

4.0 URBAN DESIGN PLAN

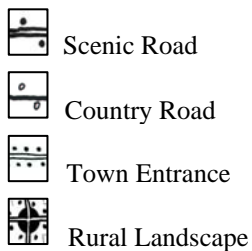
Cross Timbers Conservation Development District

The Cross Timbers Conservation Development District is predominantly a residential area, typically being single family residential development in combination with conservation easements that preserve the Cross Timbers ecosystem and other natural systems. Recreation uses, such as riding stables, golf courses and other uses compatible with the conservation goals of the district are also suitable. The Cross Timbers Conservation Development District is located in central Flower Mound with FM 1171 providing good access. Lake Grapevine is located to the south and provides a unique environmental resource.

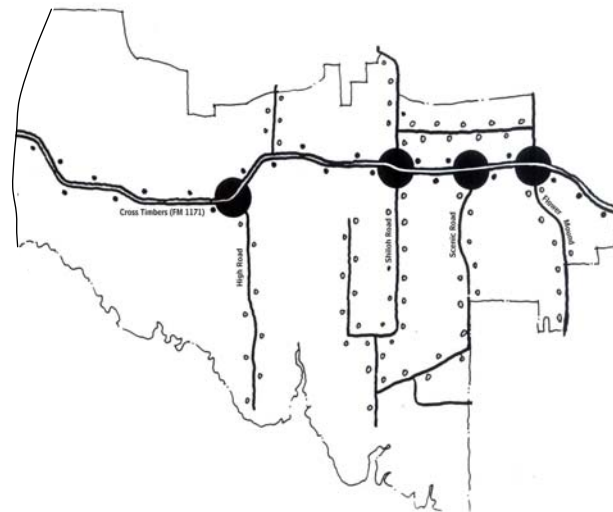
The Urban Design Plan addresses four major elements which affect the overall image of the Cross Timbers Conservation Development District. These elements were developed with community participants as part of development of the Area Plans in the district, and also are derived from the scenic qualities identified in the Open Space Plan.

The elements are:

- Scenic Road (F.M. 1171)
- Country Roads (Rural Collectors)
- Scenic Corridors and Vistas
- Landscape and Setback Buffers



**Please see the Town's Median and Right of Way Design Guidelines for additional information*



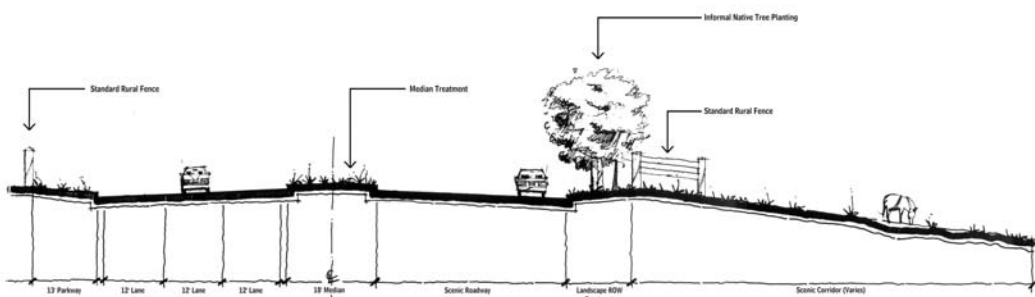
Cross Timbers Conservation Development District Key Map

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Scenic Roads

Scenic Road Public Landscape (within the right of way)

- Trees to be planted in odd numbered groves or drifts of no less than five trees, informal native tree plantings randomly spaced from 15' min. to 35' max.
- Random grove or drift spacing should be a minimum of 100', maximum 350', except where scenic views are compromised.
- Groves are defined as a grouping of trees comprised of the same species.
- Drifts are defined as a grouping of trees consisting of several (two to three) species.
- No newly planted tree groves within 130' of rural landmark intersections.
- Protect existing trees; if trees are removed for road construction, trees must be replaced as per Flower Mound's Tree Preservation code.
- 50' Street Buffer shall remain open scenic corridor with native species only.



Scenic Road Typical Section



Standard Rural Fence example

Scenic Road Standard Rural Fence

- Existing fences along Scenic Roads should be preserved and maintained by private landowners; however, all new proposed fences shall be multi-railed or pipe styled and either white, black, dark green, or an earth-tone in color along Scenic Roads only.
- Standard Rural Fences should be used in conjunction with the rural landmark intersection.

Access onto Scenic Roads

- Discourage new developments having direct access onto Scenic Roads, as described in the Flower Mound Area Plans.
- It is preferred that internal entrance roadways feed into country roads except where noted in the Flower Mound Area Plans.
- Goal is to avoid excessive congestion, traffic conflicts and signalization of intersections on the Scenic Road.



Open Scenic Space between Scenic Road & Sub-Division Development Typical Plan

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- Subdivision Entrances should reinforce Texas Ranch entrances, elements such as open rail fencing, metal signage, limited use of masonry columns are acceptable, solid masonry walls are not acceptable.
- Planting for new Tree lined drive entrances are only acceptable if the trees are native species and do not obstruct views of open spaces in the scenic corridor, (i.e. drives can be located directly alongside a substantial existing tree stand or grove).



Ranch Entrance example



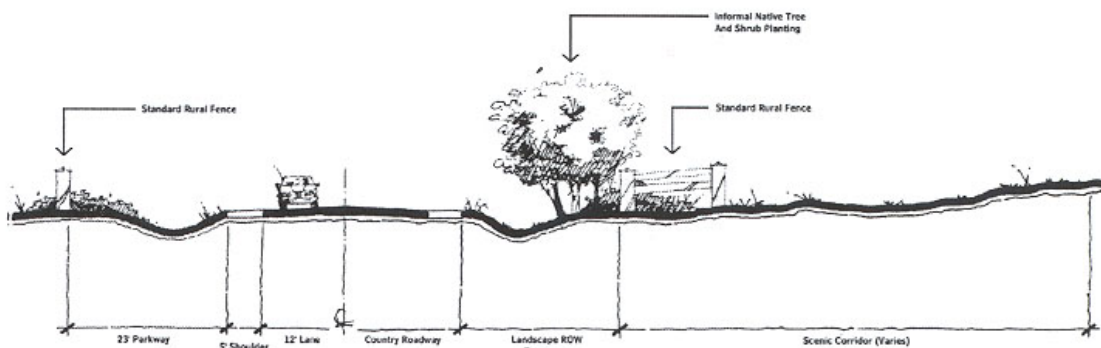
Ranch Entrance Example



Tree Lined Driveway example

Country Roads

Country Roads provide preservation of the natural landscape, naturalized new landscape, and design features to preserve the country atmosphere and natural environment which distinguishes the Cross Timbers Conservation Development District. Country Roads include the Town's Rural Collectors and High Road.



Country Roadway Typical Section

Country Road Public Landscape Treatment (within the right of way)

- Limited native tree plantings to preserve scenic views.
- Trees to be planted in odd numbered groves or drifts of no less than three trees.
- Native low habit shrub and/or ground cover plantings in association with intersections.

Country Road Standard Rural Fence

- Either white, black, dark green, or an earth-tone color, multi-rail or pipe styled fences (photo examples above) will be allowed along Country Roads except where code prescribes otherwise.

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Country Road examples



Scenic Corridors and Vistas

A Scenic Corridor is comprised of any land, whether public or private, that is visible from scenic or country roads, and that possesses any of the open space or natural elements indicative of the country atmosphere and natural environment as described in the Flower Mound Open Space Plan.

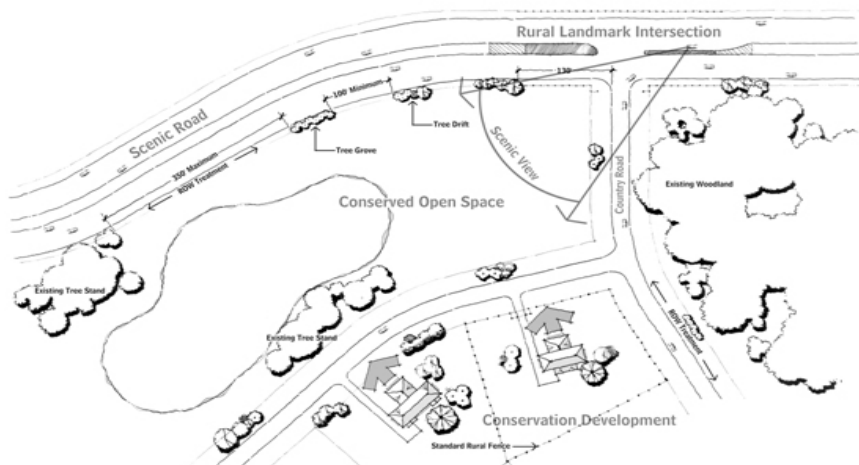
Scenic Corridor Development Patterns

- Placement of new house lots should be outside of the view area if feasible, or sited so that any new houses face toward the Scenic or Country Road across conserved open space.
- New house lots should be accessed by internalized roadways, and not directly from Scenic or Country Roads.
- House lots should be grouped and dispersed to minimize linear relationships visible inside of the scenic corridor.

Scenic Corridor Perimeter Fencing Elements

- Views of scenic corridors and vistas should be retained by the limited use of foreground plantings.
- No earthen berm or solid masonry walls will be allowed within this district; however, multi-rail or pipe fencing with stone columns in either white, black, dark green, or an earth-tone color is allowable for new development.

- Plantings should include native species only and arranged in groupings (groves or drifts) versus a continuous massing screen.
- Implementation will be provided at the time of development by the private developer.



Scenic Corridor/ Open Space Typical Plan



Open Space views examples



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Landscape and Setback Buffers

These buffers will help to maintain the country atmosphere of the Cross Timbers Conservation Development District, and to protect existing neighborhoods as new development occurs.



Land Planning for Conservation Development Typical Plan

Landscape and Setback Buffer Elements

- 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.
- If the land is developed as a conservation development, the conserved open space system should be integrated into this buffer if appropriate.
- If the land is not developed as a conservation development, land acquired through the park land dedication requirements should be incorporated into this buffer.
- All new Landscape plantings should be native species only.