



TOWN COUNCIL STRATEGIC PLANNING SESSION

JULY 22 & 23, 2016

TO: Town Council

FROM: Tommy Dalton, Director of Strategic Services

ITEM: Town Council Strategic Planning Session

The agenda contains two parts. Part 1 is separated into three sections. The first section outlines discussion regarding past performance. The second section revisits the most recent resident survey (2014), provides discussion on Development and CIP activity, economic development, code enforcement, growth and build-out. The third section provides opportunity to review current Goals and discuss Objectives, and Action Items for next year.

Part 2 provides an opportunity to review Board input and individual topics for discussion that were raised by boards, staff, and/or Town Council. Background is provided for the individual topics along with a recommended action. It's recognized that many, if not all, of the individual items may be raised during Part 1 discussion due to relevance of the item to any given section in Part 1.

PART 1

Appraise

Appraise the performance

1. Strategic Plan Report
2. Performance measures

Assess

Assess the situation

1. Review Resident Survey Results
2. Development Activity
3. CIP Activity
4. Economic Development
5. Code Enforcement
6. Growth (Population/Permits)
7. Build-out

Anticipate

Anticipate the future

1. Goals
2. Objectives
3. Action Items



TOWN COUNCIL STRATEGIC PLANNING SESSION

JULY 22 & 23, 2016

PART 2

Part 2 will begin with a presentation on feedback received during the Board Input Process: 1) Transportation Commission; 2) Planning and Zoning Commission; 3) Animal Services Board. Board input will be followed by discussion on individual topics listed in the table below:

INDIVIDUAL TOPICS

Area	Category	Topic	Strategic Plan Goal
CAPITAL	Infrastructure	1. Transportation (DCTA)	First Rate Infrastructure
		2. Streets (Town-wide Pavement Analysis and Asset Mgmt. Inventory)	
		3. Water (use, outlook, plan)	
		4. Wastewater	
		5. Sidewalks (connectivity)	
	Facilities	6. Town Hall	Financial Soundness, and Operational Excellence
		7. Library	
		8. Fire Stations	
	Plans	9. Parks and Trails Master Plan	Superior Quality of Life
		10. Sustainability Plan	
		11. Tree Farm	
DEVELOPMENT	Land Use	12. Density	Superior Quality of Life
		13. Infill development	
		14. Senior housing	
		15. Specific Planning Areas	
	Zoning	16. Interim holding zoning classification	Superior Quality of Life
	Environmental	17. Tree Ordinance	Superior Quality of Life
	Parks	18. Parkland dedication / development fees	Superior Quality of Life
HEALTH & SAFETY	Safety	19. Hands-free Ordinance	Safety & Security

ATTACHMENTS

1. Individual Topic Background
2. Transportation Commission Work Topics
3. Planning & Zoning Commission Input Session Report
4. Animal Services Board Work Topics
5. Sustainability Initiatives Status
6. Final Report of the 2006 Master Plan Update



Capital

Item	Topic	Request
1.	Mass Transit (DCTA)	Discuss feasibility of transit services
2.	Streets	Review plan and asset management inventory results
3.	Water	Review use, outlook, and long-term plan
4.	Wastewater	Review Plan
5.	Sidewalks	Evaluate neighborhood connections to retail centers, and filling gaps in from of undeveloped land
6.	Town Hall	Evaluate/Plan Town Hall options
7.	Library	Evaluate/Plan for expansion of the Town Library
8.	Fire Stations	Update on long-term plans
9.	Parks & Trails Master Plan	Discuss progress on current update
10.	Sustainability Plan	Review of codes, reuse water plan, LEED requirements
11.	Tree Farm	Review feasibility of expanding the Town's tree farm

Item 1 –Mass Transit (DCTA):

RECENT SPS DISCUSSION: May 29, 2015 and June 6, 2014

BACKGROUND: A general election was held in November, 2003, to determine whether or not to approve a ½-percent sale and use tax to participate in and fund public transit through the Denton County Transportation Authority (DCTA). This proposal was voted down by Flower Mound residents. The Lakeside Shuttle was identified as a mobility option with the [2009 Transportation Plan](#). That option was not pursued by the Council. In January 2014 the 2013/2014 TRC included this item on their list of work topics for that year. The Town's Transportation plan including public transit options was discussed during the Strategic Planning Session (SPS) on June 6 2014. Adding public transit was discussed at the September 9, 2014, Transportation Commission meeting ([packet](#), [video](#) – fast forward to 17:46). The TRC liked the idea of a shuttle and mass transit, in general not just Lakeside, and would like the Town staff to get together and discuss further. Discussions have occurred with DCTA, specifically on a “testing phase” to determine demand. An update on discussions was provided to the Council on [March 21, 2016](#) (fast forward to 2:10). Jim Cline with DCTA will be in attendance to discuss potential services.

OPTIONS: One of the following options includes conducting a needs assessment which will be discussed at the planning session.

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the Transportation Commission
4. Conduct a needs assessment
5. Take no action

**Item 2 – Streets:**

RECENT SPS DISCUSSION: June 6, 2014

BACKGROUND: An in-house Town-wide survey and evaluation is conducted every 4 years. The evaluation process establishes Pavement Condition Index (PCI) scores to direct a 4-year maintenance plan. In an effort to provide better pavement information for Council's strategic goal of a First Rate Infrastructure, a decision package was submitted and approved by Council in the FY2014-15 budget for a consultant led Town-wide pavement analysis. A professional services agreement was approved on April 6, 2015, ([packet](#) [large file] agenda item I-8) to provide a Town-wide Pavement Management Analysis and Asset Management Inventory. The overall purpose for a consultant led initiative is to establish a comprehensive third party review of the Town's roadway infrastructure backed by empirical data.

The pavement analysis was performed by laser road surface tests utilizing onboard computers, multi-directional cameras and included distress field testing on 450 survey miles using ASTM D6433 protocols. The final report includes an executive summary, pavement management review, current PCI review, rehabilitation activities & costs and analysis parameters, along with recommendations to help inform the Town's roadway infrastructure CIP.

Staff will discuss the results with the Transportation Commission following the Strategic Planning Session.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the Transportation Commission
4. Take no action

Item 3 – Water:

RECENT SPS DISCUSSION: June 6, 2014

BACKGROUND: The last update to the Town's water master plan was approved by the Town Council on June 1, 2015 ([packet](#), [video](#)).

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 4 – Wastewater:

RECENT SPS DISCUSSION: None

BACKGROUND: The last update to the Town's wastewater master plan was approved by the Town Council on June 1, 2015 ([packet](#), [video](#)).

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

**Item 5 - Sidewalks:**

RECENT SPS DISCUSSION: May 29, 2015

BACKGROUND: The Town's Sidewalk Links Construction Project began in 2012, when the TRC began making recommendations to the Town Council on needed sidewalk construction projects to address gaps in the Town's system. The initial cost was estimated at \$1.5M and would be phased over a 10-year period. The project focuses on missing sidewalk links along arterial and collector streets (Thoroughfare Plan streets). Agenda item 2 for the TRC's April 8, 2014 meeting provides history and an overview of the program. The agenda packet may be viewed online at <http://www.flower-mound.com/AgendaCenter/ViewFile/Agenda/04082014-1443>. Funding for this project is dependent upon Council approval of a decision package each fiscal year.

The Town has not targeted residential neighborhoods due to the scope of the above project and its focus on arterial and collector streets. Also, some residential subdivisions were built with a bar-ditch cross section which makes introducing sidewalks challenging. The Town has approached older neighborhoods with bar-ditches about road re-construction, and the majority response has been to keep the bar-ditch cross section without sidewalks.

The Town has not focused on gaps in front of undeveloped lots (where development is reasonably expected sometime in the future), since any improvements would be removed once the lot/tract develops. The Town would not be able to recoup the cost of the temporary improvement.

Overall Mobility was reviewed with the Parks and Trails Master Plan in 2010. The Town has a comprehensive trail master plan, and routinely identifies gaps and dead-ends in the trail and sidewalk network (see sidewalk links above). Trail improvement is dependent on recommended funding from the Community Development Cooperation and Town Council approval.

The Town recently evaluated approximately 10 miles of sidewalk as part of the ADA Transition Plan, which will result in the creation of another project list of sidewalk and ramp improvements, as well as facility access improvements to be phased in over several years and will be dependent on available funding. The Town is set to evaluate another 10 miles of sidewalk this year bringing the total number of evaluated sidewalks to 20 miles..

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the Transportation Commission
4. Take no action

Item 6 – Town Hall:

RECENT SPS DISCUSSION: May 29, 2015, June 6, 2014, and February 8-9, 2013

BACKGROUND: Staff recently presented a historical review of Town Hall during the July 18, 2016 Town Council meeting ([video](#) – fast forward to 4:10). Prior discussion occurred at the following meetings:

- November 17, 2014 TIRZ Board: The 2014 Town Hall feasibility study was presented ([video](#)).
- October 14, 2014 Town Council: The 2014 Town Hall feasibility study was presented ([video](#)).



OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 7 – Library Expansion:

RECENT SPS DISCUSSION: May 29, 2015, and February 8-9, 2013

BACKGROUND: Funding was approved for the master plan evaluation process as part of the FY 2011-2012 budget. The final report was presented to the Council and PALS Board during a joint work session on August 16, 2012 ([video](#) – Fast Forward to 2:07. Facility needs was compared with the completion of the Library Strategic Plan. The Town Council authorized the purchase of property on behalf of the Library on November 17, 2014. The Library Master Plan and Strategic Plan can be accessed online at: <http://www.flower-mound.com/index.aspx?nid=211>

OPTIONS:

4. Discuss during SPS
5. Schedule for future work session
6. Take no action

Item 8 – Fire Stations:

RECENT SPS DISCUSSION: June 6, 2014

BACKGROUND: Temporary Fire Station 6 is being constructed concurrently with the western O&M facility. There are ongoing land negotiations for permanent locations for both Fire Station 6 & 7. Since “Temporary” station 6 will provide “fire suppression and paramedic engine coverage” in western Flower Mound (US 377 / FM 1171 area), the focus is to expedite operation of station 7 (Wichita Trail / Skillern area). The Town currently owns land on the west side of Skillern for station 7, but is evaluating other land alternatives in the area that are better situated for operations.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 9 – Parks & Trails Master Plan:

RECENT SPS DISCUSSION: June 6, 2014

BACKGROUND: The Town Council approved a PSA on December 7, 2015 ([packet](#) – item 11) with Pros Consulting. The agreement includes data collection and review, conducting a community needs assessment and profile analysis, parks, facilities, open space and program analysis, creating a CAC business plan, creating an operational and financial plan and a Master Plan for Parks & Trails. The current Town of Flower Mound Parks and Trails Master Plan was adopted on May 3, 2010, and has been fully implemented.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

**Item 10 – Sustainability Plan:**

RECENT SPS DISCUSSION: June 6, 2014

BACKGROUND: The most recent discussion with the ECC occurred on April 5, 2016 ([Packet](#), [Video](#)). Attachment 5 contains the current status of the initiatives.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the Environmental Conservation Commission
4. Take no action

Development

Item	Topic	Request
1.	Density	Continue discussion on “Density Gap”
2.	Infill Development	Review infill issues
3.	Senior Housing	Review barriers to senior housing
4.	SPAs	Council directed staff to initiate a RFP process to select a qualified firm to lead the study. The process to retire SPA’s was also requested.
5.	Interim Holding	Review and discuss interim holding areas within the Town
6.	Tree Ordinance	Review status of Tree Ordinance update
7.	Parkland dedication / development fees	Review status of ordinance review

Item 1 – Density:

RECENT SPS DISCUSSION: May 29, 2015

BACKGROUND: A Master Plan Amendment (MPA16-0002) to amend Section 1, Land Use Plan, by modifying the Medium Density and High Density definitions, and by creating two new residential land use categories, “Medium High Density” and “High Density Single-Family Detached was denied by the Planning and Zoning Commission on February 8, 2016 ([Video](#), [Packet](#)).

Prior discussion occurred on May 29, 2015 at the Strategic Planning Session where staff was directed to review with P&Z the difference between the Master Plan (Land Use) designation and the LDR (Zoning) designation for residential lot size.

The Planning and Zoning Commission conducted work session on the following dates:

- Aug 10, 2015 – work session ([Video](#))
- Nov 9, 2015 – works session ([Video](#), [Packet](#) – last item)

An update was presented to the Town Council on November 19, 2015 ([Video](#)) where direction was provided to proceed with a narrow focus and to only amend the Master Plan at this time. Another work session was conducted by the Planning and Zoning Commission on December 14, 2015 ([Video](#)).



OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the Planning and Zoning Commission
4. Take no action

Item 2 – Infill Development:

RECENT SPS DISCUSSION: None

BACKGROUND: Infill areas in eastern Flower Mound were discussed in conjunction with the item above. In addition, it was a topic studied by the Master Plan Steering Committee during the 2006 update (attachment 6).

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the Planning and Zoning Commission
4. Take no action

Item 3 – Senior Housing:

RECENT SPS DISCUSSION: June 6, 2014

BACKGROUND: The Council has routinely discussed housing options for seniors. Currently there are three developments targeted for seniors; Orchard Flower (NWC Flower Mound Road and Old Orchard), The Legends (NEC Chinn Chapel and Dixon), and Overture Flower Mound (Lakeside DFW). Orchard Flower contains 98 single-family detached units, The Legends contains 91 single-family detached units, and Overture contains 200 Multi-family units. In addition, it was a topic studied by the Master Plan Steering Committee during the 2006 update (attachment 6).

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the Planning and Zoning Commission
4. Take no action

Item 4 – Specific Planning Areas:

RECENT SPS DISCUSSION: May 29, 2015

BACKGROUND: On December 14, 2014, Council directed staff to initiate a RFP process to study the FM 2499 SPA corridor ([Video](#) – fast forward to 1:25). The RFP received one response from Kimley-Horn. The estimated cost at the time was \$260,000, and was expected to involve at least a 14 month process. Town Council choose not to pursue the study in November, 2015. In addition, it was a topic studied by the Master Plan Steering Committee during the 2006 update (attachment 6).

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the Planning and Zoning Commission
4. Take no action

**Item 5 – Interim holding zoning classification:**

RECENT SPS DISCUSSION: None

BACKGROUND: A large portion of western Flower Mound has been designated as Interim Holding (IH) since the land was annexed in 1999. Below are the Town’s regulations regarding the IH district:

Sec. 98-251. - Purpose and intent.

- a. The IH interim holding district is to be used as a classification for land that is annexed into the town. The town may initiate proceedings on its own motion rezone or reclassify newly annexed territory with a different zoning classification, as appropriate.
- b. Land may remain in the IH interim holding district under the conditions of this subsection. In such cases, the use of land shall be permanently restricted to those uses prescribed in this section, until such time as the property is determined to be suitable for development and is zoned to a different zoning classification.
 - a. This IH district may be used as a reserve area in which future growth of the town might occur. It is suitable for areas where development is premature because of a lack of adequate utilities, capacity or service, or where the ultimate land use has not been determined.
 - b. This IH district may be used to protect and provide open space buffers around those areas that are unsuitable for development because of physical constraints, such as flooding, that pose potential health, environmental or safety hazards.

Sec. 98-252. - Permitted uses.

For the purpose of this section, a tract of record or lot previously existing before annexation into the town and designated as IH interim holding district may be developed in accordance with the provisions of division 3 of article III of this chapter, A agricultural district and conservation development, provided that the tract of record or lot upon which the proposed development is to occur is not required to be subdivided or otherwise altered.

Since the Town has a current land use designation for these areas, staff is requesting that the Town update its zoning map for these areas to reflect an Agricultural zoning district. This is primarily a housekeeping/clean up item for the Town’s zoning map. Property owners within the IH district may still request zoning changes in keeping with the land use designations as property develops.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the Planning and Zoning Commission
4. Take no action

Item 6 – Tree Ordinance:

RECENT SPS DISCUSSION: None

BACKGROUND: Review of the Tree ordinance began in the Summer of 2015, which included a two part review. The first was to review the exception to tree mitigation clause for properties within Specific and Area Plans of the Town Master Plan. The mitigation clause was added as part of the Master Plan 2001 adoption. The exception was ultimately removed by the Town Council on July 20, 2015 ([Video](#), [Packet](#) – Large File, Item 20).



Following the amendment to the exception clause, Town staff began working with the Environmental Conservation Commission (ECC) to conduct a comprehensive review of the tree ordinance. ECC recommended approval of the ordinance on May 3, 2016 ([Video](#), [Packet](#)). The Planning and Zoning Commission reviewed the proposed ordinance on May 23, 2016, and recommended approval. ([Video](#), [Packet](#)). The Planning & Zoning Commission recommended approval with the caveat that staff conduct additional research on the potential impacts including adding a project to review within the CTCDD & solicit additional feedback on costs from development representatives.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the Environmental Conservation Commission
4. Take no action

Item 7 – Parkland Dedication / Development Fees:

RECENT SPS DISCUSSION: None

BACKGROUND: The last comprehensive Park Land Dedication ordinance was adopted on February 17, 2000. Changes to the park development fee component of the ordinance were approved on August 6, 2007.

The park dedication component has not been reviewed since 2000, and the development fees have not been reviewed since 2007.

Discussion of the Town's ordinance occurred during the processing of the Highland Court development application in 2015. Staff was directed by the Town Council to review the ordinance, specifically how land values are calculated. This led to an overall review of the ordinance where it was identified that the dedication requirement has not been reviewed in 16 years and the fee requirement has not been reviewed in 9 years. Realizing this, it became apparent that a spot review of appraisal values would not be an adequate review of the Town's parkland dedication ordinance. Staff conducted a comprehensive evaluation of the Town's ordinance, as well as the Town's survey cities' ordinances. Staff conducted further research to determine the best methodology for maintaining the Town's parkland level of service while also maintaining rough proportionality with development applications (what is each development's roughly proportionate share to the Town's park system). The following link provides "An Analysis of Parkland Dedication Ordinances in Texas" in which staff is basing its recommendations.

https://austintexas.gov/sites/default/files/files/Parks/Parkland_Development/parkland_crompton.pdf

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Refer to the PALS Board
4. Take no action

Health & Safety

Item	Topic	Raised by	Request
1.	Hands free Ord.	TRC	Monitor bills in the 84 th Legislature. Evaluate need for Town Ordinance if 84 th doesn't address



Item 1 – Hands-free Ordinance:

PRIOR SPS DISCUSSION: May 29, 2015

BACKGROUND: On November 11, 2014, the TRC discussed the possibility of instituting a wireless communication ban while driving in Flower Mound and future steps ([packet](#), [video](#) – fast forward to 17:46). In 2013, a statewide texting while driving ban was approved. However, Governor Perry vetoed it. The author, former Speaker Craddick, filed a similar bill for the 84th session, which did not come forward. The Transportation Commission is requesting direction to draft an ordinance, or take no action.

RECOMMENDED ACTION:

1. Discuss During SPS
2. Schedule for future work session
3. Take no action
4. Refer back to the Transportation Commission



TRANSPORTATION COMMISSION WORK SESSION

JANUARY 12, 2016

LIST OF POTENTIAL WORK ITEM TOPICS

Topic	Discussion Point(s)	Timing	Status
1. ADA Transition Plan	Public update of ADA Transition Plan	September/October	Pending
2. 2016 Sidewalk priority list	Review 2015 Sidewalk gap status	February	Complete
3. Hands free ordinance	Consider draft ordinance	September	Pending Council direction
4. 2016 Streets and Signals Reconstruction List	Review list	April	Complete
5. 2016 Streets and Signals Construction List	Review list	April	Complete
6. Truck Routes	Review and make recommendations on the Town's currently designated Truck Routes	May	Complete
7. Share the Road (Bicycle) sign priorities	Review locations and consider promo plan		
8. Dixon Road Stop Signs	Revisit needs of stop signs	August/September	Pending
9. Mass Transit	Review options	September	Pending Council direction
10. Town wide 25 mph speed limit for residential streets	Review options which include current exception process	October November	Pending
11. Assigning of New Street Names	Consider naming of New Street adjacent to Roanoke Hills on FM 1171	August September	Pending
12. Commission Training	- Legislative Update - ADA awareness - Archived webinars - T3 webinars - PBIC webinars - NHI webinars	November/December	Pending



MEMORANDUM – March 4, 2016

TO: Planning and Zoning Commission

FROM: Tommy Dalton, Director of Strategic Services

COPY: Doug Powell, Exe. Dir. Dev. Services
Chuck Russell, Town Planner

RE: February 22, 2016, Board Input Session

Please review and let me know if you have any edits on or before **March 18**. You may contact me at 972.874.6079, or at tommy.dalton@flower-mound.com.

P&Z conducted a work session on February 22, 2016 to discuss topics for the Town Council's consideration during the next Strategic Planning Session (SPS). This memo and its attachment summarize each topic discussed. The purpose of this memo is to capture the "essence" of the issue discussed.

Please note that each item raised by the Commission will be shared with the Council during the SPS. Staff liaisons will be briefed on the concerns raised by the Commission impacting their respective boards and/or area of work responsibility.

Please let me know if you would like clarification on any of the follow-up items.

PLANNING AND ZONING TOPICS

Item	Topic
1.	Landscaping Standards
2.	Perimeter Masonry Walls
3.	Underground Utilities
4.	Transitional Land Use
5.	Cluster Model Expansion
6.	Signs

The first item was raised by Staff and received support and suggestions from the Commission on the topic. The discussion on perimeter masonry walls was primarily aesthetic. Many of the walls, if not most, in Town were built between 1980 and 2000 where the Town's standards were not where they are today. In addition, the market seems to demand higher quality walls which may explain much of the visual difference. Underground

utilities are a continuing topic. Items four and five can be grouped together as "land use," but continues a similar discussion from the "Density Gap" debate. It is expected that the Density Gap item will also be discussed by the Council during the SPS. The discussion on signs focused on looking at the ordinance to ensure it can address newer technologies such as LED lighting.

TRC & PALS TOPICS

Item	Topic
1.	Sidewalks/Trails

This issue focused mainly on the concept of walkability and connectivity, and pedestrian crossings at major intersections, and less the Town's current Sidewalk Links Construction Project (Sidewalk Project). The Town's Sidewalk Project aims to address gaps in the Town's sidewalk network, which does not include trails. Concerns over maintenance and minimum standards were received after the meeting via email (see attachment). I was unable to meet with Parks staff prior to drafting this memo. If any further background information is obtained it will be provided to the Commission.

Overall, the Town recently began review of the current Parks and Trails Master Plan. These concerns/ideas will be forwarded to Parks staff, and the Town's consultant for consideration.



MEMORANDUM – March 4, 2016

OTHER TOPICS

Item	Topic	
1.	Quality of Life Lists	The main question raised was if the Town could source measures from the various Quality of Life lists such as the Dallas Morning News' "Best Neighborhoods" in order to rank higher the next time. The Town monitors these lists closely and staff provided the Commission with an informational memo on this topic.

ATTACHMENTS

1. Summary Document

Summary Document

February 22, 2016 Board Input Session
Planning and Zoning Commission

Topics Associated with the Planning and Zoning Commission:

Item	Topic	Commissioner(s)	Request	Review Responsibility
1.	Landscape Standards	Staff	Review of the Town's Landscape regulations to update and include standards for Texas SmartScape planting design, maintenance standards, and enforcement	P&Z
		Guerra	Review detention/retention pond landscape standards	
2.	Perimeter Masonry Walls	Strittmatter	Observation on the aesthetic differences between various perimeter walls around town	P&Z
3.	Overhead Utilities	McDaniel	Review ordinance and evaluate using escrow fund, and/or partnering with utility companies	P&Z
4.	Transitional Land Use	McDaniel	Review defining transition density policy standards (non master plan amendment)	P&Z/TC
5.	Cluster Model Expansion	McDaniel	Review use of cluster standards as an option on infill properties	P&Z/TC
		Strittmatter	“ “ ...with minimum standards	
		Forest	Review cluster standards overall to address reoccurring design issues, and open space standards	
6.	Signs	Strittmatter	Update standards to address current technology such as LED	P&Z
		Smiley	Review to ensure spirit of ordinance is being met	

Summary Document

February 22, 2016 Board Input Session
Planning and Zoning Commission

Topics Associated with the Transportation Commission (TRC) and PALS Board:

Item	Topic	Commissioner(s)	Request	Review Responsibility
1.	Sidewalks/ Trails (walkability & connectivity)	Guerra	Review program for adding sidewalks/trails to promote walkability	TRC / PALS
		McDaniel	Evaluate by neighborhood section to focus on walkable destinations	
		Strittmatter	Review proximity of sidewalks to street curb, and consider adding Rapid Flashing Beacons at strategic cross walks on major arterials	
		Ruthrauff	Provided by Email: • Maintenance of the hike and bike trails by the town and HOA's • Consistent standards when the hike and bike trails are built • Adding more Bike lanes	

Follow up Information:

The Town's Parks and Trails Master Plan is currently under review, and the Commission's discussion has been forwarded to staff and the consultant for consideration.

The Town's has an ongoing Sidewalk Links Construction Project for the past 4 years. The TRC began making recommendations on sidewalk links in 2012. The initial cost was estimated at \$1.5M and would be phased over a 10-year period. The project focuses on missing sidewalk links along arterial and collector streets (Thoroughfare Plan streets). Agenda item 2 for the TRC's April 8, 2014 meeting provides history and an overview of the program. The agenda packet may be viewed online at <http://www.flower-mound.com/AgendaCenter/ViewFile/Agenda/04082014-1443>. Funding for this project is dependent upon Council approval of a decision package each fiscal year.

The Town has not targeted residential neighborhoods due to the scope of the above project and its focus on arterial and collector streets. Also, some residential subdivision were built with a bar-ditch cross section which makes introducing sidewalk challenging. The Town has approached older neighborhoods with bar-ditches about road re-construction, and the majority response has been to keep the bar-ditch cross section without sidewalks.

Overall Mobility was reviewed with the Parks and Trails Master Plan in 2010 and will be again under the current review. The Town has a comprehensive trail master plan, and routinely identifies gaps and dead-ends in the trail and sidewalk network (see sidewalk links above). Trail improvement is dependent on recommended funding from the Community Development Cooperation and Town Council approval.

Summary Document

February 22, 2016 Board Input Session

Planning and Zoning Commission

Other Topics:

Item	Topic	Commissioner(s)	Request	Review Responsibility
1.	Quality of Life Lists	Sharma	Evaluate the various quality of life lists to determine if their measures can be used to help the Town rank higher.	Strategic Services/Town Council
Follow up Information:				
An informational memo on this topic was provided to the commission by email.				



TOWN COUNCIL AGENDA ITEM NO. 23

REGULAR ITEM

DATE: March 21, 2016

FROM: Andy Kancel, Chief of Police

ITEM: Discuss and consider the scope and role of the Animal Services Board.

BACKGROUND INFORMATION: At the March 24, 2015 Animal Services Board work session, the board discussed areas of interest they would like to be involved in. Per Town Ordinance, Sec. 2-205 (c) –“Powers and Duties”, “The Board shall perform such other duties as prescribed by the town council by ordinance or resolution.” Several ideas were developed to be forwarded to the Town Council for consideration.

The purpose of this item is to allow the Mayor and Town Council to provide staff with direction relative to the scope and responsibilities of the Animal Services Board going forward.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

Proposed Expenditure:

Account Number(s):

Finance Review by: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Memo

RECOMMENDATION: This item is for discussion purposes; therefore, no formal action is required. Town Council may provide staff with direction.

MEMORANDUM

To: Wess Griffin, Police Captain

From: Christine Hastings, Animal Services Manager

Date: April 13, 2015

Re: Animal Services Board Proposed Involvement Topics to Town Council

On March 24, 2015 the Animal Services Board held a work session meeting to discuss areas of interest they would like to be involved in. Per Town Ordinance, Sec. 2-205. – Powers and Duties. (c) The Board shall perform such other duties as prescribed by the town council by ordinance or resolution. Several ideas were developed to be forwarded to the Town Council for consideration during their May 2015 Strategic Planning meeting. The Flower Mound Animal Services board would like to propose three areas of concentration to the Flower Mound Town Council for input and approval. These topics are:

- I. **Education Program:** the ASB views one of its primary roles as educating the community on issues related to animals, both wild and domestic. In order to accomplish these goals, the ASB proposes the following educational content and processes on which to present it to the community.
 - a. Education Content:
 - i. Wildlife Issues
 - 1. Snakes
 - 2. Skunks
 - 3. Rabies
 - 4. Seasonal animal issues
 - ii. Domestic Animal Issues
 - 1. Vaccinations
 - 2. FM ordinances
 - 3. Seasonal issues

- b. Educational Processes: The mechanisms for educating the public are listed below. We have purposely listed these education processes in order based on the amount of resources required from the Animal Services Department staff with the first item requiring the least amount of staff resource.
 - i. Town Website
 - ii. Social Media/Facebook
 - iii. Utility Bill Insert
 - iv. FM TV
 - v. Personal Appearances
 - 1. Schools
 - 2. Library
 - 3. Public events
 - 4. CAC events
- II. **Volunteer Program Upgrade Project:** Volunteers are an important resource for the efficient functioning of the Animal Services Department. Volunteers assist the Animal Services staff with a range of duties as well as provide a unique connection between Animal Services Department and the Flower Mound community. In order to assure the safety of our volunteers it is essential that they receive the proper training and orientation. The Animal Services Board proposes a redevelopment of the volunteer training and orientation program. This will include:
- a. Development of Volunteer Training and Orientation Program
 - b. Development of Volunteer Training Manual
 - c. Development of Animal Services volunteer policies and procedures
- III. **Flower Mound Dog Park:** The Animal Services Board maintains a specialized knowledge base with regard to the behavior of animals (dogs) as well as the interaction between animals and humans. Clearly, this knowledge would be a necessary component during the development of the Flower Mound Dog Park. The ASB proposes that it assists in development by providing:
- a. Education regarding animal and animal/human behavior
 - b. Assistance in developing the policies and procedures for the dog park
 - c. Marketing at local events

ECC Sustainability Initiatives 2016

Attachment 5: Sustainability Initiatives Status

Priority Rank	Initiative	Performance Measure
1	Conduct a review of the Tree Ordinance mitigation requirements (A comprehensive review of the Tree Ordinance was added to this initiative in 2015)	☑ Mitigation Exception
		🔄 Tree Ordinance Review
2	Evaluate options to enhance Town-wide recycling; including LISD and multifamily options	🔄 Town-wide Recycling
		🔄 Waste Reduction at Town facilities
3	Enhance Stormwater Management Program educational material	🔄 Create FMTV spots, use social media, distribute educational material
4	Promote and conduct environmental classes and programs	🔄 Conduct Stormwater and Stream Team classes at the Library
		🔄 Utilize Town resources to promote and conduct more environmental programs
5	Promote and adopt enhanced drought tolerant landscaping practices at Town	🏛️ Drought Tolerant landscape practices at Town Facility
		🏛️ Water conservation material distributed through water bill. Conservation Classes.
		☑ Review recommended planting list
6	Establish a program to manage small natural areas for preservation	🏛️ Conduct research on 501c3 options
7	Energy conservation	🏛️ Include LEED guided design principles for new Town projects
		🏛️ Implement reduced energy use practices in Town facilities
		🏛️ Conduct an energy audit of Town Facilities
8	Conduct a Town-wide tree canopy analysis	☑ Town-wide tree canopy analysis completed

☑	Completed Initiatives
🔄	Ongoing Initiatives
🏛️	Town/Departmental Ongoing

Master Plan Update

Town of Flower Mound



Final Report Summary

On September 15, 2005, Town Council held a joint meeting with the Planning and Zoning Commission to discuss the Master Plan Update. In November 2005, the Town Council and the citizens of the Town of Flower Mound initiated an update of the Town's 2001 Master Plan. The intent and desire of the Town Council was to maintain and enhance Flower Mound's exceptional quality of life, while maintaining the Town's rural atmosphere and natural features. Four issues were identified by Town Council as focus points.

On December 19, 2005, Town Council approved Resolution No. 38-05 creating a Master Plan Steering Committee to solicit public input and provide a recommendation to the Town Council for the update to the Town's current Master Plan and to appoint the members. The Steering Committee would focus on Senior Housing, the Lakeside Business District, the Denton Creek District, and Infill development. Other areas of concern for citizens would be identified by the Steering Committee through public meetings.

On January 26, 2006, the Master Plan Steering Committee began the first of a series of public forums for informational gathering purposes and public education. Citizens were welcomed each week to express their concerns and ask questions. To allow for the maximum amount of public involvement five Saturday public meetings were also held. In total 32 meetings were held.

The 32 public meetings included stakeholder meetings for the Lakeside Business District, Denton Creek District, and Cross Timbers Conservation District. A tour of Flower Mound was held on April 22, 2006. Public workshops were also held to educate the Steering Committee and the public over issues such as Economic Development, the Town's Thoroughfare Plan, Public Safety, Mixed Use Developments, and Public Utilities.

After the July 21, 2006, DRAFT Report was issued to Town Council a large public education campaign was initiated by the Steering Committee to receive input from citizens over the proposed recommendations. Communication was sent to the Home Owner's Associations with registered emails with the Town in order to solicit feedback and provide answers to citizens' questions and concerns. Community outreach was also accomplished through a series of informative meetings with local organizations, and through filmed segments that aired on FMTV.

The four focus areas that the Steering Committee was initially charged with by Town Council have been researched and analyzed. The Steering Committee's efforts have resulted in the attached report. It is a culmination of citizens' concerns, needs of the Town, and a vision for the future of Flower Mound.

For each issue discussion that follows, the format consists of five common elements intended to frame the issue;

- The Issue
- Background
- Options Considered
- Recommendation
- Implementation

Master Plan Update

Town of Flower Mound



Senior Housing

The Issue

The citizens of Flower Mound have expressed a desire for more options for older residents in the Town. These range from care facilities (such as nursing homes or assisted living) to homes designed with seniors in mind (smaller yards, low maintenance, senior-oriented neighborhood amenities, etc.). Although the target population is seniors in general, the public input can be characterized as follows:

- Current and future “empty-nesters” who want to down-size but still want to live in the Town.
- Residents who would like to relocate their aging parents to Flower Mound to have them closer.
- Developers who want to provide senior housing at greater density than the Master Plan currently allows.

Background

Senior housing is already allowed in all of the Town's residential zoning categories. Age restrictions are established through deed restrictions. Under current Town ordinances, age-restricted developments would be subject to the same requirements as residential developments without age restrictions. This is the mechanism that other municipalities have employed for age restricted developments.

Developers who have addressed this issue to the Steering Committee have claimed that the locations in the Town that would be favorable for senior housing are zoned at a residential density that is too low to make development practical. They cite the desire to put residents close together to create a sense of community within the development, along with other items such as security, maintenance, traffic, and amenity design as the primary drivers for greater density within these developments. Although the option of pursuing a Master Plan Amendment to allow greater density within their development is available, developers perceive the Town's bias against any increase in residential density as the critical barrier that must be overcome.

Options Considered

The Steering Committee considered three general approaches for dealing with the Senior Housing issue:

No Action – Since age-restricted housing is already allowed by right in all residential zoning categories in the Town, the current Master Plan does not provide any real barriers to age-restricted housing developments *at current densities*.

Modifications to Zoning Ordinances to Promote Senior Housing Developments – This approach would entail modifications to the Master Plan and/or the Town's ordinances to provide relief from requirements that are perceived as barriers to these types of development. The primary form of relief requested is an increase in density.

Clustering – This approach would reduce or eliminate minimum lot size requirements within the property, so long as the net residential density allowed under the zoning classification for the property was not exceeded. Clustering may not be used to increase residential density above that allowed

Master Plan Update

Town of Flower Mound



under current zoning. The concept is very analogous to conservation development, but without the need for a third party involvement or a conservation easement. The property freed up by clustering would be preserved as an open space amenity for the residents, and would remain part of the development for example, as an X lot maintained by the HOA. Clustering may only be applied to interior lots within the development. Any lot that shares a border with an adjacent development must meet the "Straight Zoning" requirements for minimum lot width. (Note: Clustering as described in this section is not permitted within the Cross Timbers Conservation Development District.)

Recommendation

The Master Plan Steering Committee recommends modification of the Master Plan and residential zoning classifications to allow residential clustering. The excess property within a development would be required to remain as open space, although development within these areas compatible with the open space concept should be considered on a case-by-case basis and subject to approval by the Planning & Zoning Commission and Town Council. Examples might include golf course developments or some limited types of amenities for the residents (such as hike and bike trails).

Note that clustering is recommended irrespective of whether the development is age-restricted. This approach addresses the need expressed to the Steering Committee by the senior housing developers to provide smaller lot sizes, but does not increase residential density. Additional information on clustering is provided in Attachment 6.

The Steering Committee does not recommend changes to the Master Plan or Town Ordinances to specifically promote or regulate senior housing. Age restrictions in a development are adequately enforced through the deed restrictions. Furthermore, discussions with the Town's legal counsel have shown that the Town's regulation of senior housing (including such things as the provision of zoning incentives) has the potential to expose the Town to liabilities under the federal Fair Housing Act and other laws. The clustering approach addresses the stated needs of the developers while avoiding this exposure.

Implementation

Implementation of clustering will require changes to the Master Plan and to the Town's zoning ordinance.

Master Plan Update

Town of Flower Mound



Lakeside Business District

The Issue

The current development standards for the Lakeside Business District do not allow residential development of any kind within the district. Property owners within the district have asked if the Town would allow residential towers along the lake and a mixed use development along Long Prairie Rd. Developers have claimed that the market for campus commercial is weak, and that residential is necessary for any meaningful retail development.

The Town Council, through its charge in Resolution #38-05, “desires to appoint an advisory committee to assist it and its consultants in addressing land use issues related to the update of the Town’s Master Plan” and “created a Master Plan Steering Committee for the purpose of assisting the Town Council in addressing land use issues related to the update of the Town’s Master Plan”.

Background

The Steering Committee believes that the Lakeside Business District is an area of special interest and unique character that affords an opportunity for extremely high quality development. Because of its location in the center of the metroplex and proximity to DFW airport and Grapevine Lake, Lakeside is perfectly situated to become a destination not only for residents of Flower Mound but also surrounding communities and visitors from other areas.

The community showed strong interest in this area and residents appeared in large numbers at the public hearings to voice their opinions. Through this process (and also emails received) the committee received overwhelming support for residential components in a “village” mixed use setting. This included significant input from residents in the adjacent subdivisions of Woodlake Estates, Estates of Flower Mound, and Shady Point Acres.

The original intent of this district “to create a balanced tax base to ensure the Town’s long term economic health and prosperity” should be maintained.

Options Considered

The Committee considered several options including a recommendation to make no changes. The Committee considered mixed use development only in the areas currently master planned for campus commercial in the western part of the Lakeside Business District. The design of mixed use developments was discussed including the differences between mixed use buildings and mixed use developments. After considerable discussion on the location of mixed use and the design elements required, the Committee considered several general options:

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.

Village mixed use – Mixed use buildings with restrictions on height, location, adjacency, and design. Appropriate transitions to surrounding uses would be necessary.

Master Plan Update

Town of Flower Mound



Lake Front residential – Multi-story buildings on the lake front with restrictions on height and design. Appropriate transitions to surrounding uses would be necessary.

Lake Front mixed use – Multi-story buildings on the lake front with restrictions on height and design. Appropriate transitions to surrounding uses would be necessary.

Other Land Uses – Other designations that are not currently contemplated in the Master Plan, but would bring unique and high quality development to this area.

Recommendation

After significant public input, the Committee believes “village” mixed use (within certain parameters as outlined in the implementation process described below) should be allowed (in addition to the currently planned campus commercial use) within a specified area within the Lakeside district (See Attachment 5).

The Committee has conducted significant research on its own and has gathered extensive public input that has allowed it to develop a new vision for “village” mixed use development within the defined area. Key justifications behind this recommendation include:

Market for campus commercial – the Dallas/Fort Worth metropolitan area currently includes approximately 160 million square feet of vacant class A and class B office space including approximately 30 million square feet in Las Colinas alone. Of the top 25 markets for this type of office space in the United States, Dallas/Fort Worth currently ranks last.

Upscale dining and shopping – our residents desire upscale dining and shopping opportunities that are not available in Flower Mound today.

Financial impact – residents would strongly prefer to be able to spend their shopping and dining dollars in Flower Mound than to travel to other communities as they currently do for many of the most desirable services not currently available in the town.

Residential alternatives – there is a desire on the part of residents for alternative residential options that reflect changing lifestyles including age-restricted housing, town homes, brownstones, patio homes, etc.

Lakefront access and enjoyment – the community has a strong desire for access to and enjoyment of the area along the lakefront. Through research and conversations with key representatives from the Army Corps of Engineers – Elm Fork Project, the committee has learned that the town can work with the Corps to develop public access and significantly improve the ecology/habitat and the views/vistas along the lakefront.

Residential as part of “village” mixed use – the public input received clearly indicates that residential elements are desirable as part of the overall “village” mixed use development.

Demand for “village” mixed use development – residents indicated a desire for Flower Mound to encourage development of highly successful and exemplary quality “village” mixed use on the same or higher level as Southlake Town Center.

Master Plan Update

Town of Flower Mound



Based on the Committee's research and the public input received, we believe a New Vision is needed for Lakeside. The public input during this meeting is summarized below:

Desirable

- ~~Residents' general consensus is for building heights of 2 – 4 stories in all areas~~
- "Village" look and feel that creates a sense of community
- Extremely high quality (materials and design)
- Public access to the lakefront
- Upscale dining and retail opportunities. South Lake Town Center was the example cited most frequently
- A mix of residential options that may include age-restricted housing, patio homes, brownstones, town homes, etc.
- Significant consideration for transitions both within the area and at the area's borders with existing residential neighborhoods
- Preserve green space

*Amended by
Town Council*

Undesirable

- Tall, view obstructing buildings along the lakefront and/or visible from adjacent neighborhoods
- Conventional apartment buildings
- Big-box retail

Other thoughts to be provided for the consultant as direction from the Master Plan Update Committee

The design of the "village" mixed use area must create a "destination" that is desirable for town residents, residents of surrounding communities and visitors from other areas.

Examples of other cities that have successful destination locations include Southlake (Town Center), San Antonio (Riverwalk), San Francisco (Fisherman's Warf), New Orleans (French Quarter), etc. It is not the intention to create an area that mimics any of these examples. The plan for this area must be in keeping with elements from the vision for Flower Mound as stated in the Master Plan including preserving the natural environment, mitigate the ill effects of intense urbanization, create a balanced tax base and ensure that all development is of enduring and exemplary quality and design.

The plan should also consider the following:

- Incorporate places to walk, cafes with outside seating, etc.
- Must incorporate the whole lakefront
- Perhaps include an area for outdoor performances (away from residential)
- Incorporate unique architectural elements and extremely high quality materials in all structures
- Incorporate an area that promotes nightlife in this area – along the lakefront

New Vision – Residential land uses within a "village" mixed use setting should be allowed in this district to accompany campus commercial. All development must be of exemplary and enduring quality and design. All development should promote Lakeside as a unique and highly desirable destination.

Master Plan Update

Town of Flower Mound



The committee recommends that this area now be referred to simply as **Lakeside District**. This area should be renamed to eliminate the word “business” reflecting this new vision which now includes other types of land use.

Implementation

The town will engage a consultant who is a recognized expert specializing in unique and exemplary mixed use development. As part of their charge they will outline how to structure the Master Plan and zoning in this area to make it attractive for a SENSATIONAL, UNIQUE development that will result in this area becoming a destination – especially along the lakefront.

- The selection of the consultant will include representatives from the Master Plan Update Committee.
- The key directions to the consultant will be based on the information received through the Master Plan Update Committee public input process.
- An Area Plan and necessary land development regulations for the area identified (See Attachment 5) will be created including:
 - o Recommended land use
 - o Economic analysis
 - o Public/stakeholder input
 - o Army Corps of Engineers – Elm Fork project

Upon approval by the Planning and Zoning Commission and Town Council of the consultant's work, the Master Plan and necessary land development regulations for this area will be incorporated into the town's ordinances.

Master Plan Update

Town of Flower Mound



Denton Creek

The Issue

The Denton Creek area is a portion of the Town which has had little development, primarily due to the lack of infrastructure. With the improvements being planned to be in place within the next couple of years, the plan for this area was reviewed to ensure that the vision did not need to be changed before the impending development takes place.

Background

The current development standards for the Denton Creek District, although containing a mixture of uses, does not specifically allow mixed use developments. The location and size of this important area lends itself to mixed use developments as an option for meeting the Town's objectives. The Committee also looked at the types of large scale uses that would be appropriate for the area.

Options Considered

The Committee considered several options when reviewing the challenges that face the Denton Creek District including allowing for mixed use developments. Recognizing the unique opportunity with the pending infrastructure improvements, the Steering Committee thoroughly examined Denton Creek. 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 Residential Clustering – Land Use designations would remain as in Master Plan 2001. Clustering would be available as a tool for residential developers to help deal with the areas natural topography. Additional information on clustering is provided in Attachment 6.

Mixed Use – A vertical mix of commercial and residential uses within the same building with various numbers of stories and various building heights considered.

Addition of Western Section of CTCDD – 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. An addition of the Western Section of the Cross Timbers Conservation Development District to act as a buffer between SPA 8 and the CTCDD.

Master Plan Update

Town of Flower Mound



Recommendation

The Committee is recommending changing the Land Use Plan to allow for mixed use development in selected areas as an option. In addition, the Committee believes that the area is suitable for a regional hospital and related medical offices. The addition of a mixed use land use category will require a definition to be added to the Master Plan:

Mixed Use – Definition to be determined with consultant assistance.

The Committee has also proposed adding language that specifies a desire to have hospital and medical facilities located in the Denton Creek District:

Regional Campus Commercial – Large scale uses serving a regional market, and suitable for location easily accessible from an Interstate freeway, such as: regional hospital with supporting medical offices and congregate care facilities, corporate offices, office parks, hotels and resorts, retail, entertainment, restaurants and similar uses. These should be developed in large scale planned campus settings.

The Committee is recommending that the land use map be changed to show light industrial uses adjacent to the railroad and to provide a retail corridor along Cross Timbers Rd. (See Attachment 1). The industrial change will provide a buffer to the residential areas to the west and matched the land uses contained in SPA 8. The retail along Cross Timbers Rd will provide a better entrance to the Town vs. the existing industrial land use designation.

The Committee recommends that the far Western section of the CTCDD be placed on the Denton Creek District with Mixed Use and Estate Residential land uses (See Attachment 1). The Estate Residential would permit conservation development only (e.g., the Sanctuary).

Implementation

Implementation of adding a mixed use land use will require changes to the Master Plan and to the Town's zoning ordinance.

Master Plan Update

Town of Flower Mound



Infill

The Issue

Changes in Land Use, zoning, and development over time have resulted in some parcels in Town remaining undeveloped. The current Land Use designations and/or zoning for these parcels are viewed by land owners and developers as barriers to development. These various undeveloped parcels are frequently referred to as “Infill development.”

Background

The Town Council has charged the Steering Committee with making recommendations on how the Land Use should change for Infill sites in Town to encourage development. Many of these sites are adjacent to other developed parcels with inconsistent zoning or Land Use designations in the Master Plan. By changing the Land Use designations for these parcels, developers could have more flexibility to develop Infill sites.

Options Considered

Recognizing the unique situations surrounding the Town’s infill sites, the Steering Committee examined eleven identified Infill locations in detail. 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 Clustering – Land Use designations would remain as in Master Plan 2001. Clustering would be available as a tool for developers to help deal with Infill issues. Additional information on clustering is provided in Attachment 6.

Transitional Land Use Designation – This approach would establish a new land use designation of Transitional that would be applied to certain properties that presented unique development challenges due to site features and/or existing adjacent land uses. The intent is to provide developers the flexibility to adapt a project to the needs and limitations of the site, without the need to go through the Master Plan Amendment process (although a zoning change, if required, would still go through the current process). Details are provided below.

Transitional Land Use Designation with Clustering – This option combines the Transitional Land Use designation described above with clustering, in an effort to give developers a broader range of options in dealing with site features and/or existing adjacent land uses.

Master Plan Update

Town of Flower Mound



Transitional Land Use Designation

The Transitional land use designation would be applied to infill parcels where the following conditions exist:

- The adjacent properties have been mostly or completely developed;
- Based on this development, the Master Plan 2001 land use designation is probably not appropriate; AND
- Designation of one particular land use could preclude innovative approaches that deal creatively with the site's features and relationship with adjacent properties, potentially resulting in a lower quality development or no development at all.

A parcel designated Transitional would not require a Master Plan Amendment to be developed, although the usual zoning change process would apply if the development project required a change from existing zoning. With this additional flexibility and reduced procedural requirements, the developer would be expected to demonstrate the following to the satisfaction of the Planning & Zoning Commission:

Effective Transition Planning – The development should provide setbacks, screening, buffers, etc. to provide effective transitions to surrounding developments. This is highly dependent on site conditions, but in general must be adequate to prevent interference with the adjacent owners' use and enjoyment of their property.

Neighborhood Support – Because the transition planning will necessarily be evaluated on a case-by-case basis, developers in Transitional areas are expected to work with the neighbors (primarily adjacent property owners and/or their representatives, such as a HOA) in the design of the development. Total support of the neighbors is not required, but the developer must demonstrate a good faith effort to work constructively with the neighbors and must show how the project design is sensitive to the pre-existing developments and uses.

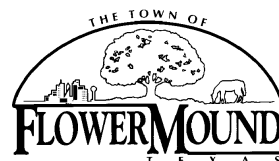
Neutral Residential Density – Residential density in Transitional areas shall not increase over Master Plan 2001 levels. However, clustering will be allowed in Transitional areas in order to provide the developer with greater flexibility in dealing with site issues. (The Committee feels that additional density should be allowed at three of the sites listed in the table (#6, 8b, and 10) because of adjacent uses and to offer increased creativity to developers.)

As a means of tracking the residential density tied to a particular parcel, the Transitional designation applied to a parcel with a residential land use designation will carry an identifier indicating the density associated with the Transitional designation. It is important to note that the purpose of this identifier is ONLY to reference the residential density; it does NOT indicate that residential development is expected or required on that property. Non-residential designations will not carry an identifier. Transitional designations will therefore be as follows:

Master Plan 2001 Land Use Designation	Corresponding Designation	Transitional
Rural Residential	Transitional (A)	
Estate Residential	Transitional (E)	
Low Density Residential	Transitional (L)	
Medium Density Residential	Transitional (M)	

Master Plan Update

Town of Flower Mound



High Density Residential	Transitional (H)
All other land use categories	Transitional

Recommendations

The Steering Committee then reviewed the eleven locations again to develop site-specific recommendations. The following table is a summary of the recommendations on the ten specific locations reviewed:

No.	Location	Size (Approx.)	Current Land Use(s)	Recommendation	Reason
1	NW Intersection of Flower Mound Rd and Old Orchard	29 acres	Med. Dens. Res.	New SPA	SPA more appropriate to control development in town gateway
2	North of the Cedar Creek Addition on Kirkpatrick Lane	25 acres	Med. Dens. Res.	No Change	Completely surrounded by residential. Clustering could be used.
3	1500 Spinks Rd, east of Shadowridge South Ph.II, and south of Cedar Bluff Ph.I	12.9 acres	Med. Dens. Res.	Transitional (M)	Residential on west, industrial on east. Clustering or retail/office possible transitional uses.
4	East of Flower Mound Farms Addition and west of Lexington	3.5 acres	Flood Plain/Med. Dens. Res	No Change	Completely surrounded by residential. Conservation development or clustering could be used.
5	SW Intersection of Cross Timbers Rd and Fireside Dr.	10 acres	Retail, Office, Med. Dens. Res.	No Change	Current plan appropriate to adjacent uses. Clustering could be used.
6	South of Pecan Acres, west of Lexington, and North of Westchester 3	20 acres	Est. Dens. Res., SPA 4	Transitional (E)	Completely surrounded by high density - narrow tract. The Committee recommends allowing higher density but no greater than Pecan Acres.
7	4000 Morriss Rd, north of Cortadera Park, and bound by Timber Creek Dev.	5.4 acres	Med. Dens. Res.	No Change	Surrounded by residential and park. Clustering could be used.

Master Plan Update

Town of Flower Mound



8(a)	1500 Long Prairie Rd, north of Middle School Addition #14, and south of Temple Baptist	92 acres	Est. Dens. Res	No Change	Surrounded by residential. Large track estate dens. <u>with sewer</u> . On south end of town. Natural features on east of property. Conservation dev. or clustering could be used.
8(b)	NW intersection of Long Prairie Rd and Spinks Rd,	10 acres	Lakeside Bus. Dist.	Transitional	Small tract with medium density to the west. The Committee recommends allowing same density as adjacent neighborhoods. Conservation or clustering could be used.
9	NW intersection of Lopo Rd and Garden Ridge, east of Timber Creek Addition No. 1	2.5 acres	Med. Dens. Res.	Transitional (M)	Office, retail or clustering development could be used.
10.	1800 Forest Vista Dr, NW intersection of Forest Vista and Morriss Rd	4 acres	Retail	Transitional	Surrounded by residential and day care center. The Committee recommends allowing same density as adjacent neighborhoods. Conservation or clustering could be used.
11.	West of Rippy and South of Waketon, adjacent to Waketon Ranch and Robertson's Creek	53 acres	SPA 5 with Low Dens. Res.	No Change	Surrounded by residential and retail. Clustering could be used.

Implementation

Implementation of clustering will require changes to the Master Plan and to the Town's zoning ordinance.

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.

Master Plan Update

Town of Flower Mound



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

Master Plan Update

Town of Flower Mound



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.

Master Plan Update

Town of Flower Mound



Right of Way Landscaping / Trails

The Issue

The current thoroughfare plan is comprised of several major roadways that bisect the Town; providing needed access but also create negative impacts. Many of the roadways have sparse landscaping and can create barriers to pedestrian and bicycle travel.

The Town's current trail system is comprised of an extensive network of trails and sidewalks serving pedestrians, bicyclists and equestrian riders. The system needs to be reviewed to identify gaps in the existing trail system and review ways to complete these missing segments.

Background

The Committee discussed the need to address the visual impact of the major roadways within the Town. The right-of-ways for these roadways should also be viewed as opportunities to provide additional landscaping and extend the Town's trail system. The Committee's observations about medians for the major thoroughfares include:

- Median landscape should be adjusted to reflect the "Rural" character we wish to maintain in Flower Mound, incorporating native materials sized appropriately for the median application.
- Many current medians along major arterials throughout the Town may be eliminated with the construction of additional lanes.

The Town's current trail system is dependant upon new development to provide for new trail sections. The Committee believes that the current standards for the Town's trail system are appropriate and reasonable standards. The focus should be on completing the previously master planned trail system.

Recommendation

With the widening of several major arteries the Town should consider moving from the now nonexistent medians to perimeters of the right-of-way and incorporate aspects of trail system for walking and biking. This extended edge of the roadway would also act as a buffering element to surrounding areas. This concept should be applied along Cross Timbers Rd to the western edge of SPA 8 at 377, along Long Prairie Rd from Silveron/Lakeside DFW to Justin Rd, and along Flower Mound Rd east of Long Prairie Rd to the Lewisville border. This trail system will provide great connectivity throughout the Town and pedestrian access to Flower Mound's unique assets in the Cross Timbers Conservation District to the west, Bakersfield Park to the east, Murrell Park/Lake Grapevine to the south and the Chinn Chapel soccer complex to the North. These improvements will also provide significant linkage to bike and trail network within the Town and provide non-vehicle travel alternatives.

A review of the existing trails system should be conducted to highlight key "fill in" sections that would result in highest trail connectivity; an issue raised by several citizens. The Town should also develop innovative and creative ways to fund trail section completions. Any incorporated trail additions/expansion along major arterial

Master Plan Update

Town of Flower Mound



routes throughout the Town should be considered to provide alternative transportation modes internally to Town work and recreation areas and reduce non-pass thorough traffic.

Implementation

Implementation of median design and extension/completions of the town's previously planned trail system will require changes to the Master Plan as well as to the Town's Capital Improvement Program (CIP). Creative funding options for these improvements/completions should be considered during the design/completion phase of these improvements. Both the Park Board and Keep Flower Mound Beautiful Board along with appropriate Town staff will oversee design and completion of our Right of Ways, Medians and Trail System.

Master Plan Update

Town of Flower Mound



Gateways

The Issue

The gateways, or major thoroughfares entrances leading into Flower Mound are the front door to our community. The current entrances to the Town are not well defined nor do they have any consistent theme or identity.

Background

The entrances to the Town should be prominent and provide an adequate sense of arriving at this special area known as the Town of Flower Mound. The current Master Plan does contain a "Gateway" concept, but it has not been applied consistently for all major Town entrances. The "Town Entrance Landscape" designation also appears in Lakeside and Denton Creek District sections, but again it is not consistent with other locations in Town.

Recommendation

Flower Mound Gateways should be a standard defined in terms of signage and landscape criteria and be applied consistently to all boundary entrances. The common themes for all of the existing area districts can be spelled out along with any unique district differences that need to be incorporated into the design. For those signs the "Flower Mound" designation should be primary on all Gateways, District designation should be secondary.

The commercial vs. rural character of each area containing a gateway sign could allow some specific differences; most current Gateways are located in or near commercial activities. The rural nature of Flower Mound should be evident in all the gateway designs; with the Flower Mound namesake, native flowers and plants should be a key element. Signage material is currently specified in a vague manner; the quality and rural character; should be more specific and consistent; design and materials should address both soft and hard landscape and overall signage layout and construction.

Implementation

Implementation, redesign of gateway entrances for our major thoroughfare entrances to town will require changes to the Master Plan as well as to the Town's Capital Improvement Program (CIP). Creative funding options for these improvements should be considered during the design/redesign phase of each gateway. Both Park Board and Keep Flower Mound Beautiful along with appropriate Town staff will oversee design and updating of our designated gateway entrances to the Town.

Master Plan Update

Town of Flower Mound



Specific Plan Areas (SPAs)

The Issue

The Committee discussed the functional contents of the existing Specific Plan Areas (SPAs), and how much of the text for each SPA is repetitive. The Committee also received comments from citizens who expressed a desire to see coordinated development and Town gateway features along Flower Mound Rd at the eastern entrance of Town. The current Land Use designations and/or zoning for parcels of land in this area are viewed by land owners and developers as being incongruent and barriers to development.

Background

The existing SPAs have provided needed development standards for ensuring proper development of the Town's commercial corridors. The language of the SPAs however is redundant and could be consolidated to make the text less repetitive and more explicit.

The widening of Flower Mound Rd was recently completed and now presents an opportunity to coordinate development and provide gateway features to clearly distinguish our Town's entrance. Changes in Land Use, zoning, and development in surrounding areas have caused this area to remain undeveloped. The landowners in the area located along Flower Mound Rd at Duncan / Old Orchard have not been able to agree on how the land should be developed.

Options Considered

The Steering Committee considered three options for addressing barriers to development near the Town gateway along Flower Mound Rd and Duncan / Old Orchard:

No Action – Developers and landowners could develop the parcels to the north and south of Flower Mound Rd without any change to the Master Plan. Landowners with undesirable Land Use designations could apply for a Master Plan Amendment and a request for rezoning to achieve their desired development goals.

Land Use Changes – The following changes to the Land Use Plan were considered: (a) Medium Density Residential could become Retail for land immediately South of the Shell station and continuing South to the border of the Low Density Residential subdivision; (b) Medium Density Residential could become Office for all land North and South of Flower Mound Rd extending West to the border of the Medium Density Residential subdivisions; and (c) Land Use designation for the four lots North of Flower Mound Rd could be divided in half East to West – North of the dividing line could be Medium Density Residential.

New SPA – A new SPA could be created to coordinate and remove barriers to development at the Town gateway along Flower Mound Rd. This would allow for consistent development on both sides of Flower Mound Rd and provide for a means to ensure gateway features are installed at our eastern entrance into Town.

Master Plan Update

Town of Flower Mound



Recommendation

The Master Plan Steering Committee recommends creation of a new SPA near the Town gateway along Flower Mound Rd. The SPA requirements for a gateway monument sign(s), landscaping, and flowers would be consistent with the Steering Committee's recommendation for all Town gateways. Further requirements for coordinated development colors and materials on both sides of Flower Mound Rd would also be included in the SPA. Specific SPA requirements should be developed based on input from the current landowners, as was done with the other SPAs in the Town.

The Master Plan Steering Committee also recommends creating a one-page description in the Master Plan (Introduction of Chapter 3 – Specific Plan Areas) containing common text for all SPAs in Town. This would remove the redundant text in the separate SPA descriptions. Each SPA description would only contain the differences or exceptions to the general one-page description for all SPAs. The following should be included in the one-page description recommended above: "All roads within SPAs should meet minimum municipal road standards at the time a SPA is at least 50 percent developed".

Implementation

Implementation of a new SPA at the Town gateway along Flower Mound Rd would require landowner and stakeholder meetings to fully develop the SPA requirements. Upon agreement to the fully developed SPA requirements, the Town would initiate a Master Plan Amendment to update the Master Plan to implement the new SPA at the Town gateway along Flower Mound Rd.

Master Plan Update

Town of Flower Mound



Architectural Standards

The Issue

The Master Plan 2001 states that a goal is to “ensure all development is of enduring and exemplary quality.” Maintaining high development standards is a means to continue building upon the heritage and character of the Town. High development standards will contribute to the current high quality of life that Flower Mound is characterized by.

Background

The current architectural standards were new elements contained in the adoption of the Master Plan 2001 document. The buildings constructed under these new standards are therefore just now being constructed. The Committee believes that the current architectural standards need to be updated to ensure that the goal of all development is of enduring and exemplary quality and design.

Recommendation

The committee believes that the vision statement for the Town should be updated to rephrase the requirement that it “ensures all development is of enduring and exemplary quality and design.” This will further reinforce the high standards required not only in terms of materials but also architecture and development layout among other things. The Master Plan will be updated throughout to replace the current use of “enduring and exemplary quality” with “enduring and exemplary quality and design.” This requirement will need to be reinforced through the new development application process and review process with the Planning and Zoning Commission. The Urban Design Plan and Land Development Regulations should be updated to address the following:

- Updated color pictures showing examples of acceptable and unacceptable development should replace the current pictures in the Master Plan. Included in the pictures should be examples of acceptable alternatives to franchise architecture. The updated color pictures should be accompanied by text descriptions of what about the examples is acceptable or unacceptable. “Acceptable” examples should be provided from existing developments in the Town to the extent possible.
- Provide more clarity in the requirements for roofing. The description and examples for hip and gable, mansard, and parapet construction requirements should be clearer for developers.
- The buffer requirement for a three foot berm next to masonry walls should be removed from the Land Development Regulations.
- Replacing the term “enduring and exemplary quality” with “enduring and exemplary quality and design” throughout the Master Plan.

The Town’s application process should include enhanced development checklists to ensure developers are very clear on the Town’s minimum architectural standards.

Master Plan Update

Town of Flower Mound



Implementation

Implementation of architectural standards will require changes to the Master Plan, specifically the Urban Design Plan requirements.

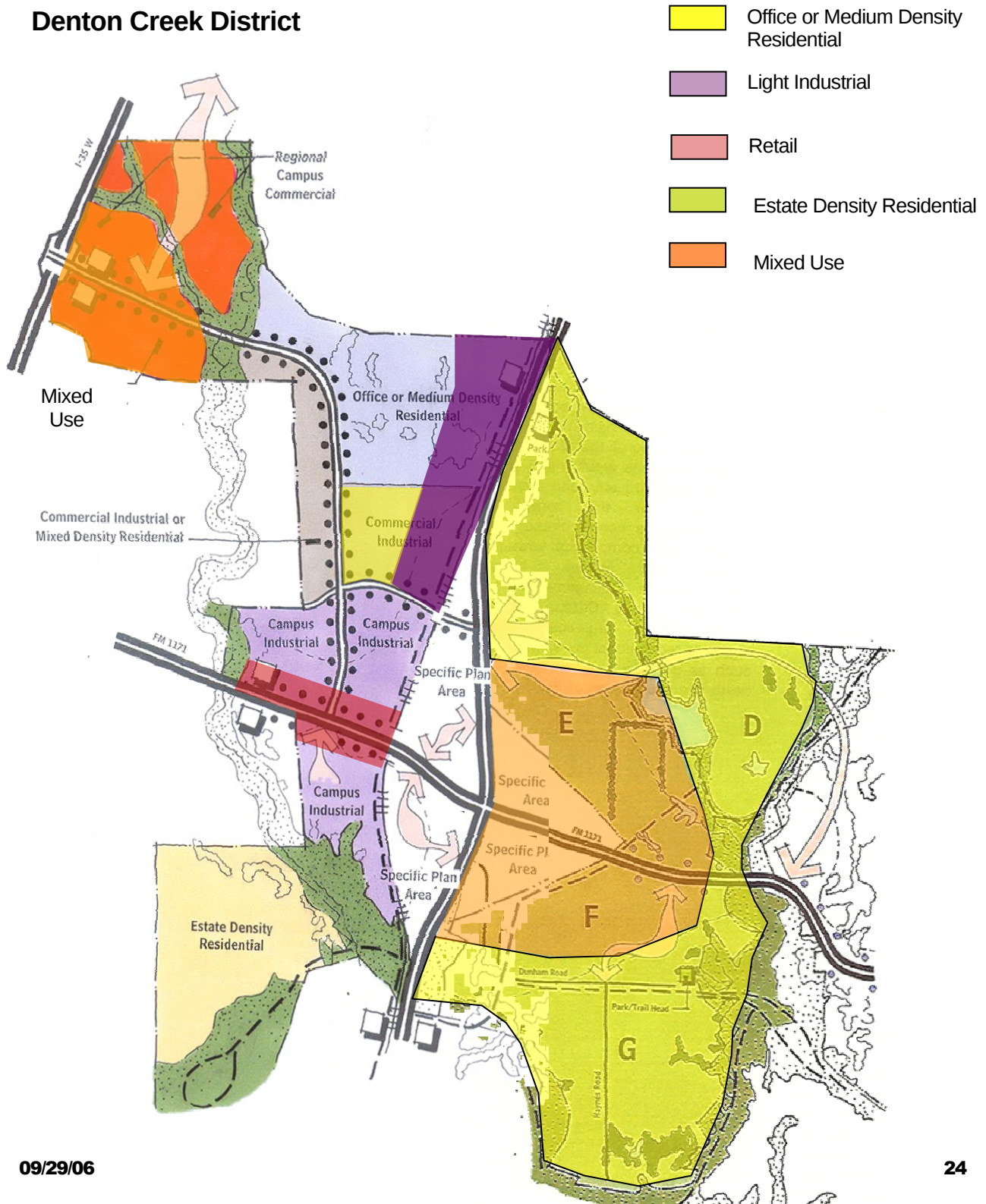
Master Plan Update

Town of Flower Mound



Attachment 1

Denton Creek District



Master Plan Update

Town of Flower Mound

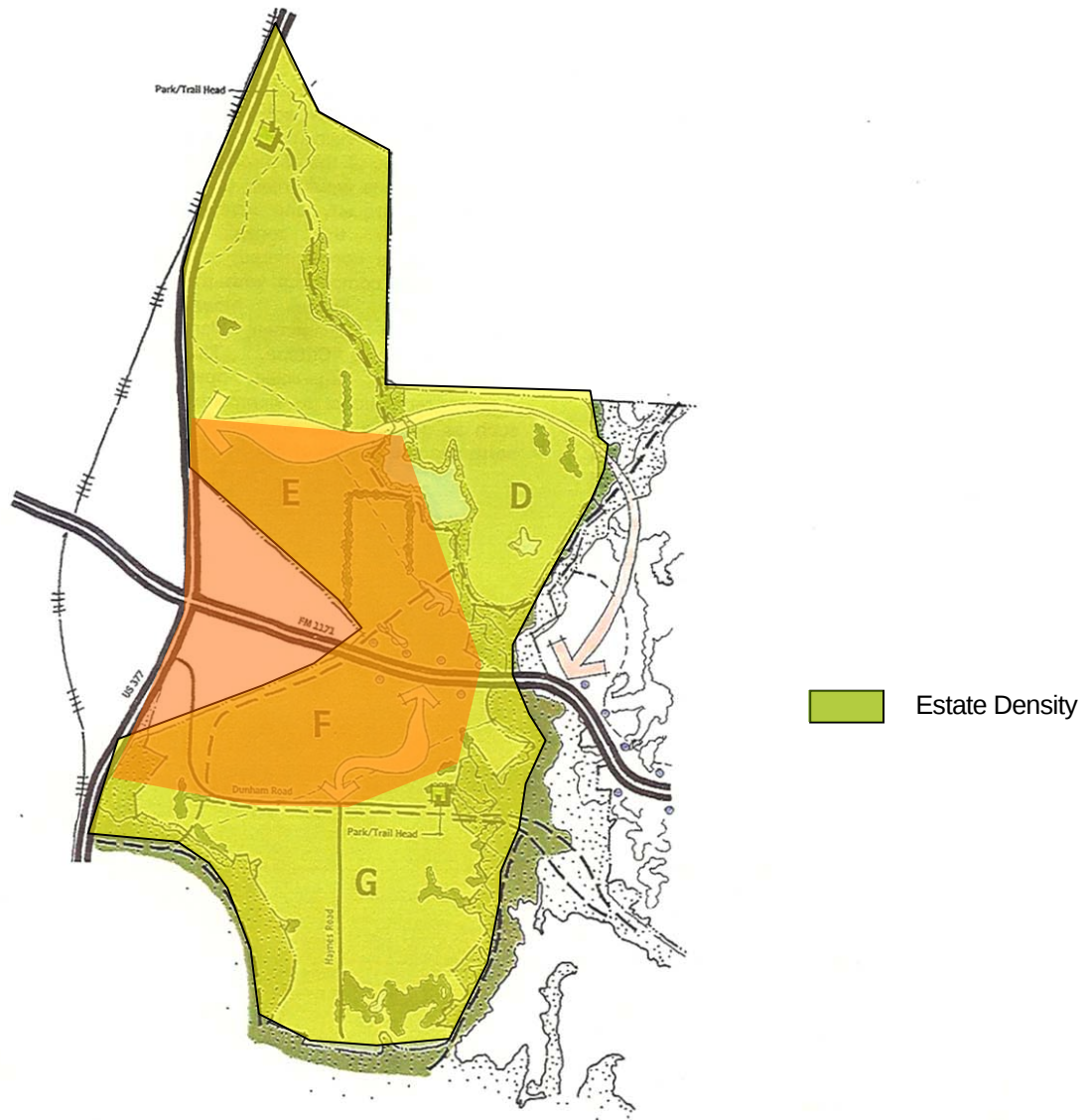


Attac

hment 2

2.0 AREA PLANS

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



2.40

Flower Mound Master Plan 2001

Master Plan Update

Town of Flower Mound



Attac

hment 3



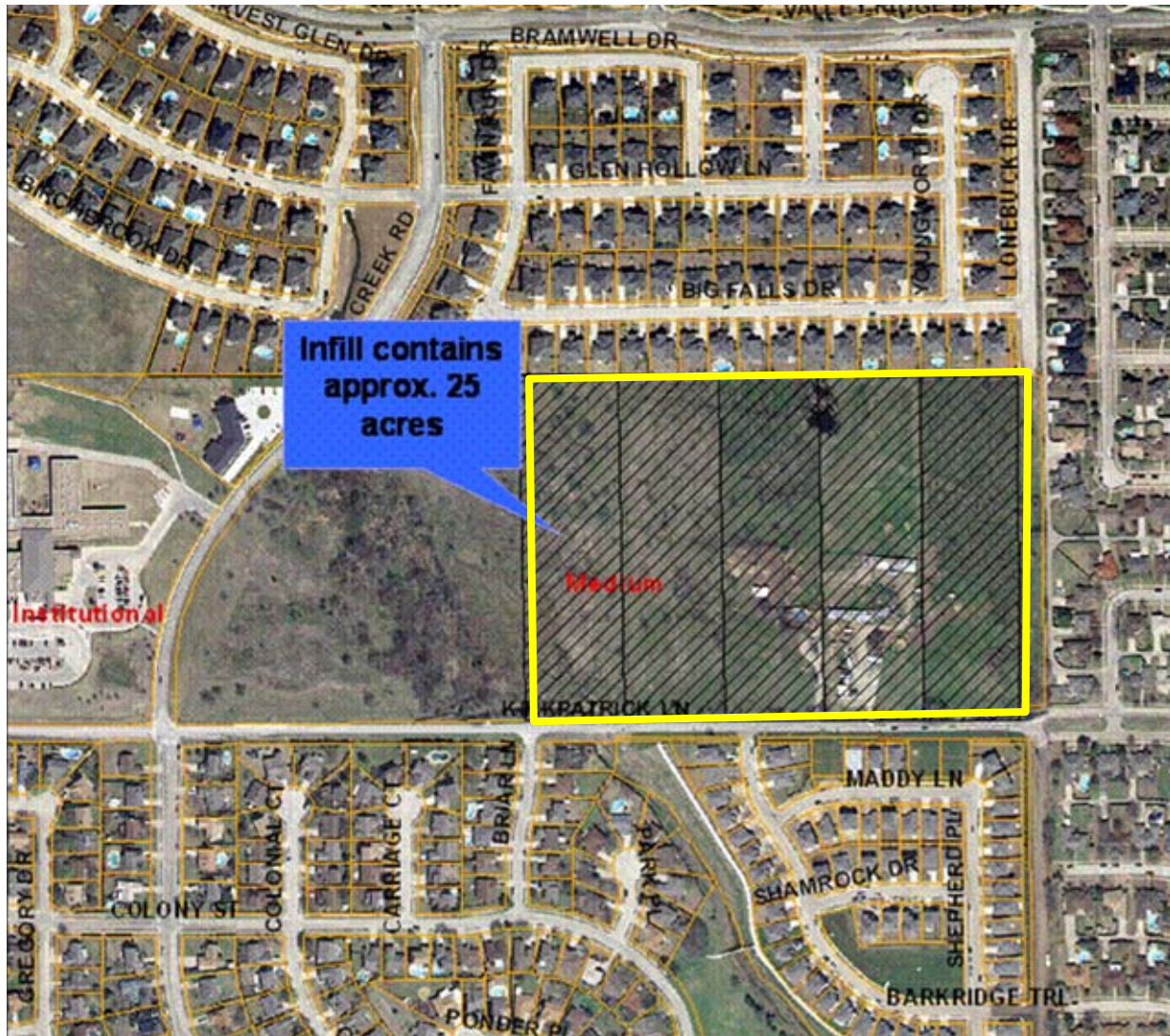
Infill Site 1

Current Land Use: Retail and Medium Density Residential uses

Recommended Land Use: New SPA with Retail and Medium Density Residential uses

Master Plan Update

Town of Flower Mound



Infill Site 2

Current Land Use: Medium Density Residential use

Recommended Land Use: Medium Density Residential use

Master Plan Update

Town of Flower Mound



Infill Site 3

Current Land Use: Medium Density Residential use

Recommended Land Use: Transitional (M) use

Master Plan Update

Town of Flower Mound



Infill Site 4

Current Land Use: Flood Plain and Medium Density Residential uses

Recommended Land Use: Flood Plain and Medium Density Residential uses

Master Plan Update

Town of Flower Mound



Infill Site 5

Current Land Use: Retail, Office, and Medium Density Residential uses

Recommended Land Use: Retail, Office, and Medium Density Residential uses

Master Plan Update

Town of Flower Mound



Infill Site 6

Current Land Use: Estate Density Residential and SPA 4 with Professional Office uses

Recommended Land Use: Transitional (E) use

Master Plan Update

Town of Flower Mound



Infill Site 7

Current Land Use: Medium Density Residential use

Recommended Land Use: Medium Density Residential use

Master Plan Update

Town of Flower Mound



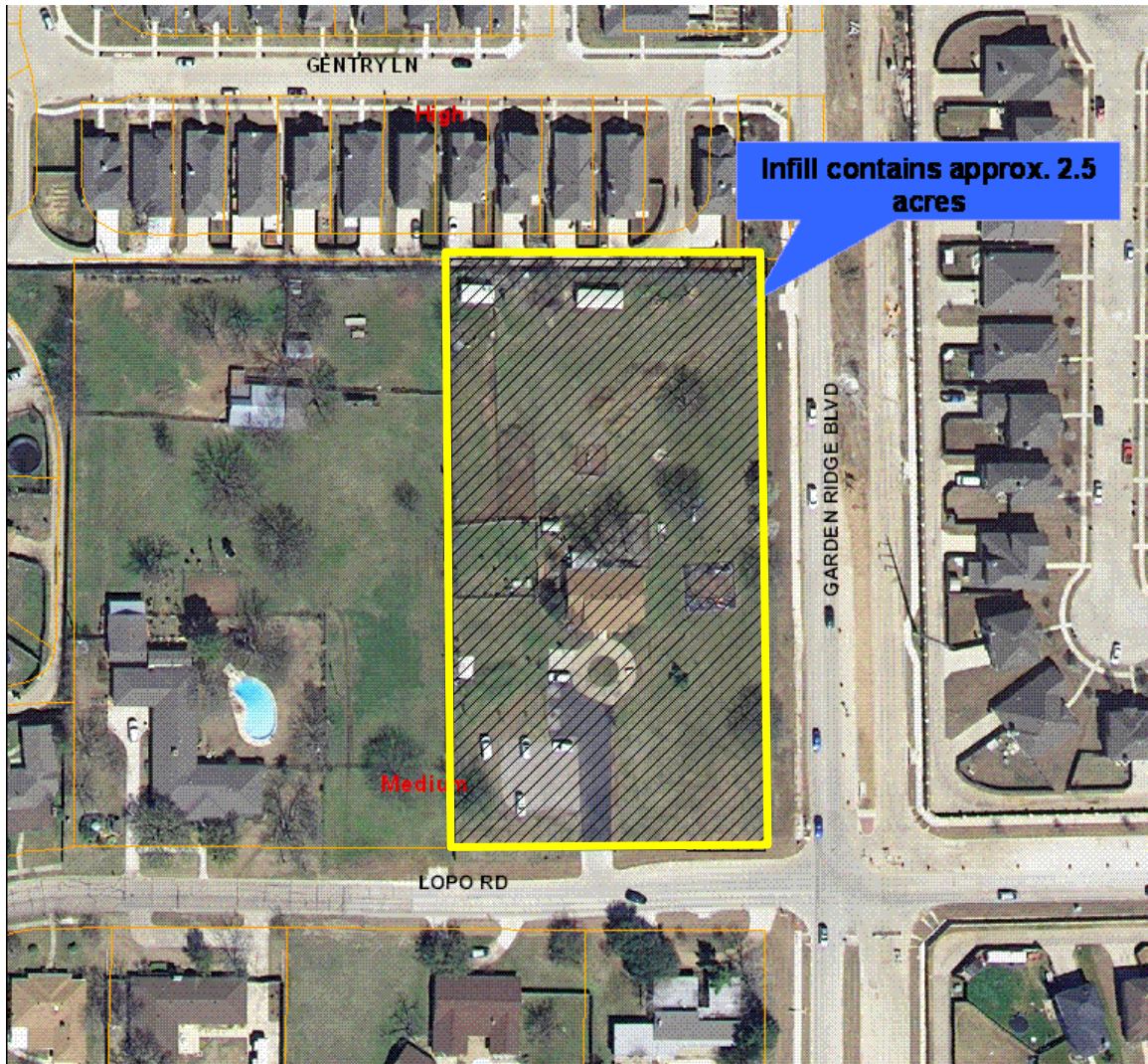
Infill Site 8a and 8b

Current Land Use: Estate Density Residential use (8a) and Lakeside Business District use (8b)

Recommended Land Use: Estate Density Residential use (8a) and Transitional use (8b)

Master Plan Update

Town of Flower Mound



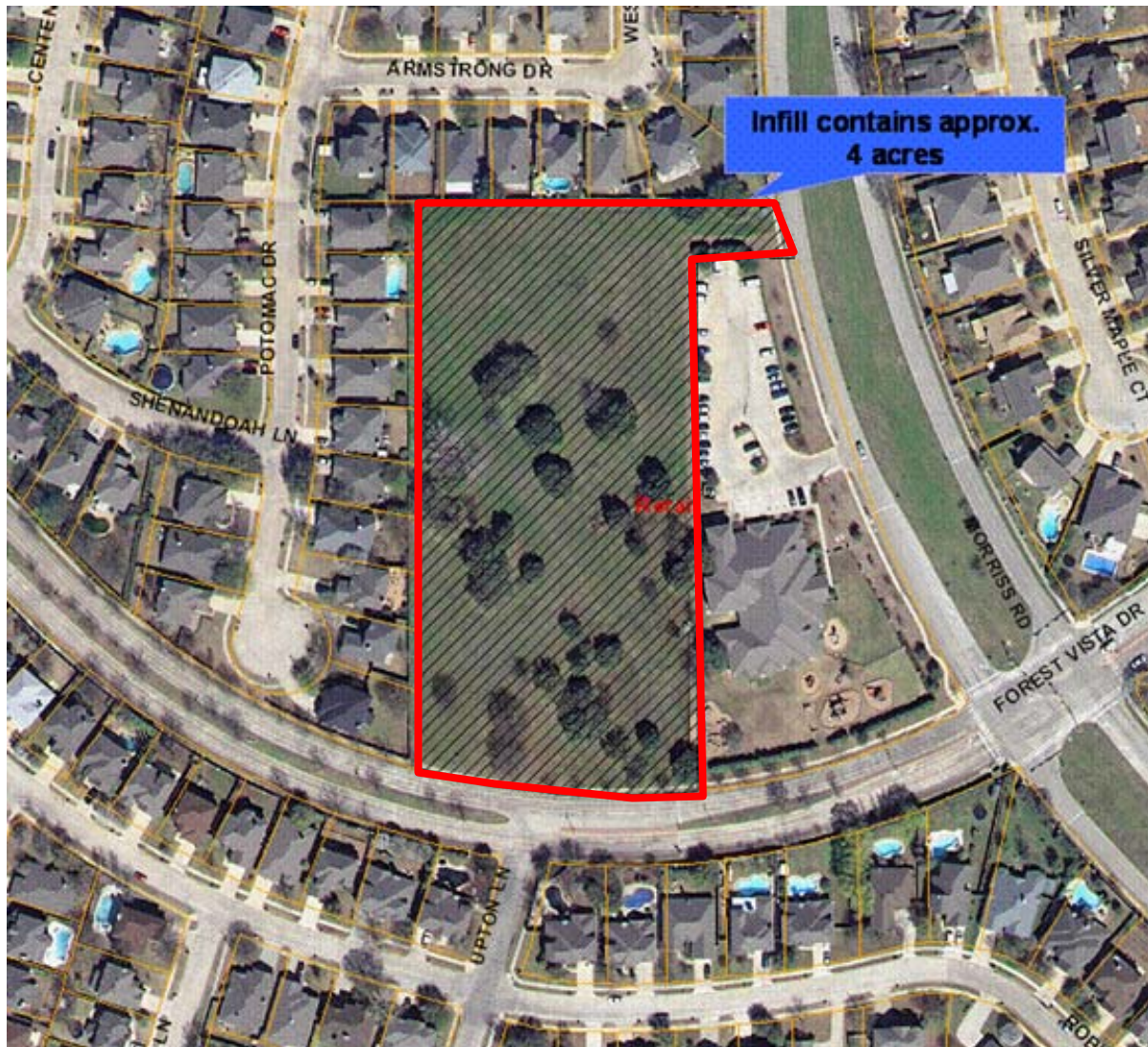
Infill Site 9

Current Land Use: Medium Density Residential use

Recommended Land Use: Transitional (M) use

Master Plan Update

Town of Flower Mound



Infill Site 10

Current Land Use: Retail use

Recommended Land Use: Transitional use

Master Plan Update

Town of Flower Mound



Infill Site 11

Current Land Use: Specific Plan Area 5 with Estate Residential Density use

Recommended Land Use: No Change

Master Plan Update

Town of Flower Mound



Attac

hment 4

CTCDD – Northwest Corner of Cross Timbers and Shiloh



 Current Retail

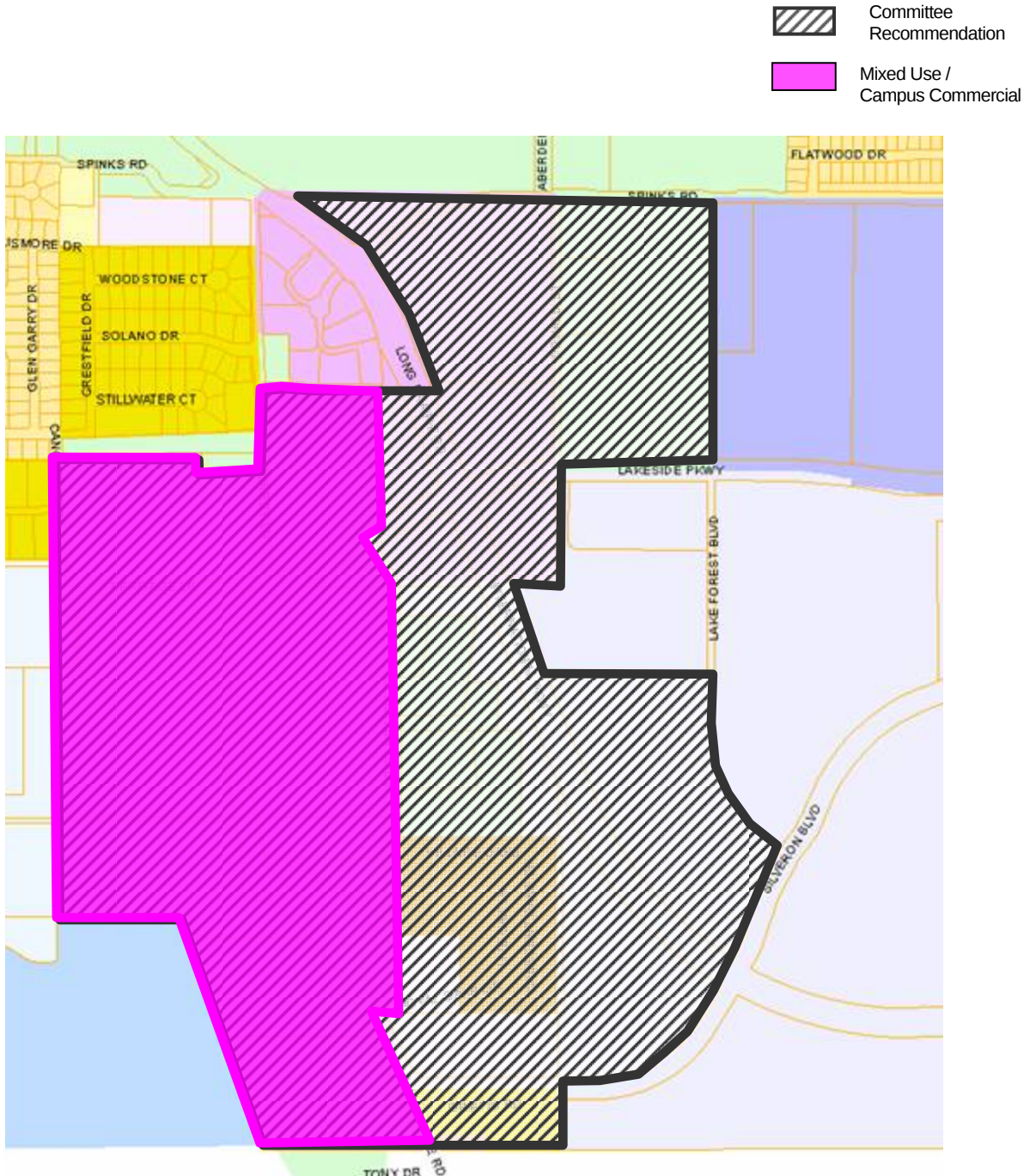
Master Plan Update

Town of Flower Mound



Attachment 5

Lakeside – Mixed Use Area



Master Plan Update

Town of Flower Mound



Attac

hment 6

CLUSTERING

The following is intended as a conceptual illustration of the changes that may be required to the Master Plan and the zoning ordinances in order to implement clustering. Variations from this approach are acceptable if they nonetheless adhere to the overall direction provided herein and are consistent with good planning principles and the desires of the community.

General

Within Conservation Developments, the Conservation Development regulations (Sec. 98-277) supersede these regulations.

Clustering is allowed only in the following zoning classifications:

- SF-E Single Family Estate District
- SF-30 Single Family District
- SF-15 Single Family District
- SF-10 Single Family District

Clustering as described in this section is not permitted within the Cross Timbers Conservation Development District.

Definitions

Open Space Common Area - land within or related to a development, typically in control of a homeowner's association and which may be platted as an X lot or public easement, that is designed and intended for the common use or enjoyment of development residents and their guests and may include such complementary structures and improvements as are necessary and appropriate.

Residential Lot – A lot within a development that will contain one dwelling unit. X-lots, conservation easements, and other common areas are not considered to be residential lots.

Density Neutrality

Clustering may not be used to increase residential density above that allowed under current zoning. The number of Residential Lots allowed in a cluster development will be determined as follows:

1. The developer must provide an “unclustered” layout for the development. This layout will be used to determine the maximum number of potential Residential Lots in the development. This layout shall conform with the current or proposed zoning for the

Master Plan Update

Town of Flower Mound



property and shall be in accordance with all Town requirements, including but not limited to:

- Street design
 - Storm water retention/detention
 - Minimum lot size
 - Compatibility buffers and setbacks
 - Avoidance of the floodplain
2. The number of Residential Lots contained in the “unclustered” layout will establish the maximum for the clustered development. The developer may then use this number for designing the cluster development, further subject to the other limitations outlined below.
 3. The remaining property within the development that is not part of a Residential Lot, neighborhood landscaping, neighborhood entry features, roads, etc. shall be Open Space Common Area.

Minimum Residential Lot Dimensions

Every residential lot within the development must be equal to or greater than the minimum residential lot size and minimum lot width shown in the table below:

	MINIMUM LOT SIZE, SQ. FT.	
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED
SF-E Single Family Estate District	43,560	21,780
SF-30 Single Family District	30,000	15,000
SF-15 Single Family District	15,000	10,000
SF-10 Single Family District	10,000	7,500
	MINIMUM LOT WIDTH, FT.	
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED ¹
SF-E Single Family Estate District	150	75
SF-30 Single Family District	100	50
SF-15 Single Family District	80	40
SF-10 Single Family District	70	35

Compatibility Buffers, Setbacks and Other Dimensions

	MINIMUM FLOOR AREA PER DWELLING UNIT, SQ. FT.	
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED
SF-E Single Family Estate District	2,400	2,100

¹ These values apply ONLY to interior lots within the development. Any lot that shares a border with an adjacent development must meet the “Straight Zoning” requirement for minimum lot width.

Master Plan Update

Town of Flower Mound



SF-30 Single Family District	2,100	1,800
SF-15 Single Family District	1,800	1,800
SF-10 Single Family District	1,800	1,500
MINIMUM FRONT YARD, FT.		
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED
SF-E Single Family Estate District	40	25
SF-30 Single Family District	25	20
SF-15 Single Family District	25	20
SF-10 Single Family District	25	20

MINIMUM SIDE YARD, FT.		
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED ²
SF-E Single Family Estate District	20	10
SF-30 Single Family District	15	10
SF-15 Single Family District	12	10
SF-10 Single Family District	10	10
MINIMUM REAR YARD, FT.		
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED ³
SF-E Single Family Estate District	20	20
SF-30 Single Family District	30	30
SF-15 Single Family District	30	30
SF-10 Single Family District	25	25
MAXIMUM LOT COVERAGE, %		
ZONING DISTRICT	STRAIGHT ZONING	CLUSTERED
SF-E Single Family Estate District	25	35
SF-30 Single Family District	35	35
SF-15 Single Family District	35	40
SF-10 Single Family District	40	50

Maximum floor area ratios and maximum heights apply to both straight zoning and clustered developments as in the current regulations.

² These values apply ONLY to interior lots within the development. Any lot that shares a border with an adjacent development must meet the "Straight Zoning" requirement for minimum side yard width. However, dedicated green space may be counted toward meeting the "Straight Zoning" requirement for minimum side yard width.

³ These values apply ONLY to interior lots within the development. Any lot that shares a border with an adjacent development must meet the "Straight Zoning" requirement for minimum rear yard width. However, dedicated green space may be counted toward meeting the "Straight Zoning" requirement for minimum rear yard width.