

Master Plan Update

Town of Flower Mound



Cross Timbers Conservation Development District

The Issue

The citizens and stakeholders of Flower Mound have expressed a wide range of opinions regarding the CTCDD (Cross Timbers Conservation Development District). These many varied opinions led to the request and approval by council for a Blue Ribbon Committee to Study the Feasibility of Sewer in part or all of the CTCDD. The other four issues are listed below:

- Whether to allow any type or amount of retail development in the CTCDD.
- Review conservation developments that would allow home sites without increasing density while retaining the rural nature of such developments.
- Consider modifying Area Plan 5 of the CTCDD with the removal of D, E, F, and G to possibly act as a buffer between the CTCDD and SPA 8.
- Consider review of the Urban Design Plan relative to design criteria for the CTCDD.

Background

The CTCDD currently has one small retail/office shopping center on the Northwest corner of Cross Timbers and Shiloh. The CTCDD has only one conservation Development currently (Chimney Rock). The CTCDD Urban Design Plan follows the current Urban Design Standards.

Landowners and developers have expressed interest in more retail availability as well as allowing for increased density in the CTCDD. A few citizens have also supported this position, but by far most citizens favor no increase in density and are very much in favor of expanding the utilization of conservation developments to create more open space, as well as protecting sensitive areas of the environment.

Since any additional retail, school, churches, and conservation developments (that may have problems with septic on one acre lots) might require sewer rather than septic, the Steering Committee requested the appointment of the Blue Ribbon Sewer Committee for the CTCDD to be appointed and study this outside the scope of the Master Plan Review Process.

Options Considered

The citizens of Flower Mound were adamant about the protection of the Cross Timbers Conservation Development District. The Steering Committee analyzed the various issues that arose from the public meetings along with the challenges that developers face. Based on this analysis, the following general approaches were identified:

No Action – Land Use designations would remain as in Master Plan 2001. Development would come either under current zoning, pursuant to a Master Plan and zoning amendment, or not at all.

No Action with sewer extension – Land Use designations would remain as in Master Plan 2001. The future extension of sewer to the CTCDD would be provided for.

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Retail Development with sewer extension – In this scenario, the possibility for retail development within the CTCDD would be allowed in designated areas. Land Use designations would change from the Master Plan 2001. The cost of sewer extension would be provided for by the developers.

Ranchette Development Standards – In this approach, Land Use designations would remain as in the Master Plan 2001. Lots of five acres or greater, within the CTCDD, would be allowed greater flexibility due to the increased lot size. Allowances for barns and building articulation would be considered if lots meet the minimum lot requirements of the CTCDD.

Promotion of Conservation Development – The expansion of conservation developments within the CTCDD could be progressed by providing allowances for flood plain in density calculations.

SPA 8 Transitional Area – The Committee recognized the need to buffer the western edge of the CTCDD from the encroachment of commercial, industrial, and retail uses within SPA 8.

Recommendation

- The Master Plan Steering Committee recommends updating the Land Use Plan to include the existing retail on the Northwest corner of Cross Timbers and Shiloh. (See Attachment 4)
- The Master Plan Steering Committee recommends modification of the Master Plan to further encourage conservation development (residential clustering-one home per acre and the remainder open space) by allowing the conservation developer to include flood plain contained within, where the flood plain is part of the environmentally conserved open space, as acreage in the calculation for purposes of establishing density. No development is allowed in the flood plain.
- The Master Plan Steering Committee also recommends that any developments at 3 acres per residential unit or less within the CTCDD be required to be a conservation development. Any developments greater than 3 acres per residential unit would not be subject to this conservation development requirement. The Steering Committee also recommends the establishment of a Conservation Development Ordinance for the Town of Flower Mound that will allow residential architectural of a much more rural character within the CTCDD than is currently allowed.
- The Master Plan Steering Committee recommends modification of the Land Use Plan to remove the far western section of the existing CTCDD from the CTCDD and add this section to the Denton Creek District, so that this area can serve as a buffer next to SPA 8 (See Attachment 2). Several Committee members made multiple visits to the area and determined that this area is not comprised of the same natural elements found in the CTCDD.
- The Master Plan Steering Committee recommends the Urban Design Plan requires that façade articulation of low-rise non-residential buildings (one to two stories) within the CTCDD should be very rural in design.

Implementation

The Master Plan Steering Committee recognizes that many of the recommendations listed above might require sewer rather than septic. If the Blue Ribbon Sewer Committee determines that sewer is impractical for parts of

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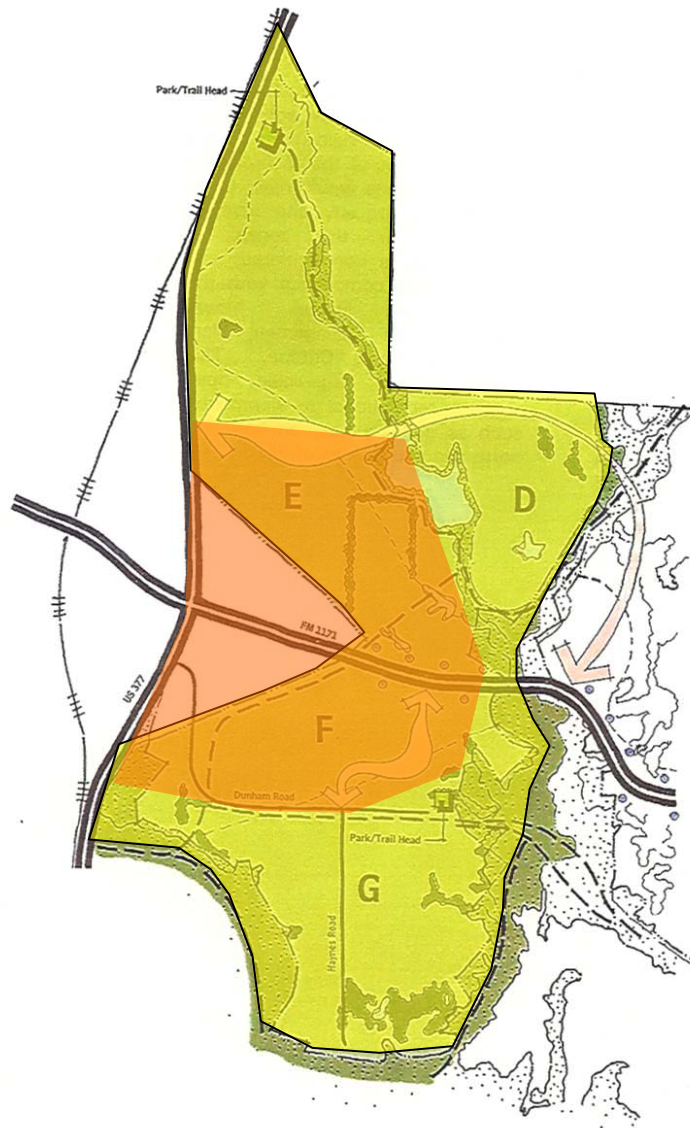


the CTCDD that are impacted by these changes and the landowner/developer is unable to utilize septic systems on the lot size required as a conservation development, the conservation development requirement would be removed and the original 2 acre minimum, lot size would be required.



2.0 AREA PLANS

Area Plan 5 (West) - White's Branch to US 377



Attachment 4

CTCDD – Northwest Corner of Cross Timbers and Shiloh

