



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

APRIL 10, 2017

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. CALL TO ORDER: 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S COMMENTS

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. REGULAR ITEMS

1. *Minutes of March 27, 2017*

Consider approval of the minutes of the March 27, 2017, Planning and Zoning Commission Regular Session.

2. *SP17-0007 – Coram Deo Academy*

Consider a request for a Site Plan to develop a multi-purpose building. The property is generally located north of Wichita Trail and west of Skillern Road.

3. *MISC17-0003 – Lakeside DFW Roundabout*

Consider approval of a design change for the terminus feature in the central roundabout within the Lakeside DFW development. The property is within the intersection of Edgemere Road and Lakeside Parkway.

4. *ZPD17-0002 – Victory Retail*

Public Hearing

Public Hearing to consider a request for rezoning to amend Planned Development District No. 51 (PD-51) by amending the development standards related to permitted uses and parking standards for the Retail District-2 (R-2) tract. The property is generally located north of Flower Mound Road and east of Morriss Road.

E. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: April 6, 2017, at 3:10 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

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.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 27TH DAY OF MARCH, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Claudio Forest	Chair
Perfecto Solis	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
David Johnson	Commissioner, Place 9

Constituting a quorum with the following members absent:

N/A

Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.

- D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the March 13, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner McCall moved to approve the March 13, 2017, minutes as presented. Vice Chair Solis seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: Linley

ABSENT: None

The motion passed with a vote of 5-0-1.

2. Consider a request for a Record Plat (RC17-0001 – Jerry’s Express Car Wash) to create a non-residential subdivision. The property is generally located at the northeast corner of Spinks Road and Long Prairie Road.
3. Consider a request for a Site Plan (SP16-0022 – Jerry’s Express Car Wash) to develop a car wash with an exception to Section 82-302, Compatibility buffer, and an exception to Section 82-303, Compatibility setback, of the Code of Ordinances. The property is generally located at the northeast corner of Spinks Road and Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

James Nader, Nader Design Group
Doug Cookston, Jerry’s Express Car Wash

Commission Deliberation (RC17-0001)

Vice Chair Solis moved to approve RC17-0001 – Jerry’s Express Car Wash. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RC17-0001)

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0022)

Vice Chair Solis moved to recommend approval of SP16-0022 – Jerry’s Express Car Wash with exceptions. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SP16-0022)

AYES: Dillon, Linley, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

4. Consider a request for a Site Plan (SP17-0005 - Results Center at Lakeside DFW) to develop an office building. The property is generally located south of Lakeside Parkway and west of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Dan Quinto, Roaring Brook Development

Commission Deliberation

Vice Chair Solis moved to approve SP17-0005 – Results Center at Lakeside DFW. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

5. Public Hearing to consider a request for a Comprehensive Sign Package (CSP17-0001 – Stryker Industrial) for Stryker Industrial to allow a painted roof sign. The property is generally located east of Lake Forest Boulevard, between Lakeside Parkway and Silveron Boulevard.

Staff Presentation

Chuck Russell, Town Planner

In Favor –

Jim Engel, 5110 Bayberry, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of CSP17-0001 – Stryker Industrial.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 7:23 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: April 10, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP17-0007 - Coram Deo Academy) to develop a multi-purpose building. The property is generally located north of Wichita Trail and west of Skillern Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

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

II. APPLICATION ANALYSIS

The purpose of this request is to amend an approved site plan for Coram Deo Academy (SP15-0009) by amending the elevations for the 23,020-square-foot, single-story, multipurpose building. Per the applicant's letter of intent, the changes to the elevations are necessary to comply with the newly adopted 2015 IBC requirement to provide a storm shelter within schools.

The predominant change is the elimination of roof pitch design elements on all four elevations. Included in your packet is a letter from the structural engineer (Attachment A(3)) explaining the safety reasons for changing the pitch roof design to a flat roof design. Though the proposed elevations comply with the standards set forth in the Town's Urban Design Plan, the potential external effects on adjacent properties caused by the elevation change require final action from the Planning and Zoning Commission.

Section 82-37 of the Town's Code of Ordinances provides criteria for administrative approval of minor changes to an approved site plan. It is staff's position that the proposed changes are outside the scope of administrative approval.

Section 82-37 - Minor changes.

Subsequent to approval of a site plan, minor changes may be authorized by the town manager or town manager when such minor changes will not cause any of the following circumstances to occur:

1. A change in the character of the development.
2. An increase in the maximum authorized ratio of the gross floor areas in structures to the area of the lot.
3. An increase in the intensity of use.
4. A reduction in the originally approved separations between buildings.
5. An increase in the external effects on adjacent property.
6. A reduction in the originally approved setbacks from property lines.
7. An increase in the problems of circulation, safety and utilities.
8. An increase of more than 20 percent or 5,000 square feet, whichever is less, in ground coverage by structures.
9. A reduction in the ratio of off-street parking and loading space to gross floor area in structures.
10. A decrease in the percentage of landscaping required.

In addition to the elevation changes, the footprint of the building needed to be increased by approximately 150 square feet and slightly modified to incorporate the storm shelter requirement into the building design. Those amendments were administratively approved through an amended site plan (ASP17-0014) on March 24, 2017.

On March 14, 2016, the Planning and Zoning Commission approved SP15-0009 for a multipurpose building to be utilized for classrooms, gymnasium and performance venue; athletic field and associated parking. The property is currently zoned Agricultural District (A). The site has three existing school buildings, playground, and parking spaces. Primary access to the lot is from Skillern Road and Wichita Trail.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Letter from the Structural Engineer
4. P&Z Approved Site Plan and Elevations
5. Administratively Approved Site Plan

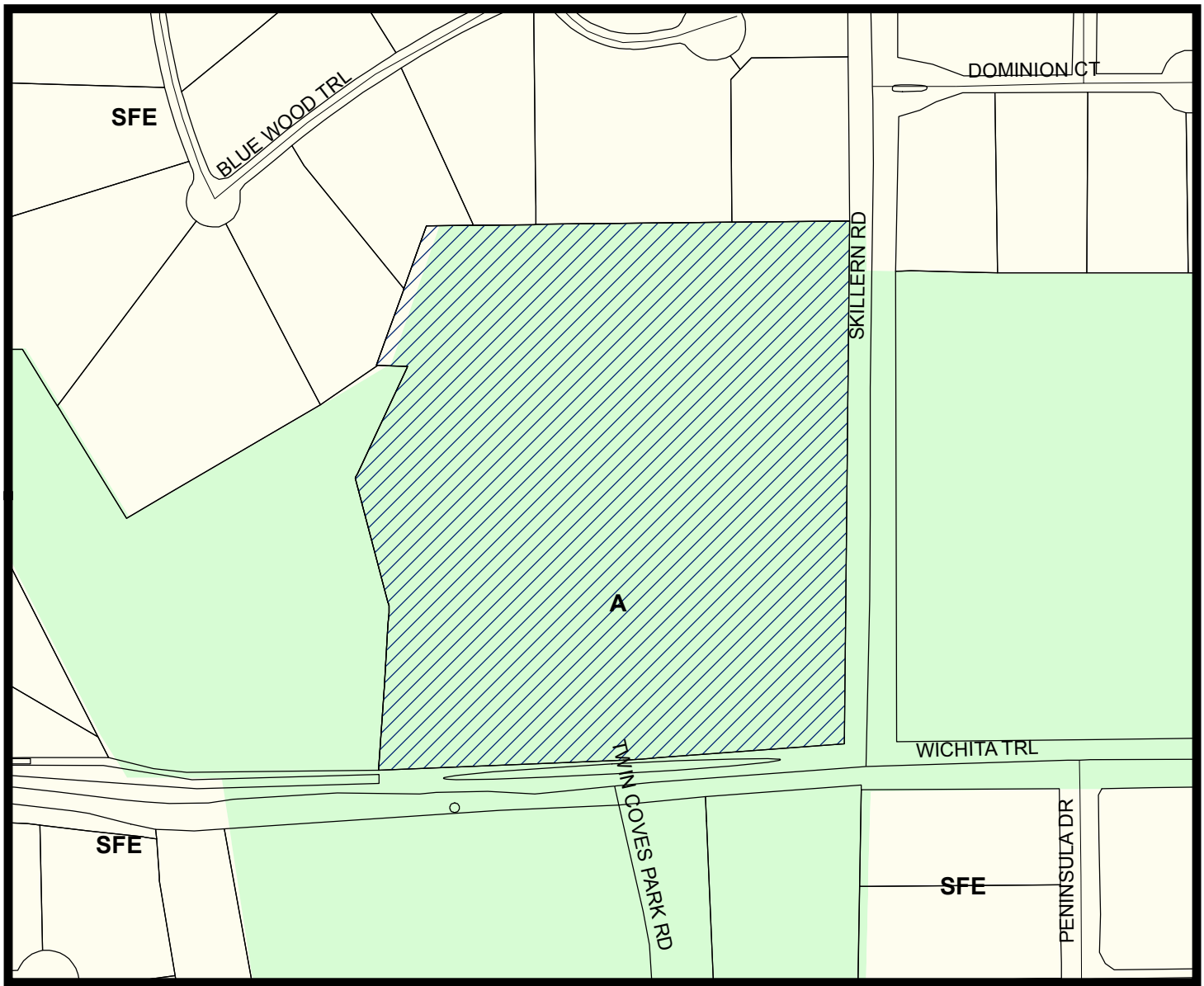
B. Application Details

1. Proposed Elevations



Vicinity Map

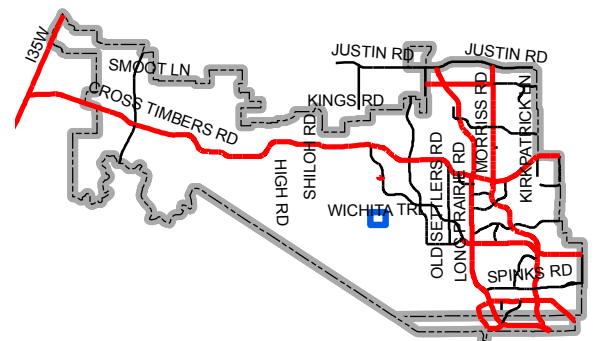
Reference Project: SP17-0007



LEGEND

Agriculture Single Family Estate

— Subject Property



Map Location



**ARCHITECTS
INTERIORS
LANDSCAPE
PLANNING**

Dallas
2808 Fairmount Street, Suite 300
Dallas, Texas | 75201
214.303.1500

Attachment A(2): Letter of Intent
Ft. Worth
3300 West 7th Street, Suite 110
Fort Worth, TX | 76107
817.303.1500

February 20, 2017

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

Re: Approved site plan building elevation changes

To whom it may concern,

Changes were necessary to the Coram Deo Academy project and the previously approved elevations (SP15-0009 with release for construction signature of 6-17-16). This is due to the newly adopted 2015 IBC requirement that schools provide storm shelters.

The revisions to the previous design were made in an attempt to minimize change of the footprint and area of the building in hopes of staying as close to the approved site plan as possible. This resulted in locating the storm shelter in 4 multi-purpose classrooms along the SE wing (elevation) and changes to the elevations.

From an elevation standpoint, the following items were changed to meet the needs of the required shelter's design:

SE and SW elevations

- From further design studies, the most efficient shelter design is that of a structured box. The best location to minimize the impact to the building footprint has the shelter located along the SE wing; this minimized the amount of sloped standing seam roof on this elevation. We kept as much of the design intact as possible in order to maintain a distinctive entrance to the building. The visual appearance to the shelter stays in the same color pallet as the original with tonal changes at strategic location to mimic articulation since none can be added to the skin of the shelter.

NE and SW elevations.

- Due to concerns of safety in the event of a tornado the larger volume of the gym's structure orientation changed in order to allow for collapse of the gym to occur without having gym structure fall on the storm shelter. This rotation made it impossible to express the roof slope as previously designed while maintaining function as a gym due to required clear heights. Thus the design changed to a low sloped roof with consistent parapet height. A fascia/cap has been retained to keep that expression of the original design intact.

NW elevation.

- Nearly unchanged. Volume at rear slightly rose due to ripple effect of the shelter location and concerns of safety. Due to the change in roof slopes the gutters and downspouts have changed and are no longer visible on this elevation.

I hope this information aids in your review of the changes made for the amended site plan. Please feel free to contact me with any additional questions.

Sincerely,

Jeremy M. Roehr AIA, NCARB
GFF Architects
Project Leader

2808 Fairmount, Suite 300
Dallas, TX 75201
[214/303-1500](tel:2143031500) phone



February 21, 2017

Planning Department
TOWN OF FLOWER MOUND
2121 Cross Timbers Road
Flower Mound, Texas 75028

Regarding: Coram Deo Academy
Tornado Shelter

SS #3795.02

To Whom It May Concern

This letter describes revisions to the gymnasium roof structure that result from redesign of the tornado shelter.

In the original design for the school, the tornado shelter was located on the west side of the gym. To increase the number of occupants, it was moved to the south side of the gym.

One of the criteria we used to design the shelter is to protect it from heavy impacts if the adjacent school components are destroyed by a tornado.

The exterior walls of the gym are tilt-up concrete wall panels. To protect the shelter from the potential of having a wall panel fall on it, the south wall of the gym was changed from concrete walls to lighter steel framing.

The roof of the gym is framed with steel joists. The weight of the roof is supported at the ends of the joists, where they bear on the gym walls. To protect the shelter from the potential of having the gym roof fall on it, the framing was changed so that it is supported on the east and west walls.

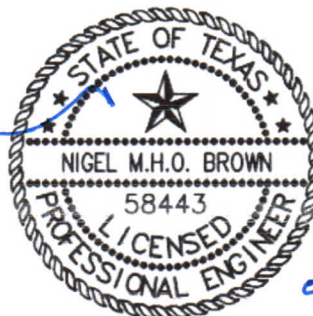
In the original design, the roof joists extended over the north and south walls of the gym to create overhangs. When the framing was reversed as described in the previous paragraph, we could no longer overhang the roof in this manner.

I trust that this addresses your questions about the gym roof structure.

Sincerely,
STRUCTURAL STUDIO Consulting Engineers

Texas License F-11469

Nigel M.H.O. Brown, P.E.
President



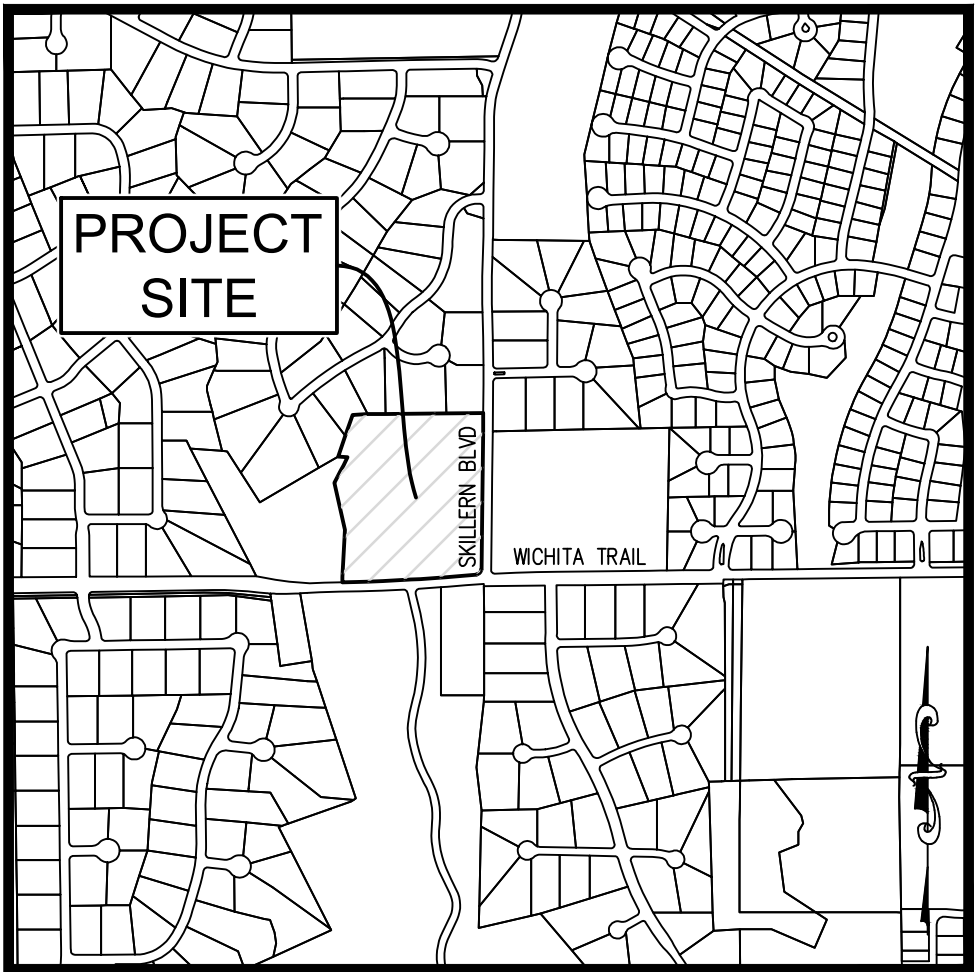
02/21/17

1506 Griffin Street West
Dallas, Texas 75215

Tel: (214) 273-0300
Fax: (214) 273-0301

mail@structuralstudio.com

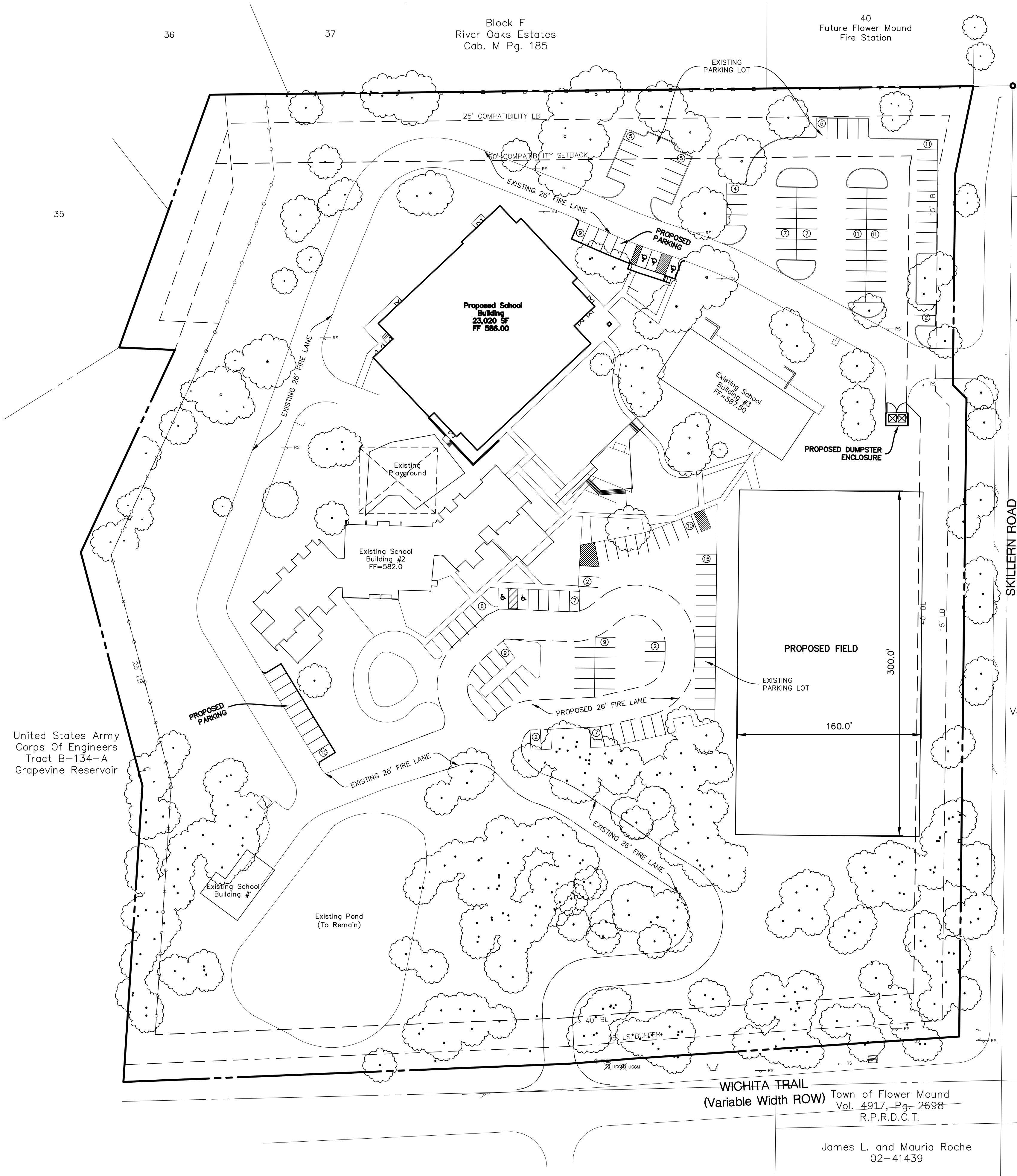
SITE DATA TABLE	
PHYSICAL ADDRESS	4900 WICHITA TRAIL
GROSS SITE AREA	14.891 ACRES
NET SITE AREA	14.114 ACRES
ZONING	AGRICULTURAL
CURRENT USE	SCHOOL
PROPOSED USED	SCHOOL
LOT COVERAGE DATA	
BUILDING COVERAGE	7%
IMPERVIOUS AREA	21%
PERVIOUS AREA	72%
PARKING SUMMARY	
BUILDING #1	
(1:1) SCHOOL - 3 CLASSROOMS	3 SPACES
BUILDING #2	
(1:1) SCHOOL - 15 CLASSROOMS	15 SPACES
BUILDING #3	
(1:1) SCHOOL - 7 CLASSROOMS	7 SPACES
PROPOSED BUILDING - 23,020 SF	
(1:1) SCHOOL - 7 CLASSROOMS	7 SPACES
(1:3) SCHOOL - 400 SEAT ASSEMBLY	134 SPACES
(1:3) SCHOOL - 82 HIGH SCHOOL STUDENTS	28 SPACES
REQUIRED PARKING	194 SPACES
PROVIDED PARKING	156 SPACES
HANDICAP PARKING	5 SPACES
FUTURE BUILDING DATA	
NUMBER OF FLOORS	1
PEAK HEIGHT	138'-11 3/4"
MEAN HEIGHT	134'-9 1/4"
TOTAL SQUARE FOOTAGE	23,020 SF



Vicinity Map 1"=1000'

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services

United States Army
Corps Of Engineers
Tract B-134-A
Grapevine Reservoir



Protestant
Episcopal
Church
Vol. 556, Pg. 544
D.R.D.C.T.

Protestant
Episcopal
Church
Vol. 430, Pg. 627
D.R.D.C.T.

Town of Flower Mound
Vol. 4781, Pg. 1494
R.P.R.D.C.T.

James L. and Mauria Roche
02-41439

Lot 81, Block 1
The Peninsula at Twin Coves
Cab. H, Pg. 161

OWNER/DEVELOPER
CORAM DEO ACADEMY
4900 WICHITA TRAIL
FLOWER MOUND, TEXAS 75022
Ph. 972.318.5222
Contact: Mark Powell

LEGEND	
C.R.F.	Capped Rebar Found
C.R.S.	Capped Rebar Set
C.M.	Control Monument
Mon.	Monument
BM	Benchmark
FH	Fire Hydrant
WM	Water Meter
WV	Water Valve
W/L	Water Line
ICV	Irrigation Control Valve
SSMH	Sanitary Sewer Manhole
CS	Sanitary Sewer Cleanout
UP	Utility Pole
LP	Light Pole
TC	Top of Curb
TP	Top of Pavement
U.E.	Utility Easement
D.E.	Drainage Easement
B.L.	Building Line
R.O.W.	Right-of-Way
D.R.	Deed Records
P.R.	Plot Records
M.R.	Map Records
C.O.A.	Control of Access
	Overhead Power Lines
	Down Guy Wire
	Existing Contours
	Proposed Contours
	Concrete Pavement
	Asphalt Pavement
	Wood Fence
	Chain Link Fence
	Wire Fence
	Masonry Wall
	Existing Tree
	(FL) Flowline
	Centerline of Creek, Swale, or Waterway
	Creek, Swale, or Waterway Embankment

GENERAL NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALLS REQUIRES A SEPARATE BUILDING PERMIT.
7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
8. TREES ALONG PROPOSED FIRE LANE SHALL BE PRUNED TO ALLOW FOR A MINIMUM VERTICAL CLEARANCE OF 14'.
9. FIRE LANE PAVEMENT MARKING SHALL BE RED TRAFFIC PAINT SIX INCHES IN WIDTH PER FIRE CODE SECTION 503.3. CODE ORDINANCE.
10. THE PROPOSED FIELD WILL NOT HAVE ANY LIGHTING STRUCTURES.

**THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z March 14, 2016
T C
SEE FILE FOR CONDITIONS SP15-0009**

SITE PLANNING CIVIL ENGINEERING PLATING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive - Lewisville, TX 75057 • P: 972-488-9712 • F: 972-488-9715
144 Old 107 Road - Lewisville, TX 75057 • P: 972-488-9712 • F: 972-488-9715
TBE Firm No. 1736 TBE Firm No. 1004770

CORAM DEO ACADEMY
Lot 1, Block A
Coram Deo Academy
in the
13.947 Acres
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

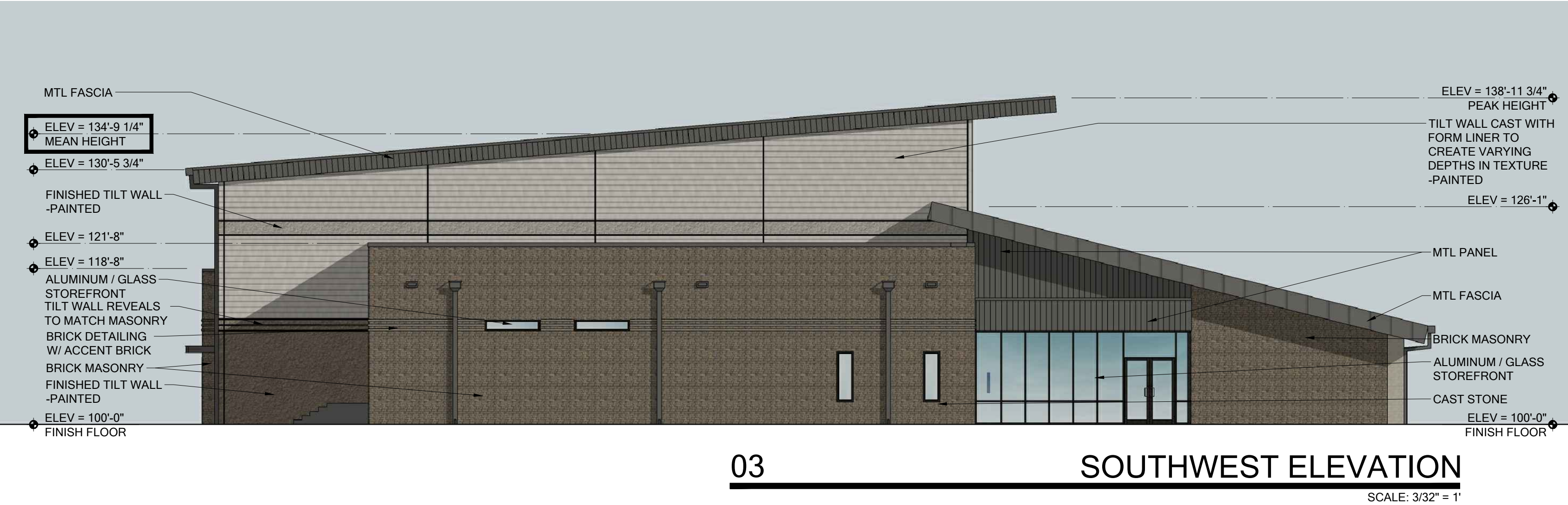
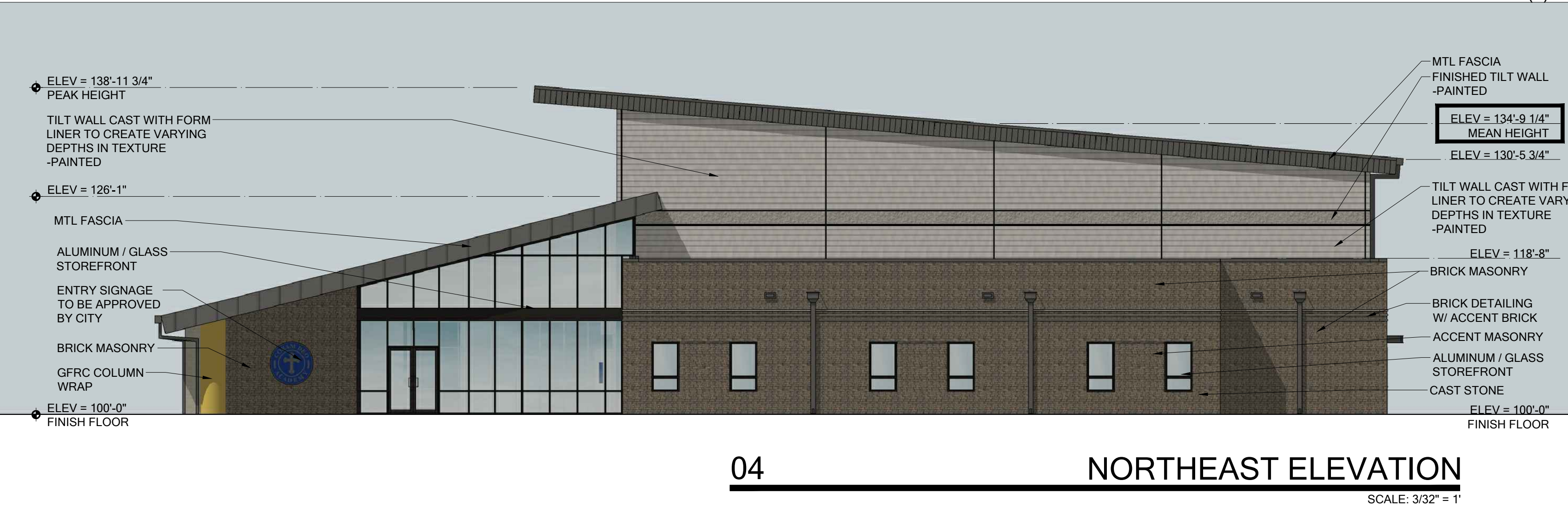
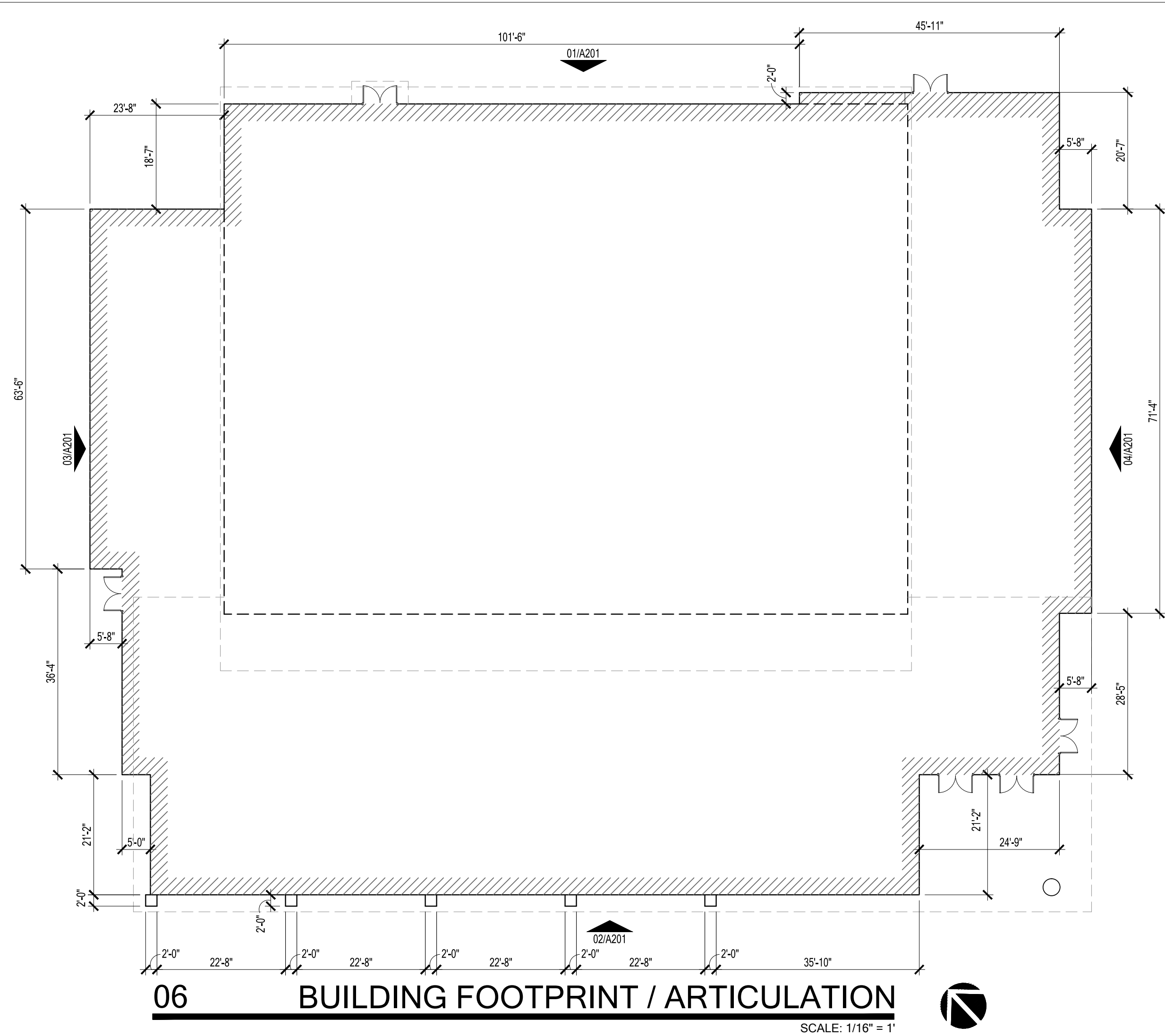
SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEOUGHER,
P.E. #69087
DATE 3/8/2016

Drawn By: CMK
Date: 4/13/2015
Scale: 1"=50'
Revisions:
5/12/2015
6/4/2015
7/12/2015
7/12/2016
2/12/2016
2/15/2016

15038

C3

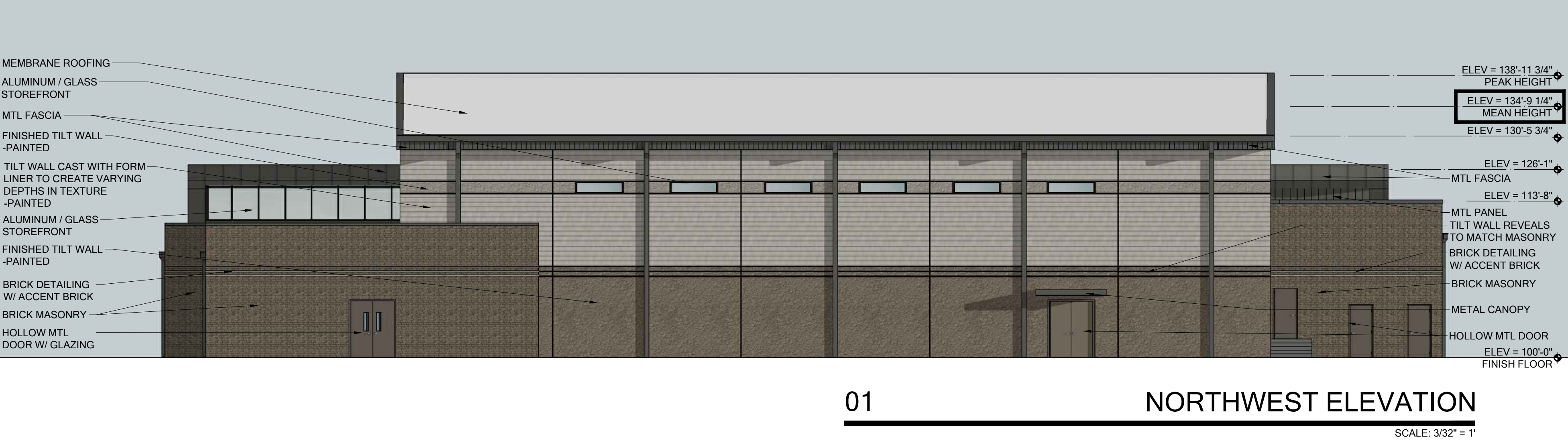
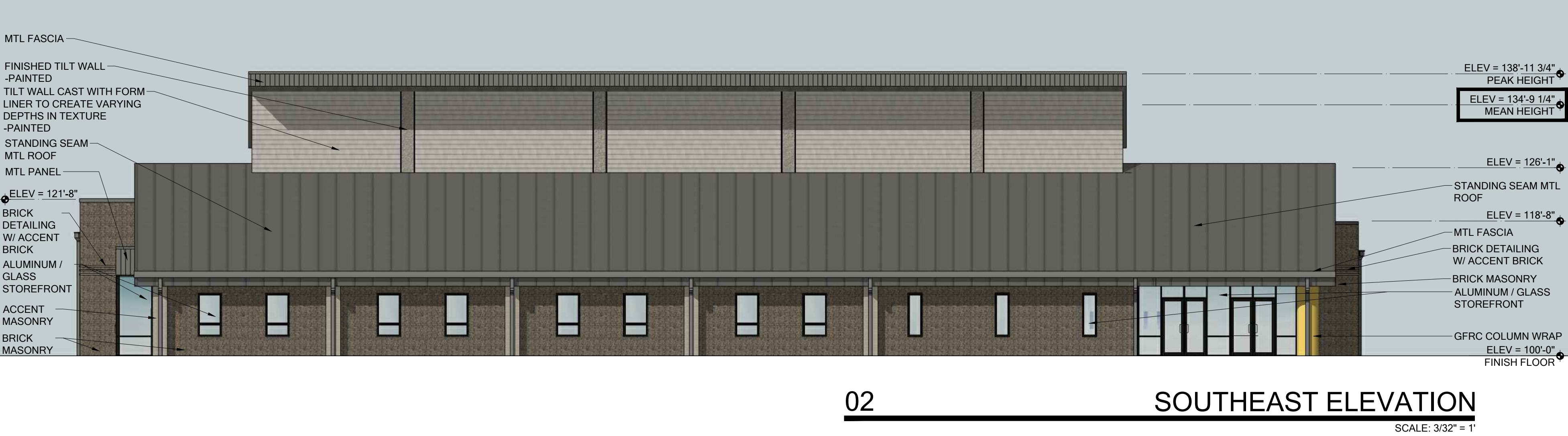
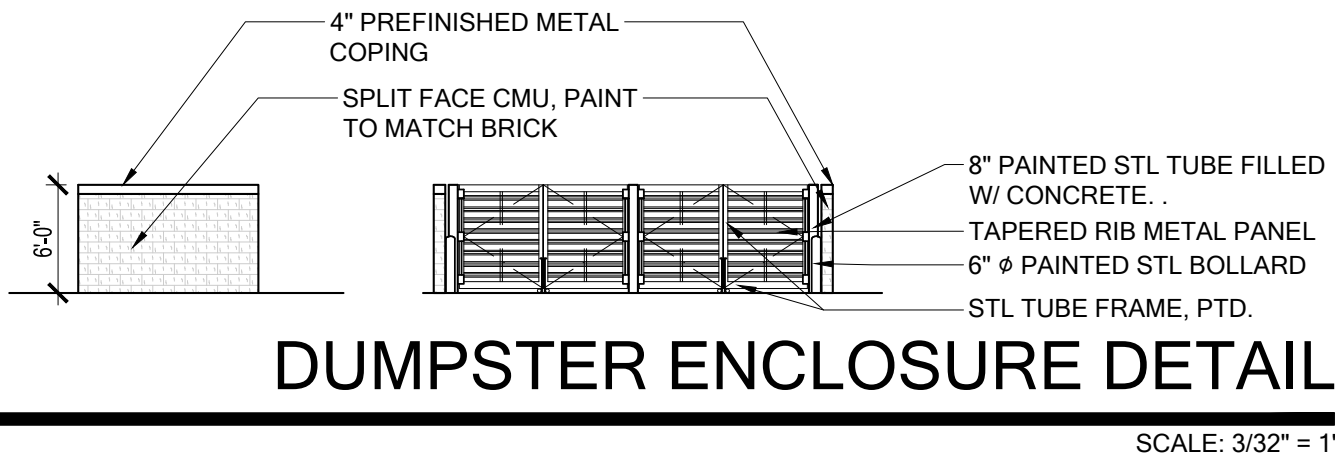


MATERIAL LEGEND

- DARKER BUFF COLORED BRICK (TYPICAL) - SIMILAR TO ACME CASTLE BROWN OR MUSHROOM BROWN
- FINISHED CONCRETE TILT WALL - EARTH TONE, WILL COMPLY WITH CITY OF FLOWER MOUND STANDARDS
- STANDING SEAM METAL ROOF - MUSKET GRAY
- GLASS STOREFRONT WINDOWS & DOORS - CLEAR ANODIZED ALUMINUM / or DARK BRONZE TO MATCH CAMPUS BUILDINGS
- HOLLOW METAL DOORS - PAINTED TO MATCH ADJACENT COLOR
- LOW SLOPED MEMBRANE ROOFING - WHITE
- *NOTE: ALL ROOF TOP MOUNTED MECHANICAL EQUIPMENT TO BE SHIELDED BY PARAPET WALL
- *NOTE: ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING
- *NOTE: SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN / ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS

MATERIAL CALCULATION TABLE

	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST
1. TOTAL FACADE S.F.	3,883 S.F.	4,130 S.F.	4,130 S.F.	5,075 S.F.
2. MASONRY FACADE S.F. (MIN 50%) -EXCLUSIVE OF DOORS AND WINDOWS	3,395 S.F. / 87% of 1	3,438 S.F. / 83% of 1	3,782 S.F. / 91% of 1	4,684 S.F. / 92% of 1
3. DOORS AND WINDOW SF	488 S.F.	692 S.F.	358 S.F.	391 S.F.
PRIMARY MASONRY TOTALS (MIN 80%)	2,866 S.F. / 84% of 2	3,089 S.F. / 90% of 2	3,210 S.F. / 85% of 2	4,285 S.F. / 91% of 2
- BRICK S.F.	1,484 S.F.	1,828 S.F.	1,819 S.F.	1,283 S.F.
- FINISHED TILT WALL S.F.	1,448 S.F.	1,261 S.F.	1,391 S.F.	3,002 S.F.
SECONDARY MASONRY TOTALS (MAX 20%)	529 S.F. / 16% of 2	349 S.F. / 10% of 2	562 S.F. / 16% of 2	399 S.F. / 9% of 2
- METAL PANEL / FASCIA	497 S.F.	314 S.F.	562 S.F.	399 S.F.
- GFRc	32 S.F.	35 S.F.	0 S.F.	0 S.F.



ARCHITECTS



CORAM DEO ACADEMY
MULTIPURPOSE BUILDING

4900 WICHITA TRAIL,
FLOWER MOUND TX 75022
SITE PLAN REVIEW

△		
△		
△		
△		
△		
△		
△		
△		
△		
No.	Date	Item
REVISIONS		

JMR	THIS DOCUMENT IS
Drawn	NOT FOR
JMR	REGULATORY
Checked	APPROVAL
SCP	PERMITTING, OR
Approved	CONSTRUCTION.
	JEREMY M. ROEHR
	AIA

COLORED
ELEVATIONS

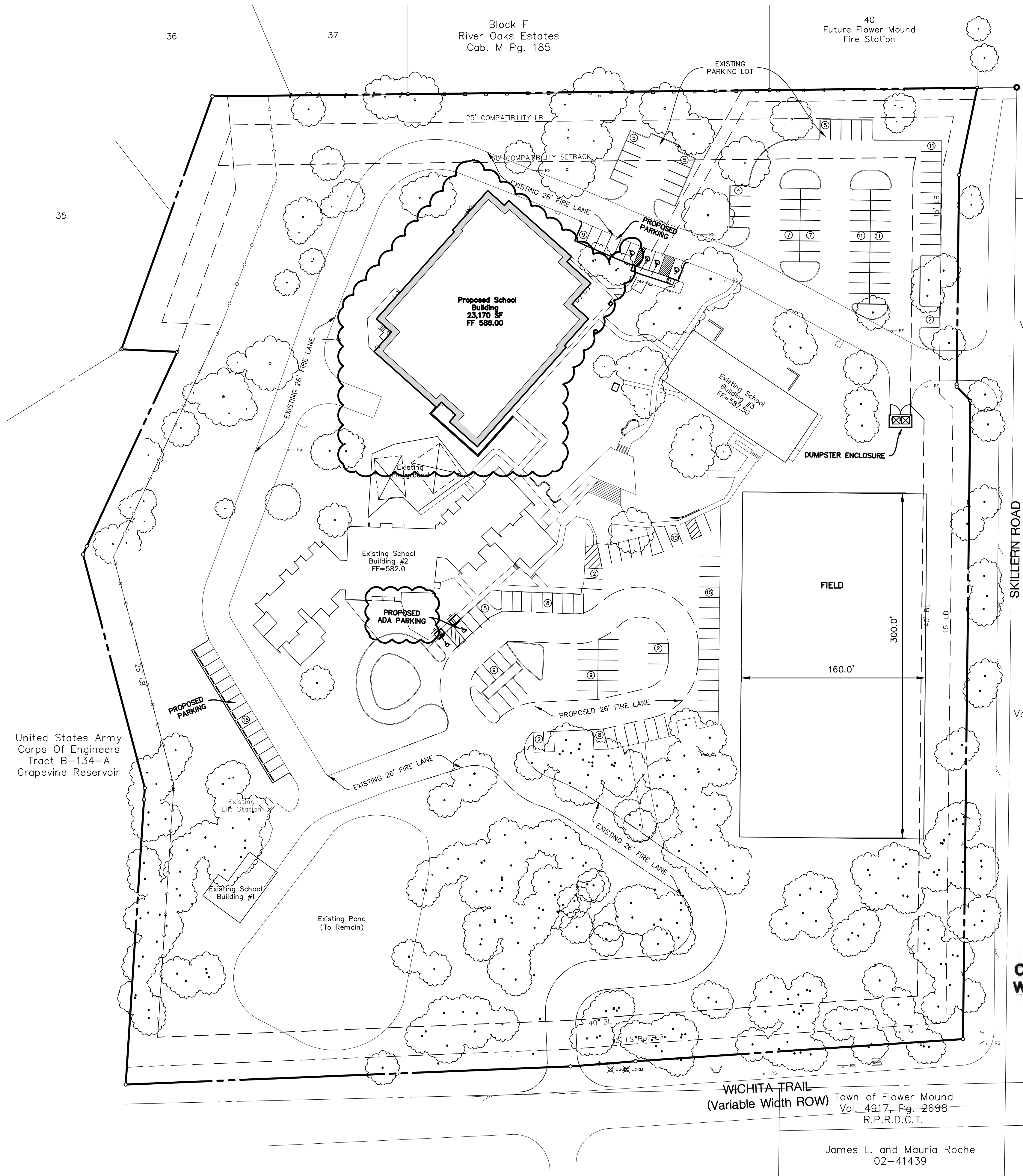
Project No.	15027.00
Date	03.17.2015
Last Revision	03.03.2016

A202

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z March 14, 2016
T C
SEE FILE FOR CONDITIONS SP15-0009

A detailed map of the project site area. The map shows a grid of streets with a hatched rectangular area labeled 'PROJECT SITE' at the intersection of Southern Blvd and Wichita Trail. A north arrow is located in the bottom right corner.

United States Army
Corps Of Engineers
Tract B-134-A
Grapevine Reservoir



Protestant
Episcopal
Church
Vol. 556, Pg. 544
D.R.D.C.T.

TBM #1 BOX FOUND BY FIRE HYDRANT ON THE SOUTH SIDE OF THE NORTHERN MOST ROAD OFF SKILLERN BLVD. INTO THE SITE (ELEV. 590.81)

TBM #2 FOUND ON TOP OF HEADWALL LOCATED AT THE NORTHEAST CORNER OF WICHITA TRAIL AND SKILLERN BLVD (ELEV. 577.42)

L E G E N D		
C.R.F.	Capped Rebar Found	Overhead Power Lines
C.R.S.	Capped Rebar Set	
C.M.	Control Monument	Down Guy Wire
Mon.	Monument	
BM	Benchmark	Existing Contours
FM	Fire Hydrant	Proposed Contours
WM	Water Meter	
WV	Water Valve	Concrete Pavement
WL	Water Line	
ICV	Irrigation Control Valve	Asphalt Pavement
SMH	Sanitary Sewer Manhole	Wood Fence
CO	Sanitary Sewer Cleanout	
UL	Utility Pole	Chain Link Fence
LP	Light Pole	Wire Fence
TC	Top of Curb	
T	Top of Pavement	Masonry Wall
U.E.	Utility Easement	Existing Tree
D.E.	Drainage Easement	(F) Flowline
B.L.	Building Line	
R.O.W.	Right-of-Way	Centerline of Creek, Swale, or Waterway
D.R.	Deed Records	
P.R.	Plot Records	Creek, Swale, or Waterway Embankment
M.R.	Map Records	
C.O.A.	Control of Access	

GENERAL NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
3. ALL GROUND BASED HVA'S SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALLS REQUIRES A SEPARATE BUILDING PERMIT.
7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
8. TREES ALONG PROPOSED FIRE LANE SHALL BE PRUNED TO ALLOW FOR A MINIMUM VERTICAL CLEARANCE OF 14'.
9. FIRE LANE PAVEMENT MARKING SHALL BE RED TRAFFIC PAINT SIX INCHES IN WIDTH PER FIRE CODE SECTION 503.3. CODE ORDINANCE.
10. THE PROPOSED FIELD WILL NOT HAVE ANY LIGHTING STRUCTURES.

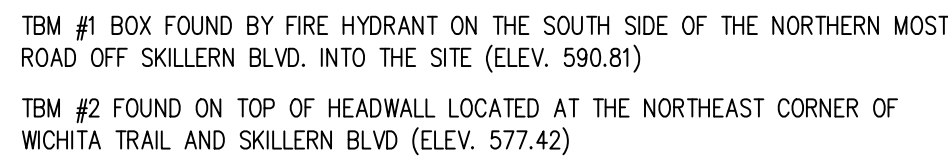
**The Following Plat/Graphic
Case Number ASP17-0014/SP15-0009
Was Administratively Approved
On Date March 24, 2017**

Town of Flower Mound
Vol. 4781, Pg. 1494
R.P.R.D.C.T.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

**Town of Flower Mound
Engineering Services**

OWNER/DEVELOPER
CORAM DEO ACADEMY
4900 WICHITA TRAIL
FLOWER MOUND, TEXAS 75022
Ph. 972-584-9159
Contact: Donnie Brake



1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.



1. PHASE I WILL NOW BE COMPLETED IN TWO SEPARATE PHASES, PHASE IA AND PHASE IB. PHASE IA WILL CONSIST OF THE EXPANSION OF THE ATHLETIC FIELD WIDTH TO 160' WHILE PHASE IB WILL CONSIST OF THE PROPOSED BUILDING, ANY SITEWORK ASSOCIATED WITH THE BUILDING, AND THE PROPOSED PARKING
2. PHASE IA ITEMS WERE CONSTRUCTED WITH A SEPARATE CONSTRUCTION SET.



SPECIMEN TREE TO REMAIN

PROTECTED TREE TO REMAIN

SPECIMEN TREE TO BE REMOVED

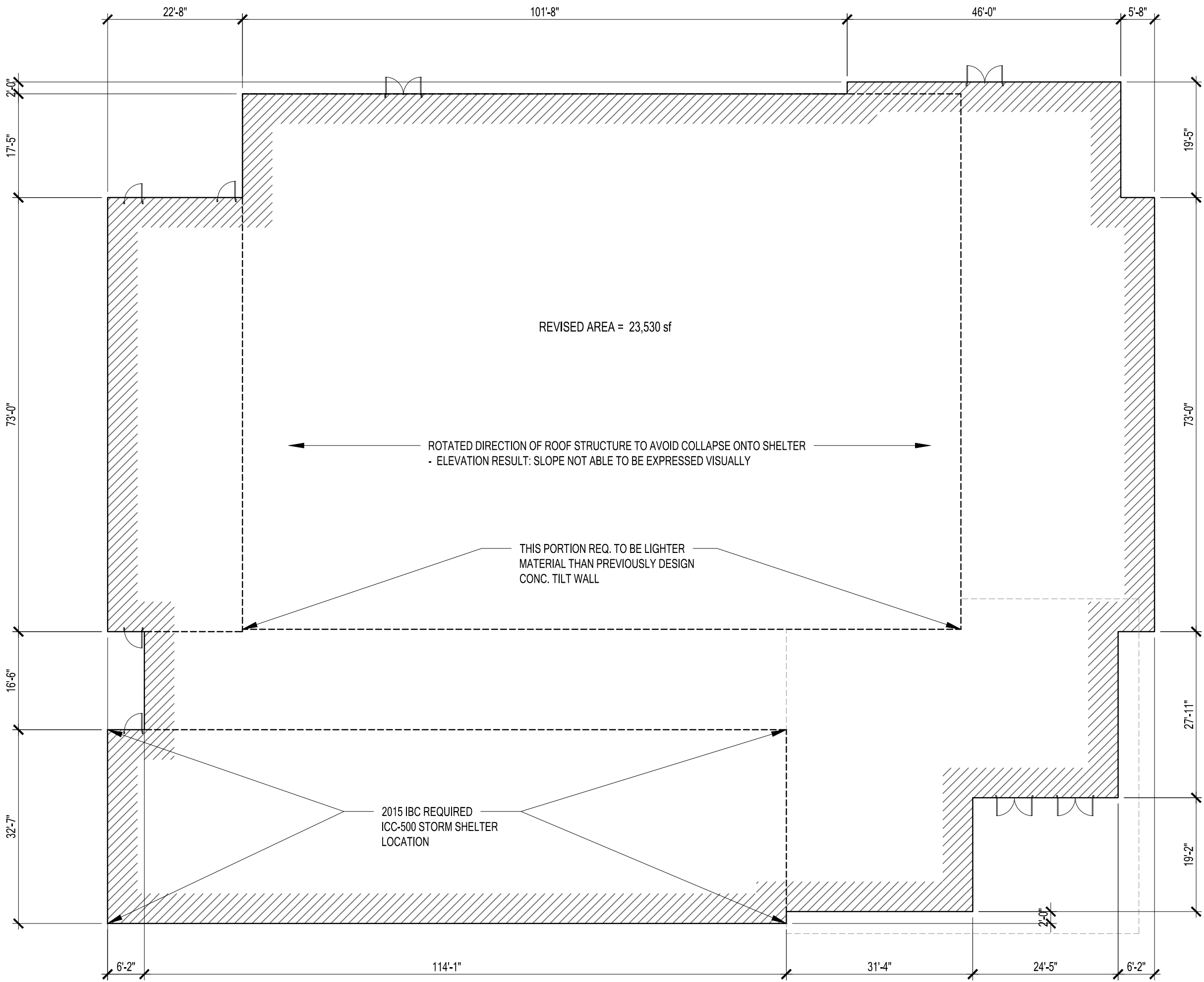
PROTECTED TREE TO BE REMOVED

TREE PROTECTION (SEE TREE MITIGATION)

REVIEWED
TOWN OF FLOWER MOUND
 Released for Construction
 Date _____

Town of Flower Mound
Engineering Services

OWNER/DEVELOPER
CORAM DEO ACADEMY
4900 WICHITA TRAIL
FLOWER MOUND, TEXAS 75022
Ph. 972-584-9159
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06 BUILDING FOOTPRINT / ARTICULATION
SCALE: 1/16" = 1'

MATERIAL LEGEND

DARKER BUFF COLORED BRICK (TYPICAL) -
FINISHED CONCRETE TILT WALL - EARTH TONES, WILL COMPLY WITH CITY OF FLOWER MOUND STANDARDS
E.I.F.S. (NOT AT PEDESTRIAN LEVEL) - EARTH TONES, WILL COMPLY WITH CITY OF FLOWER MOUND STANDARDS
STANDING SEAM METAL ROOF - MUSKET GRAY
GLASS STOREFRONT WINDOWS & DOORS - DARK BRONZE TO MATCH CAMPUS BUILDINGS
HOLLOW METAL DOORS - PAINTED TO MATCH ADJACENT COLOR
LOW SLOPED MEMBRANE ROOFING - WHITE
*NOTE: ALL ROOF TOP MOUNTED MECHANICAL EQUIPMENT TO BE SHIELDED BY PARAPET WALL

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

*NOTE: SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN / ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS

MATERIAL CALCULATION TABLE

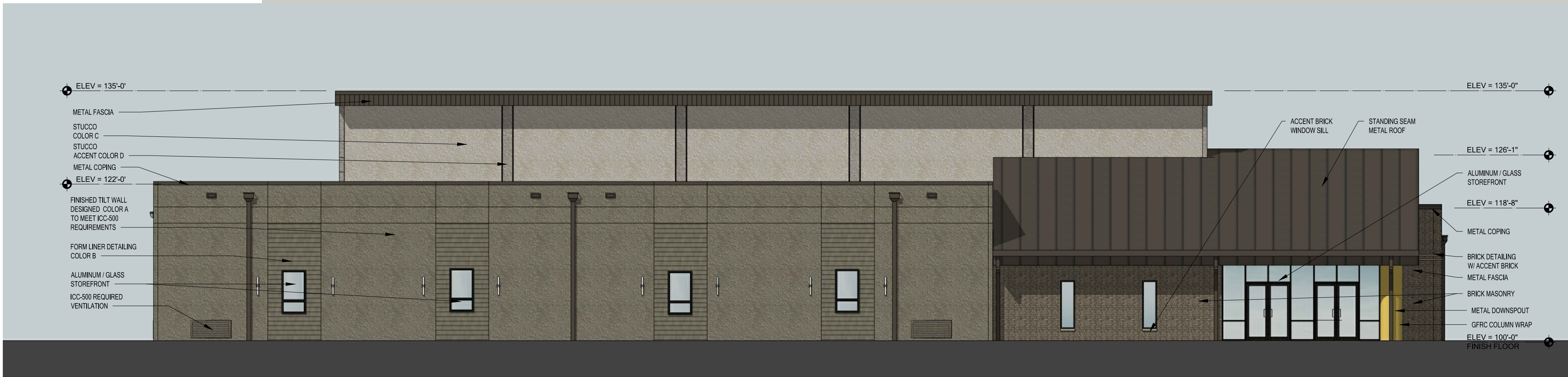
	SOUTHEAST	NORTHEAST	SOUTHWEST	NORTHWEST
1. TOTAL FACADE S.F.	4,789 S.F.	4,298 S.F.	4,298 S.F.	5,600 S.F.
2. MASONRY FACADE S.F. (MIN 50%) - EXCLUSIVE OF DOORS AND WINDOWS	4,459 S.F. / 93% of 1	3,628 S.F. / 84% of 1	4,089 S.F. / 95% of 1	5,238 S.F. / 94% of 1
3. DOORS AND WINDOW SF	330 S.F.	670 S.F.	209 S.F.	362 S.F.
4. PRIMARY MASONRY TOTALS (MIN 80%)				
- BRICK S.F.	378 S.F.	1,829 S.F.	1,619 S.F.	1,332 S.F.
- FINISHED TILT WALL S.F.	2,480 S.F.	1,469 S.F.	2,089 S.F.	3,571 S.F.
- STUCCO	1,218 S.F.	0 S.F.	0 S.F.	0 S.F.
5. SECONDARY MASONRY TOTALS (MAX 20%)				
- METAL PANEL / FASCIA	352 S.F.	296 S.F.	381 S.F.	335 S.F.
- GFRG	31 S.F.	34 S.F.	0 S.F.	0 S.F.



04 NORTHEAST ELEVATION
SCALE: 3/32" = 1'



03 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'



02 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'



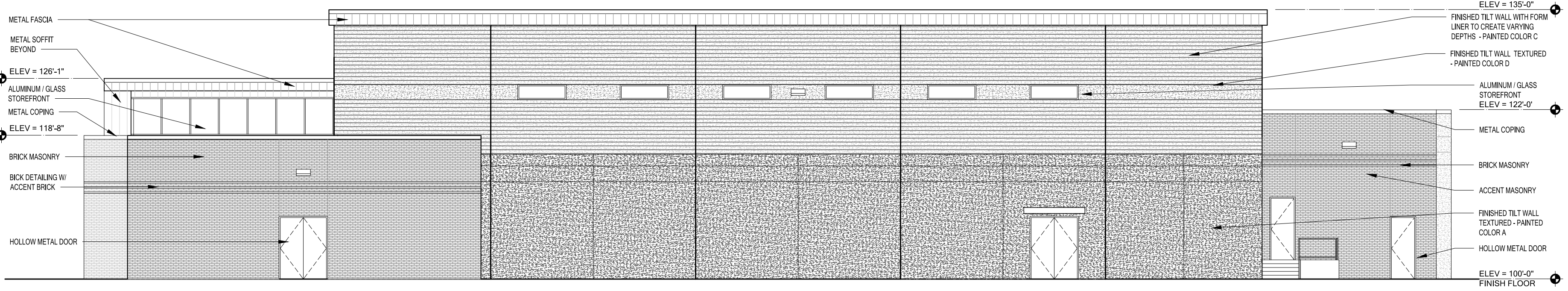
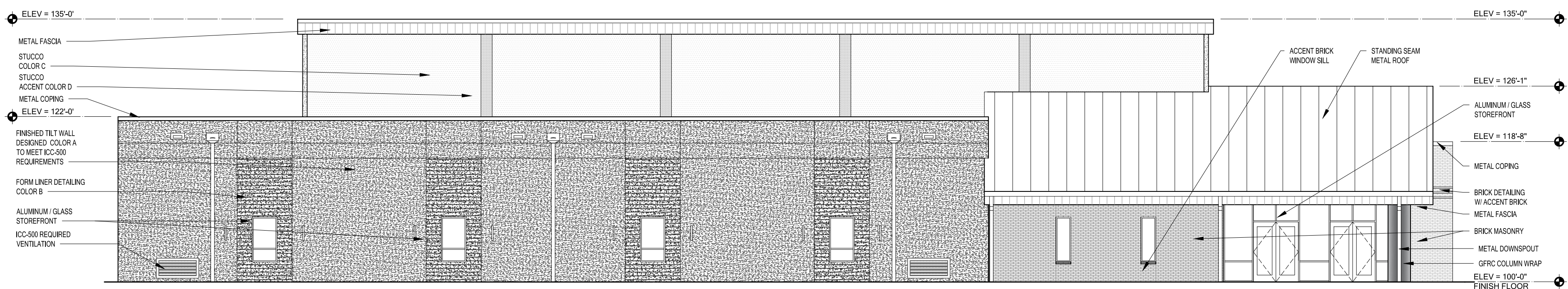
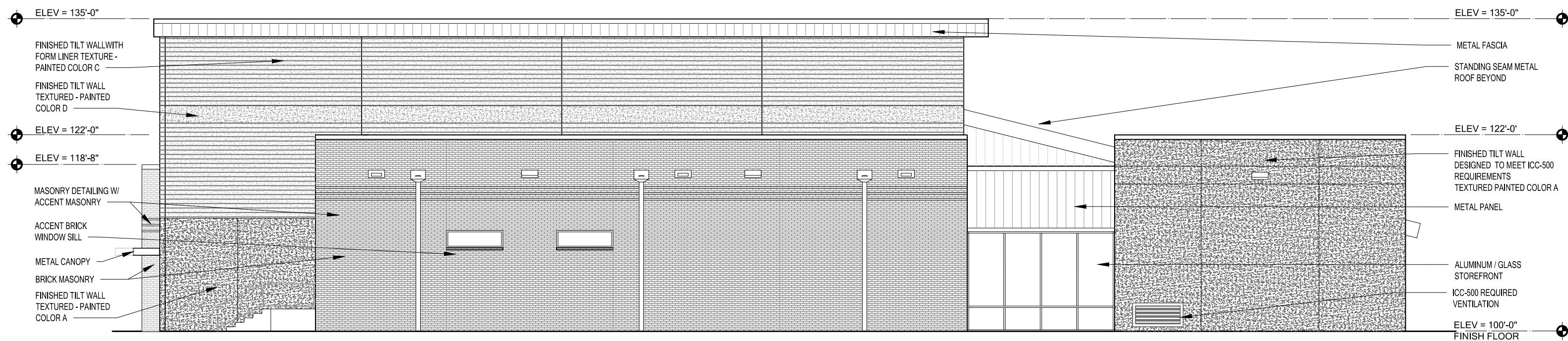
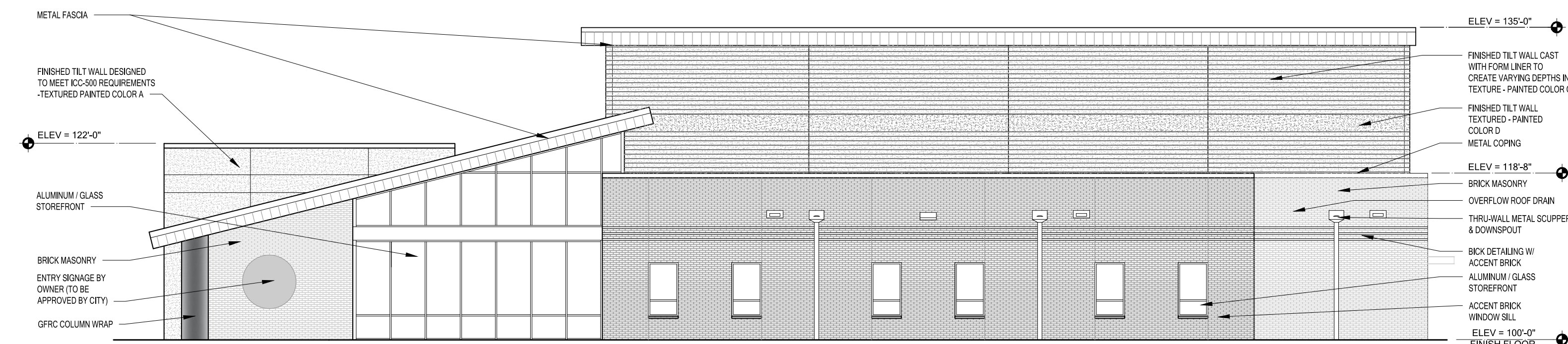
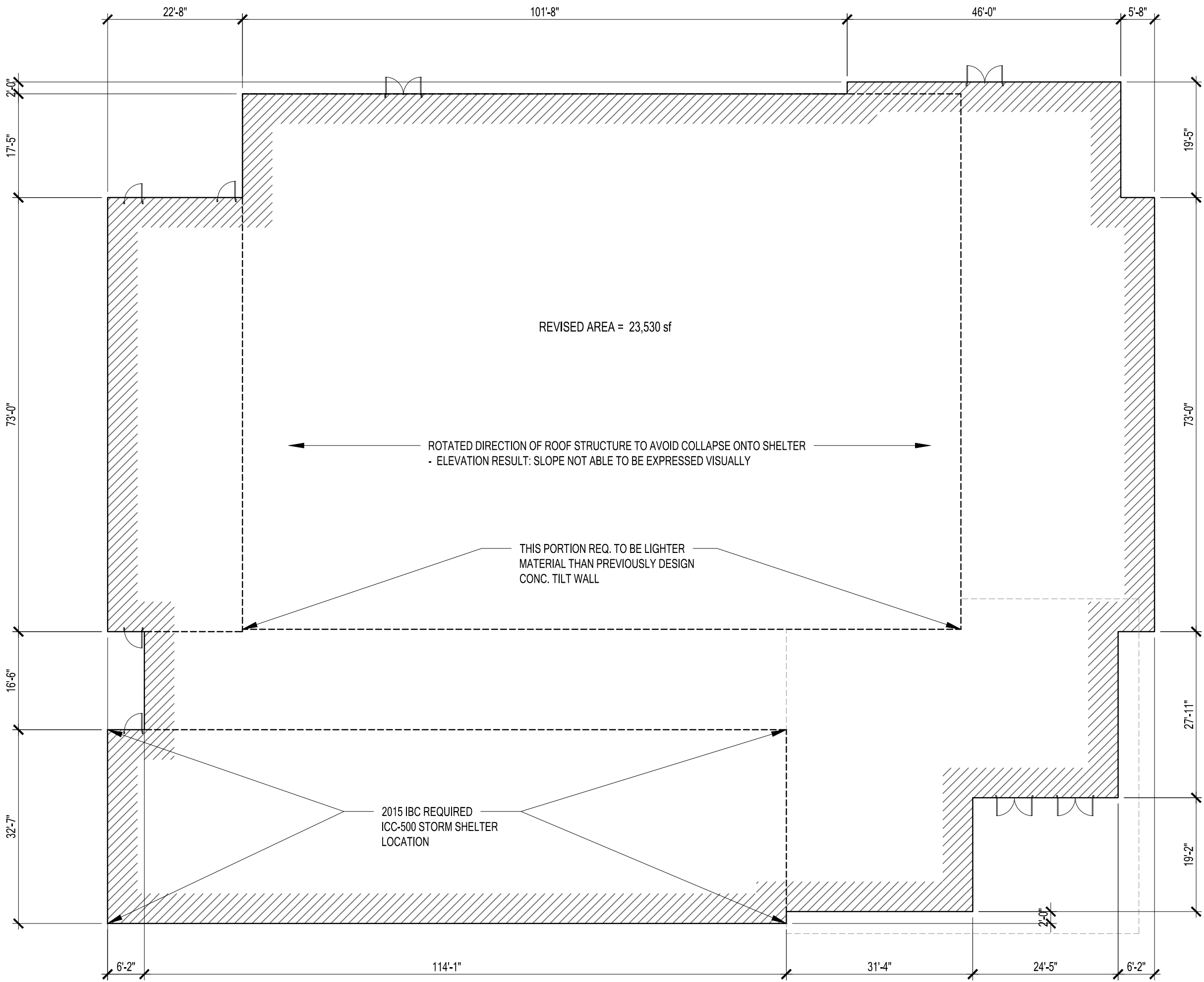
01 NORTHWEST ELEVATION
SCALE: 3/32" = 1'

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No.	Date	Item

REVISIONS		
JMR	Drawn	THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
JMR	Checked	
SCP	Approved	
		JEREMY M. ROEHR AIA

ELEVATIONS

Project No.	16146.00
Date	03.17.2015
Last Revision	04.06.2017



MATERIAL LEGEND

DARKER BUFF COLORED BRICK (TYPICAL) -

FINISHED CONCRETE TILT WALL - EARTH TONES, WILL COMPLY WITH CITY OF FLOWER MOUND STANDARDS

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- GFRG	31 S.F.	34 S.F.	0 S.F.	0 S.F.

ARCHITECTS



CORAM DEO ACADEMY
MULTIPURPOSE BUILDING

4900 WICHITA TRAIL,
FLOWER MOUND TX 75022
AMENDED SITE PLAN REVIEW

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No.	Date	Item

REVISIONS

JMR	THIS DOCUMENT IS
Drawn	NOT FOR
JMR	REGULATORY
Checked	APPROVAL,
SCP	PERMITTING, OR
Approved	CONSTRUCTION.
	JEREMY M. ROEHR
	AIA

ELEVATIONS

Project No.	16146.00
Date	03.17.2015
Last Revision	04.06.2017

A201

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: April 10, 2017

FROM: Chuck Russell, Town Planner

ITEM: Consider approval of a design change (MISC17-0003) for the terminus feature in the central roundabout within the Lakeside DFW development. The property is within the intersection of Edgemere Road and Lakeside Parkway.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain approval of a proposed change to the visual terminus element located within the central roundabout of Lakeside Parkway. On May 23, 2016, the Planning and Zoning Commission approved a site plan for the Lakeside Condominium Tower (SP15-0021) that included an approximately 30-foot-tall obelisk structure within the central roundabout:



The approved obelisk is intended to serve as the required visual terminus on the approved concept plan for Lakeside DFW in lieu of the condominium tower since it is located west of the central roundabout:



Now the applicant is proposing to replace the approved obelisk with a 30-foot-tall live oak tree. According to the applicant, this live oak “will be complemented by seasonal flowers, accent lighting, and additional masonry to help merge the connection between luxury and nature.” The applicant provided an example of a roundabout that features a live oak as its anchor located in Coto de Caza in Orange County, California:



The applicant has indicated they have sourced a 30-foot-tall live oak tree pictured below to use as the “visual anchor” for this roundabout:



After reviewing the proposal internally with our tree experts, staff has serious concerns about the survivability of transplanting such a large tree into a relatively small planting area. At least two transplanted 8” live oaks have died

in the northern roundabout planting area and had to be replaced. In accordance with the Development Agreement executed in November of 2012, the developer will be responsible for replacing the proposed tree if it dies:

All landscaping, including installation and maintenance of same, in the public right-of-way of the Project shall be the responsibility of Developer. Except for medians in Lakeside Parkway and the street trees along Lakeside Parkway, Developer shall be responsible for all irrigation costs associated with landscaping in the public right-of-way. The Town shall provide water for irrigation of medians in Lakeside Parkway and the street trees along Lakeside Parkway, subject to any and all Town ordinances and obligations related to drought conditions, water emergencies and water/irrigation restrictions.

This item is being referred to the Planning and Zoning Commission to resolve whether the proposed substantive change to the roundabout terminus feature is an appropriate substitution for the previously approved obelisk.

III. ATTACHMENTS

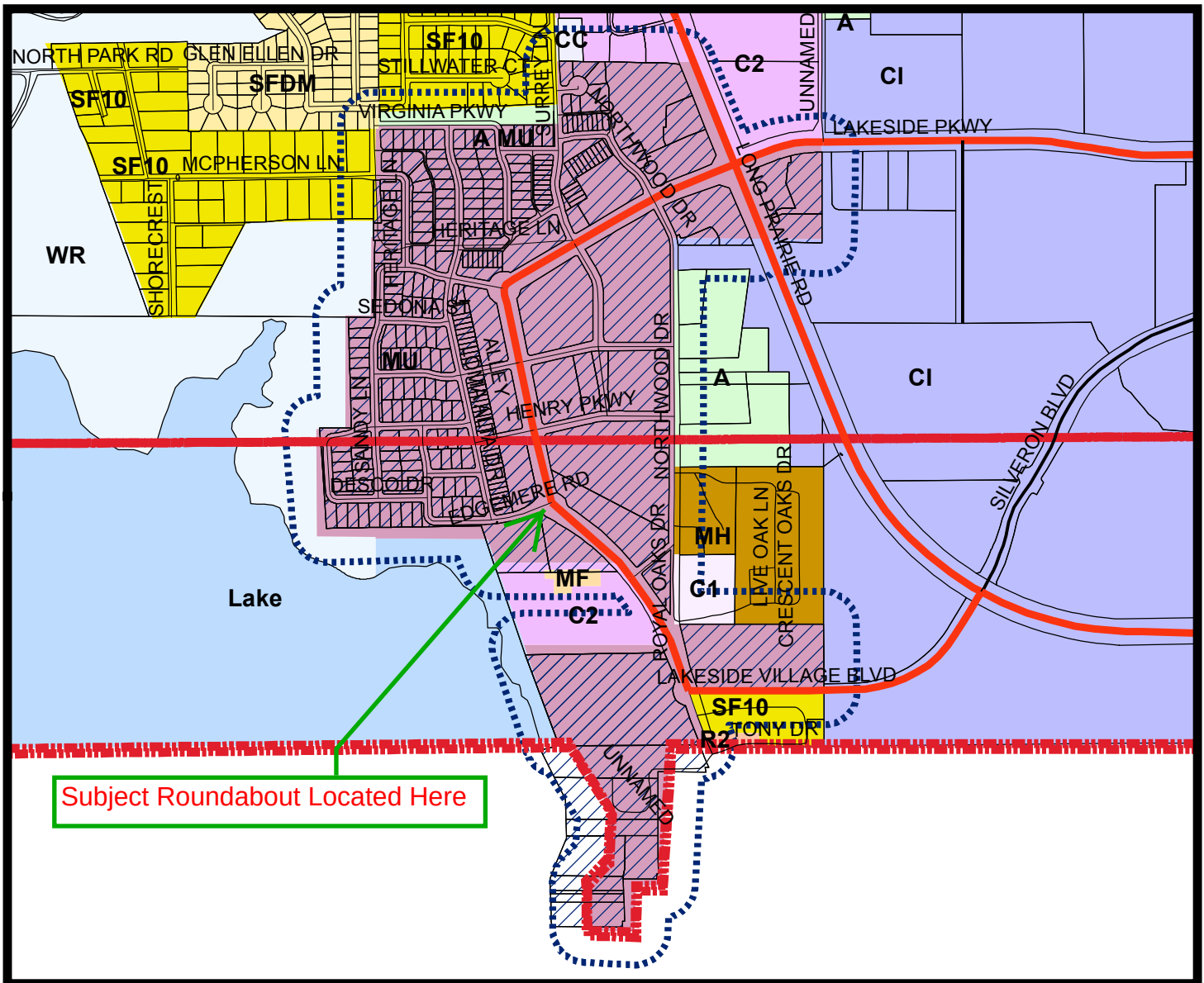
A. Background Information

1. Vicinity Map
2. Letter of Intent

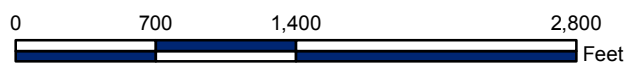
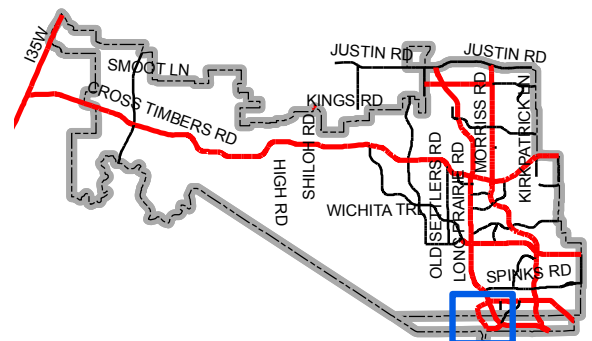
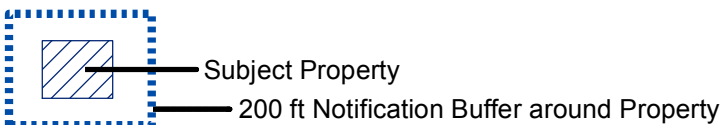
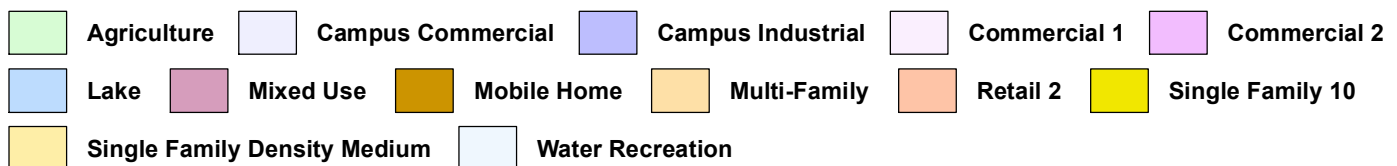


Vicinity Map

Reference Project: MISC17-0003



LEGEND



Map Location



April 6th, 2017

Mr. Chuck Russell
Town Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Lakeside Tower Element in Lakeside Parkway Roundabout

Dear Mr. Russell,

Realty Capital Management proposes to use the attached plan and rendering as an alternative element to serve as a terminus for Lakeside Parkway, which was included in the original Site Plan application for Lakeside Tower (SP15-0021).

The “Live Oak Roundabout” example is a photograph taken in Coto de Caza, an upscale gated community located in Orange County California. For the Lakeside Parkway Roundabout, Realty Capital would like to mirror this example, by transplanting a 30-foot tall Live Oak as the “Visual Anchor”. The additional space within the roundabout will be enhanced with seasonal flowers, masonry and accent lighting (Roundabout Rendering).

The Live Oak will be provided and installed by Fannin Tree Farms, located in Frisco, Texas (Fannin Live Oak). Fannin has over 35 years of experience providing trees of all sizes to commercial and residential properties in the Dallas/Fort Worth area. Their installation crew has between 20-25 years of experience planting trees and provide a one-year “Fannin Guarantee” that begins the day the tree is transplanted. Fannin is confident that there is adequate space within the roundabout for a tree of this size to thrive.

Please do not hesitate to contact me if you have any questions.

Thank you for our consideration,

Richard Myers
Managing Director - Realty Capital Management, LLC
817-313-5000 (c)
Myers@RealtyCapital.com

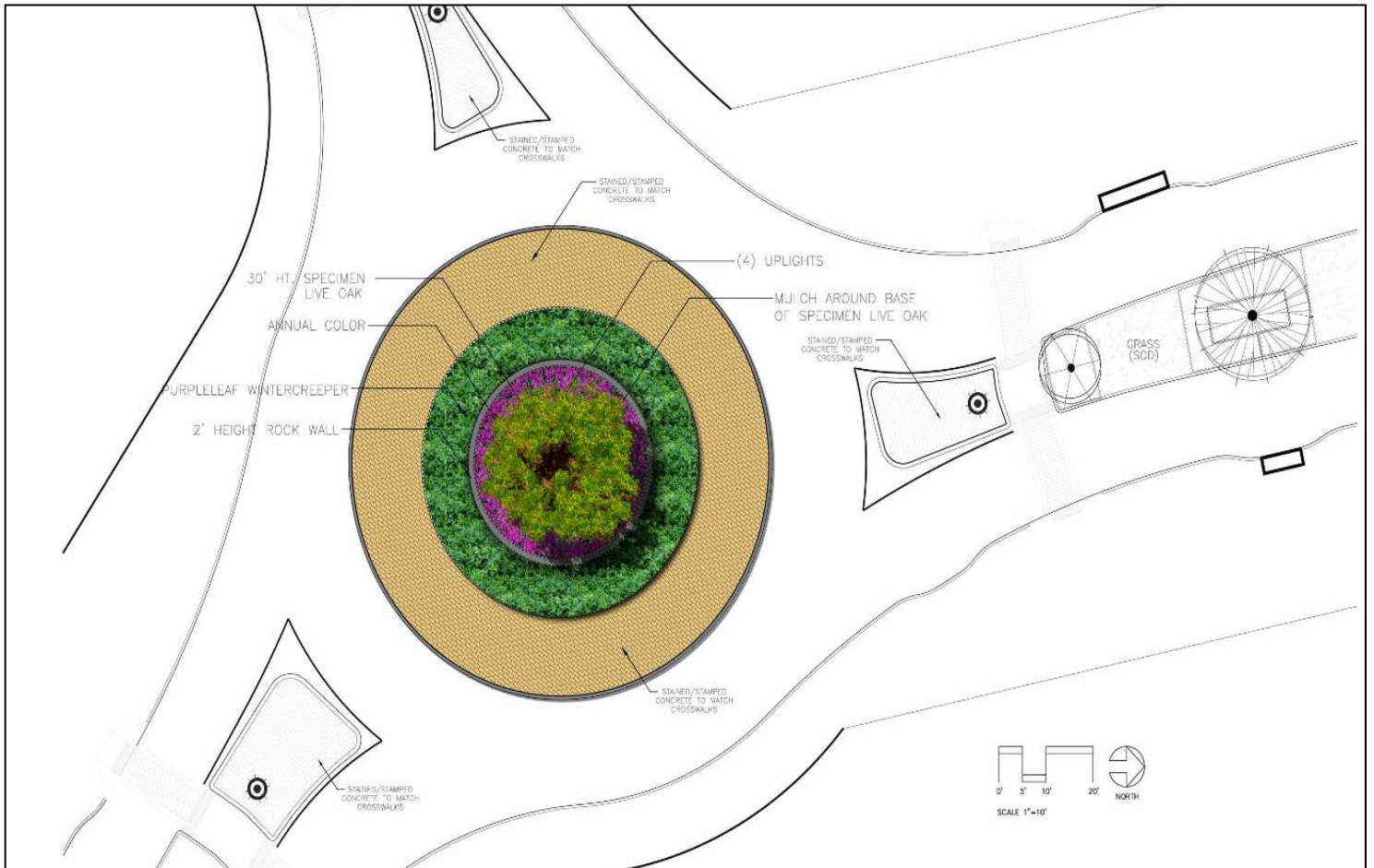
Live Oak Roundabout



Fannin Live Oak



Lakeside Roundabout Rendering





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: April 10, 2017

FROM: Doug Powell, Executive Director

ITEM: Public Hearing to consider a request for rezoning (ZPD17-0002 - Victory Retail) to amend Planned Development District No. 51 (PD-51) by amending the development standards related to permitted uses and parking standards for the Retail District-2 (R-2) tract. The property is generally located north of Flower Mound Road and east of Morriss Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

Planned Development District-51 (PD-51) encompasses approximately 54 acres, out of which approximately 7.19 acres at the northeast corner of Morriss Road and Flower Mound Road are zoned for Retail District-2 (R-2) uses. The purpose of this request is to amend the development standards associated with Lot 1, Block 1, of the R-2 tract related to parking standards for restaurants.

Earlier in the year, the developer of the Victory Retail development requested a waiver to the Town's parking regulations (MISC17-0002 - Victory Retail Parking Deviation). For that request, a Parking Study was provided by the applicant (Attachment A(3)). The item was discussed at the Commission's [January 23, 2017](#), and [February 27, 2017](#), meetings. After a recommendation of denial, the item was discussed at the [March 20, 2017](#), Town Council meeting.

Based on the discussion at the Town Council meeting, the applicant was requested to work with staff to create restaurant parking standards specific to the site. The applicant has provided staff with an amendment to the Planned Development standards that creates new restaurant categories and specific parking ratios for those uses. This proposal does not add any parking spaces to the site, but rather acknowledges the wide range of parking needs.

Specifically, restaurant uses are divided into three categories; Storefront Restaurant, Limited-Service Restaurant, and Full-Service Restaurant. The categories are defined and a parking ratio is specified for each. The difference

in the required parking is due to the nature and operation of the business, and again is an acknowledgement that all 'restaurants' do not require the same amount of parking. The proposed text amendment to PD-51 is as follows:

A. Amendment to the development standards:

Within this lot parking for restaurant uses will be subject to the following standards:

a. Storefront Restaurant = 1 parking space per 250 square feet

This use includes businesses that do not have seating for patrons. Establishments are for pick up and take out only. Uses shall include, but not limited to; bakery, donut shop, cake shop, smoothie shop.

b. Limited-Service Restaurant = 1 parking space per 4 seats (Up to 40 seats)

This use comprises establishments where patrons generally order or select items and pay before eating at a walk-up counter. Most establishments do not have waiter/waitress service, but some provide limited service, such as cooking to order (i.e., per special request), bringing food to seated customers, or providing off-site delivery.

c. Full-Service Restaurant = 1 parking space per 75 square feet

This use comprises establishments where patrons order and are served while seated (i.e., waiter/waitress service) and pay after eating.

Staff is in agreement that this proposal reflects the differentiation of parking needs for the broad range of uses classified as 'restaurants' under the Town's existing code. Further, if this item receives support, staff is prepared to bring forward a text amendment to the Code to use these definitions for all developments within the Town.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had not received any correspondence regarding this request.

IV. ATTACHMENTS

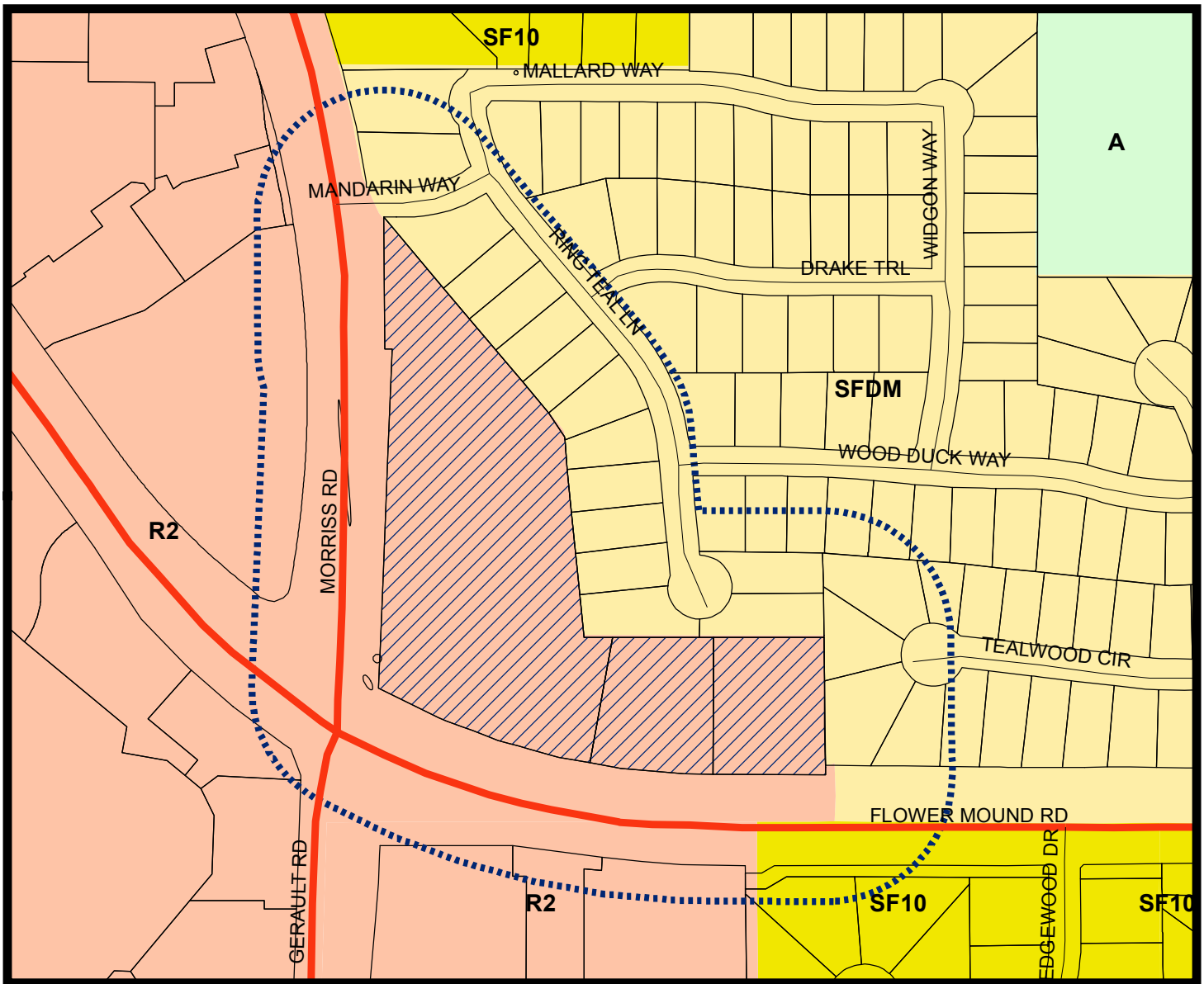
A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study



Vicinity Map

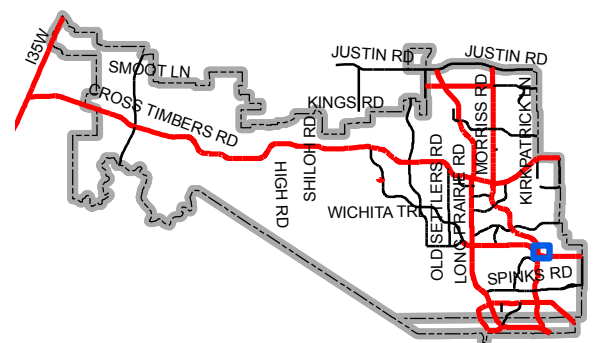
Reference Project: ZPD17-0002



LEGEND

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

- Subject Property
- 200 ft Notification Buffer around Property



Map Location

March, 23 2017

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

**RE: Victory @ FM 3040 PD Amendment Letter of Intent
Lots1-3, Block 1, Victory Retail at FM 3040 & Morris Addition**

Dear Ms. Srinarasi:

On behalf of the owner and developer of 7.19 acres along FM 3040 in Flower Mound, Texas, I would like to submit an application amending the current PD to adjust the parking requirements.

Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,

Patrick Filson, P.E.


KRIS RANTI
VICTORY RETAIL AT FM 3040, LLC

Parking Study

for

Victory Retail

Prepared

Kirkman Engineering

November 21, 2016

By



INTERIM REVIEW ONLY

This document is not for permit or construction.

Name: Cameron L. Williams, P.E.

License: 110416

Date: 11/21/16

TBPE Firm Registration No. 257

Cameron L. Williams, P.E., PTOE, PTP

TABLE OF CONTENTS

Introduction	1
Study Area Conditions	1
Lot 1	1
Trip Generation	2
Town of Flower Mound Parking Requirements	3
Provided Parking Requirements	3
Shared Parking analysis	3
Conclusions and recommendations	4
Appendix	5

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Table 3. AM Peak Hour – Internal and External Trips	2
Table 4. PM Peak Hour – Internal and External Trips	2
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Table 7. Shared Parking Analysis	4

INTRODUCTION

At the request of Kirkman Engineer, Binkley & Barfield, Inc. (BBI) has completed a parking study for the proposed development called Victory Retail which is located at the northeast corner of FM 3040 and Morriss Road in the Town of Flower Mound. This report documents the results of that study including: study area conditions, analyses, and recommendations. Provided in the Appendix is a proposed site plan.

STUDY AREA CONDITIONS

The proposed development is bounded by FM 3040 on the south, Morriss Road on the west, and a residential development called Tealwood Oaks on the north. There is a small are retail centers on each of the other three quadrants of the FM 3040 and Morriss Road intersection. The remaining surrounding area is largely single-family residential. The proposed development consists of restaurant and retail land uses. Provided below is a summary of the proposed development.

LOT 1

Lot 1 is 4.54 acres and has a total building area of 37,606 square feet which consists of 29,370 square feet of retail, 5,236 square feet of restaurant (sit-down), and 3,000 square feet of fast food restaurant which includes a drive-thru lane. This land use data is summarized in **Table 1**.

Table 1. Land Use Data

Land Use	Development Segment	ITE Code	Units	Quantity
Lot 1	Retail (Shopping Center)	820	SF	29,370
	High Turnover (Sit-Down) Restaurant	932	SF	5,236
	Fast-Food Restaurant with Drive-Thru	934	SF	3,000

There are two additional lots, Lot 2 and Lot 3, which are undeveloped and adjacent to the proposed development. Both Lot 2 and Lot 3 are 0.87 acres in size. The required parking for these lots are not included in the analyses of this report as their land uses are unknown at this time.

TRIP GENERATION

Estimated vehicle trip ends to and from the study area were calculated utilizing trip generation rates and characteristics collected and compiled by the Institute of Transportation Engineers (ITE) in the ninth edition of their trip generation manual. **Table 2** has been prepared to summarize the associated trip generation data and the calculated trips that are anticipated to be generated by the proposed land uses.

Table 2. Trip Generation Data

Land Use (ITE Code)	Daily (vpd)	AM Peak (vph)			PM Peak (vph)		
		Total	Enter	Exit	Total	Enter	Exit
Shopping Center (820)	1,254	28	17	11	109	52	57
High Turnover Restaurant (932)	666	57	31	26	52	31	21
Fast-Food Restaurant with Drive-Thru (934)	1,488	136	69	67	98	51	47
Totals:	3,408	221	117	104	259	134	125

Utilizing NCHRP Internal Trip Capture Rates, an internal trip capture analysis was completed for the proposed development. **Table 3** and **Table 4** summarize the development's internal and external trips for the AM and PM Peak Hours respectively.

Table 3. AM Peak Hour – Internal and External Trips

Land Use	Enter			Exit		
	Internal	External	Total	Internal	External	Total
Retail	1	16	17	1	10	11
Restaurant/Drive-Thru	1	99	100	1	92	93
Total	2	115	117	2	102	104

Table 4. PM Peak Hour – Internal and External Trips

Land Use	Enter			Exit		
	Internal	External	Total	Internal	External	Total
Retail	26	26	52	17	40	57
Restaurant/Drive-Thru	17	65	82	26	42	68
Total	43	91	134	43	82	125

Based on the information in **Table 3** and **Table 4**, the internal trip capture for the site is 1.8% and 33% in the AM and PM Peak Hours respectively.

TOWN OF FLOWER MOUND PARKING REQUIREMENTS

The Town of Flower Mound “Off-Street Parking and Loading Requirements” states the following regarding retail and restaurant parking:

- Restaurant: 1 space per 75 square feet.
- Retail: 1 space per 250 square feet

Based on this information, **Table 5** summarizes what is understood to be the required parking spaces per the “Off-Street Parking and Loading Requirements”.

Table 5. Victory Retail – Required Parking

Area	Parameter	Retail	Restaurant	Drive-Thru	Totals	Equivalent Rate
Lot 1	SF	29,370	5,236	3,000	37,606	6.06
	Parking	118	70	40	228	per 1,000 SF

PROVIDED PARKING REQUIREMENTS

The proposed development is requesting a variance from the Town of Flower Mound’s parking requirements. **Table 6** summarizes the parking being proposed by the development.

Table 6. Victory Retail – Proposed Parking

Area	Parameter	Retail	Restaurant	Drive-Thru	Totals	Equivalent Rate
Lot 1	SF	29,470	5,236	3,000	37,706	4.83
	Parking	-	-	-	182	per 1,000 SF

The proposed parking in **Table 6** represents a 20% reduction in the required parking per the Town of Flower Mound code.

SHARED PARKING ANALYSIS

The Urban Land Institute (ULI) provides a rates and methodologies for calculating shared parking for multi-use developments. Some broad assumptions which included the following:

- Visitors require 90% of the gross leasable space
- Employees require 10% of the gross leasable space
- Weekend parking ratios
- Noon time of day adjustments
- December monthly adjustments
- Non-captive ratio of 90%

The 90/10 split on the visitor/employee usage of space is felt to be conservative. Also, the day of the week, time of the day, and ratios and adjustments selected represent what are expected to be the busiest times of the week, day, and month. Per the ULI Shared Parking manual, “Non-captive ratio is an estimate of the percentage of parkers at a land use in a mixed-use development or district who are not already counted as being parked at another of the land uses.”

Table 7 represents the full development of Lot 1. As can be seen, based on these assumptions, which should represent the busiest time of the week, day, and month, the proposed parking is adequate.

Table 7. Shared Parking Analysis

Land Use	Person	SF	Parking Ratio	Base Parking Need	Monthly Adj.	Time of Day Adj.	Non-Captive	Adjusted Need
Family Restaurant	Visitor	4,712	12.75	61	100%	100%	90%	55
	Employee	524	2.25	2	100%	100%	90%	2
Fast Food	Visitor	2,700	12	33	100%	100%	90%	30
	Employee	300	2	1	100%	100%	90%	1
Retail	Visitor	26,433	3.2	85	100%	85%	90%	66
	Employee	2,937	0.8	3	100%	100%	90%	3
Total:				185	Total:		Total:	157

CONCLUSIONS AND RECOMMENDATIONS

The proposed land uses should create a mixed-used development and as such, the land uses will benefit from internal trip capture as well as shared used parking. This internal trip capture aspect of the site, should reduce the parking demand. This reduced demand is expected to range between 1% and 33% depending on the day of the week and time of day.

The shared used parking guidelines from ULI indicated the proposed development provides adequate parking for even the anticipated busiest times of the day, week, and year. This analysis indicated that 157 spaces would be adequate which is less than the proposed 182 spaces. The 157 spaces is approximately 31% of the 228 required by ordinance which is similar the 33% internal trip capture stated above.

In summary, based on the proposed land uses and assumptions stated in the report the proposed 182 spaces should be adequate. Furthermore, per calculations from the ULI shared used parking guidelines the parking could be reduced to 157 spaces or the square footage of the land uses could be increased and the parking would still be adequate.

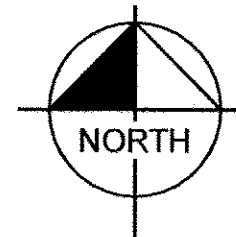
APPENDIX

CONCEPT/SITE PLAN	1 PAGE
ITE TRIP GENERATION SHEETS.....	1 PAGE
ITE INTERNAL CAPTURE CALCULATION SHEET	1 PAGE



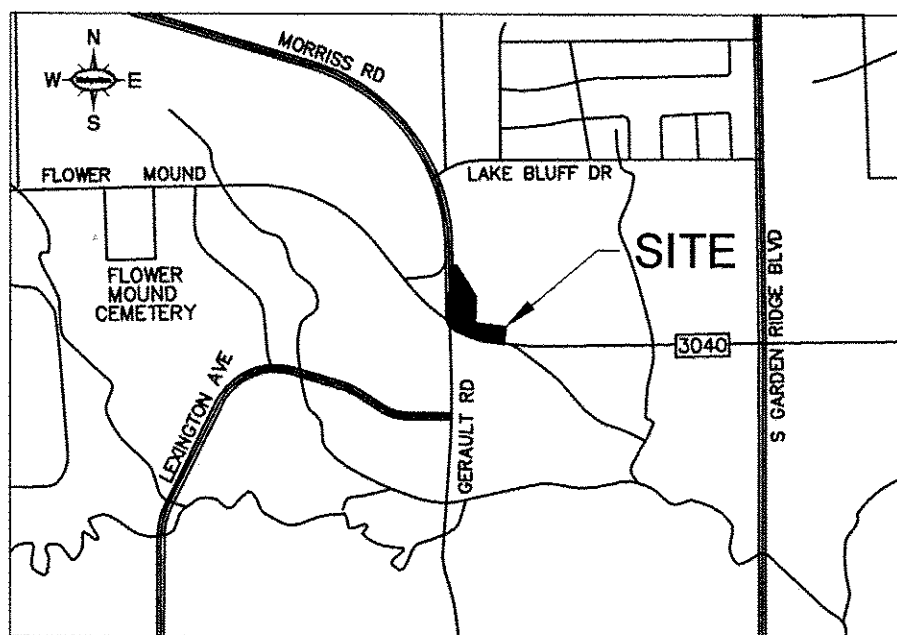
CAUTION!!

CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.



GRAPHIC SCALE IN FEET

0 25 50 100



VICINITY MAP
N.T.S.

LEGEND	
PROPERTY LINE	
FIRE LANE STRIPING	 FL 
SETBACK (BUILDING AND LANDSCAPE)	
FIRE LANE MATCH	
PARKING COUNT	(15)

DEVELOPER:

VICTORY @ FM 3040, LLC
825 WEST ROYAL LANE
SUITE 250
IRVING, TX 75039
CONTACT: KRIS RAMJI, MANAGER
PHONE: 972-707-9555

ENGINEER: _____

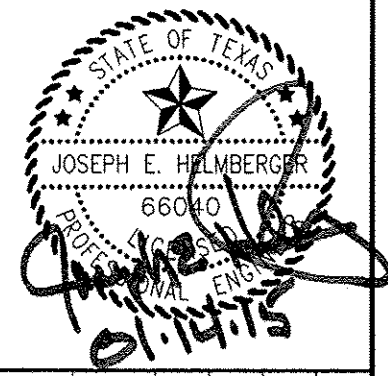
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DR
SUITE 1000
DALLAS, TX 750251
CONTACT: JOSEPH HELMBERGER, P.E.
PHONE: 972-770-1329

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date 1/22/15

**Town of Flower Mound
Engineering Services Division**

Kimley»Horn

MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT	DATE		
064475900	DEC 23, 2014		
SCALE	AS SHOWN	DESIGNED BY	JEH
DRAWN BY	BAG	CHECKED BY	JEH

SITE PLAN

PROPOSED MIXED USE
DEVELOPMENT
FOR
VICTORY RETAIL @ FM 3040 & MORRIS

SHEET NUMBER
C-01

NEC OF MORRISS RD AND FM 3040, FLOWER MOUND, TEXAS

No.

REVISIONS

DATE	BY
------	----

Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 11/15/2016

Project: Flower Mound Parking Study

Analysis Date: 11/15/2016

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
820	CENTERSHOPPING 1		627	627	1254		17	11	28		52	57	109
	29.37 Gross Leasable Area 1000 SF												
932	RESTAURANTHT 1		333	333	666		31	26	57		31	21	52
	5.24 Gross Floor Area 1000 SF												
934	FASTFOODDT 1		744	744	1488		69	67	136		51	47	98
	3 Gross Floor Area 1000 SF												
Unadjusted Volume			1704	1704	3408		117	104	221		134	125	259
Internal Capture Trips			0	0	0		2	2	4		43	43	86
Pass-By Trips			0	0	0		33	33	66		36	36	72
Volume Added to Adjacent Streets			1704	1704	3408		82	69	151		55	46	101

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 2 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 33 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012

TRIP GENERATION 2014, TRAFFICWARE, LLC

P. 1

Internal Capture Report - Alternative 1

AM & PM Peak Hour

Project: Flower Mound Parking Study

Open Date: 11/15/2016

Analysis Date: 11/15/2016

AM	Entering Trips				Exiting Trips			
Category	Internal	External	Total	Percent	Internal	External	Total	Percent
Cinema	0	0	0	0%	0	0	0	0%
Hotel	0	0	0	0%	0	0	0	0%
Office	0	0	0	0%	0	0	0	0%
Residential	0	0	0	0%	0	0	0	0%
Restaurant	1	99	100	1%	1	92	93	1%
Retail	1	16	17	6%	1	10	11	9%
All Other Land Uses	0	0	0	0%	0	0	0	0%
Totals	2	115	117	2%	2	102	104	2%

PM	Entering Trips				Exiting Trips			
Category	Internal	External	Total	Percent	Internal	External	Total	Percent
Cinema	0	0	0	0%	0	0	0	0%
Hotel	0	0	0	0%	0	0	0	0%
Office	0	0	0	0%	0	0	0	0%
Residential	0	0	0	0%	0	0	0	0%
Restaurant	17	65	82	21%	26	42	68	38%
Retail	26	26	52	50%	17	40	57	30%
All Other Land Uses	0	0	0	0%	0	0	0	0%
Totals	43	91	134	32%	43	82	125	34%