

2.0 AREA PLANS

Cross Timbers District Area Plan 2 - Skillern/Scenic

Zone A

Potential development of Zone A includes all of Area 2 north of FM 1171, bounded by Lusk Lane on the east, the Town limits on the north, and Shiloh Road on the west. The area currently is composed of a number of large lot single family residences, a ranch, and some undeveloped parcels of land.

There are several options for landowners within Zone A, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.
- Develop all or part of the property in Rural Development (lot sizes five acres or larger) that reflects the country atmosphere and natural environment of Flower Mound, as permitted under the existing Agricultural zoning. This could include coordinated development for specialized types of development, such as equestrian oriented developments.
- Coordinate development planning with adjoining land owners as a combined conservation development, with the number of lots as permitted under the existing Agricultural zoning but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program, as a coordinated Planned Development. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property as appropriate non-residential development. Appropriate non-residential development would require approval by all other neighbors and landowners within the Zone, and approval by the Town. It might include active equestrian commercial activities (similar to the existing Flower Mound Equestrian Center), active use "country" commercial uses (similar to the Circle R Ranch, or roadside farm product stands), or other commercial uses that reinforce the "country atmosphere and natural environment" that is characteristic of the Cross Timbers, and are fully compatible with and acceptable to neighbors and landowners in the Zone.

Zone B

Potential development Zone B includes the area south of FM 1171 which is bounded by FM 1171 on the north, Scenic Road on the east, a small creek on the west, and Cardinal Road to the south. This zone is currently undeveloped. Zone B in Area 3 is contiguous to this zone, and is currently under the same property ownership, so planning for the two zones should be closely coordinated.

There are several options for land owners within Zone B, including:

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- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning. This could include coordinated development for specialized types of development, such as equestrian oriented developments.

Zone C

Potential development Zone C includes the area south of FM 1171 which is bounded by FM 1171 on the north, Skillern Road on the east, Scenic Road on the west, and to the south by Kensington Estates and River Hill Drive. This zone is currently undeveloped.

There are several options for land owners within Zone C, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.
- Develop all or part of the property as appropriate non-residential development. Appropriate non-residential development would require approval by all other neighbors and landowners within the Zone, and approval by the Town. It might include active equestrian commercial activities (similar to the existing Flower Mound Equestrian Center), active use "country" commercial uses (similar to the Circle R Ranch, or roadside farm product stands), or other commercial uses that reinforce the "country atmosphere and natural environment" that is characteristic of the Cross Timbers, and are fully compatible with and acceptable to neighbors and landowners in the Zone.

Zone D

Potential development Zone D includes the area south of FM 1171 which is bounded by FM 1171 on the north, undeveloped property on the east, Skillern Road on the west, and to the south by Quail Road. This zone is currently undeveloped.

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There are several options for land owners within Zone D, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.
- Develop all or part of the property as appropriate non-residential development. Appropriate non-residential development would require approval by all other neighbors and landowners within the Zone, and approval by the Town. It might include active equestrian commercial activities (similar to the existing Flower Mound Equestrian Center), active use "country" commercial uses (similar to the Circle R Ranch, or roadside farm product stands), or other commercial uses that reinforce the "country atmosphere and natural environment" that is characteristic of the Cross Timbers, and are fully compatible with and acceptable to neighbors and landowners in the Zone.

Zone E

Potential development Zone E includes the area in the southwest part of the zone which is bounded by Cardinal Road on the north, undeveloped property on the east, and Wichita Trail. This zone currently has a few single family residences, mostly on very large tracts.

There are several options for land owners within Zone E, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.

Roadways – For roadway information within Area 2, please refer to the "Town of Flower Mound Thoroughfare Plan" for more specific information

Parks and Trails -For parks and trails information within Area 2, please refer to the "Town of Flower Mound Parks and Trails Plan" for more specific information

Refer to the "Town of Flower Mound Parks and Trails Plan" for more specific information on the trail system.

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Flood Plain - There are flood plains in the southern portion of Area 2 on both the eastern and western edges, as well as in the Corps of Engineers Property along Lake Grapevine. The flood plains would provide only limited influence on future in Area 2.

Landscape Buffer - If the potential development zones in Area 2 actually develop Zones C and D should provide some degree of buffering from adjacent existing single family residential neighborhoods. In instances where existing tree stands or other natural features do not provide a natural buffer, the land plan for proposed development should site proposed residential lots in a manner which respects the privacy and individual features of adjacent residences. Fencing or other forms of intrusive screening would not be considered appropriate to provide this buffer.

Trees and Natural Features - Each of the five potential development zones in Area 2 are reflective of the Cross Timbers environment. Zone A has several contiguous stands of trees and several ponds. Zone B has a creek and several contiguous stands of trees. Zone C has several ponds, and some contiguous stand of trees, but is predominantly open savanna. These features would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the "Town of Flower Mound SMARTGrowth Program" SMARTGrowth Analysis.

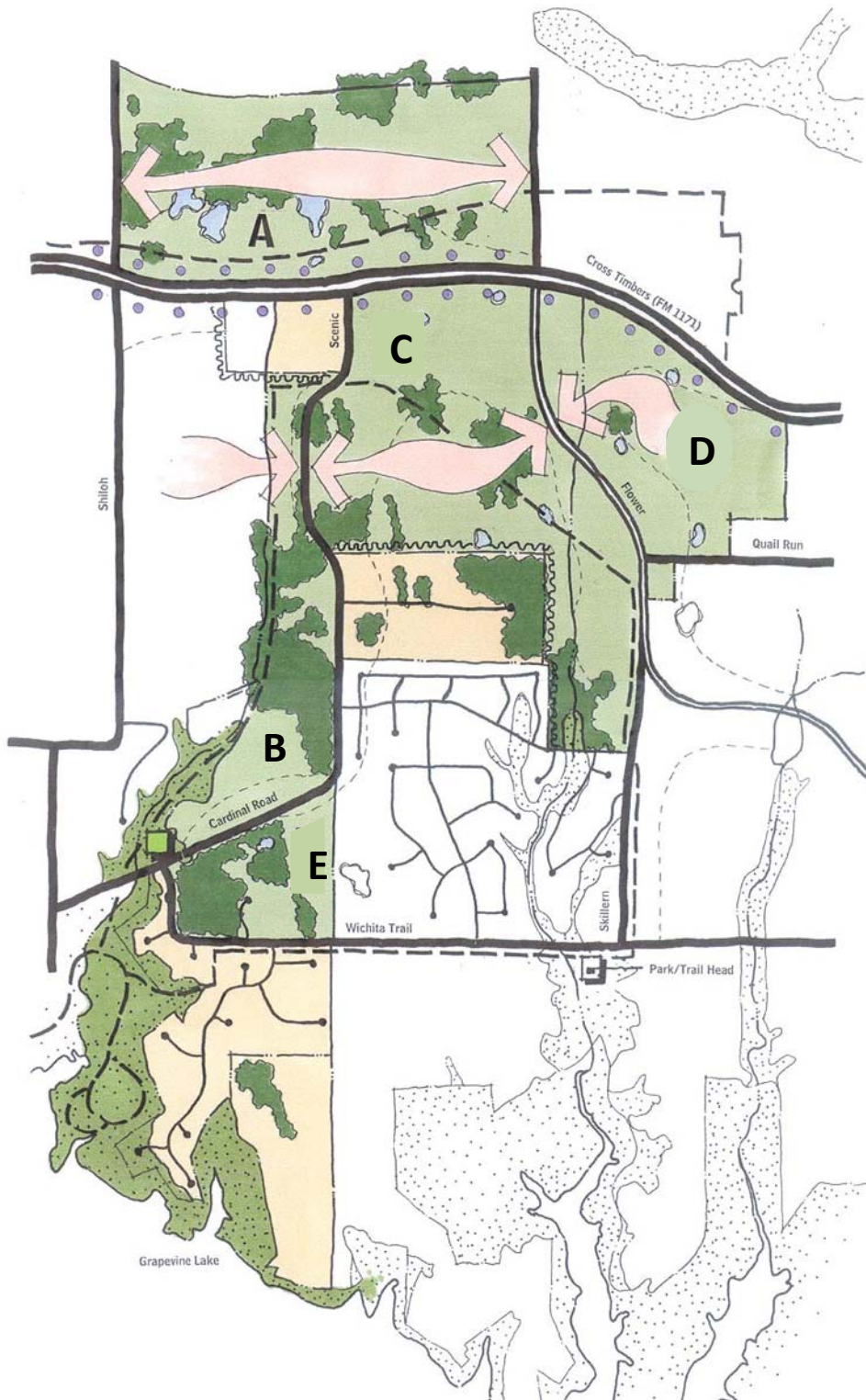
Scenic Corridors and Vistas - The scenic corridor along FM 1171 is predominantly extensive views into potential development Zones A, B, C and D. These viewsheds would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the "Town of Flower Mound SMARTGrowth Program" SMARTGrowth Analysis. Compliance with the SMARTGrowth Analysis could be achieved by conservation development, placing new houses outside of the view area, or by siting any new lots so the houses face toward FM 1171 across conserved open space, with access from a street internal to the development, rather than providing a view from FM 1171 into back yards or rear alleys.

The scenic corridor along Skillern Road provides extensive views into Zones C and D. Compliance with the SMARTGrowth Analysis could be achieved by conservation development, placing new houses outside of the view area, or by siting any new lots so the houses face toward Skillern Road across conserved open space, with access from a street internal to the development, rather than providing a view from Skillern Road into back yards or rear alleys.

The scenic corridor along Scenic Road provides some views into Zones B and C, which are restricted by existing contiguous stands of trees. Compliance with the SMARTGrowth Analysis could be achieved by conservation development, placing new houses outside of the view area, or by siting any new lots so the houses face toward Scenic Road across conserved open space, with access from a street internal to the development, rather than providing a view from Scenic Road into back yards or rear alleys.

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Area Plan 2 - Skillern/Scenic



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Cross Timbers District Area Plan 3 – Shiloh Road

Zone A

Potential development Zone A includes all of Area 3 north of FM 1171, bounded by Shiloh Road on the east, the Town limits on the north, and Red Rock Road on the west. The area currently is composed of a number of large ranch, and some undeveloped parcels of land, presumably under single ownership.

There are several options for the landowners within Zone A, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning. This could include coordinated development for specialized types of development, such as equestrian oriented developments.

Zone B

Potential development Zone B includes the area south of FM 1171 which is bounded by FM 1171 on the north, a small creek on the east, Shiloh Road on the west, and Cardinal Road to the south. The Circle R Ranch, a commercial recreation and entertainment operation with an equestrian and "country atmosphere" theme, is in this zone. At the northwest corner of FM 1171 and Shiloh Road there is existing Retail/Commercial. This zone is currently undeveloped. Zone B in Area 2 is contiguous to this zone, and most of the property is currently under the same property ownership, so planning for the two zones should be closely coordinated.

There are several options for land owners within Zone B, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning. This could include coordinated development for specialized types of development, such as equestrian oriented developments.

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- Coordinate development planning with adjoining land owners as a combined conservation development, with the number of lots as permitted under the existing Agricultural zoning but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program, as a coordinated Planned Development. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some additional economic benefit.

Zone C

Potential development Zone C includes the area south of FM 1171 which is bounded by FM 1171 on the north, Shiloh Road on the east, the flood plain south of Red Rock Road on the west, and to the south by Raintree Place. This zone is currently undeveloped.

There are several options for land owners within Zone C, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.
- Coordinate development planning with adjoining land owners as a combined conservation development, with the number of lots as permitted under the existing Agricultural zoning but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program, as a coordinated Planned Development. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some additional economic benefit.

Zone D

Potential development Zone D includes a relatively small area south of Sunset Trail which is bounded by Sunset Trail on the north, Rocky Point Road on the east, Surveyors Lane on the west, and to the south by the Cour de Lac subdivision. This zone is currently undeveloped and is presumed to be under single ownership.

There are several options for the land owner within Zone D, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth

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Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.

- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.

Zone E

Potential development Zone E includes the area on the east side of Rocky Point Road which is bounded by Sunset Trail on the north, the Miracle Lane subdivision on the east, and Wichita Trail on the south. This zone is currently undeveloped and is presumed to be in single ownership.

There are several options for the land owner within Zone E, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.

Roadways – For roadway information within Area 3, please refer to the “Town of Flower Mound Thoroughfare Plan” for more specific information.

Parks and Trails - For parks and trails information within Area 3, please refer to the “Town of Flower Mound Parks and Trails Plan” for more specific information

Flood Plain - There are flood plains in the southern portion of Area 3 on both the eastern and western edges, including a portion within potential development Zone C, as well as in the Corps of Engineers Property along Lake Grapevine. There is a section of flood plain that crosses Zone A from north to south. The flood plains would provide a definite influence on development patterns in Zones A and C, but only limited influence on future in the remainder of Area 3.

Landscape Buffer - If the potential development zones in Area 3 actually develop Zones B, C, D and E should provide some degree of buffering from adjacent existing single family residential neighborhoods. In instances where existing tree stands or other natural features do not provide a natural buffer, the land plan for proposed develop should site proposed residential lots in a manner which respects the privacy and individual features of adjacent residences. Fencing or other forms of intrusive screening would not be considered appropriate to provide this buffer.

Trees and Natural Features - Each of the five potential development zones in Area 3 are reflective of the Cross Timbers environment. Zone A has several contiguous stands of trees and several ponds, including one large pond. Zone B has a creek and several large contiguous stands of trees. Zone C has some ponds, and several contiguous stand of trees. Zone D is primarily open savanna. Zone E has stands of trees on the eastern side, but also is primarily open savanna. These features would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the “Town of Flower Mound SMARTGrowth Program” SMARTGrowth Analysis.

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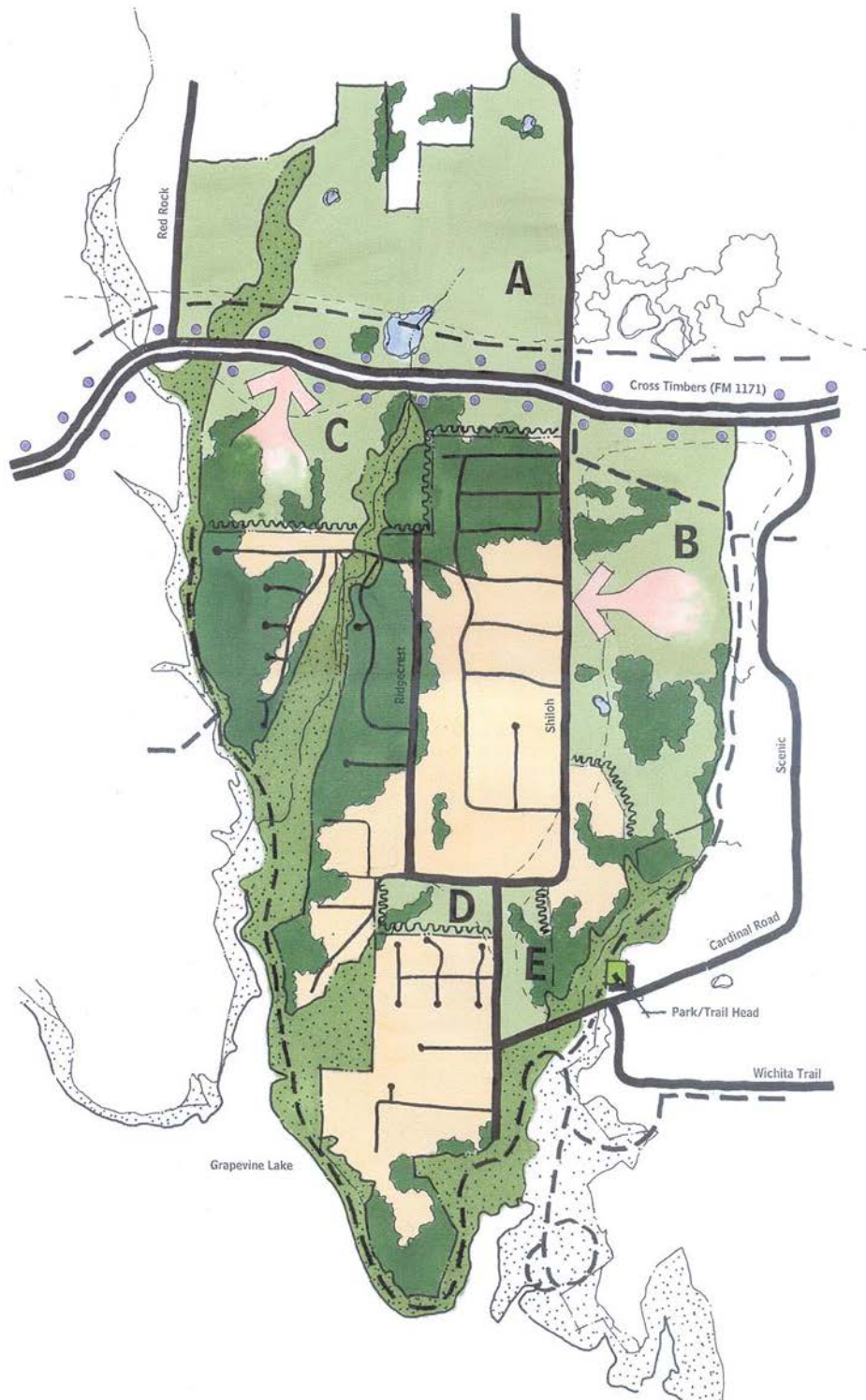
Scenic Corridors and Vistas - The scenic corridor along FM 1171 is predominantly extensive views into potential development Zones A, B, and C. These viewsheds would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the "Town of Flower Mound SMARTGrowth Program" SMARTGrowth Analysis. Compliance with the SMARTGrowth Analysis could be achieved by conservation development, placing new houses outside of the view area, or by siting any new lots so the houses face toward FM 1171 across conserved open space, with access from a street internal to the development, rather than providing a view from FM 1171 into back yards or rear alleys.

The scenic corridor along Shiloh Road provides extensive views into Zone B. Compliance with the SMARTGrowth Analysis could be achieved by conservation development, placing new houses outside of the view area, or by siting any new lots so the houses face toward Shiloh Road across conserved open space, with access from a street internal to the development, rather than providing a view Shiloh Road into back yards or rear alleys.

The scenic corridor along Rocky Point Road provides some views into Zones D and E. Compliance with the SMARTGrowth Analysis could be achieved by conservation development, placing new houses outside of the view area, or by siting any new lots so the houses face toward Rocky Point Road across conserved open space, with access from a street internal to the development, rather than providing a view from Rocky Point Road into back yards or rear alleys.

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Area Plan 3 - Shiloh Road



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Cross Timbers District Area Plan 4 – High Road

Zone A

Potential development Zone A includes all of Area 4 north of FM 1171, bounded by Red Rock Road on the east, the Town limits on the north, and the Tour 18 development on the west. The area currently is composed of a number of large lot single family residences, the Flower Mound Equestrian Center, and some undeveloped parcels of land.

There are several options for landowners within Zone A, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning. This could include coordinated development for specialized types of development, such as equestrian oriented developments.
- Coordinate development planning with adjoining land owners as a combined conservation development, with the number of lots as permitted under the existing Agricultural zoning but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program, as a coordinated Planned Development. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property as appropriate non-residential development. Appropriate non-residential development would require approval by all other neighbors and landowners within the Zone, and approval by the Town. It might include active equestrian commercial activities (similar to the existing Flower Mound Equestrian Center), active use "country" commercial uses (similar to the Circle R Ranch, or roadside farm product stands), or other commercial uses that reinforce the "country atmosphere and natural environment" that is characteristic of the Cross Timbers, and are fully compatible with and acceptable to neighbors and landowners in the Zone.

Zone B

Potential development Zone B includes the area south of FM 1171 which is bounded by FM 1171 on the north, High Road on the east, an existing neighborhood along Post Oak Road on the west, and an existing neighborhood along Green Meadow Lane and Sunnyview Lane to the south. This zone is currently undeveloped.

There are several options for land owners within Zone B, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.

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- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning. This could include coordinated development for specialized types of development, such as equestrian oriented developments.
- Coordinate development planning with adjoining land owners as a combined conservation development, with the number of lots as permitted under the existing Agricultural zoning but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program, as a coordinated Planned Development. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some additional economic benefit.

Zone C

Potential development Zone C includes an area on the west side of High Road, near the southern end of High Road. It includes a few single family residences on very large parcels of land.

There are several options for land owners within Zone C, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.

Roadways – For roadway information within Area 4, please refer to the “Town of Flower Mound Thoroughfare Plan” for more specific information.

Parks and Trails - For parks and trails information within Area 4, please refer to the “Town of Flower Mound Parks and Trails Plan” for more specific information.

Flood Plain - There are flood plains on both the eastern and western edges of Area 4, as well as in the Corps of Engineers Property along Lake Grapevine. The flood plains would provide some limitations on development of property north of FM 1171, and some influence on the development pattern of the area on the south side of FM 1171.

Landscape Buffer - If the potential development zones in Area 4 actually develop, each should provide some degree of buffering from adjacent existing single family residential neighborhoods. For the most

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part, it appears that existing tree stands that exist on each property could provide this buffering. In instances where existing tree stands or other natural features do not provide a natural buffer, the land plan for proposed develop should site proposed residential lots in a manner which respects the privacy and individual features of adjacent residences. Fencing or other forms of intrusive screening would not be considered appropriate to provide this buffer.

Trees and Natural Features - Each of the three potential development zones in Area 4 are reflective of the Cross Timbers environment. Zone A has several extensive contiguous stands of trees and several ponds, as well as an area of flood plain that crosses it. Zone B has one pond and several contiguous stands of trees, but also has more extensive savanna than does Zone A. Zone C does not appear to have any ponds, but does have an extensive contiguous stand of trees. These features would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the "Town of Flower Mound SMARTGrowth Program" SMARTGrowth Analysis.

Scenic Corridors and Vistas - The scenic corridor along FM 1171 varies from views close to the roadway as limited by heavily wooded areas, to more extensive views into potential development Zone B. These viewsheds would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the "Town of Flower Mound SMARTGrowth Program" SMARTGrowth Analysis. Compliance with the SMARTGrowth Analysis could be achieved by conservation development, placing new houses outside of the view area, or by siting any new lots so the houses face toward FM 1171 across conserved open space, with access from a street internal to the development, rather than providing a view from FM 1171 into back yards or rear alleys.

The scenic corridor along Red Rock Road provides extensive views into Zone A, between the road and the floodplain. Compliance with the SMARTGrowth Analysis could be achieved by conservation development, placing new houses outside of the view area, or by siting any new lots so the houses face toward Red Rock Road across conserved open space, with access from a street internal to the development, rather than providing a view from Red Rock Road into back yards or rear alleys.

The scenic corridor along High Road provides some views into Zones B and C. Compliance with the SMARTGrowth Analysis could be achieved by conservation development, placing new houses outside of the view area, or by siting any new lots so the houses face toward High Road across conserved open space, with access from a street internal to the development, rather than providing a view from High Road into back yards or rear alleys.

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Area Plan 4 - High Road



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Cross Timbers District

Area Plan 5 – Roanoke Hills/Tour 18

Zone A

Potential development Zone A includes a tract of Area 5 south of FM 1171 between Roanoke Hills and The Vineyards subdivision. The area currently contains a single family residence on a large tract of land.

There are several options for the landowner within Zone A, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning. This could include coordinated development for specialized types of development, such as equestrian oriented developments.
- Develop all or part of the property as appropriate non-residential development. Appropriate non-residential development would require approval by all other neighbors and landowners within the Zone, and approval by the Town. It might include active equestrian commercial activities (similar to the existing Flower Mound Equestrian Center), active use "country" commercial uses (similar to the Circle R Ranch, or roadside farm product stands), or other commercial uses that reinforce the "country atmosphere and natural environment" that is characteristic of the Cross Timbers, and are fully compatible with and acceptable to neighbors and landowners in the Zone.

Zone B

Potential development Zone B includes an area north of FM 1171 which is bounded by FM 1171 on the south, Tour 18 on the east, and the Cross Timbers escarpment on the west. This zone is currently undeveloped.

There are several options for land owners within Zone B, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.

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- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning. This could include coordinated development for specialized types of development, such as equestrian oriented developments.
- Coordinate development planning with adjoining land owners as a combined conservation development, with the number of lots as permitted under the existing Agricultural zoning but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program, as a coordinated Planned Development. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property as appropriate non-residential development. Appropriate non-residential development would require approval by all other neighbors and landowners within the Zone, and approval by the Town. It might include active equestrian commercial activities (similar to the existing Flower Mound Equestrian Center), active use "country" commercial uses (similar to the Circle R Ranch, or roadside farm product stands), or other commercial uses that reinforce the "country atmosphere and natural environment" that is characteristic of the Cross Timbers, and are fully compatible with and acceptable to neighbors and landowners in the Zone.

Zone C

Potential development Zone C includes an area on the north side of FM 1171, bounded by the Cross Timbers escarpment on the east and the White's Creek floodplain on the west. It is currently undeveloped.

There are several options for land owners within Zone C, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on two acre lots as permitted under the existing Agricultural zoning.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.
- Coordinate development planning with adjoining land owners as a combined conservation development, with the number of lots as permitted under the existing Agricultural zoning but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program, as a coordinated Planned Development. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some additional economic benefit.

Roadways – For roadway information within Area 5, please refer to the "Town of Flower Mound Thoroughfare Plan" for more specific information.

Parks and Trails - For parks and trails information within Area 5, please refer to the "Town of Flower Mound Parks and Trails Plan" for more specific information.

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Flood Plain - There are flood plains through the western portion of Area 5 associated with White's Creek, as well as in the Corps of Engineers Property along Lake Grapevine. The flood plains would provide limitations and influence on development of property both north and south of FM 1171, in Zones C.

Landscape Buffer - If the potential development Zones B and C in Area 5 actually develop, each should provide some degree of buffering from the adjacent existing Tour 18 residential neighborhood. For the most part, it appears that existing tree stands that exist on each property could provide this buffering. In instances where existing tree stands or other natural features do not provide a natural buffer, the land plan for proposed develop should site proposed residential lots in a manner which respects the privacy and individual features of adjacent residences. Fencing or other forms of intrusive screening would not be considered appropriate screening.

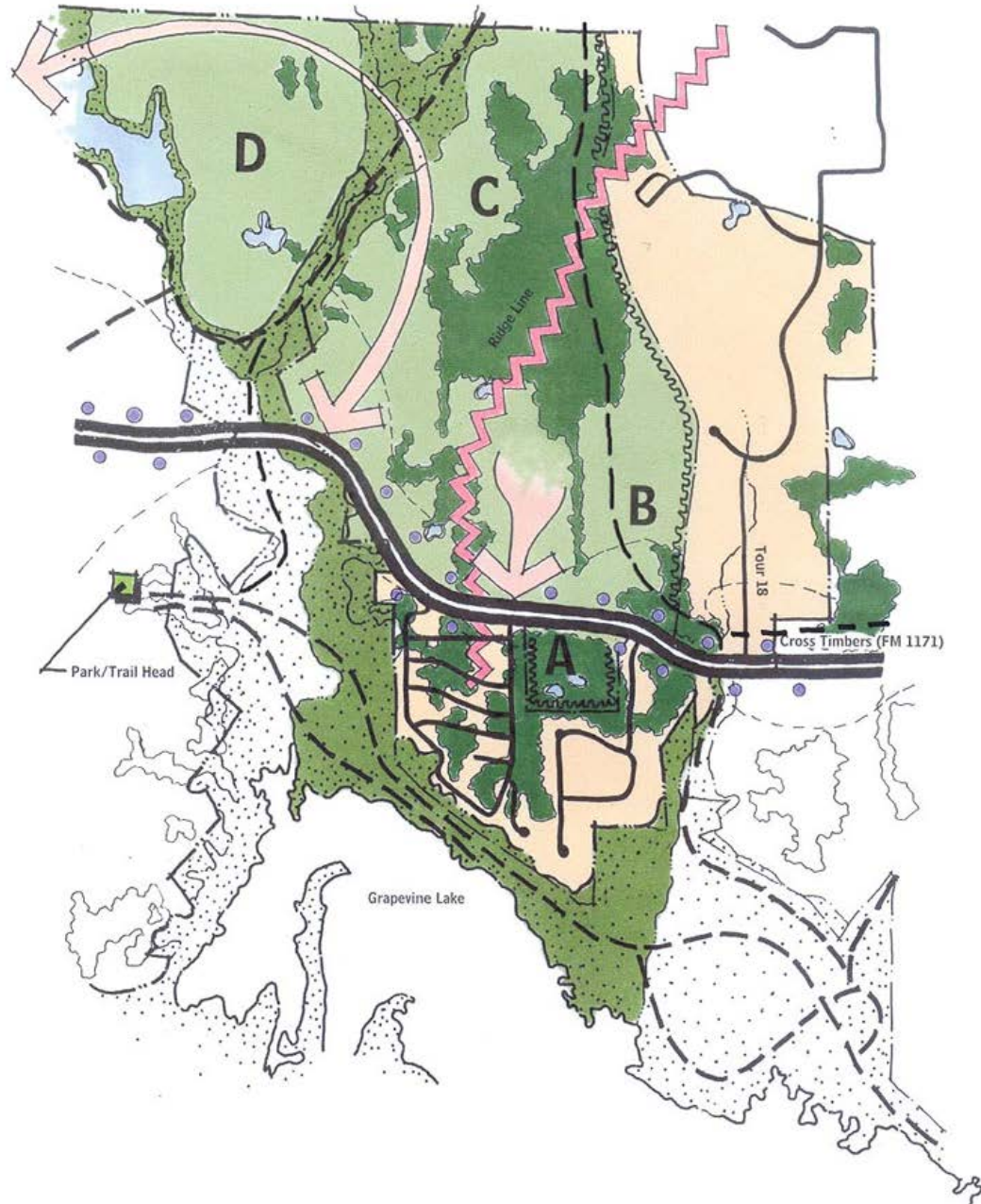
Trees and Natural Features - Potential development Zones A and B in Area 5 are reflective of the Cross Timbers environment with extensive contiguous stands of trees. These features would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the "Town of Flower Mound SMARTGrowth Program" SMARTGrowth Analysis. Zone C, is part of the transition from the Cross Timbers ecology to the Grand Prairie ecology, with the natural features featuring rolling prairie and wooded floodplains.

Scenic Corridors and Vistas - The scenic corridor along FM 1171 at the upper level of the Cross Timbers escarpment is predominantly comprised of views close to the roadway as limited by heavily wooded areas. These viewsheds would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the "Town of Flower Mound SMARTGrowth Program" SMARTGrowth Analysis. This compliance could be achieved by locating development behind the trees and out of the view corridor from FM 1171.

The viewshed at the lower portion of the escarpment is extensive, due especially to the visibility from FM 1171 at the top of the escarpment. These viewsheds would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the "Town of Flower Mound SMARTGrowth Program" SMARTGrowth Analysis. This might require large-scale open space or recreational developments, such as golf courses, on both the north and south sides of FM 1171.

2.0 AREA PLANS

Area Plan 5 - Roanoke Hills/Tour 18



2.0 AREA PLANS

Prairie Vista District

Area Plan 6 – White’s Branch to US 377

Zones D, E, F and G

Potential development Zones D, E, F and G include all the property west of White’s Branch floodplain and east of US 377, north and south of FM 1171. This zone consists of a few ranch type residences on very large tracts of land, with actively used pasture lands.

There are several options for land owners within Zones D, E, F and G, including:

- Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
- Develop all or part of the property, or sell all or part of the property to others for development on one acre lots as permitted under the Estate Land Use Designation.
- Develop all or part of the property, or sell all or part of the property to others for development as a conservation development, with the number of lots as permitted under Estate Land Use Designation, but with smaller lots and eligibility for incentive benefits as established by the Town’s SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
- Develop all or part of the property at lot sizes larger than one acre, as permitted under the Estate Land Use Designation. This could include coordinated development for specialized types of development, such as equestrian oriented developments.
- Coordinate development planning with adjoining land owners as a combined conservation development, with the number of lots as permitted under the Estate Land Use Designation but with smaller lots and eligibility for incentive benefits as established by the Town’s SMARTGrowth Program, as a coordinated Planned Development. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some additional economic benefit.

Roadways – For roadway information within Area 6, please refer to the “Town of Flower Mound Thoroughfare Plan” for more specific information.

Parks and Trails - For parks and trails information within Area 6, please refer to the “Town of Flower Mound Parks and Trails Plan” for more specific information.

Flood Plain - There are flood plains through the central portion of Area 6 associated with White’s Creek, as well as in the Corps of Engineers Property along Lake Grapevine. The flood plains would provide limitations and influence on development of property both north and south of FM 1171, in Zones D, E, F and G.

Trees and Natural Features - Zones D, E, F and G are part of the Grand Prairie ecology, with the natural features featuring rolling prairie and wooded floodplains.

Scenic Corridors and Vistas - The scenic corridor along FM 1171 at the upper level of the Cross Timbers escarpment is predominantly comprised of views close to the roadway as limited by heavily wooded areas. These viewsheds would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the “Town of Flower Mound SMARTGrowth Program” SMARTGrowth Analysis. This compliance could be achieved by locating development behind the trees and out of the view corridor from FM 1171.

2.0 AREA PLANS

The viewshed at the lower portion of the escarpment is extensive, due especially to the visibility from FM 1171 at the top of the escarpment. These viewsheds would have to be incorporated into any land planning for each of the zones, if development is contemplated, and would require compliance with the "Town of Flower Mound SMARTGrowth Program" SMARTGrowth Analysis. This might require large-scale open space or recreational developments, such as golf courses, on both the north and south sides of FM 1171.

Area Plan 6 - White's Branch to US 377

