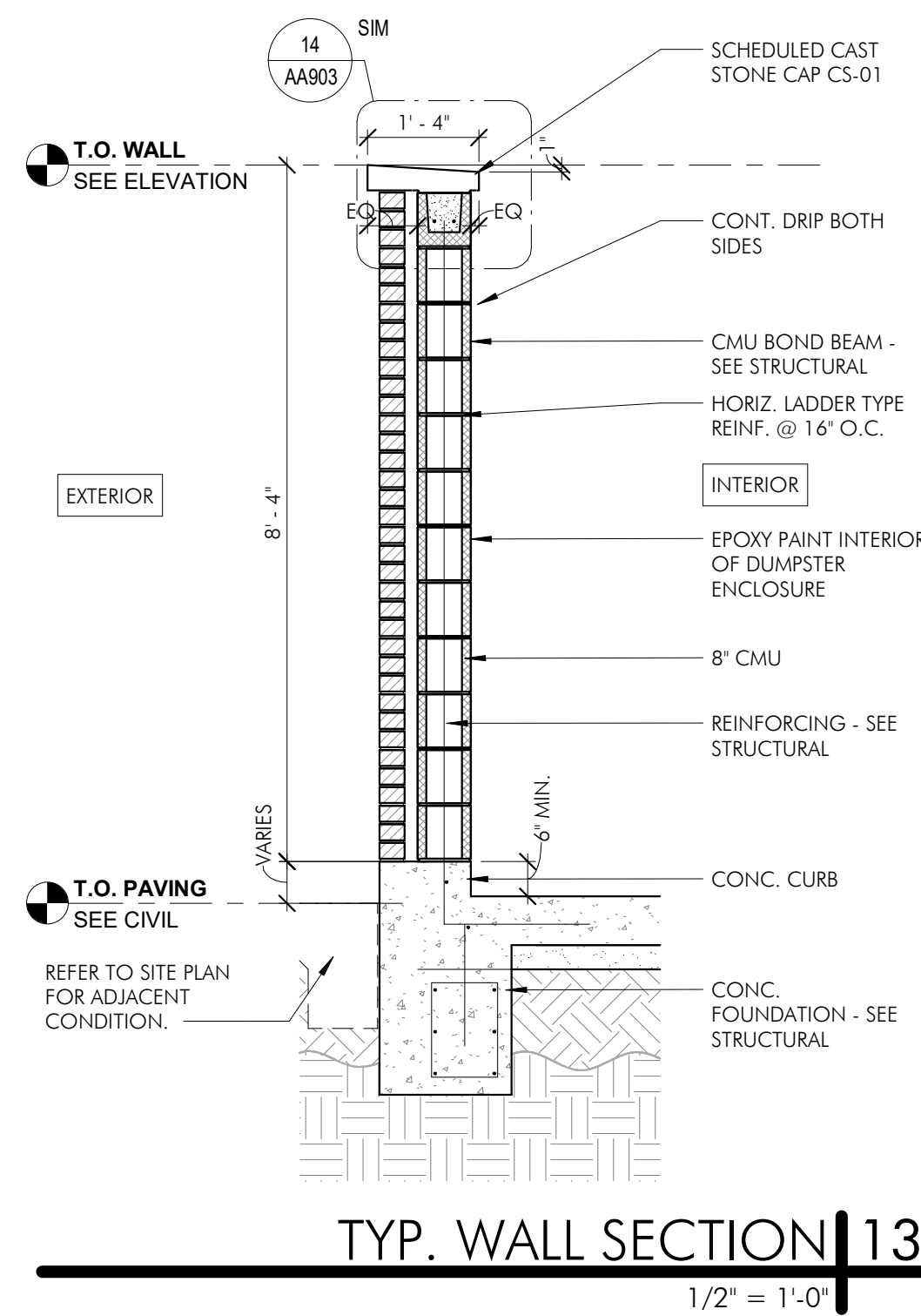
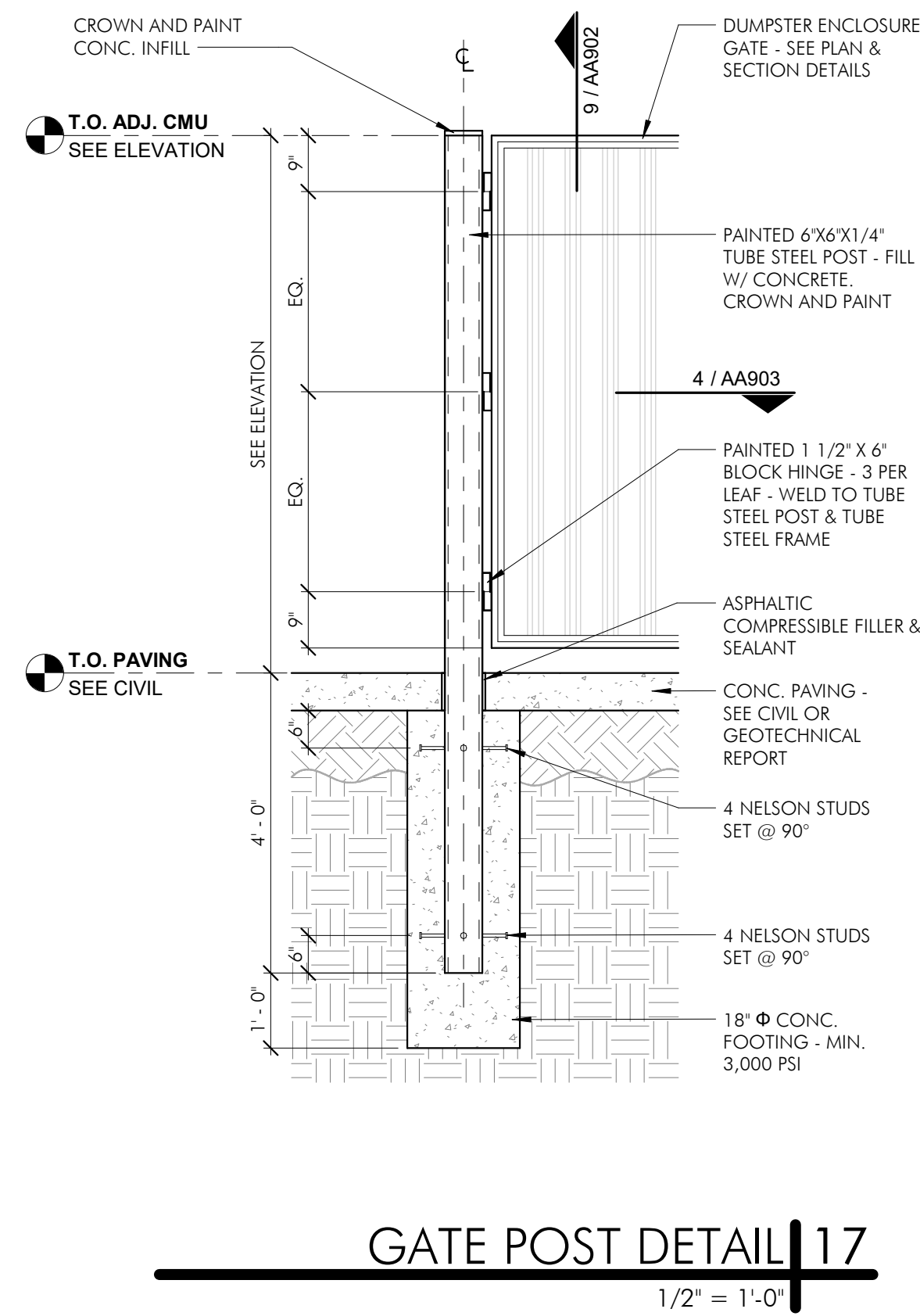
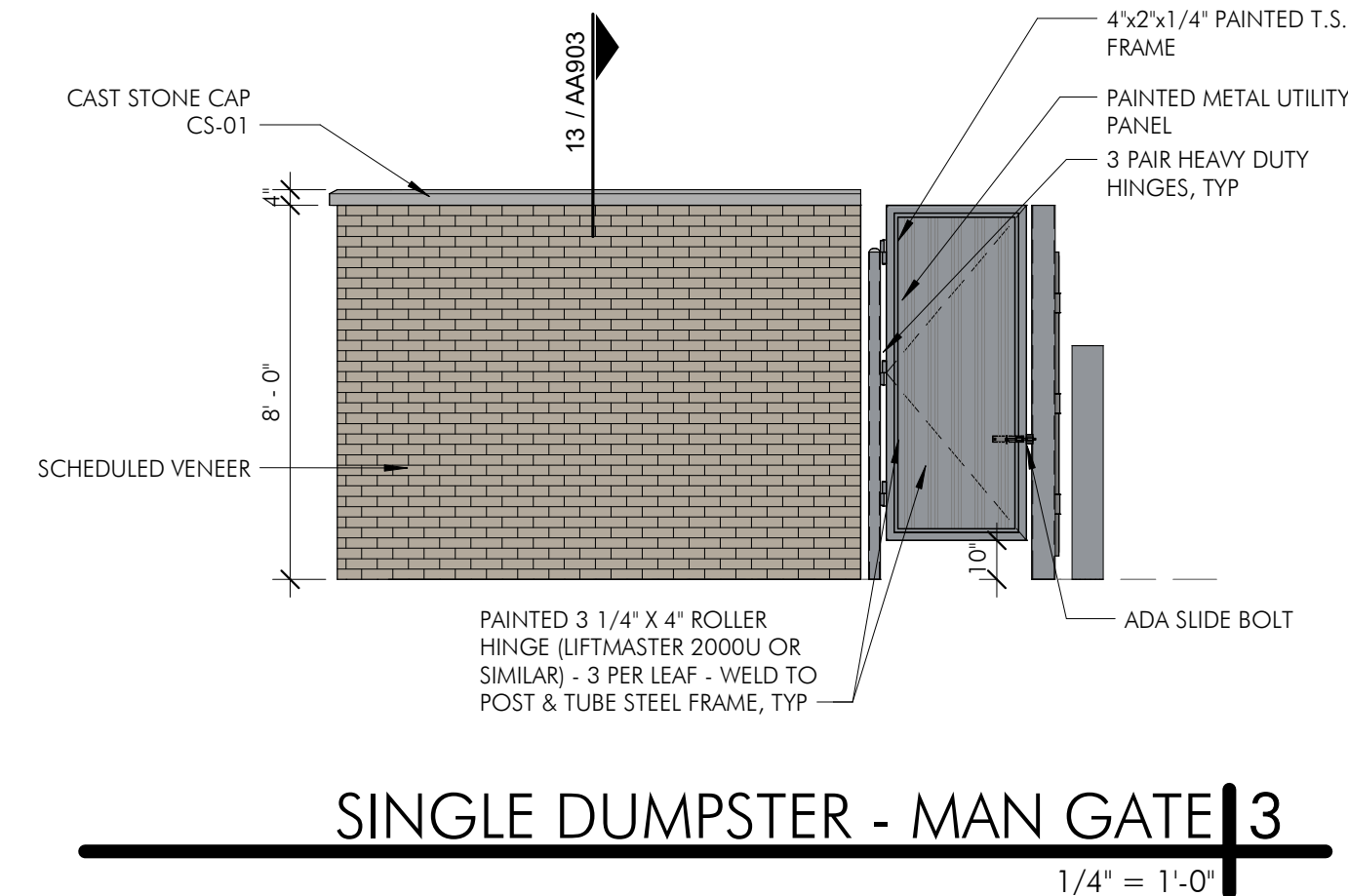
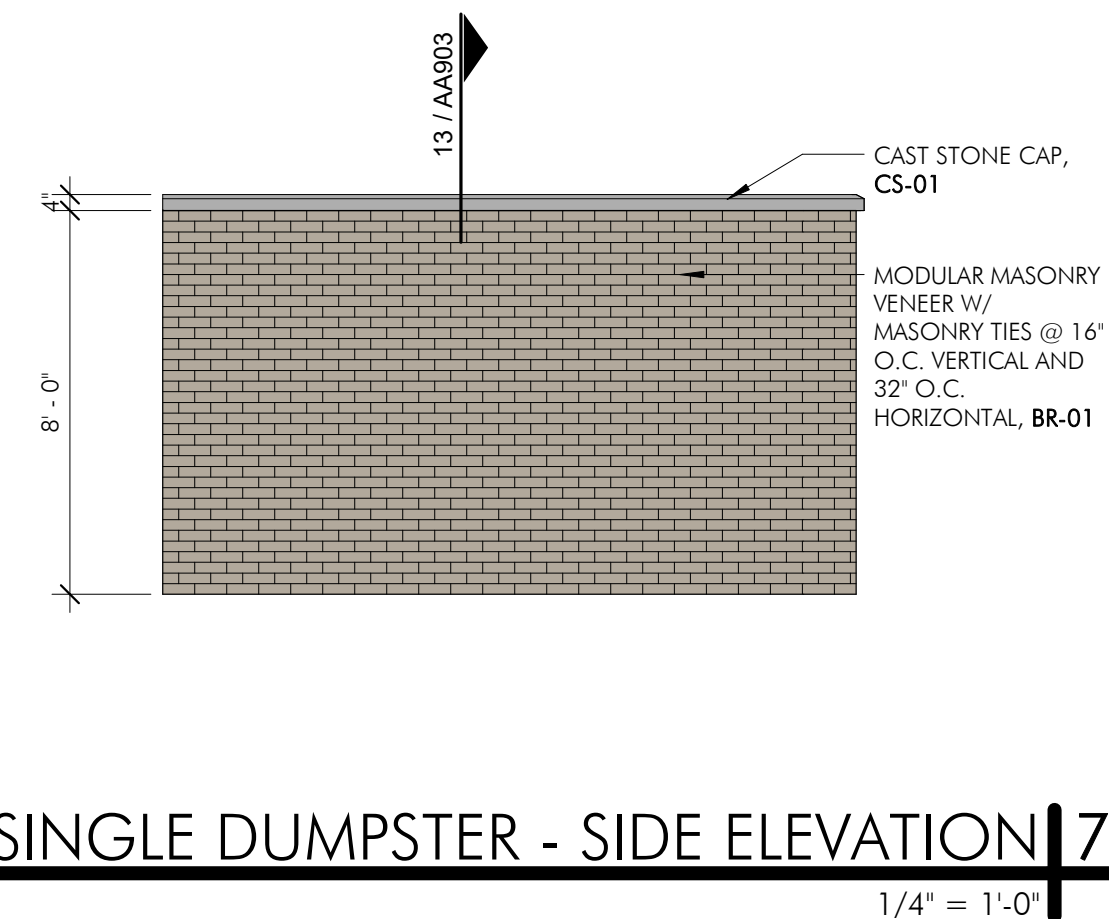
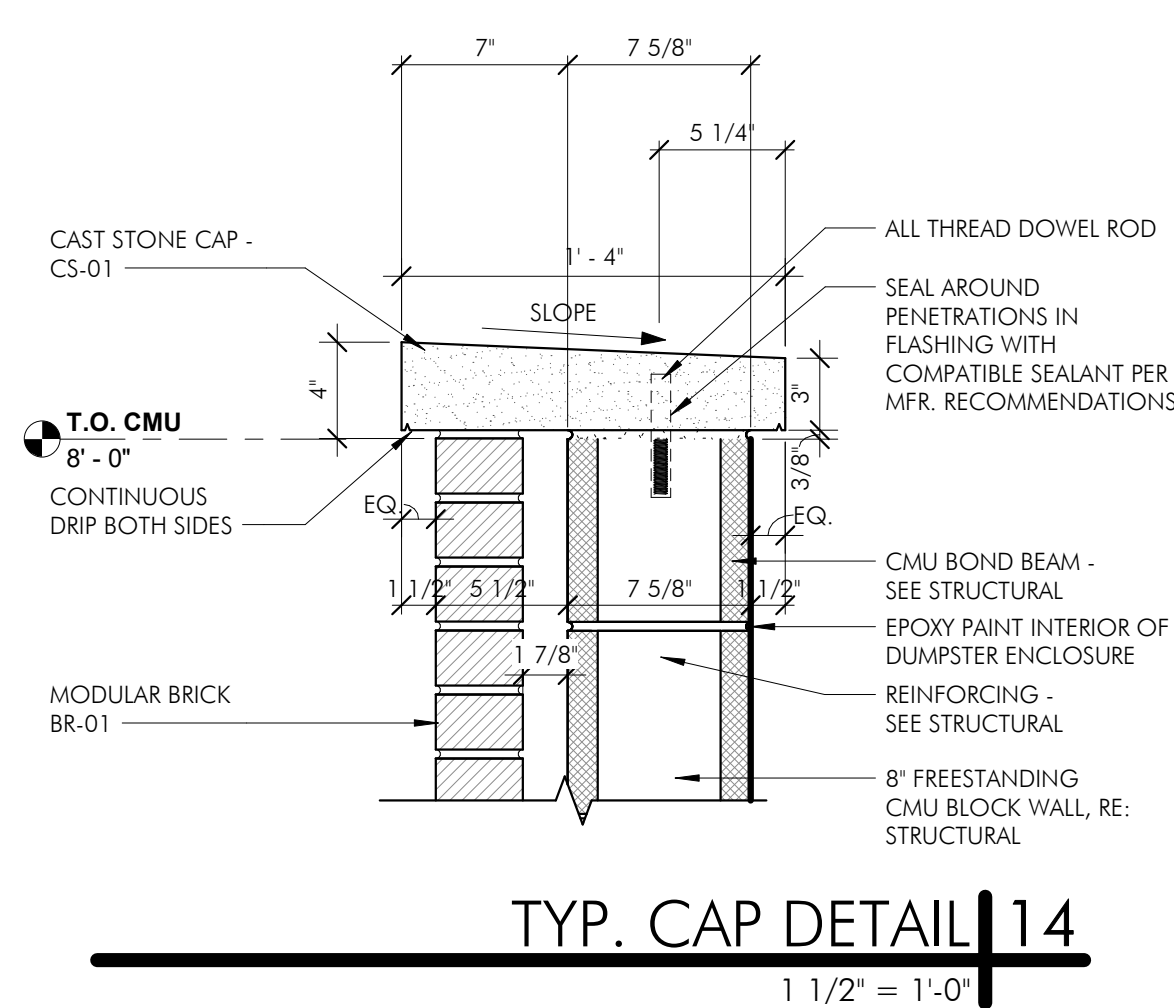
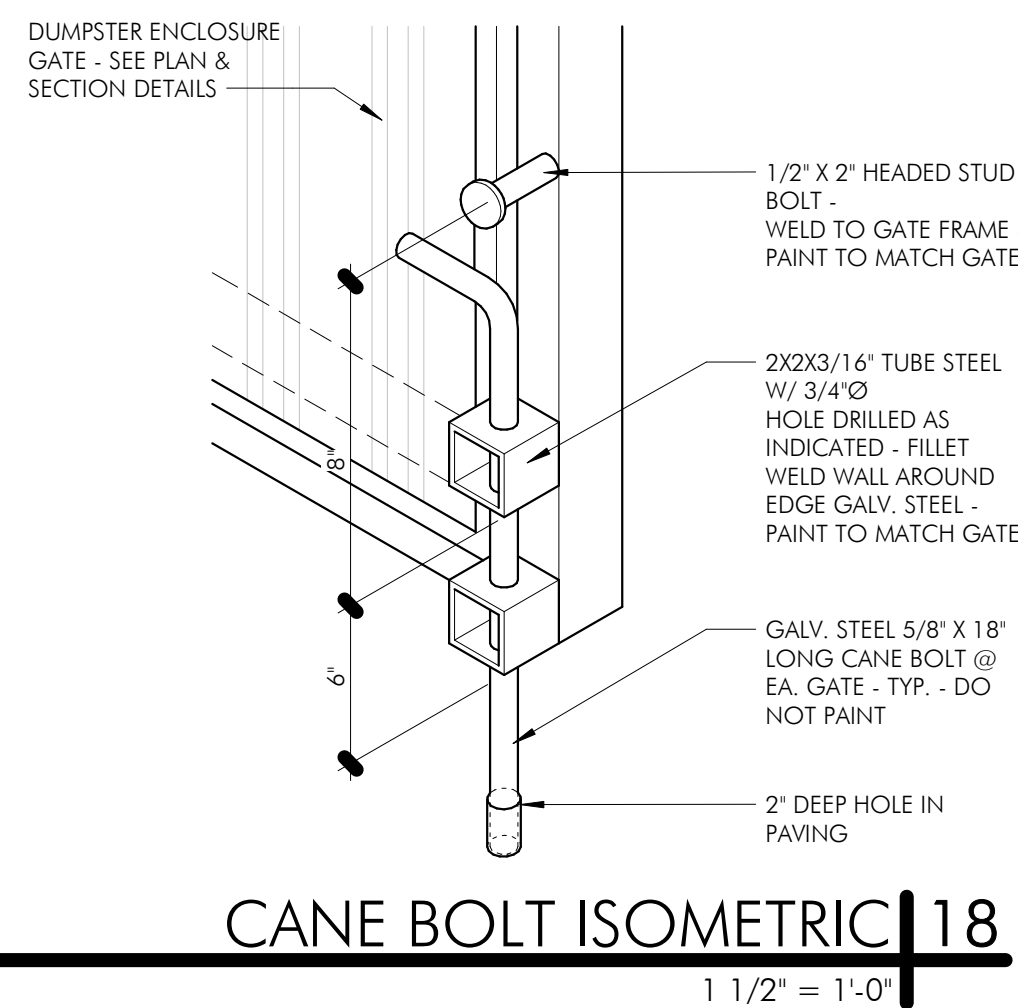
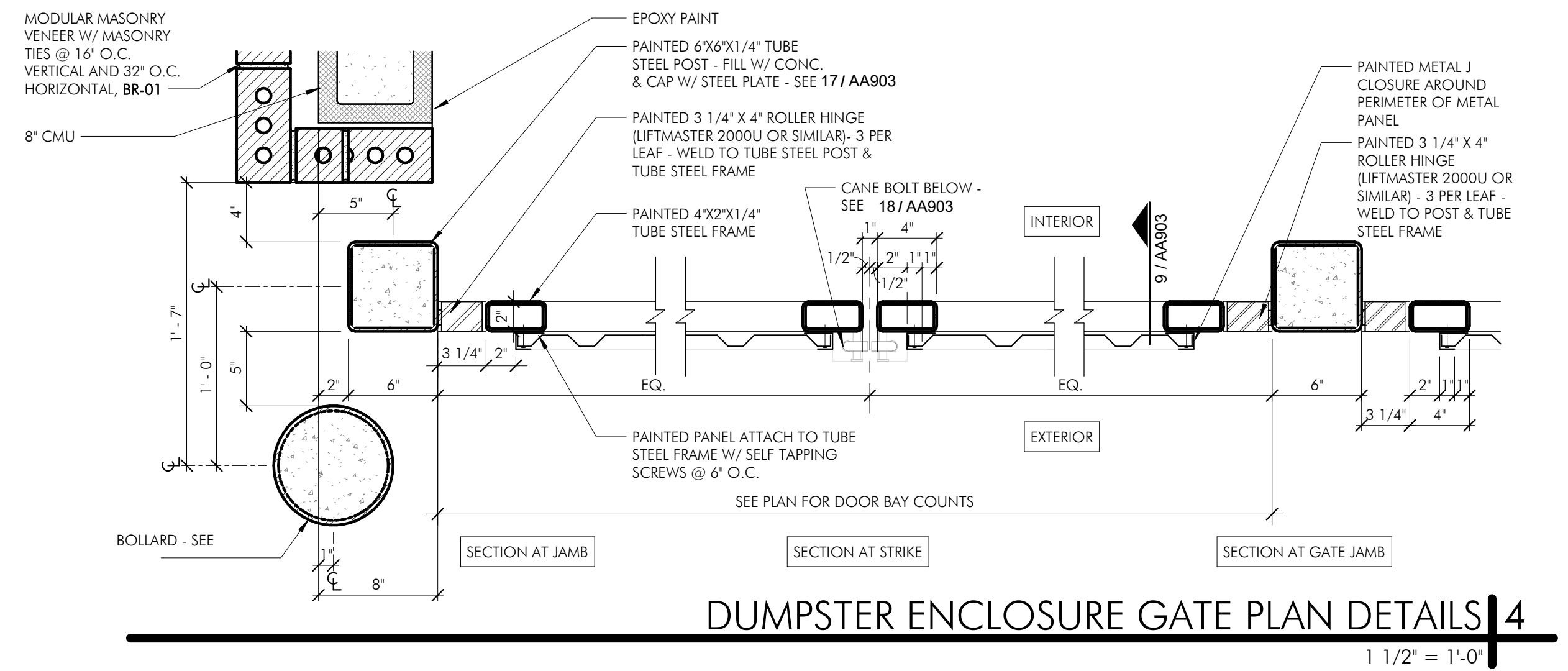
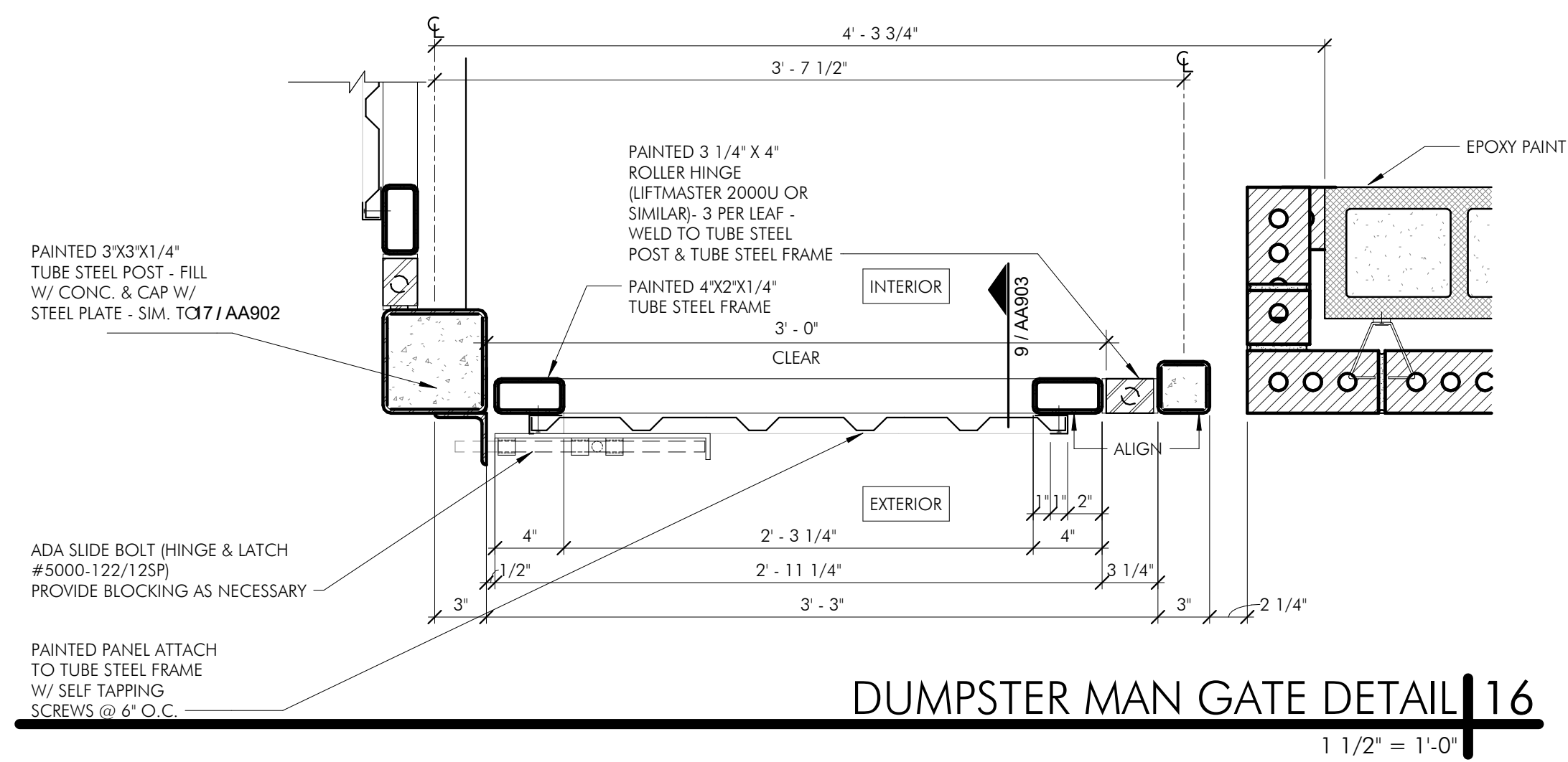
**Storefront
System**
DARK BRONZE
ANODIZED ALUMINUM



Color

bdg
architecture
+planning
boucher design group

Boucher Design Group, LLC
Members A.I.A.
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Bellaire, Texas 77401
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14291, EXPIRES 05-31-26

LONG PRAIRIE ROAD &
WAKETON ROAD

BUILDING A
FLOWER MOUND, TX

REGENCY CENTER, LP

3200 KIRBY DR, SUITE 900
HOUSTON, TX 77098

DATE	06/05/26
PROJECT NO.	2405400
DRAWN BY	YZ
CHECKED BY	NN

DUMPSTER
DETAILS

AA903

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MEMORANDUM

To: Codie Freeman
Town of Flower Mound

From: Scot Johnson, P.E., PTOE
Meredith Frederking, EIT
Kimley-Horn and Associates, Inc. F-928

Date: June 5, 2026

Subject: ZPD26-0004 Flower Mound Center
Flower Mound, Texas
Grocery Parking Study

**Introduction**

This memorandum presents a study of the expected parking demand for the proposed major grocery site on the southwest corner of Long Prairie Road (FM 2499) and Waketon Road in Flower Mound, Texas.

The land use category in the Town of Flower Mound parking ordinance that most matches the proposed grocery site is the retail land use. However, due to its size and popularity the proposed grocery site is anticipated to draw from a larger area and induce a much higher parking demand than the minimum parking requirement. The Town of Flower Mound parking ordinance states that the provided parking cannot exceed the minimum parking requirements by more than 20% (Section 82-73). The proposed parking supply, as shown on the attached site plan, would exceed the maximum allowed retail parking.

To provide some hard data on real parking demand at this type of intense grocery use, this parking analysis documents observations at two similar sites during normal operations and three similar sites during holiday operations. The findings are then used to confirm the appropriate parking supply for the proposed grocery site in Flower Mound.

Other Site Parking

The attached site plan has 7 lots in addition to the grocery store lot. Each of the other lots are providing an independent parking supply that meets the requirements of the building program on that lot. There is no assumption of shared parking or any other parking connection between the grocery store and the other lots.

Town Code Parking Rates

Table 1 shows the minimum and maximum number of required parking spaces for the proposed grocery store, calculated from the Town of Flower Mound's *Code of Ordinances* (Off-Street Parking, Section 82-74).

Table 1 – Town of Flower Mound Grocery Store Parking Requirements

Land Use	Parking Ratio	Proposed Site (SF)	Required Parking Spaces
All Other Retail Uses	1 space/250 SF	130,000	520
Minimum Parking Spaces Required by Code			520
Maximum Parking Spaces Allowed Per Code (120% of Minimum)			624

The site plan shows 750 parking spaces to serve the proposed 130,000 SF grocery store, or 1 space per 173 SF. This is 144% of the Town’s minimum parking requirement and exceeds the Town’s maximum allowable parking by 126 spaces.

ITE Parking Generation

The 6th Edition of the *Parking Generation Manual*, published by the Institute of Transportation Engineers (ITE), was used to estimate the parking spaces needed for the proposed grocery store. The ITE manual is based on field observations of parking demand at sites across the US and Canada.

Table 2 shows the resulting average and 85th percentile peak parking demand for the Supermarket land use, shown in spaces per 1,000 SF notation. The data plots from the *Parking Generation Manual* are attached to this report.

Table 2 – ITE Parking Generation (6th Edition)

Land Use	Amount	Units	ITE Code	Time	ITE Parking Generation Manual			
					85th Percentile Rate		Average Rate	
					Rate (per 1,000 SF)	Parking Demand Spaces	Rate (per 1,000 SF)	Parking Demand Spaces
Supermarket	130,000	SF	850	Weekday (M-Th)	3.81	495	2.47	321
				Friday	6.90	897	3.72	484
				Saturday	4.14	538	2.93	381
				Sunday	3.62	471	2.67	347

Table 2 shows that based on the ITE *Parking Generation Manual*, the peak parking demand is on Friday. The 85th percentile peak parking demand for a 130,000 SF Supermarket would be 897 parked vehicles and the average peak parking demand would be 484 parked vehicles. The 85th percentile rate is usually applied for design, and is especially appropriate for a grocery store that is large and known to the popular. The parking demand presented in the ITE manual shows it is reasonable for the provided parking to exceed the Town’s maximum allowed retail parking.

Local Parking Observations at Large Grocery Stores

The April 14, 2025 “HEB (Flower Mound) Parking Study” by Lee Engineering contains parking data from similar grocery sites within the metro area. The study documents parking occupancy observations at three HEB grocery stores in the Dallas area that are similar in scale and intensity to the proposed grocery site in Flower Mound. The Frisco location is 110,000 SF with 730 provided spaces (1 per 151 SF). The Plano location is 114,130 SF with 789 provided

spaces (1 per 145 SF). The Fort Worth location is 122,000 SF with 574 provided spaces (1 per 212 SF). Each of these sites does not have outparcels, so the parking numbers documented are clearly only from the grocery store.

Typical Day Peak Operations

Table 3 below is posted in the Lee study with the peak parking demand and peak parking ratio for the Frisco and Plano stores on an average Sunday. The average parking ratio from the two study locations is 5.95 parking spaces per 1000 SF, or 1 per 168 SF. Based on the average parking ratio at similar grocery sites, the proposed Flower Mound grocery site (130,000 SF) is predicted to result in a total of 774 parking spaces occupied illustrating how the store regularly needs more parking than the Town standard.

Table 3 – Existing Parking Demand from “HEB (Flower Mound) Parking Study” by Lee Engineering

	Frisco (110,000 ft²) Available Parking Spaces = 730	Plano (114,130 ft²) Available Parking Spaces = 789
	Sunday (8/4/24)	Sunday (8/4/24)
Peak Parking Demand	649 (89%)	684 (87%)
Peak Parking Ratio (parking spaces occupied/1,000 ft ²)	5.90	5.99

Holiday Peak Operations

The “HEB (Flower Mound) Parking Study” also presents grocery store operations during the holiday season at all three HEB sites. **Table 4** summarizes the parking data collected in the holiday season at these three stores. During the holiday season, assuming some of the circulating cars are looking for a parking space, the parking demand exceeds the parking supply. The holiday parking demand is not met even by the high number of spaces at those sites.

Table 4 – Holiday Season Existing Parking Demand from “HEB (Flower Mound) Parking Study” by Lee Engineering

Location	Total Parking Spaces	Monday (12/23/24)			
		Time	Parking Available	% Full	Cars Circulating
Alliance	574	2:00 PM	2	100%	76
Frisco	730	4:00 PM	22	97%	36
Plano	789	2:00 PM	6	99%	61

Summary

Operations at similar grocery sites were observed, with parking levels found to be much higher than typical retail uses or the Town of Flower Mound minimum and maximum parking requirements. Data from national sources and observations of similar local grocery sites clearly justify the proposed 750 parking spaces provided in the site plan. This is the summary of the observed grocery parking demand and how it would apply to the proposed 130,000 SF site with 750 parking spaces:

- ITE *Parking Generation Manual* Parking Demand
 - 85th Percentile Rate: 6.90 per 1,000 SF, or 897 parking spaces demand on the site (exceeds proposed supply)
- Comparable Intense Grocery Sites Parking Demand
 - Normal Operations: 1 per 168 SF, or 774 parking spaces demand on the site (similar to proposed supply)
 - Holiday Operations: At least 1 per 150 SF, or at least 866 parking spaces demand on the site (exceeds proposed supply)

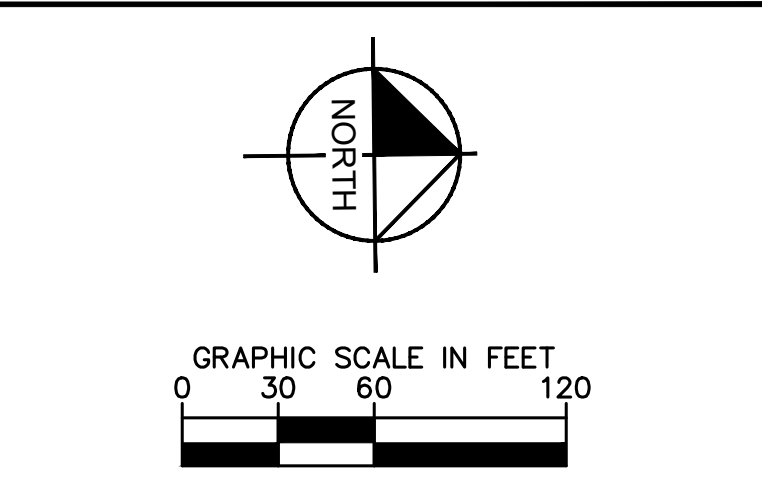
Based on the available data, exceeding the normal Town of Flower Mound parking maximum is appropriate for a grocery store of this size and popularity. The parking supply of 750 spaces for the 130,000 SF grocery store, or 1 space per 173 SF, should be approved for the site. The other retail/restaurant lots within the site are each parked with an independent parking supply that meet the Town standards without modification.

Attachments:

Proposed Grocery Site Plan

ITE *Parking Generation Manual* Pages

HEB (Flower Mound) Parking Study by Lee Engineering, April 14, 2025



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DWG NAME C-SITE/PLAN/DWG_1_2408

DWG PATH K:\CIVIL\DWG\2012\LOWER ROUND CENTER\CD\PHASE 1\PLANS\HETS\PRELIMINARY ENGINEERING PLANS

KRIMLY-HORN AND ASSOCIATES, INC.

DEVELOPMENT SYNOPSIS

LOT	LAND AREA		BLDG.	USE	BLDG. AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO REQUIRED	PARKING RATIO PROVIDED
LOT 1	174,869 S.F.	4.01 AC.	BUILDING 'A'	RESTAURAN T	3,000 S.F.	40 CARS	40 CARS	1.00 SPACE PER 75 SQUARE FEET	1.00 space per 75 square feet
				RETAIL	7,500 S.F.	30 CARS	30 CARS	1.00 SPACE PER 250 SQUARE FEET	1.00 space per 250 square feet
				TOTAL	10,500 S.F.	70 CARS	70 CARS	—	6.67 / 1000
			BUILDING 'B'	RESTAURAN T	5,250 S.F.	72 CARS	72 CARS	1.0 SPACE PER 75 SQUARE FEET	1.03 space per 75 square feet
				RETAIL	3,750 S.F.	15 CARS	15 CARS	1.0 SPACE PER 250 SQUARE FEET	1.00 space per 250 square feet
				TOTAL	9,000 S.F.	87 CARS	87 CARS	—	9.67 / 1000
			TOTAL	19,500 S.F.	157 CARS	157 CARS	—	8.05 / 1000	
LOT 2	674,345 S.F.	15.48 AC.		GROCEER	130,000 S.F.	520 CARS	750 CARS	1.0 SPACE PER 250 SQUARE FEET	1.44 space per 250 square feet
LOT 3	70,325 S.F.	1.61 AC.	BUILDING 'C'	RESTAURAN T	4,400 S.F.	59 CARS	59 CARS	1.0 SPACE PER 75 SQUARE FEET	1.01 space per 75 square feet
				RETAIL	4,225 S.F.	17 CARS	17 CARS	1.0 SPACE PER 250 SQUARE FEET	1.01 space per 250 square feet
				TOTAL	8,625 S.F.	76 CARS	76 CARS	—	8.81 / 1000
LOT 4	66,648 S.F.	1.53 AC.	BUILDING 'D'	RESTAURAN T	4,200 S.F.	56 CARS	56 CARS	1.0 SPACE PER 75 SQUARE FEET	1.00 space per 75 square feet
				RETAIL	5,550 S.F.	23 CARS	37 CARS	1.0 SPACE PER 250 SQUARE FEET	1.67 space per 250 square feet
				TOTAL	9,750 S.F.	79 CARS	93 CARS	—	9.54 / 1000
LOT 5	54,009 S.F.	1.24 AC.		RETAIL	10,150 S.F.	41 CARS	46 CARS	1.00 SPACE PER 250 SQUARE FEET	1.13 space per 250 square feet
LOT X	93,616 S.F.	2.15 AC.							
LOT 7	42,490 S.F.	0.98 AC.		RETAIL	680 S.F.	3 CARS	16 CARS	1.00 SPACE PER 250 SQUARE FEET	5.88 space per 250 square feet
LOT 8	34,626 S.F.	0.79 AC.		RETAIL	3,350 S.F.	14 CARS	30 CARS	1.00 SPACE PER 250 SQUARE FEET	2.24 space per 250 square feet
LOT 9	34,222 S.F.	0.79 AC.		RETAIL	2,175 S.F.	9 CARS	29 CARS	1.00 SPACE PER 250 SQUARE FEET	3.33 space per 250 square feet
TOTAL	1,245,150 S.F.	28.58 AC.			184,230 S.F.	899 CARS	1,197 CARS	—	6.50 / 1000

PROPERTY DESCRIPTION

BEING a tract of land situated in the Jesse Watkins Survey, Abstract No. 1324, Town of Flower Mound, Denton County, Texas, and being all of Lots 2 and 3, Block A and all of Jacob Lugo Drive, HAWKS HILL ADDITION PHASE 1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Volume 2019, Page 66 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of a right-of-way corner clip at the intersection of the west right-of-way line of Long Prairie Road (also known as Farm to Market 2499 - a variable width right-of-way) with the north right-of-way line of College Parkway (a variable width right-of-way)

THENCE South 40°30'38" West, with said right-of-way corner clip, a distance of 25.27 feet to a point at the beginning of a non-tangent curve to the right with a radius of 595.00 feet, a central angle of 06°33'48", and a chord bearing and distance of North 85°23'18" West, 68.12 feet;

THENCE with said north right-of-way line of College Parkway, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 68.16 feet to a point at the beginning of a reverse curve to the left with a radius of 200.00 feet, a central angle of 11°10'55", and a chord bearing and distance of North 87°41'53" West, 38.97 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 39.03 feet to a point at the beginning of a reverse curve to the right with a radius of 200.00 feet, a central angle of 22°05'22", and a chord bearing and distance of North 82°14'41" West, 76.63 feet;

In a northwesterly direction, with said reverse curve to the right, an arc distance of 77.11 feet to a point at the beginning of a compound curve to the right with a radius of 610.00 feet, a central angle of 00°46'09", and a chord bearing and distance of North 70°48'56" West, 8.19 feet;

In a northwesterly direction, with said compound curve to the right, an arc distance of 8.19 feet to a point at the beginning of a reverse curve to the left with a radius of 670.00 feet, a central angle of 18°19'28", and a chord bearing and distance of North 79°35'36" West, 213.37 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 214.28 feet to a point for corner;

North 88°45'20" West, a distance of 29.12 feet to a point at the beginning of a non-tangent curve to the right with a radius of 40.00 feet, a central angle of 54°18'25", and a chord bearing and distance of North 61°35'53" West, 36.51 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 37.91 feet to a point at the beginning of a reverse curve to the left with a radius of 80.00 feet, a central angle of 11°21'22", and a chord bearing and distance of North 40°07'09" West, 15.83 feet;

In a northwesterly direction, with said reverse curve to the left, an arc distance of 15.86 feet to a point at the beginning of a reverse curve to the right with a radius of 40.00 feet, a central angle of 44°43'46", and a chord bearing and distance of North 23°25'46" West, 30.44 feet;

In a northwesterly direction, with said reverse curve to the right, an arc distance of 31.23 feet to a point for corner;

North 01°03'40" West, a distance of 5.00 feet to a point for corner;

South 88°56'20" West, a distance of 63.94 feet to a point at the beginning of a non-tangent curve to the right with a radius of 40.00 feet, a central angle of 37°12'18", and a chord bearing and distance of South 43°11'26" West, 25.52 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 25.97 feet to a point at the beginning of a reverse curve to the left with a radius of 80.00 feet, a central angle of 60°32'48", and a chord bearing and distance of South 31°31'01" West, 80.66 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 84.54 feet to the southern most southeast corner of said Lot 3, Block A;

THENCE North 88°45'20" West, departing said north right-of-way line of College Parkway and with the south line of said Lot 3, Block A, a distance of 359.56 feet to the southwest corner of said Lot 3, Block A and being in the east right-of-way line of Rippy Road (a 60-foot right-of-way);

SITE DATA TABLE
LOT 1 BUILDING 'A'

PHYSICAL ADDRESS		
GROSS SITE AREA	1,245,149 S.F.	28.58 AC.
NET SITE AREA	174,869 S.F.	4.01 AC.

ZONING	PROPOSED PD WITH RETAIL 2 PERMITTED USES	
CURRENT USE	AGRICULTURAL, PD-141 WITH RETAIL 2, OFFICE, AND AGRICULTURAL PERMITTED USES	

LOT COVERAGE DATA		
BUILDING COVERAGE	6.00%	10,500.00 S.F.
IMPERVIOUS AREA	74.57%	130,408.02 S.F.
PERVIOUS AREA	25.43%	44,461.18 S.F.

PARKING SUMMARY	PARKING REQUIRED	PARKING PROVIDED
-----------------	------------------	------------------

SURFACE PARKING		
-----------------	--	--

ACCESSIBLE PARKING	3 CARS	4 CARS
--------------------	--------	--------

OFFICE	0 CARS	0 CARS
--------	--------	--------

RETAIL	30 CARS	30 CARS
--------	---------	---------

RESTAURANT	40 CARS	40 CARS
------------	---------	---------

TOTAL PARKING	70 CARS	70 CARS
---------------	---------	---------

TOTAL SQUARE FOOTAGE	10,500 S.F.	
----------------------	-------------	--

SITE DATA TABLE
LOT X

PHYSICAL ADDRESS		
GROSS SITE AREA	1,245,149 S.F.	28.58 AC.
NET SITE AREA	93,616 S.F.	2.15 AC.

ZONING	PROPOSED PD WITH RETAIL 2 PERMITTED USES	
CURRENT USE	AGRICULTURAL, PD-141 WITH RETAIL 2, OFFICE, AND AGRICULTURAL PERMITTED USES	

LOT COVERAGE DATA		
BUILDING COVERAGE	0.00%	0.00 S.F.
IMPERVIOUS AREA	7.53%	7,045.17 S.F.
PERVIOUS AREA	92.47%	86,570.41 S.F.

PARKING SUMMARY	PARKING REQUIRED	PARKING PROVIDED
-----------------	------------------	------------------

SURFACE PARKING		
-----------------	--	--

ACCESSIBLE PARKING	0 CARS	0 CARS
--------------------	--------	--------

OFFICE	0 CARS	0 CARS
--------	--------	--------

RETAIL	0 CARS	0 CARS
--------	--------	--------

RESTAURANT	0 CARS	0 CARS
------------	--------	--------

TOTAL PARKING	0 CARS	0 CARS
---------------	--------	--------

TOTAL SQUARE FOOTAGE	0 S.F.	
----------------------	--------	--

BUILDING DATA		
BUILDING	N/A	
PEAK HEIGHT	-	
MEAN HEIGHT	-	
TOTAL SQUARE FOOTAGE	0 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
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TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

SITE DATA TABLE
LOT 1 BUILDING 'B'

PHYSICAL ADDRESS		
GROSS SITE AREA	1,245,149 S.F.	28.58 AC.
NET SITE AREA	174,869 S.F.	4.01 AC.

ZONING	PROPOSED PD WITH RETAIL 2 PERMITTED USES	
CURRENT USE	AGRICULTURAL, PD-141 WITH RETAIL 2, OFFICE, AND AGRICULTURAL PERMITTED USES	

LOT COVERAGE DATA		
BUILDING COVERAGE	5.15%	9,000.00 S.F.
IMPERVIOUS AREA	74.57%	130,408.02 S.F.
PERVIOUS AREA	25.43%	44,461.18 S.F.

PARKING SUMMARY	PARKING REQUIRED	PARKING PROVIDED
-----------------	------------------	------------------

SURFACE PARKING		
-----------------	--	--

ACCESSIBLE PARKING	3 CARS	4 CARS
--------------------	--------	--------

OFFICE	0 CARS	0 CARS
--------	--------	--------

RETAIL	15 CARS	15 CARS
--------	---------	---------

RESTAURANT	72 CARS	72 CARS
------------	---------	---------

TOTAL PARKING	87 CARS	87 CARS
---------------	---------	---------

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	29' - 9"	
MEAN HEIGHT	22' - 8"	
TOTAL SQUARE FOOTAGE	9,000 S.F.	

SITE DATA TABLE
LOT 5

PHYSICAL ADDRESS		
GROSS SITE AREA	1,245,149 S.F.	28.58 AC.
NET SITE AREA	54,009 S.F.	1.24 AC.

ZONING	PROPOSED PD WITH RETAIL 2 PERMITTED USES	
CURRENT USE	AGRICULTURAL, PD-141 WITH RETAIL 2, OFFICE, AND AGRICULTURAL PERMITTED USES	

LOT COVERAGE DATA		
BUILDING COVERAGE	18.79%	10,150.00 S.F.
IMPERVIOUS AREA	66.64%	35,989.99 S.F.
PERVIOUS AREA	33.36%	18,019.24 S.F.

PARKING SUMMARY	PARKING REQUIRED	PARKING PROVIDED
-----------------	------------------	------------------

SURFACE PARKING		
-----------------	--	--

ACCESSIBLE PARKING	3 CARS	3 CARS
--------------------	--------	--------

OFFICE	0 CARS	0 CARS
--------	--------	--------

RETAIL	41 CARS	46 CARS
--------	---------	---------

RESTAURANT	0 CARS	0 CARS
------------	--------	--------

TOTAL PARKING	41 CARS	46 CARS
---------------	---------	---------

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	28' - 0" +/-	
MEAN HEIGHT	22' - 0" +/-	
TOTAL SQUARE FOOTAGE	10,150 S.F.	

Land Use: 850 Supermarket

Description

A supermarket is a free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, dry cleaning, floral arrangements, greeting cards, a limited-service bank, and a pharmacy.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand at five study sites on a weekday (Monday–Thursday), at nine study sites on a Saturday, and at one study site on a Sunday, all in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand		
	Weekday (Monday–Thursday)	Saturday	Sunday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	—	—	8
9:00 a.m.	—	—	22
10:00 a.m.	56	81	50
11:00 a.m.	67	92	65
12:00 p.m.	86	98	85
1:00 p.m.	87	100	77
2:00 p.m.	93	98	85
3:00 p.m.	95	100	99
4:00 p.m.	92	93	100
5:00 p.m.	95	96	53
6:00 p.m.	100	—	42
7:00 p.m.	78	—	22
8:00 p.m.	—	—	13
9:00 p.m.	—	—	9
10:00 p.m.	—	—	3
11:00 p.m.	—	—	—

Additional Data

The average parking supply ratios for the study sites with parking supply information are as follows:

- 4.6 spaces per 1,000 square feet GFA (43 sites) in a general urban/suburban setting
- 3.5 spaces per 1,000 square feet GFA (21 sites) in a dense multi-use urban setting

Average peak parking occupancy at the general urban/suburban sites is 60 percent. Average peak parking occupancy at the dense multi-use urban sites is 63 percent.

The sites were surveyed in the 1990s, the 2000s, the 2010s and the 2020s in Alabama, British Columbia (CAN), California, Connecticut, District of Columbia, Illinois, Kansas, Maine, Maryland, Minnesota, Montana, New Jersey, New York, North Carolina, Pennsylvania, Tennessee, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

224, 294, 299, 421, 431, 438, 502, 504, 511, 525, 527, 556, 557, 566, 618, 620, 621, 635, 636, 637

Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

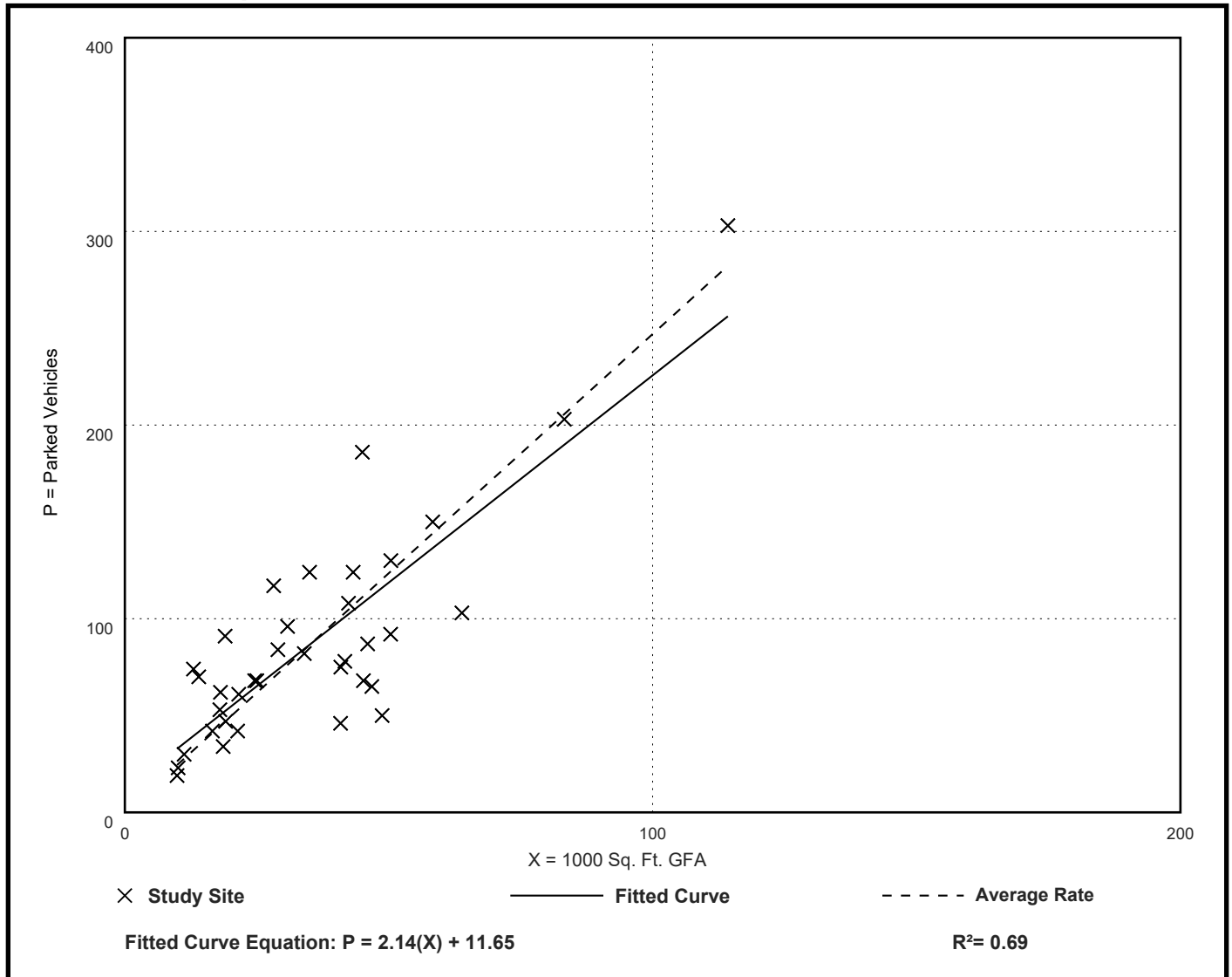
Number of Studies: 36

Avg. 1000 Sq. Ft. GFA: 36

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.47	1.03 - 5.69	2.03 / 3.81	2.17 - 2.77	0.91 (37%)

Data Plot and Equation



Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Friday

Setting/Location: General Urban/Suburban

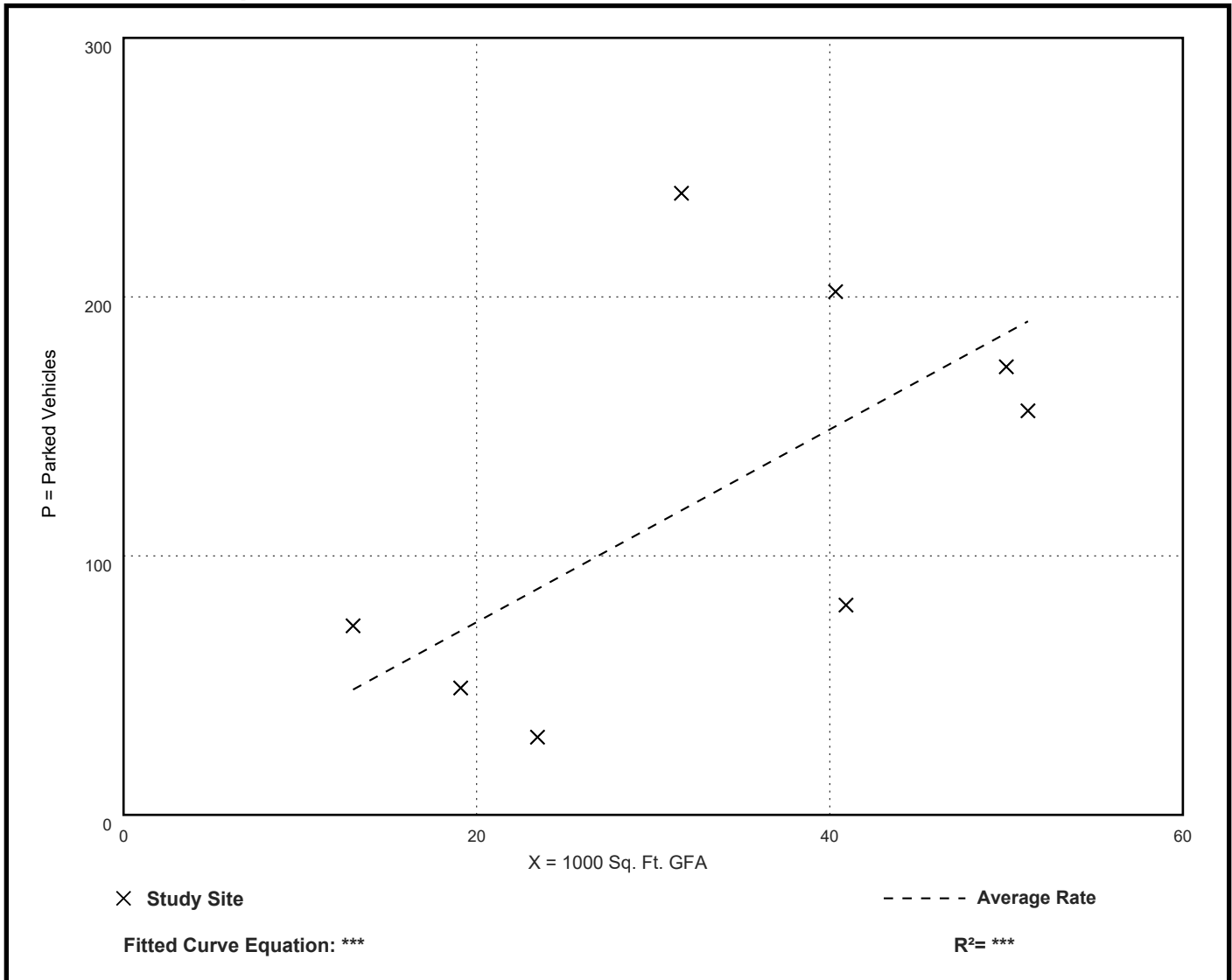
Number of Studies: 8

Avg. 1000 Sq. Ft. GFA: 34

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.72	1.28 - 7.59	2.55 / 6.90	***	1.96 (53%)

Data Plot and Equation



Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

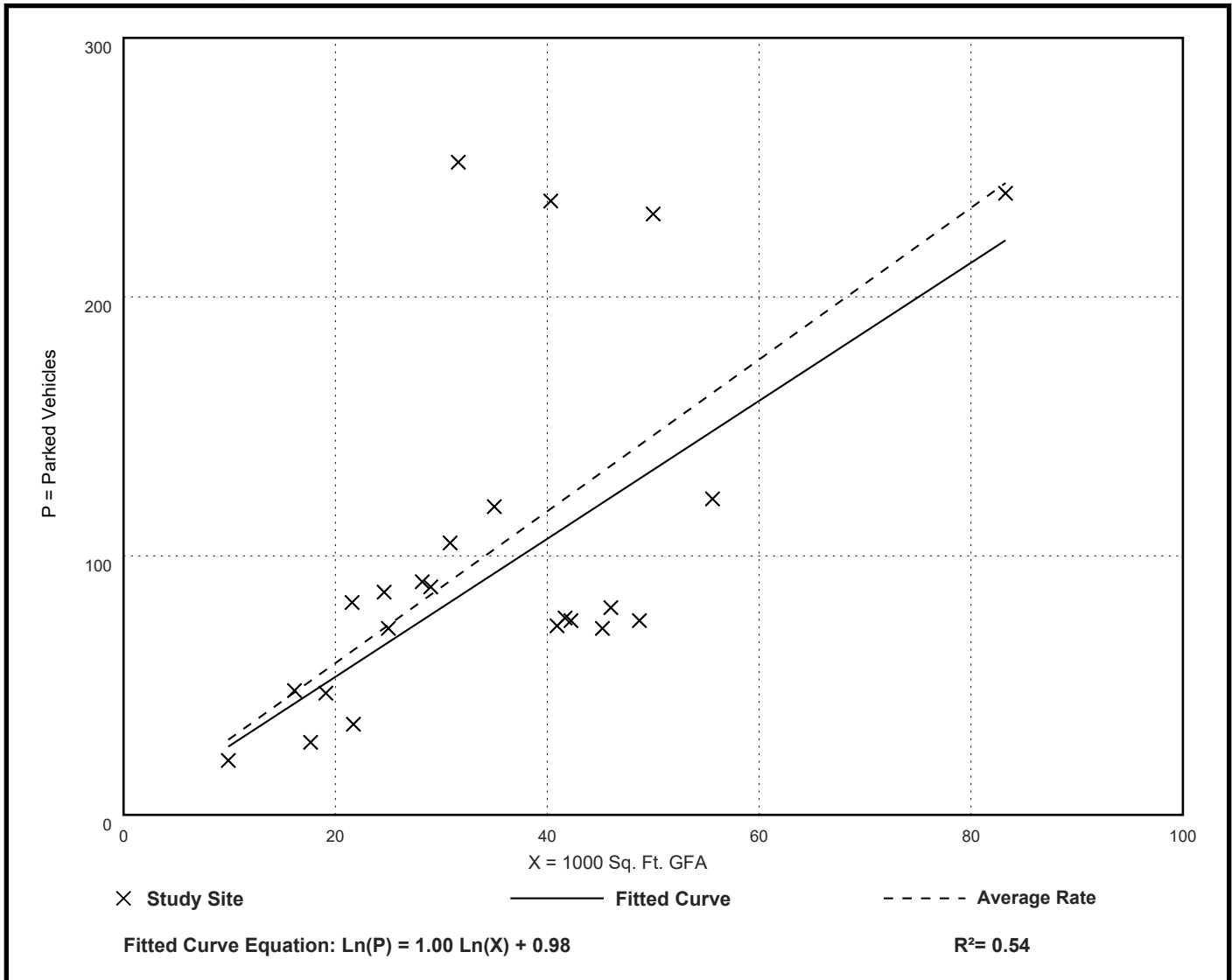
Number of Studies: 23

Avg. 1000 Sq. Ft. GFA: 35

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.93	1.54 - 7.97	1.82 / 4.14	2.3 - 3.56	1.55 (53%)

Data Plot and Equation



Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Sunday

Setting/Location: General Urban/Suburban

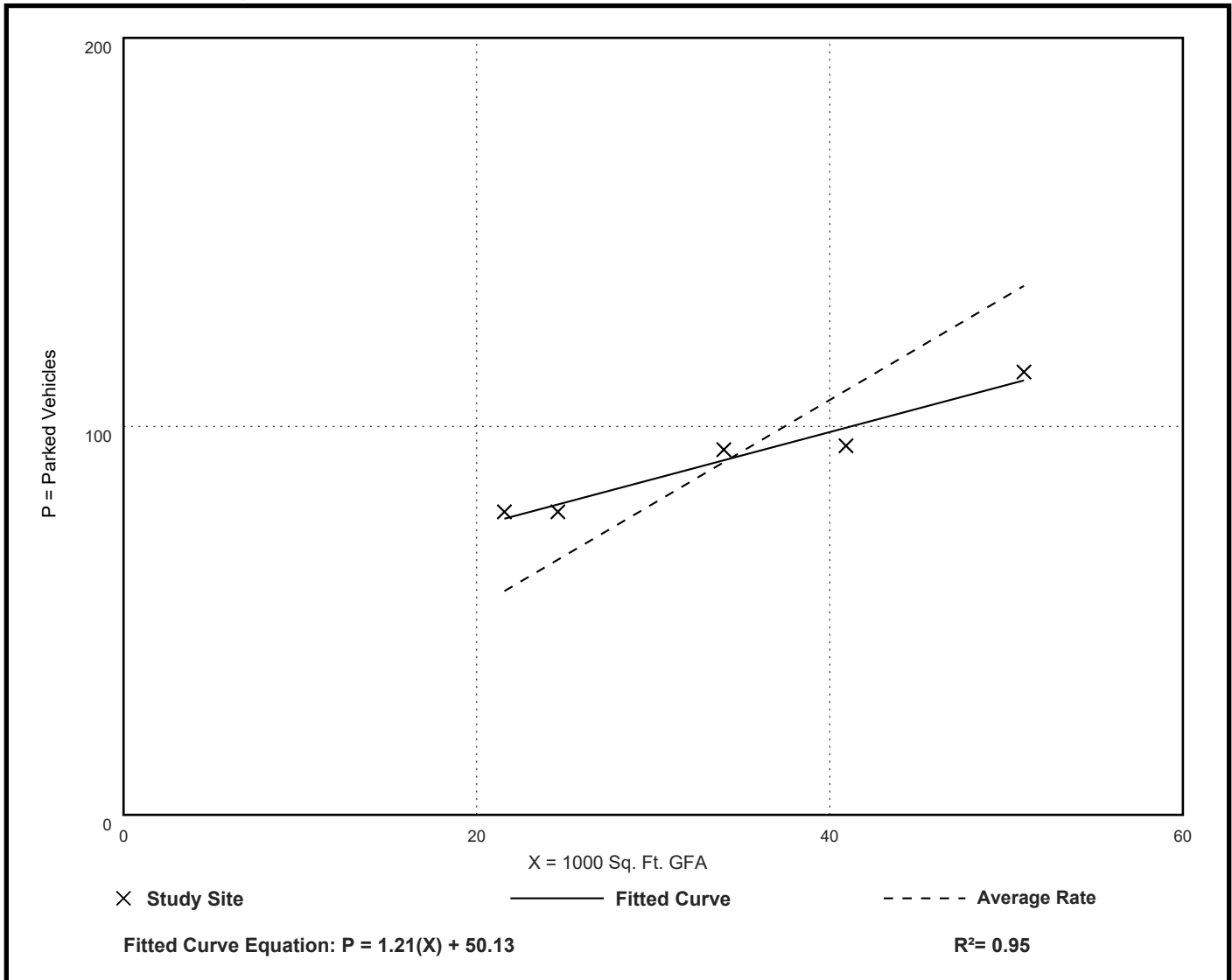
Number of Studies: 5

Avg. 1000 Sq. Ft. GFA: 34

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.67	2.24 - 3.62	2.32 / 3.62	***	0.54 (20%)

Data Plot and Equation





April 14, 2025

Ms. Kathy Strimple, P.E.
Senior Due Diligence Manager | Real Estate
HEB Grocery Company
646 South Flores Street
San Antonio, TX 78204-1210

Re: *HEB (Flower Mound) Parking Study*

Dear Ms. Strimple:

Lee Engineering has completed our parking study for the proposed HEB grocery store located to the northeast of the Cross Timbers Road (FM 1171) and US 377 intersection in Flower Mound, Texas. This letter report documents our study procedures and findings.

INTRODUCTION

The proposed HEB store will be 110,000 ft² and is proposed to provide parking at a ratio of 1:150 square feet, which reflects the typical parking ratio used by HEB for stores across Texas. Based on the size of the proposed store, this ratio would result in approximately 733 parking spaces. The Preliminary Site Plan for this grocery store is provided in **Figure 1**.

TOWN CODE PARKING CALCULATION

The number of parking spaces required for the proposed HEB was calculated using information provided in Section 82-74 (Off-Street Parking Requirements) of the Town of Flower Mound's *Code of Ordinances* and is summarized in **Table 1**.

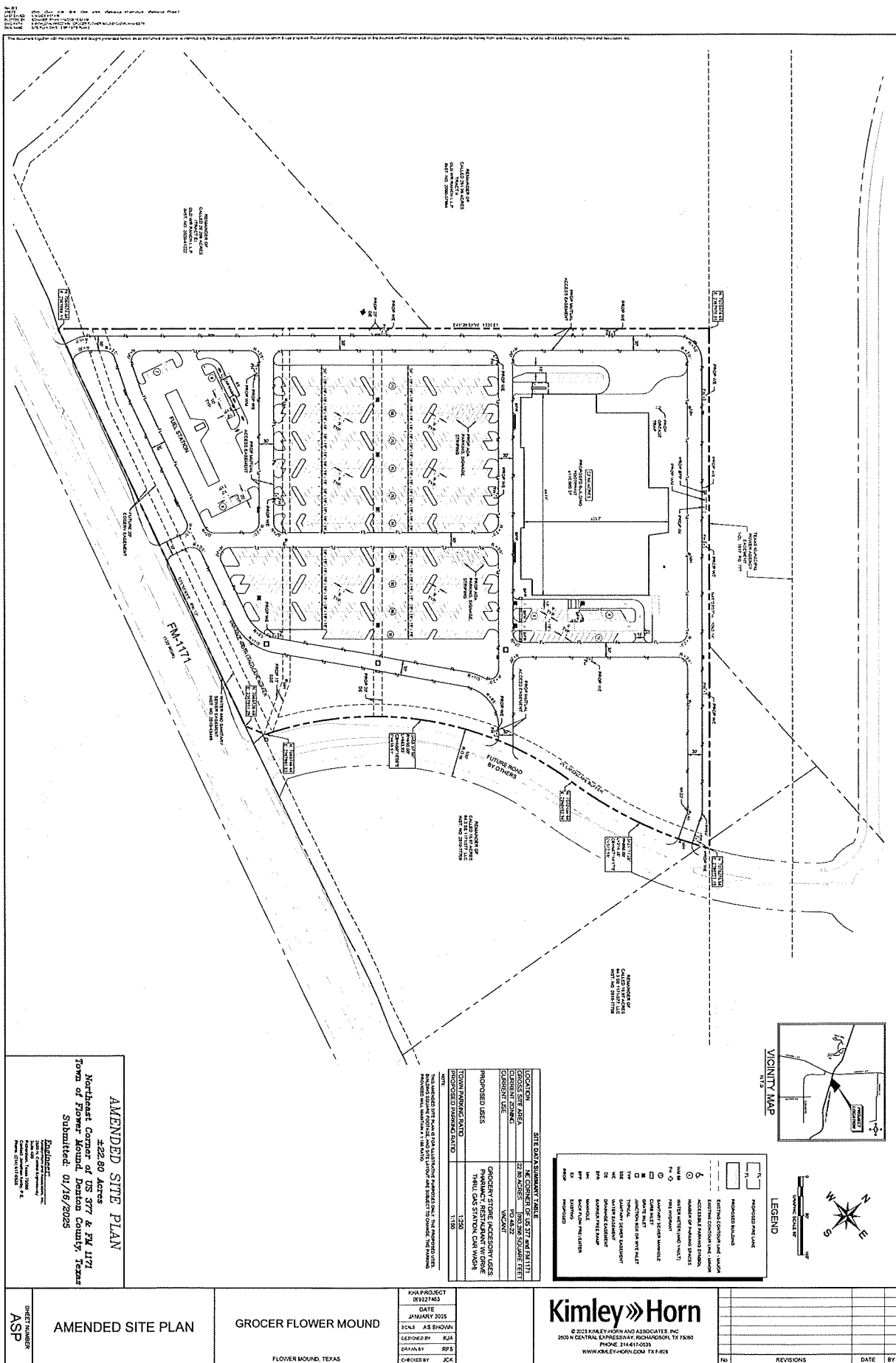
Table 1: Town of Flower Mound Code Parking Requirements Summary

Land Use	Town Code	Size (ft ²)	Code Requirement (Parking Spaces)
All Other Retail Uses	1:250 ft ²	110,000	440
Minimum Parking Spaces Required by Code			440
Maximum Parking Spaces Allowed per Code (120% of Minimum) {Section 82-73}			528

With 733 proposed parking spaces (using a 1:150 ratio), the amount of parking provided for the proposed HEB grocery store (110,000 ft²) will be approximately 164% of the Town's minimum requirement and exceed the Town's maximum allowable amount by 205 parking spaces.

Proposed Site Plan

Figure 1



INSTITUTE OF TRANSPORTATION ENGINEERS PARKING DEMAND

The number of parking spaces needed to accommodate the proposed HEB grocery store was estimated using information provided in the Institute of Transportation Engineers (ITE) publication *Parking Generation Manual, 6th Edition* for a “Supermarket” land use (ITE Code 850). The estimated average and 85th-percentile peak parking demand for this land use is summarized in **Table 2**. The data plots from the *Parking Generation Manual* are included as an attachment to this document.

Table 2: Supermarket Parking Demand Summary – ITE *Parking Generation Manual* (6th Edition)

Land Use	Supermarket			
ITE Code	850			
Size	110,000 ft ²			
Time Period	Parking Demand Rate ¹		Parking Demand Spaces	
	Average	85 th -percentile	Average	85 th -percentile
Weekday (Monday – Thursday)	2.47	3.81	272	420
Weekday (Friday)	3.72	6.90	410	759
Weekend (Saturday)	2.93	4.14	323	456
Weekend (Sunday)	2.67	3.62	294	399

¹ Parking Demand/1,000 ft² GFA (Gross Floor Area)

Table 2 shows that based on the ITE *Parking Generation Manual*, the average peak parking demand for the time periods identified for a 110,000 ft² supermarket would be 410 parked vehicles and the 85th-percentile peak parking demand would be 759 parked vehicles (both on a Friday).

PARKING ACCUMULATION DATA COLLECTION (NORMAL PEAK OPERATIONS) - OTHER STORES

To determine the peak parking demand at the proposed HEB grocery store, an initial parking accumulation study was conducted at two (2) other HEB locations in the Dallas area, which are shown in **Figure 2**:

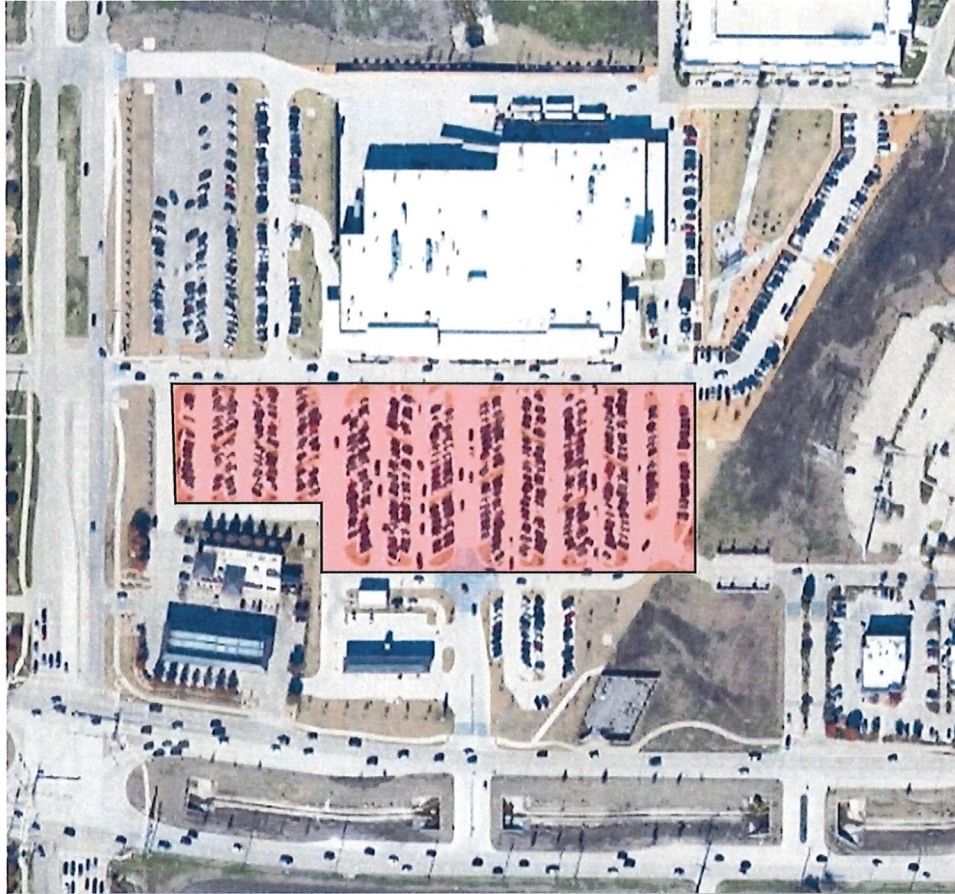
- 1) Frisco – 4800 Main St (110,000 ft² with 730 parking spaces provided; Parking ratio = 1:150)
- 2) Plano – 6001 Preston Rd (114,130 ft² with 789 parking spaces provided; Parking ratio = 1:144)

While the Plano store is 190,949 ft² in size with a total of 878 parking spaces, this location includes an electronic fulfillment center (76,819 ft²) which is not included at typical HEB grocery stores and was not included in the parking calculations in this study. Additionally, a total of 89 employees (partners) were working at the electronic fulfillment center on the day of the counts so the occupied parking and parking capacity were both reduced by this amount (89) as part of this study.

These studies were performed by counting the number of parked vehicles on site between 10:00 AM and 4:30 PM on a Sunday (August 4, 2024), which is typically when the highest activity occurs for HEB. The total number of parking spaces provided for each store was counted in the field as part of the parking accumulation data collection effort. The number of parked vehicles at each store was documented every 30 minutes within the specified timeframe and aerial photographs of the parking areas were captured every hour. The number of parking spaces occupied during each observation period is shown in **Figure 3** for both stores. Copies of the data sheets for this study are provided as attachments to this letter.

Figure 2: HEB Data Collection Locations

Frisco



Plano



Figure 3: Summary of Parking Accumulation Counts at Other HEB Locations



Table 3 summarizes the existing parking demand observed for both HEB stores and the resulting peak parking ratio [peak parking demand/size of the store (1,000 ft²)]. The peak parking ratio (5.99 parking spaces occupied/1,000 ft²) occurred at the Plano store and the average peak parking ratio between the two (2) stores is 5.95 parking spaces occupied/1,000 ft².

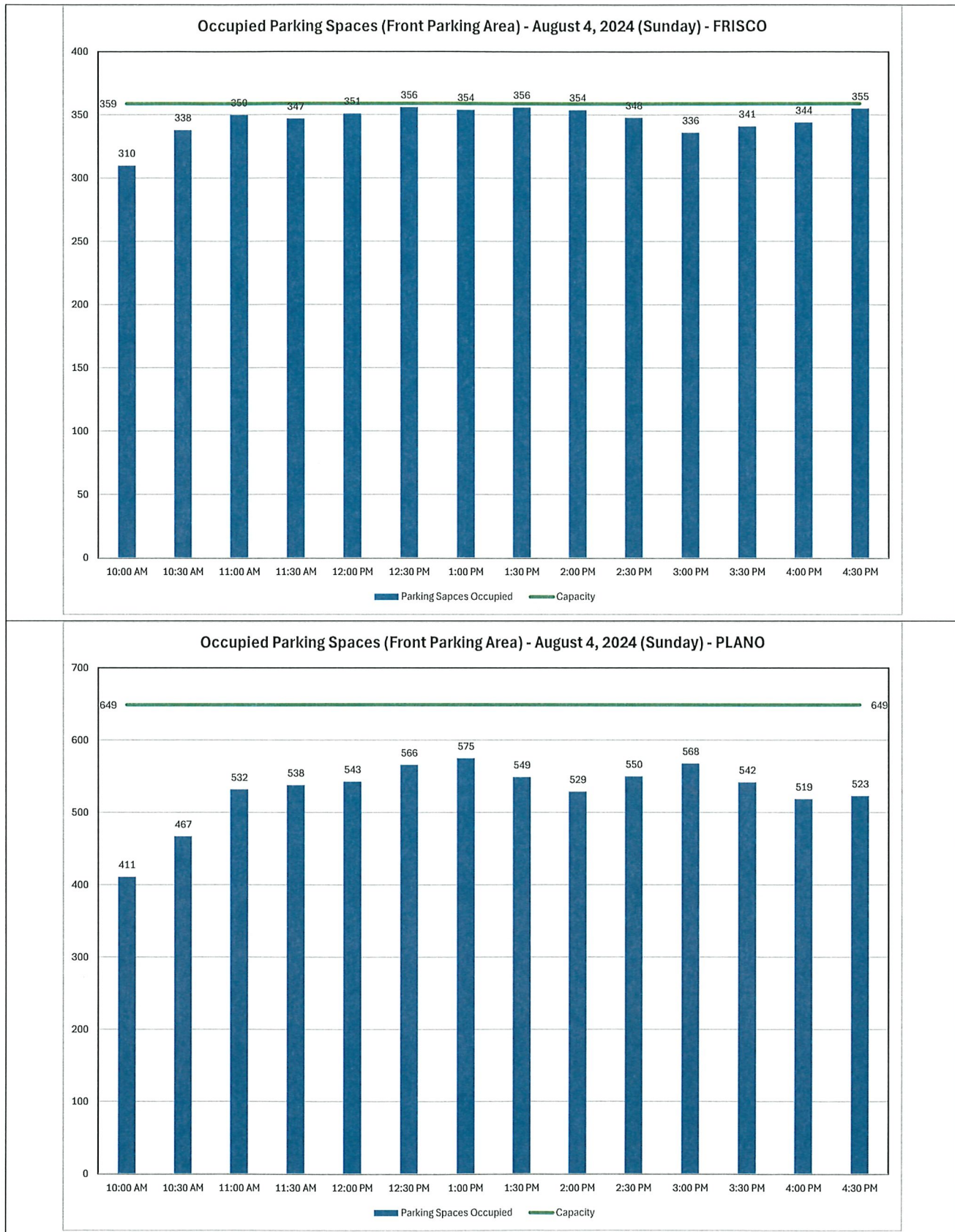
Table 3: Existing Parking Demand

	Frisco (110,000 ft²) Available Parking Spaces = 730	Plano (114,130 ft²) Available Parking Spaces = 789
	Sunday (8/4/24)	Sunday (8/4/24)
Peak Parking Demand	649 (89%)	684 (87%)
Peak Parking Ratio (parking spaces occupied/1,000 ft²)	5.90	5.99

Using the average parking ratio from both the Frisco and Plano locations (5.95 parking spaces occupied/1,000 ft²) for the proposed Flower Mound location (110,000 ft²) is predicted to result in a total of 655 parking spaces occupied at the Flower Mound location, with the 733-space parking lot being approximately 89% full.

Additional analysis on the number of parking spaces occupied in the “front” parking area of each store was also performed since this is where customers typically prefer to park. Parking in the front parking area allows customers to see the front doors of the store when departing their vehicle and allows them to see their vehicle (or the general area where their vehicle is parked) when leaving the front doors of the store. HEB employees (partners) are directed to park on the side or rear of the store, when possible, to avoid occupying customer parking in the front parking area of the store. The shaded red box in Figure 2 identifies the front parking area of each of the stores. The number of parking spaces occupied during each observation period for the front parking area is shown in **Figure 4** for both stores. From these results, the front parking area at the Frisco location was approximately 99% full and the front parking area at the Plano location was approximately 89% full during peak conditions. Hourly aerial imagery of the front parking area at both of the stores is provided as an attachment to this document.

Figure 4: Summary of Parking Accumulation Counts (Front Parking Area) at Other HEB Locations



PARKING ACCUMULATION DATA COLLECTION (HOLIDAY PEAK OPERATIONS) - OTHER STORES

Based on discussions with Town staff, additional parking data was collected at three (3) DFW area locations during the holiday season to help further support the requested parking at the Flower Mound location. In addition to the Frisco and Plano locations from the initial parking data collection process, parking data was also obtained at the Alliance HEB (122,000 ft²) located at 13451 Heritage Trace Parkway in Fort Worth.

Aerial photography (via drone) was captured on the three (3) shopping days before Christmas Eve (Saturday, December 21, 2024 – Monday, December 23, 2024) at these three (3) stores to help identify the highest peak parking demand. Using information from the attached aerials, **Table 4** summarizes the number of parking spaces available, the occupancy of the parking lot, and the number of cars circulating through the site.

Table 4: Existing Parking Demand

Location	Total Parking Spaces	Monday (12/23/24)			
		Time	Parking Available	% Full	Cars Circulating
Alliance	574	2:00 PM	2	100%	76
Frisco	730	4:00 PM	22	97%	36
Plano	789	2:00 PM	6	99%	61

Even assuming a small percentage of the cars circulating through each site were looking for parking spaces, the results indicate that under these conditions, the parking demand exceeded the parking supply.

CONCLUSIONS

Based on the results of this parking analysis:

- A parking ratio of 1:150 square feet is proposed for the HEB location to the northeast of the Cross Timbers Road (FM 1171) and US 377 intersection in Flower Mound, which is the typical parking ratio used for HEB stores across Texas (and is similar to the Plano and Frisco locations).
 - For a 110,000 square-foot grocery store, this parking ratio will yield approximately 733 parking spaces.
- The maximum amount of allowable parking identified in Town of Flower Mound Code and parking estimates from ITE for a Supermarket land use are predicted to result in parking supply numbers that are significantly below the parking demand for this 110,000 ft² grocery store.
- The peak parking occupancy observed at two (2) other HEB grocery stores studied in the DFW area under normal peak operations was:
 - Frisco - 89% occupied (front parking area 99% occupied)
 - Plano - 87% occupied (front parking area 89% occupied)

- During peak holiday conditions, field data at three (3) DFW area locations indicated parking occupancy greater than 97%, with more cars circulating through the parking lot than there were parking spaces available.

Based on the results of this study, the proposed parking for the Flower Mound HEB location (1:150 square feet) is predicted to accommodate the anticipated peak parking demand and align with the available parking ratios for other stores in the DFW area. As a result of this evaluation, the number of proposed parking spaces for this development should be allowed to exceed the maximum number of parking spaces identified by Town Code.

If you have any questions regarding this study, please contact me at (972) 248-3006. We appreciate the opportunity to provide these services.

Sincerely,



Kelly D. Parma, P.E., PTOE
Senior Project Manager
Lee Engineering, LLC
TBPE Firm F-450

Attachments

**AERIAL IMAGERY (HOURLY)
FRONT PARKING AREA - FRISCO**

Frisco – 10:30 AM



Frisco – 11:30 AM





Frisco – 1:30 PM



Frisco – 2:30 PM



Frisco - 3:30 PM

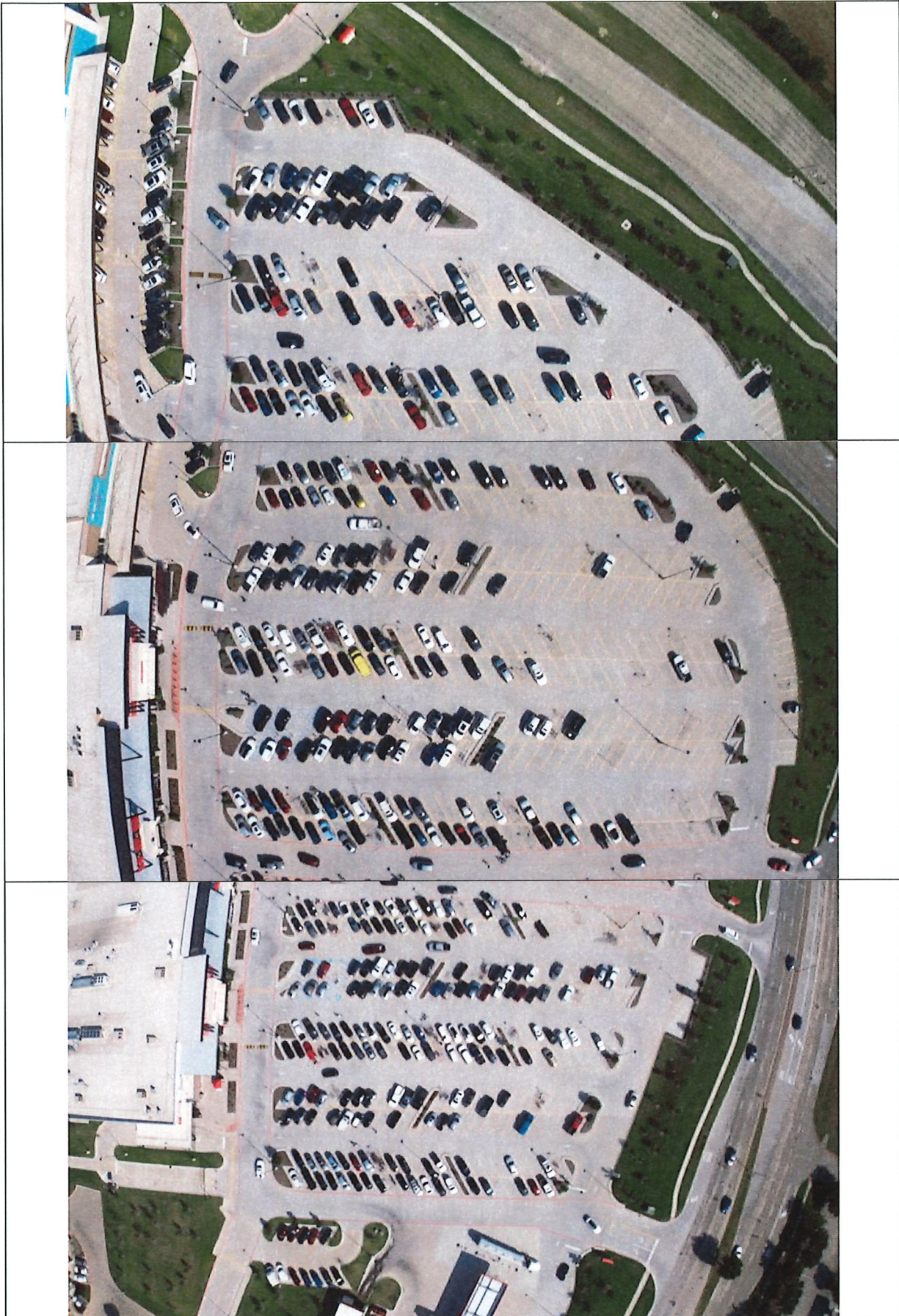


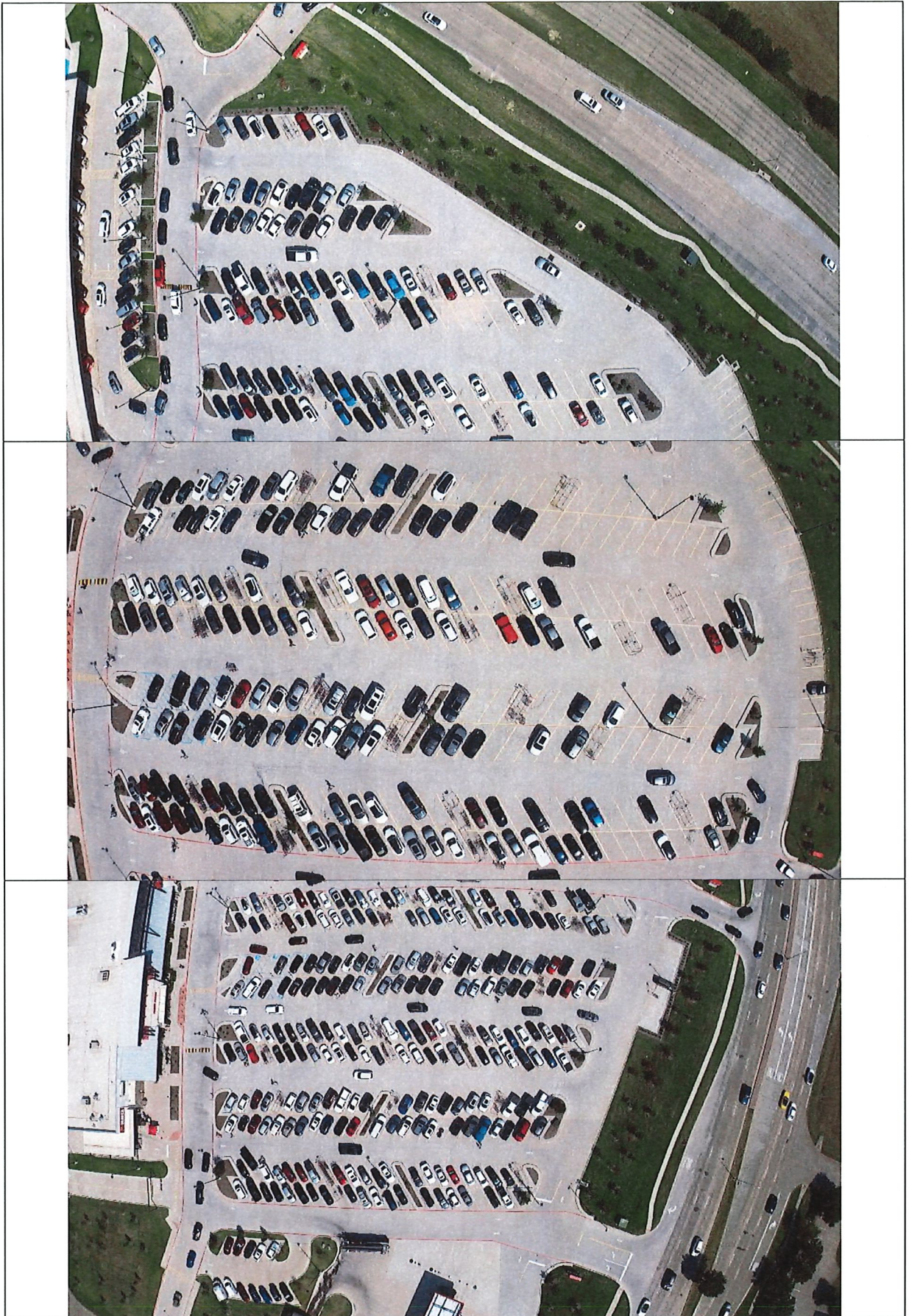
Frisco – 4:30 PM

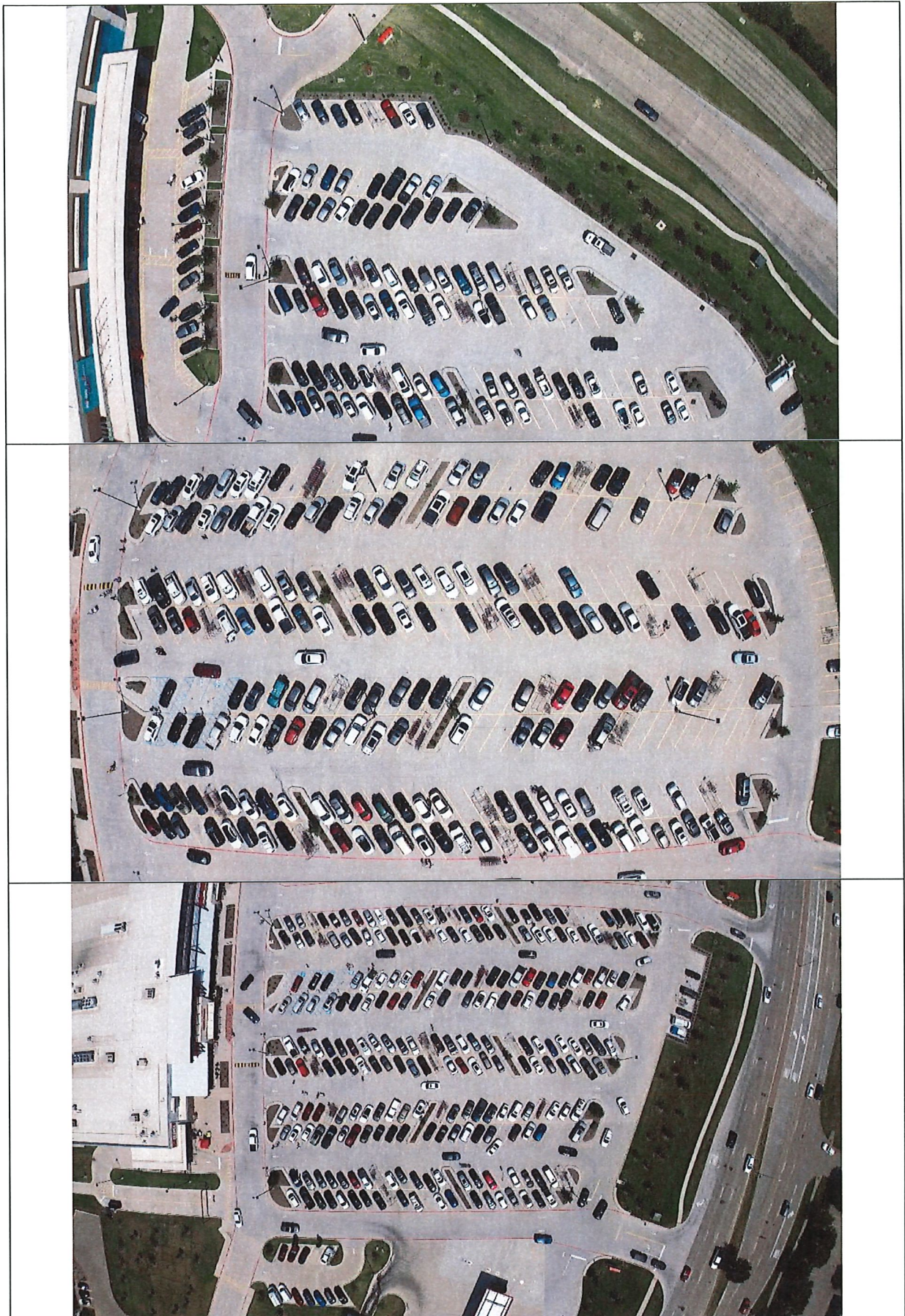


**AERIAL IMAGERY (HOURLY)
FRONT PARKING AREA - PLANO**

Plano – 10:00 AM















AERIAL IMAGERY
DECEMBER 23, 2024

76 cars in parking lot not in a space
2 open parking spot



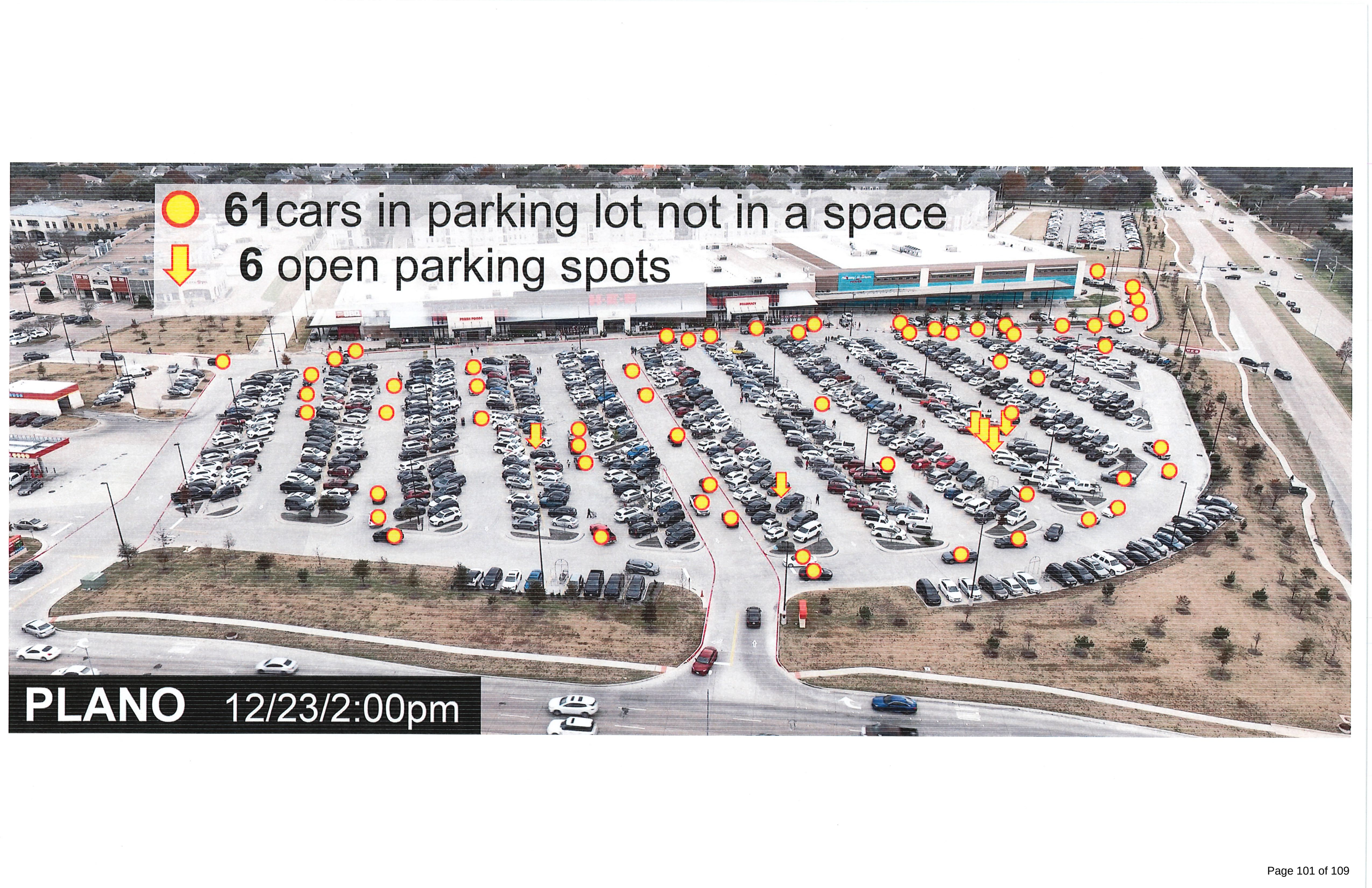
ALLIANCE 12/23/2:00pm



36 cars in Parking lot not in a space
22 open parking spots

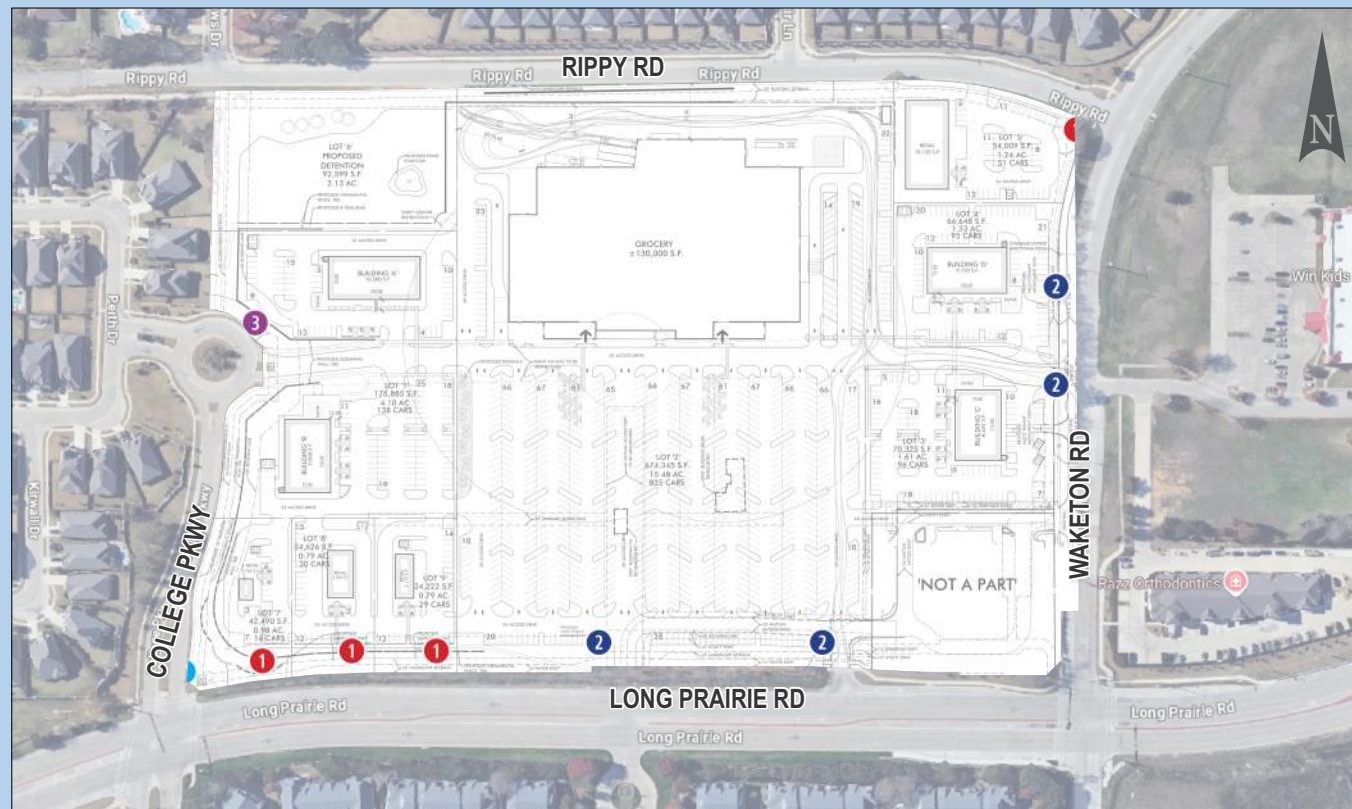
This aerial photograph shows a large parking lot for a retail center. Numerous yellow circles are placed over cars that are parked in an angled or diagonal fashion, not within the designated rectangular parking spaces. Yellow arrows point to specific areas where these irregularly parked cars are located, highlighting the problem of inefficient space utilization. The parking lot is situated next to a large commercial building with 'HEB' and 'BBQ' signage, and a gas station is visible in the foreground.

FRISCO 12/23/4:00pm



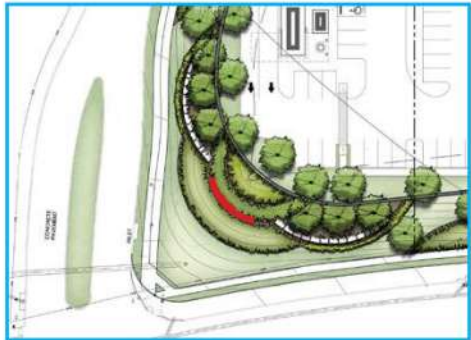
61 cars in parking lot not in a space
6 open parking spots

PLANO 12/23/2:00pm

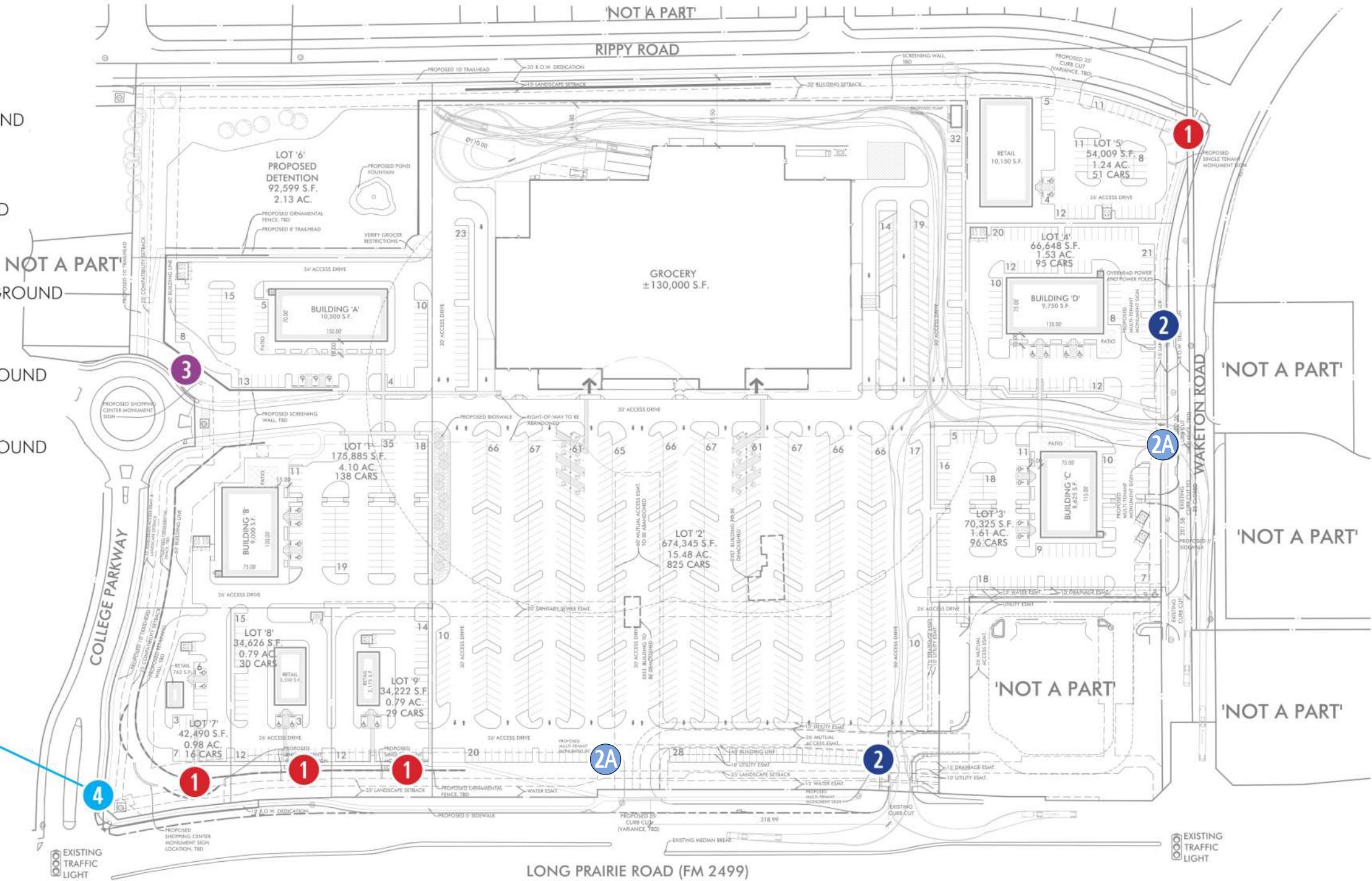


H-E-B #XXX - FLOWER MOUND
LONG PRAIRIE RD & WAKETON RD
FLOWER MOUND, TX 75028

- 1 PROPOSED SINGLE-TENANT GROUND MONUMENT SIGN, LOCATION TO BE DETERMINED
- 2 PROPOSED MULTI-TENANT GROUND MONUMENT SIGN, LOCATION TO BE DETERMINED
- 2A PROPOSED H-E-B MULTI-TENANT GROUND MONUMENT SIGN, LOCATION TO BE DETERMINED
- 3 PROPOSED SHOPPING CENTER GROUND MONUMENT SIGN, LOCATION TO BE DETERMINED
- 4 PROPOSED SHOPPING CENTER GROUND MONUMENT SIGN, LOCATION TO BE DETERMINED



SIGN GRAPHIC EXHIBITS ARE FOR TYPE AND LOCATION REFERENCE ONLY. FINAL SIGN FINISHES MAY VARY TO BETTER COMPLIMENT SHOPPING CENTER'S ARCHITECTURE. SIZE, QUANTITY AND PLACEMENT OF SIGNS IS SUBJECT TO APPROVAL BY THE CITY OF FLOWER MOUND AND AUTHORITY HAVING JURISDICTION. DESIGN AND SIZE IS BASED ON APPROVAL OF VARIANCE REQUEST.



LONG PRAIRIE RD. & WAKETON RD. FLOWER MOUND, TEXAS

SP-10

MASTER SIGNAGE PLAN

Do not use for regulatory approval, permit or construction.
PROJECT: 2405400 DATE: 03/04/2026
6802 Mapleridge St., Suite 200 | Bellaire, Texas 77401 | 713.785.3644
© Boucher Design Group LLC 2026



4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-293-6027 / 512-494-0002
FSG.COM



Long Prairie Rd & Waketon Rd
Flower Mound, TX 75028

Start Date: 03/10/26
Last Revision:
Job# N/A
File Name: HEB #XXX FLOWER
MOUND- NEW SITE - R1

Designer: Gregory Hufford
Sales Rep:
PM: Tammy Colson

Rev #	Date:	Notes:	Rev #	Date:	Notes:
R1	03/11/26GH	Per comments			
R2	04/02/26GH	Per H-E-B Comments			

- PROPOSAL
- FINAL





SIGN GRAPHIC EXHIBITS ARE FOR TYPE AND LOCATION REFERENCE ONLY. FINAL SIGN FINISHES MAY VARY TO BETTER COMPLIMENT SHOPPING CENTER'S ARCHITECTURE. SIZE, QUANTITY AND PLACEMENT OF SIGNS IS SUBJECT TO APPROVAL BY THE CITY OF FLOWER MOUND AND AUTHORITY HAVING JURISDICTION. DESIGN AND SIZE IS BASED ON APPROVAL OF VARIANCE REQUEST.



4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
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FSG.COM



Long Prairie Rd & Waketon Rd
Flower Mound, TX 75028

Start Date: 03/10/26
Last Revision:
Job# N/A
File Name: HEB #XXX FLOWER
MOUND- NEW SITE - R1

Designer: Gregory Hufford
Sales Rep:
PM: Tammy Colson

Rev #	Date:	Notes:	Rev #	Date:	Notes:
R1	03/11/26GH	Per comments			
R2	04/02/26GH	Per H-E-B Comments			

- ☒ PROPOSAL
- ☐ FINAL



METAL COPING

BRICK VENEER

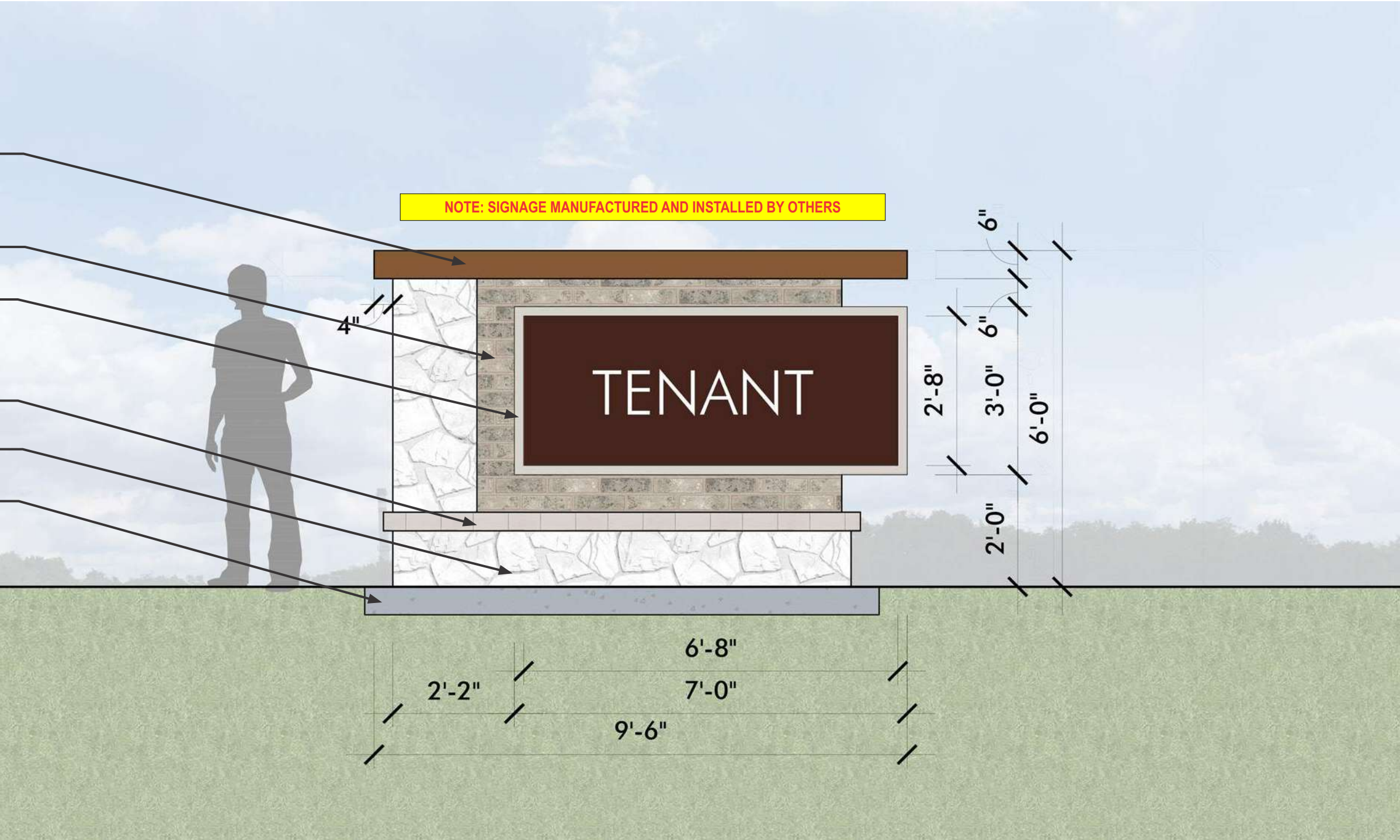
SIGN CABINET

STONE WATER TABLE

STONE CABINET BASE

CONCRETE FOUNDATION

NOTE: SIGNAGE MANUFACTURED AND INSTALLED BY OTHERS



1 SINGLE TENANT MONUMENT SIGN
SIGN AREA: 21.00 S.F.

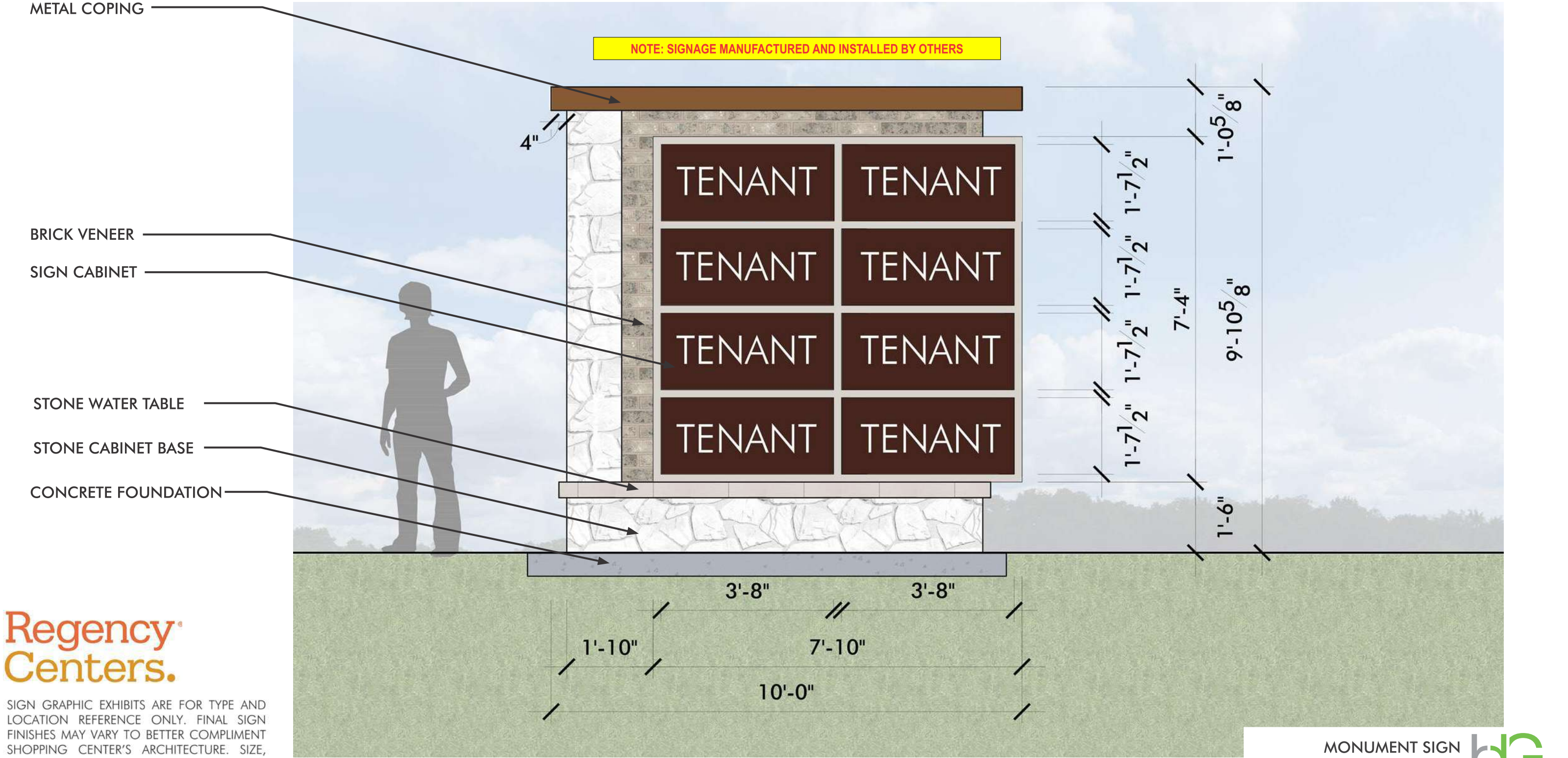
MONUMENT SIGN
SINGLE TENANT

Do not use for
regulatory approval,
permit or construction.



PROJECT: 2405400 DATE: 03/04/2026
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Regency
Centers.

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2 MULTI-TENANT MONUMENT SIGN
SIGN AREA: 48.00 S.F.

MONUMENT SIGN
MULTI-TENANT

0 1 2

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10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-293-6027 / 512-494-0002
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Long Prairie Rd & Waketon Rd
Flower Mound, TX 75028

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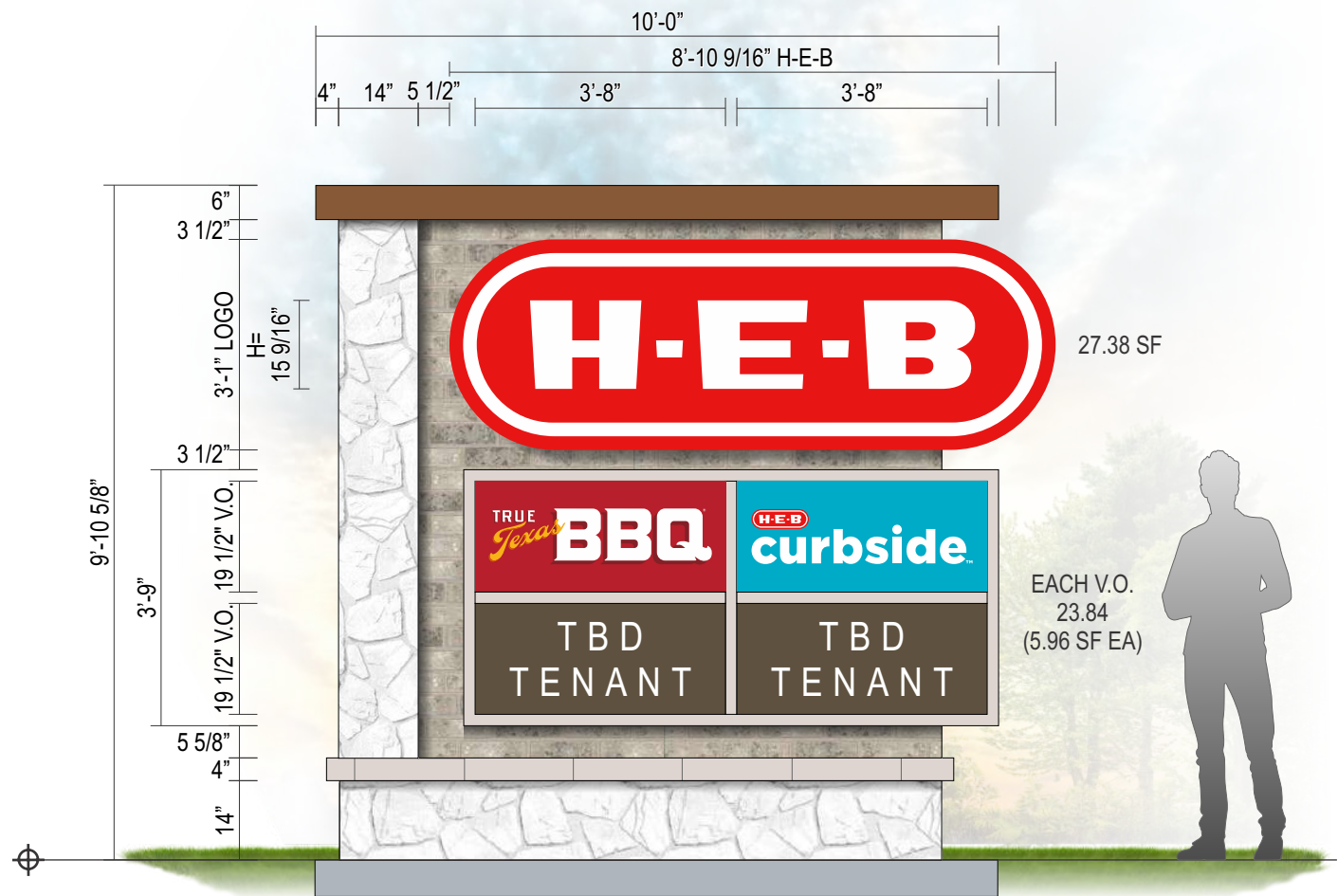
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MEMBER

LISTED

us



Fabricate & Install (2) D/F Ground sign

- H-E-B Capsule: Two (2) 6" Deep Single faced Flex bleed face, skin & frame capsules, faces printed by Miratec systems, White LED internal illumination, returns painted PMS 485C, **(CONFIRM SIDE VIEW)**
- Sign Cabinets: Two (2): Single face aluminum sign cabinets, returns, dividers **(CONFIRM SIDE VIEW)** painted Color **TBD**, White polycarbonate faces direct printed w/ UV laminate, White LED internal illumination
- Brake formed metal top cap, Color and finish **TBD**
- Sign Body: Aluminum skin & frame construction, designed to accept brick veneer
- Vertical steel & concrete footing to TBD per engineering
- Customer's GC to provide Vertical & horizontal stone accents**
- Customer's GC to provide lime stone base coping/top cap**
- Customer's GC to provide concrete pad**

PMS 485C

PMS 3125C

PMS 286C

WHITE

PMS 1805C

PMS 1815C

PMS 159C

PMS 7409C

313 DARK BRONZE

UV laminate gloss finish

2A D/F H-E-B MULTI-TENANT MONUMENT SIGN - OPTION 1 (CABINET + V.O.) 51.22 SQFT
QTY: TWO (2) SCALE: 3/8" = 1'-0"

2A MULTI-TENANT H-E-B MONUMENT SIGN
SIGN AREA: 51.22 S.F.



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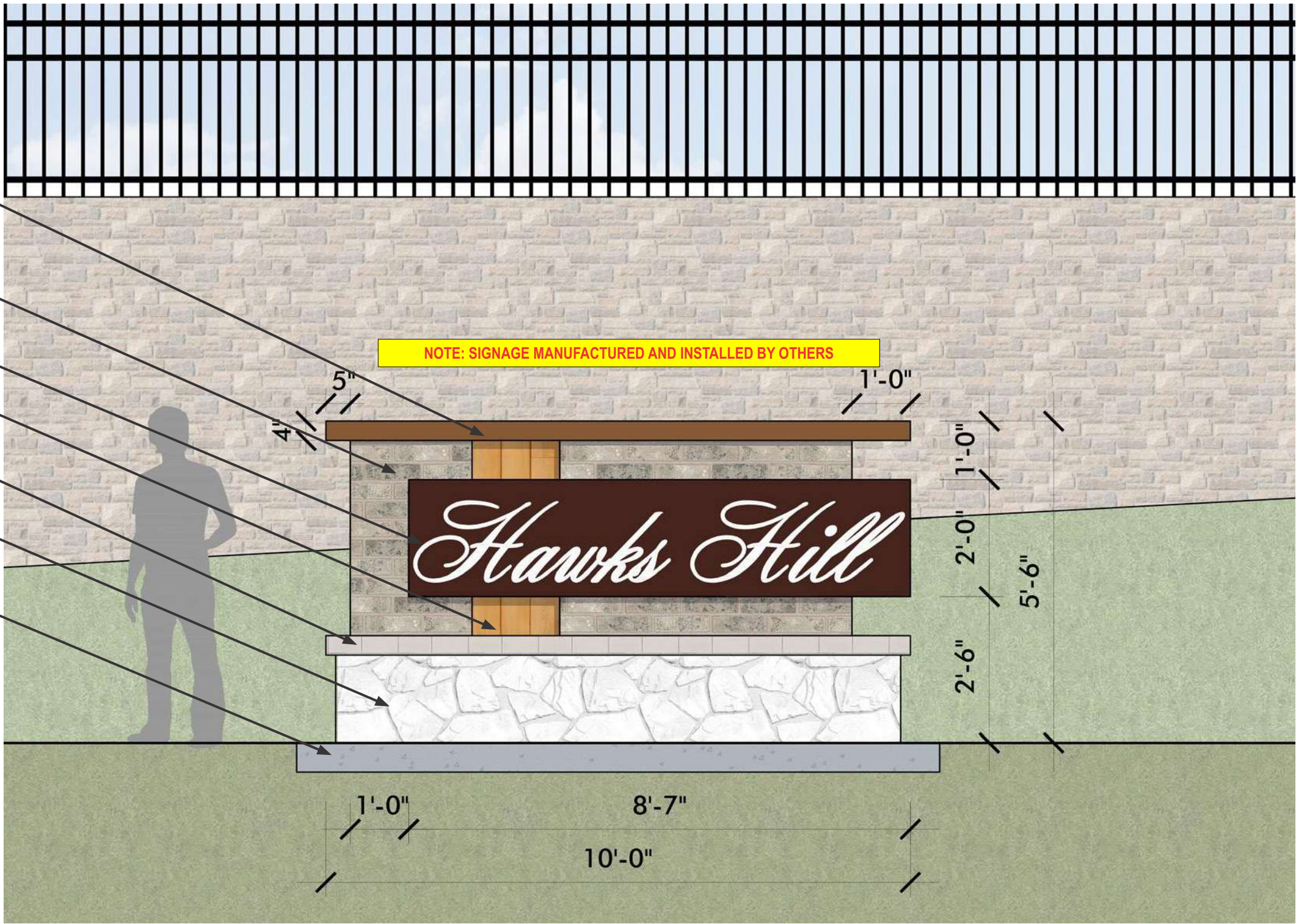
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- METAL COPING
- BRICK VENEER
- SIGN PANEL
- WOOD-LOOK METAL
- STONE WATER TABLE
- STONE CABINET BASE
- CONCRETE FOUNDATION



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3 SHOPPING CENTER MONUMENT SIGN

SIGN AREA: 17.16 S.F.

MONUMENT SIGN
SHOPPING CENTER

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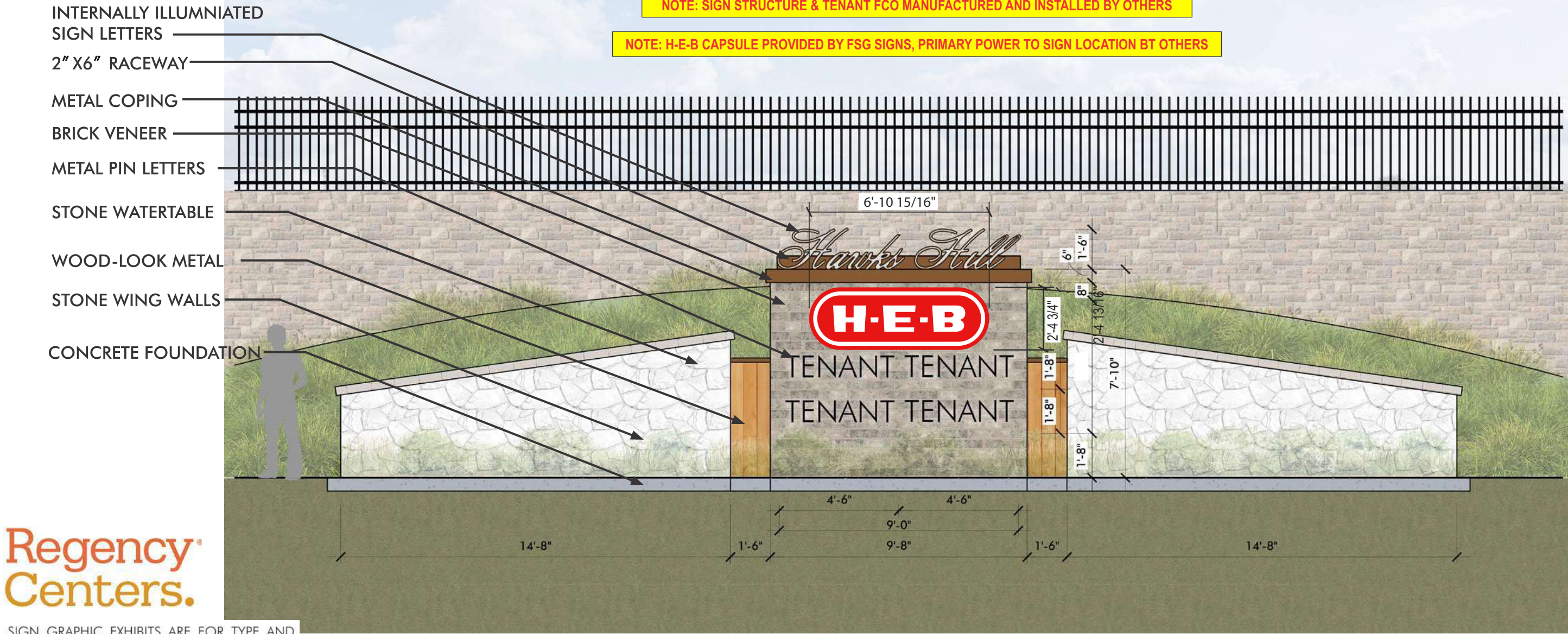
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4 SHOPPING CENTER MONUMENT SIGN
SIGN AREA: 61.09 SF
Hawk Hill = 14.50 SF
H-E-B = 16.59 SF
30.00 SF TOTAL (7.5 SF EACH TENANT)

MONUMENT SIGN
SHOPPING CENTER

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- Fabricate & Install (1) S/F Wall Sign
- H-E-B Capsule: One (1) 5" Deep Single faced channel logo, Pre-finished Exxon red returns with True red trim cap, White acrylic faces direct printed w/ UV laminate, White LED internal illumination
 - Customer's GC to provide primary power at sign location

4	S/F H-E-B CAPSULE - SIGN STRUCTURE BY OTHERS	16.59 SQFT	PMS 485C WHITE
	QTY: ONE (1)	SCALE: 3/4" = 1'-0"	UV laminate gloss finish

4 H-E-B CAPSULE DETAILS FOR SHOPPING CENTER MONUMENT SIGN
SIGN AREA: 16.59 S.F.

SIMULATED ILLUMINATED VIEW



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